

#11



Complete

1-9-06

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01885 (SBP)

Project # 1004603

Project Name: LADERA BUSINESS PARK
UNIT 2

Agent: Jim Miller Architect

Phone No.: 345-1312

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/21/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: # DIMENSIONING RADI, ETC ✓

TRIP GENERATION COMPARISON ✓

IMPACT FEES ? 3

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): site lighting ✓

of Plants on Landscape Legend ✓

replace junipers ✓

3 Copies ✓

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

-Tax printout from the County Assessor.

3 copies of the approved site plan. Include all pages.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

Project Number

1004603

#11



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

Project Number

1004603

DRB Application No.: 05DRB-01885 (SBP)

Project # 1004603

Project Name: LADERA BUSINESS PARK UNIT 2

Agent: Jim Miller Architect

Phone No.: 345-1312

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TRIP GENERATION COMPARISON

IMPACT FEES ?

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 21, 2005

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m. Adjourned: 11:45 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004530**
05DRB-01769 Major-Vacation of Public Easements
05DRB-01774 Major-Preliminary Plat Approval
05DRB-01773 Major-SiteDev Plan BldPermit
05DRB-01772 Minor-Vacation of Private Easements
05DRB-01770 Minor-Sidewalk Waiver
05DRB-01771 Minor-Temp Defer SDWK
- ISAAC BENTON & ASSOCIATES agent(s) for AMERI- CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/17/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1004556**
05DRB-01781 Major-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC, request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between WASHINGTON ST NE and MASTHEAD ST NE containing approximately 10 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS (OPTIONS), TIS CONFIRMATION AND PLANNING FOR MAINTENANCE AGREEMENT ON LANDSCAPE PLAN, WATER CONSERVATION ORDINANCE STATEMENT, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004557**
05DRB-01783 Major-Drainage Plan to
Determine the Cost Allocation for
Storm Drainage Improvements

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-6 and 27-32, Block(s) 2, 27 & 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP & R-D, located on

LOUISIANA BLVD NE, between ALAMEDA NE and MODESTO AVE NE. [REF: 04DRB00067] (C-18) **THE DRAINAGE PLAN TO DETERMINE THE COST ALLOCATION FOR STORM DRAIN IMPROVEMENTS PER THE DPM WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

4. **Project # 1004360**
05DRB-01736 Major-SiteDev Plan
Subd
05DRB-01737 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A SIDEWALK DEFERRAL APPLICATION IS REQUIRED. PLACE ADA RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY AND ACCESS MAINTENANCE NOTE IS REQUIRED.**

5. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05] (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE OWNER SHALL SIGN THE FINAL PLAT. SPRUCE PARK LLC MUST CLOSE ON THE PURCHASE OF PROPERTY WITHIN THE 15-DAY APPEAL PERIOD OR APPLICANT WILL WITHDRAW THE VACATION. A CONDITIONAL USE PERMIT MUST BE APPROVED BY THE ZHE FOR RESIDENTIAL LOTS IN THE O-1 ZONE. PLAT MUST SHOW RESIDENTIAL LOTS.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of
Public Easements
05DRB-01524 Major-Preliminary Plat
Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer
SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05] (F-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1002635**
05DRB-01887 Minor-Amnd SiteDev
Plan BldPermt/EPC

CONSENSUS PLANNING agent(s) for GOZ G SEGARS request(s) the above action(s) for Tract(s) A, **LANDS OF CANDELARIA & TRAMWAY SW**, zoned SU-1 FOR C-1, located on TRAMWAY BLVD NE, between CANDELARIA RD NE and COMANCHE RD NE containing approximately 3 acre(s). [REF: 03EPC00702] [**Catalina Lehner, EPC Case Planner**] (H-22) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES FOR CANDELARIA MEDIAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004473**
05DRB-01888 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ**, zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] [**Carmen Marrone, EPC Case Planner**] (E-12/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1004471**
05DRB-01881 Minor-SiteDev Plan
Subd/EPC
05DRB-01882 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01889 Minor-Prelim&Final Plat
Approval

ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5]

[Stephanie Shumsky, EPC Case Planner] [Deferred from 12/21/05] (A-14) DEFERRED AT THE AGENT'S REQUEST TO 1-4-06.

10. **Project # 1001523**
05DRB-01797 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] [Deferred from 12/7/05] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED CROSS ACCESS AND CROSS DRAINAGE EASEMENT DOCUMENT, PARKING CALCS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. ~~**Project # 1004603**~~
05DRB-01885 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for PETER PINEDA request(s) the above action(s) for all or a portion of Tract(s) 18, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR IP, located southeast of UNSER BLVD NW and 98TH ST NW and containing approximately 2 acre(s). (H-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING RADII, TRIP GENERATION COMPARISON AND IMPACT FEE VERIFICATION AND PLANNING FOR SITE LIGHTING, NUMBER OF PLANTS ON LANDSCAPE LEGEND, REPLACE JUNIPERS AND 3 COPIES OF THE SITE PLAN.**

12. **Project # 1000871**
05DRB-01839 Minor-SiteDev Plan
Subd/EPC
05DRB-01840 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION**, zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] [David Stallworth, EPC Case Planner] [Deferred from 12/14/05] (E-17, E-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN, TO MATCH THE PLAT TO THE SITE PLAN AND CASE PLANNERS INITIALS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN, TO MATCH THE PLAT TO THE SITE PLAN AND CASE PLANNERS INITIALS.**

05DRB-01837 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). [Deferred from 12/14/05] (E-17/E-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMP DEDICATION AND PLANNING TO CHECK THAT PLAT MATCHES SITE PLAN, AGIS DXF FILE AND TO RECORD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

13. **Project # 1001028**
05DRB-01886 Minor-Prelim&Final Plat
Approval

PERCISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA**, zoned

R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 14. Project # 1003004**
05DRB-01883 Minor-Extension of Preliminary Plat

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D and 416, ATRISCO GRANT, UNIT 3 (to be known as **STINSON PARK**) zoned R-D, located on TOWER RD SW SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 03EPC-01644, 04EPC-00132, 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 15. Project # 1004073**
05DRB-01854 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO HILLS SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21, M-22) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

16. **Project # 1004601**
05DRB-01884 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LESLIE & PIERRE AMESTOY request(s) the above action(s) for all or a portion of Lot(s) C-1 & B-1-A, **IRVINGLAND PARTNERS**, zoned M-1 light manufacturing zone, located on ASPEN GLADE RD NW, between SIERRA HILL DR NW and SILVER ARROW RD NW containing approximately 3 acre(s). [REF: Project 1001021,CZ-79-12] (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE AND NMU INC. SIGNATURE.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). [*Deferred from 12/14/05*] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

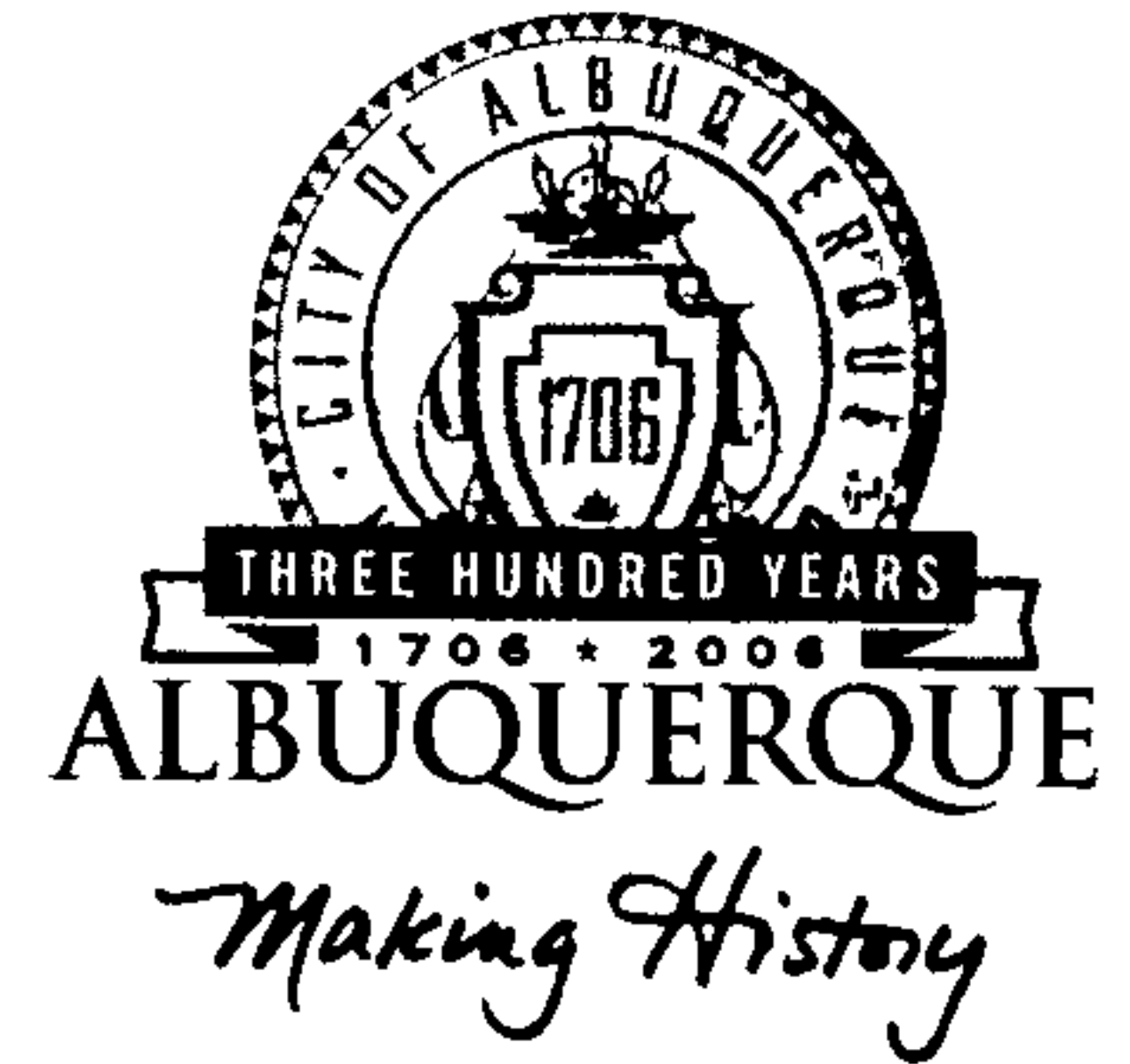
18. **Project # 1004575**
05DRB-01847 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST agent(s) for VITALIA CANDELARIA request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between the DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 7, 2005. **THE DRB MINUTES FOR DECEMBER 7, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004603

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 21, 2005

CITY OF ALBUQUERQUE
Planning Department
December 21, 2005
DRB Comments

ITEM # 11

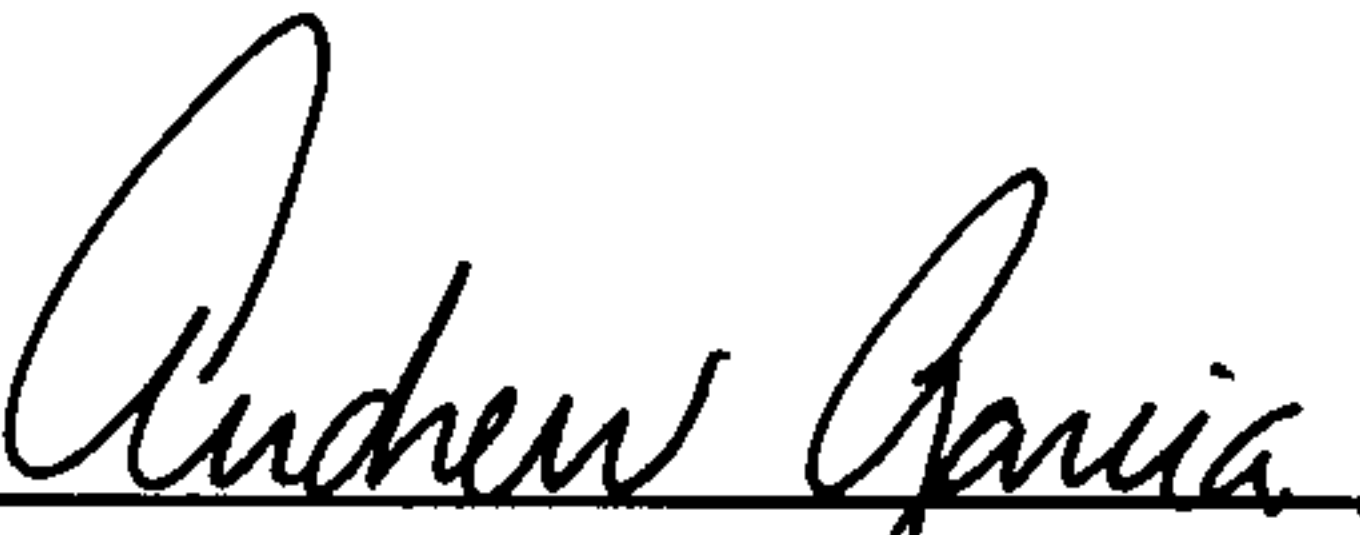
PROJECT # 1004603 APPLICATION # 05-01885

RE: Ladera Business Park, Unit 2/SBP

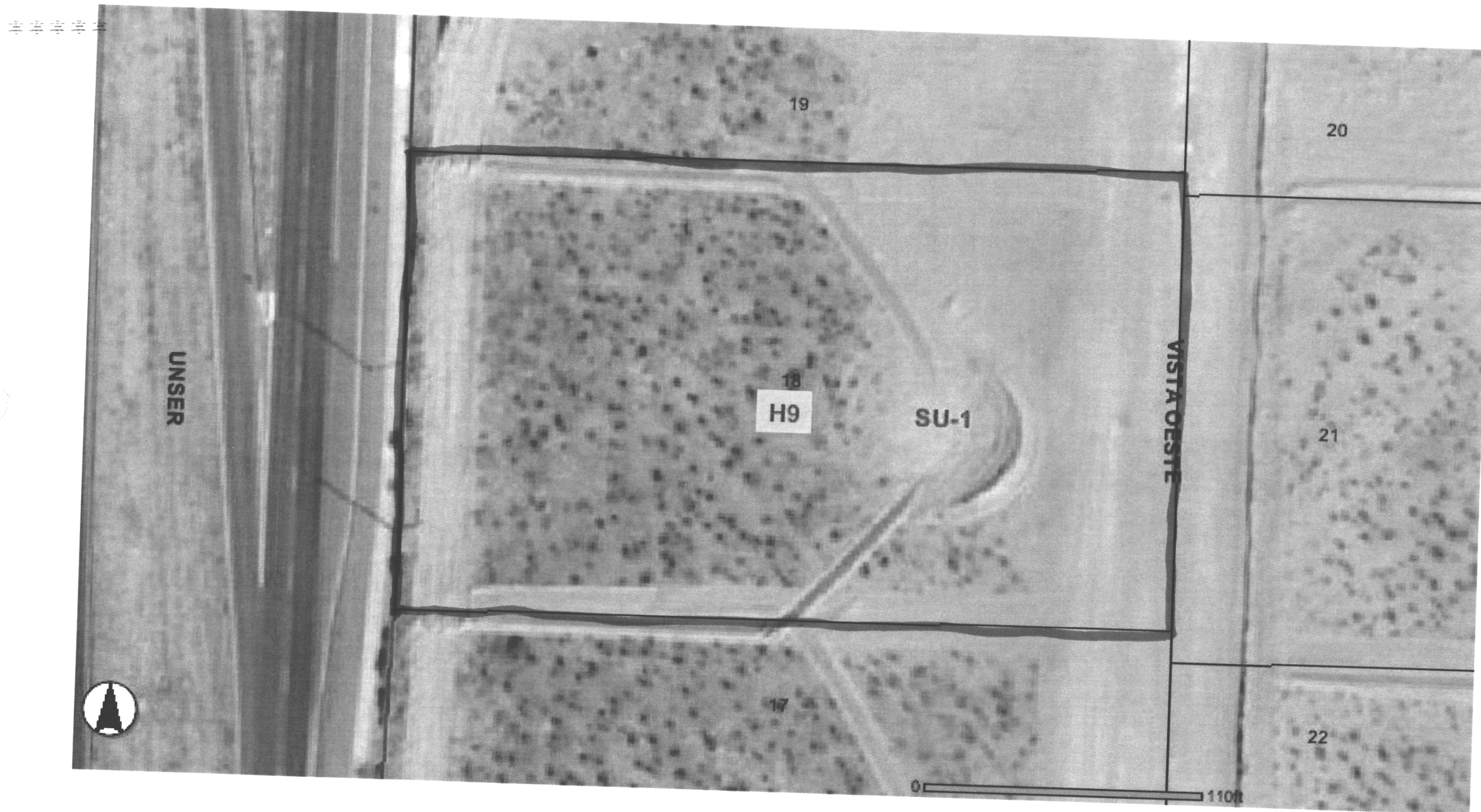
The site lighting is not shown on the Site Plan.

The number of plants on the landscape legend is not identified.

Please replace the tam juniper plant with an alternative ground cover plant.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> V		<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Peter Pineda Pineda PHONE: 998-1579
 ADDRESS: 7620 Jefferson NE FAX: 878-0002
 CITY: Albuq. STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Jim Miller PHONE: 345-1312
 ADDRESS: 5220 2nd St NW FAX: 345-4400
 CITY: Albuq. STATE NM ZIP 87107 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot/Tract No. 18 Block: _____ Unit: 2
 Subdiv. / Addn. Ladera Business Park
 Current Zoning: SU-1 IP Proposed zoning: ---
 Zone Atlas page(s): H-9 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 1.27 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 100905946327341511 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: South east of Unser
 Between: to 98th NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj 1001523

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____
 SIGNATURE James Miller DATE 12/13/05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01885</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>12/21/05</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 405.00</u>

Sandy Handley 12/13/05 Project # 1004603

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James W Miller
Applicant name (print)
James W Miller 12/13/05
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB 01885

Clare Senora 12/13/05
Planner signature / date
Project # 1004603



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 16, 2001

OFFICIAL NOTIFICATION OF DECISION

Unser-98th Street Partnership LLC.
P.O. Box 90548
Albuquerque, NM 87199

FILE: 01128-01405 (Project 1001523)

LEGAL DESCRIPTION: Request a Master Development Plan for Lot 2, Ladera Industrial Center, located on Unser Boulevard NW between 98th Street and Ladera Drive NW containing approximately 105 acres. (H-10) Lola Bird, Staff Planner

On November 15, 2001, the Environmental Planning Commission voted to approve 01128-01405, a Master Development Plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lot 2, Ladera Industrial Center, containing approximately 105 acres and located on Unser Boulevard between Ladera Drive and 98th Street, NW.
2. The applicant is proposing to create 26 lots with areas ranging from 1.2 acres to 5.38 acres.
3. This request furthers the applicable goals and policies of the *Comprehensive Plan* by allowing for an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, and life styles with a location and intensity that shall respect existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources.
4. This request furthers the applicable goals and policies of the *West Side Strategic Plan* by locating employment uses on the West Side which is critical to achieving the Plan's goals of reducing vehicle trip distances, decreasing commuter demand across the Rio Grande and establishing healthy community and Village Centers.
5. The submitted site plan generally meets the requirements of the *Zoning Code* for site development plan for subdivision. The site plan covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress and internal circulation requirements. The submittal also includes design guidelines regulating building architecture, materials, colors and height as well as building setbacks.
6. The submittal will be adequate with some changes and additions.

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 10)

November 16, 2001

Page 2

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The design guidelines shall be modified as follows:

Screening Walls and Fences

8th Bullet: shall be changed to read, "Barbed wire or concertina wire are not allowed in the Ladera Site. Chain link fencing shall not be permitted in the first two rows of lots along Unser."

A new bullet should be added which states, "Loading docks visible from residential areas shall be screened by walls which match building architecture, material and color."

Lighting Standards

2nd Bullet: shall be changed to read, "20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements."

Signage Standards

A new bullet shall be added which reads, "No illuminated signage shall face any residential area, except along Unser Boulevard."

3. Conditions of approval for the proposed site plan for building permit should include:

An update of the TIS prior to the submittal for development of any of the tracts within the industrial park. Access to Unser Boulevard is limited to 98th Street and a right-turn-only at La Mirada Street. Internal streets, water and sewer lines must be constructed to City standards.

4. Site Development Plans for Building Permit are delegated to the Development Review Board.

5. Any agreement between the applicant and the neighborhoods that further restricts the allowed uses on the site shall be filed with the County Clerk and cross referenced on the site plan. The agreed upon restrictions and additional design guidelines shall be listed on the site plan and on the design guidelines.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 30, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 100)

November 16, 2001

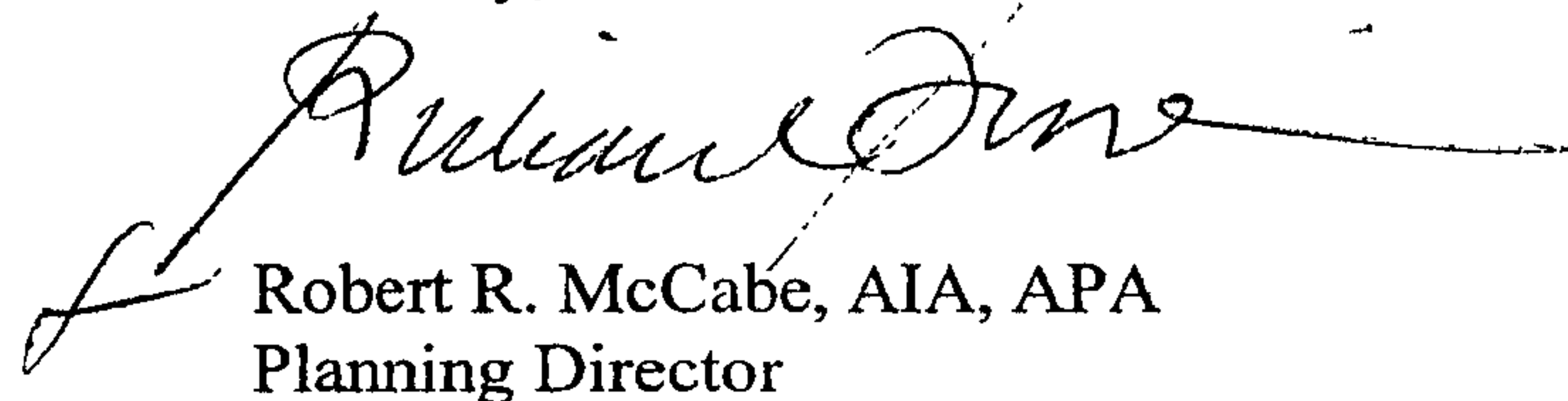
Page 3

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

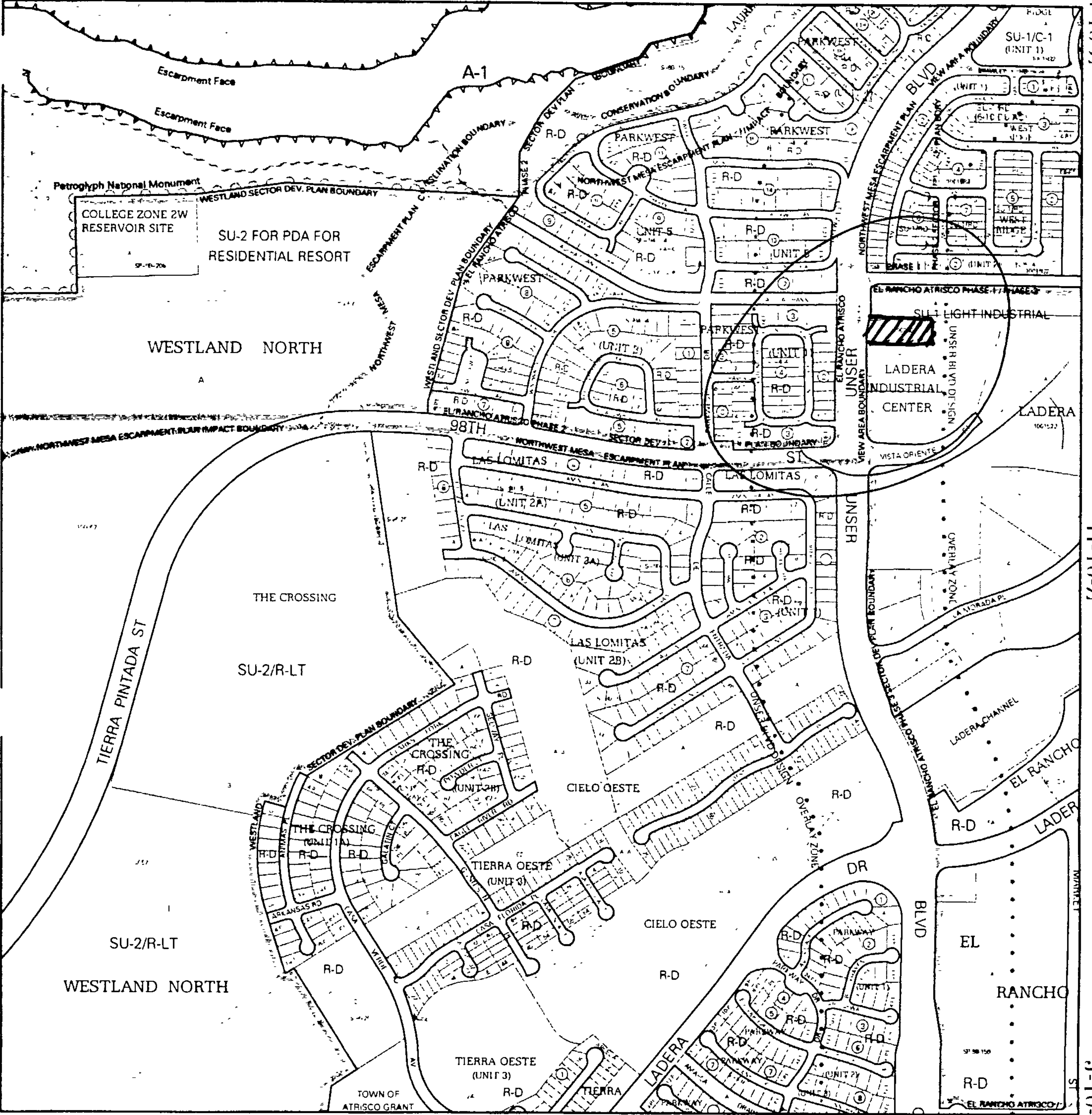
Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/RD/nat

cc: Consensus Planning, Inc., 924 Park Avenue SW 87102
Robert McCannon, Ladera West Neigh. Assoc., 2808 El Tesoro Escondido, NW 87120
Barry King, Ladera West Neigh. Assoc., 3808 Todos Santos, NW; 87120
Randy Summery, Las Lomas Neigh. Assoc., 8310 Camino Paisano, NW; 87120
JoAnn Barnett, Las Lomas Neigh. Assoc., 8106 Calle Ensueno, NW; 87120
John Duff, Park West/Court Yards Neigh. Assoc., 2408 Wetbrook Drive, NW; 87120
Cheri LaCourt, Park West/Court Yard Neigh. Assoc., 2204 Windward, NW; 87120
J.R. & Felicia Wood, 2124 Corte de Loma NW, Albuquerque, NM 87120
Jack Dettweiler, 2340 Menaul NE, #211, Albuquerque, NM 87107
Valerie Turnbow, 8300 Camino del Venado, NW, Albuquerque, NM 87120
Darlene Motly, 8139 Corte de Aguila NW, Albuquerque, NM 87120

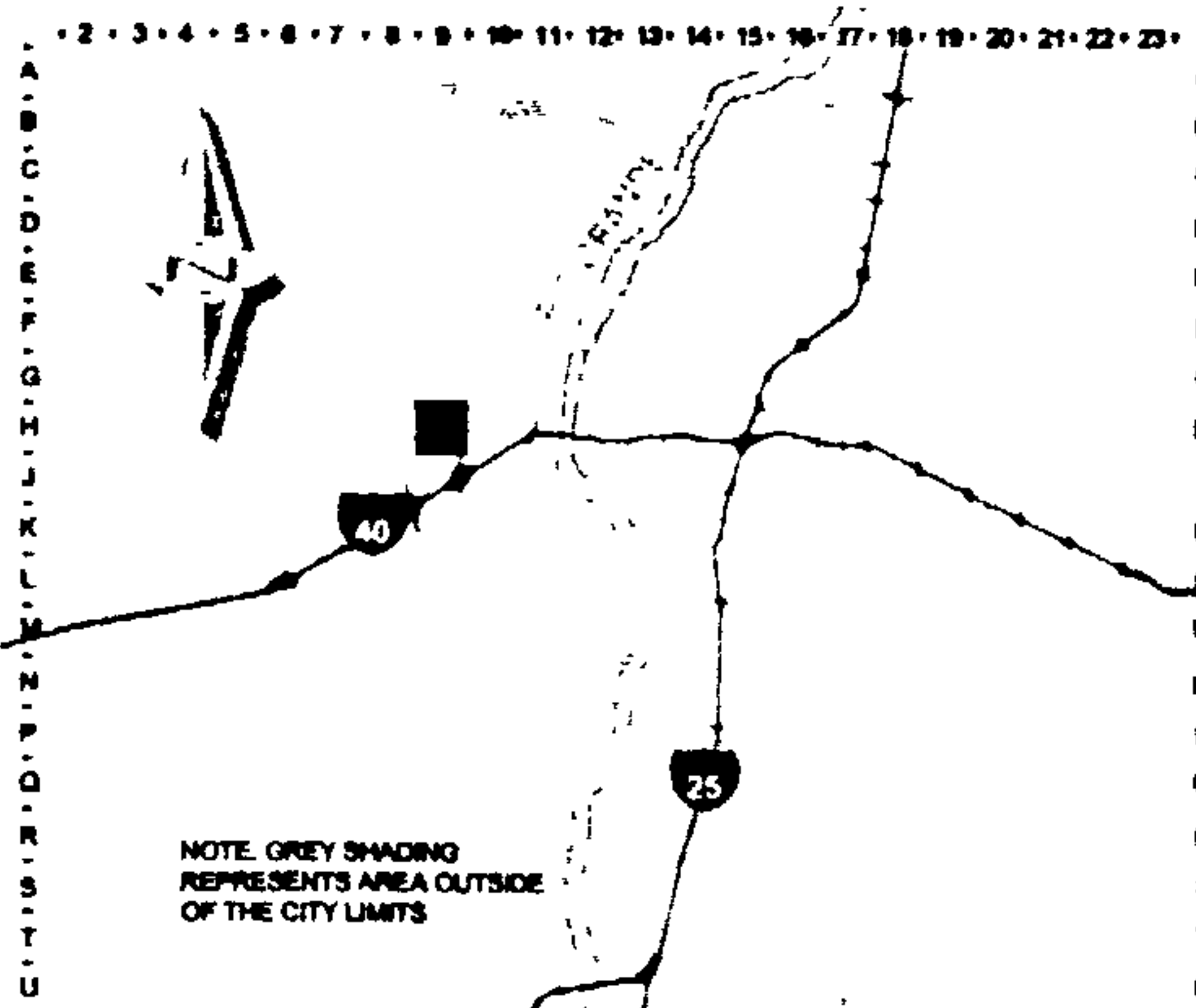
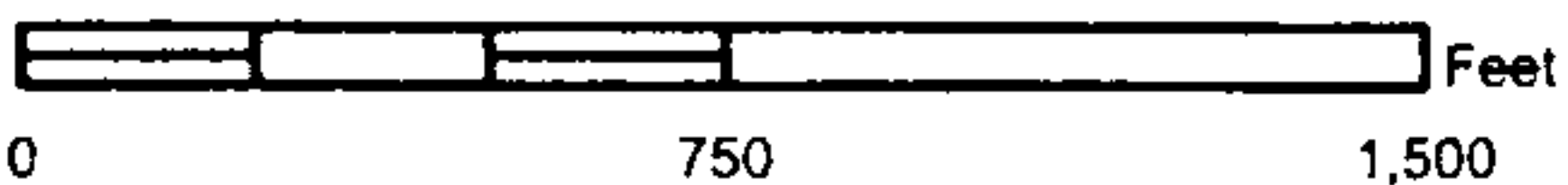


Zone Atlas Page: **H-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



ALBUQUERQUE

Hacienda Historia

ALBUQUERQUE GEOGRAPHIC INFORMATION SYSTEM PLANNING DEPARTMENT

© Copyright 2004

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

December 9, 2005

City of Albuquerque
Planning Development

**RE: PROJECT SUMMARY - PROPOSED RETAIL CENTER, TRACT
18, UNIT #2, LADERA BUSINESS PARK.**

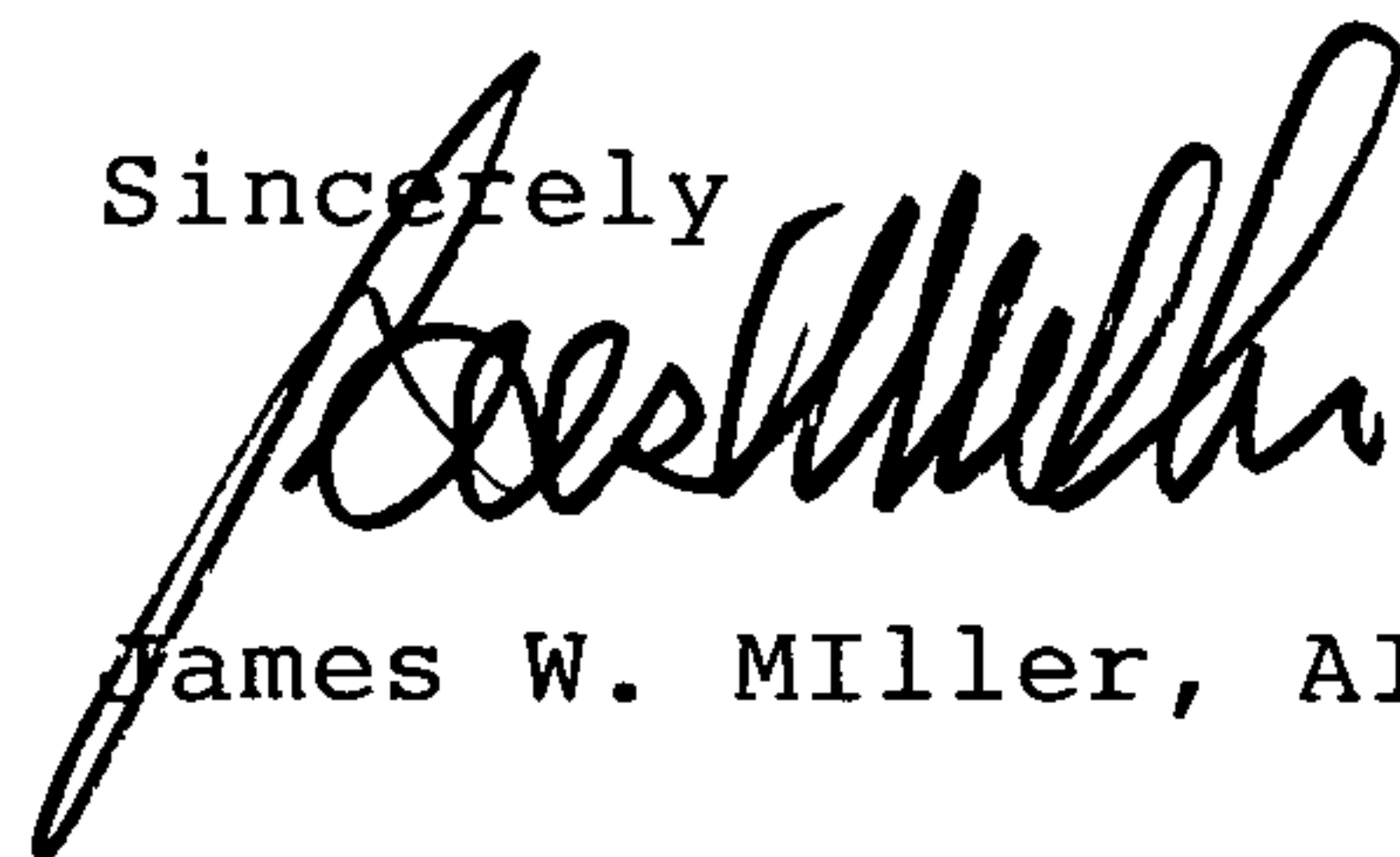
The owners of the above referenced property are proposing to construct a 12,000 sq. ft. retail center to be known as 'The Shops at Unser & 98th'. The only adjacent improved lot is a 'Sonic' under construction on the lot to the north.

The improvements as proposed are for the building to have a portal along the east/street elevations and also on the south side facing those parking spaces.

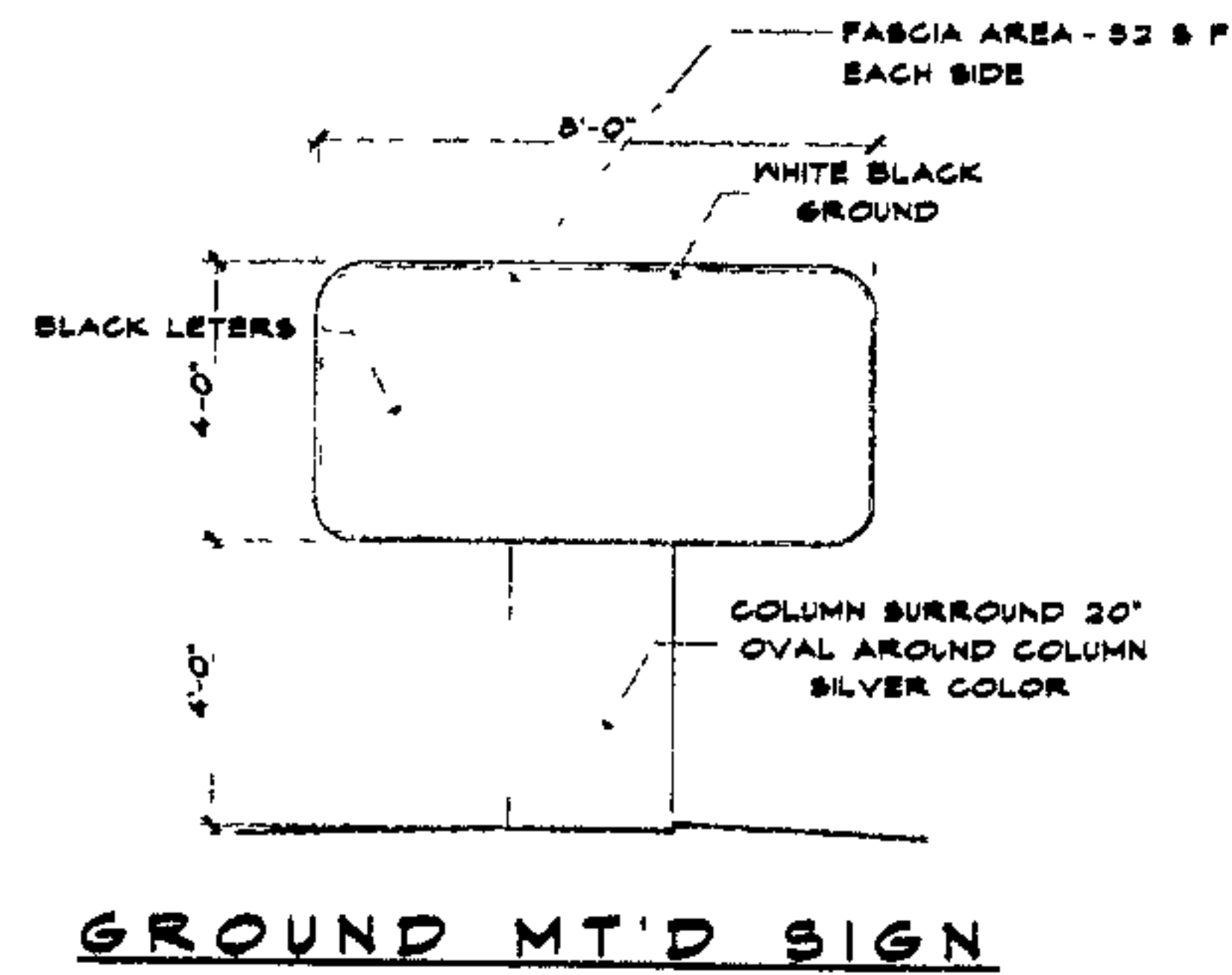
The buildings will have a typical southwest style with the use of stucco, clay tile & brick trim all in earth tones with a portal providing covered access to all the 'Shops'.

If there are any questions, please do not hesitate to call this office.

Sincerely



James W. Miller, AIA

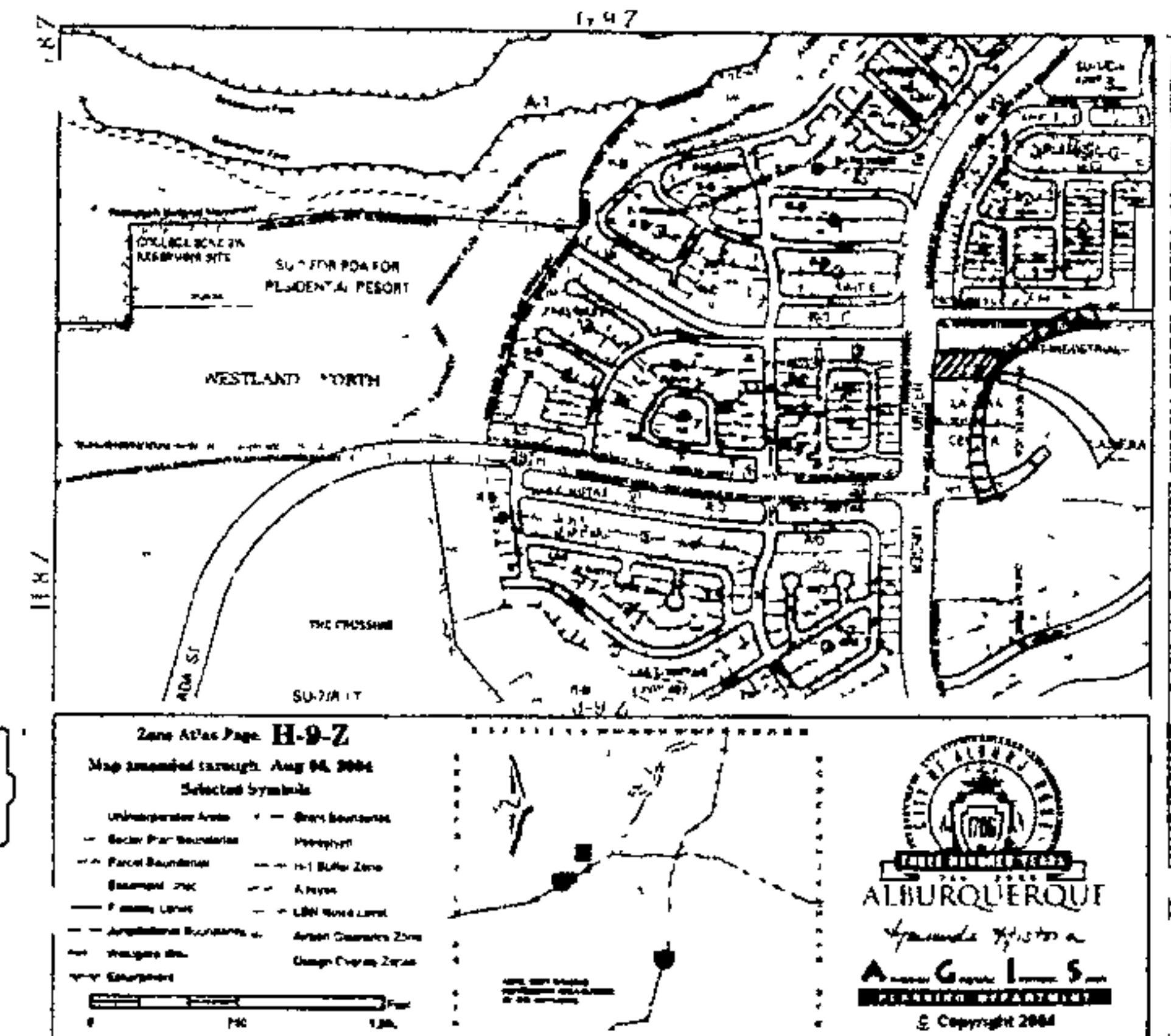


GROUND MTD SIGN

THE SHOPS

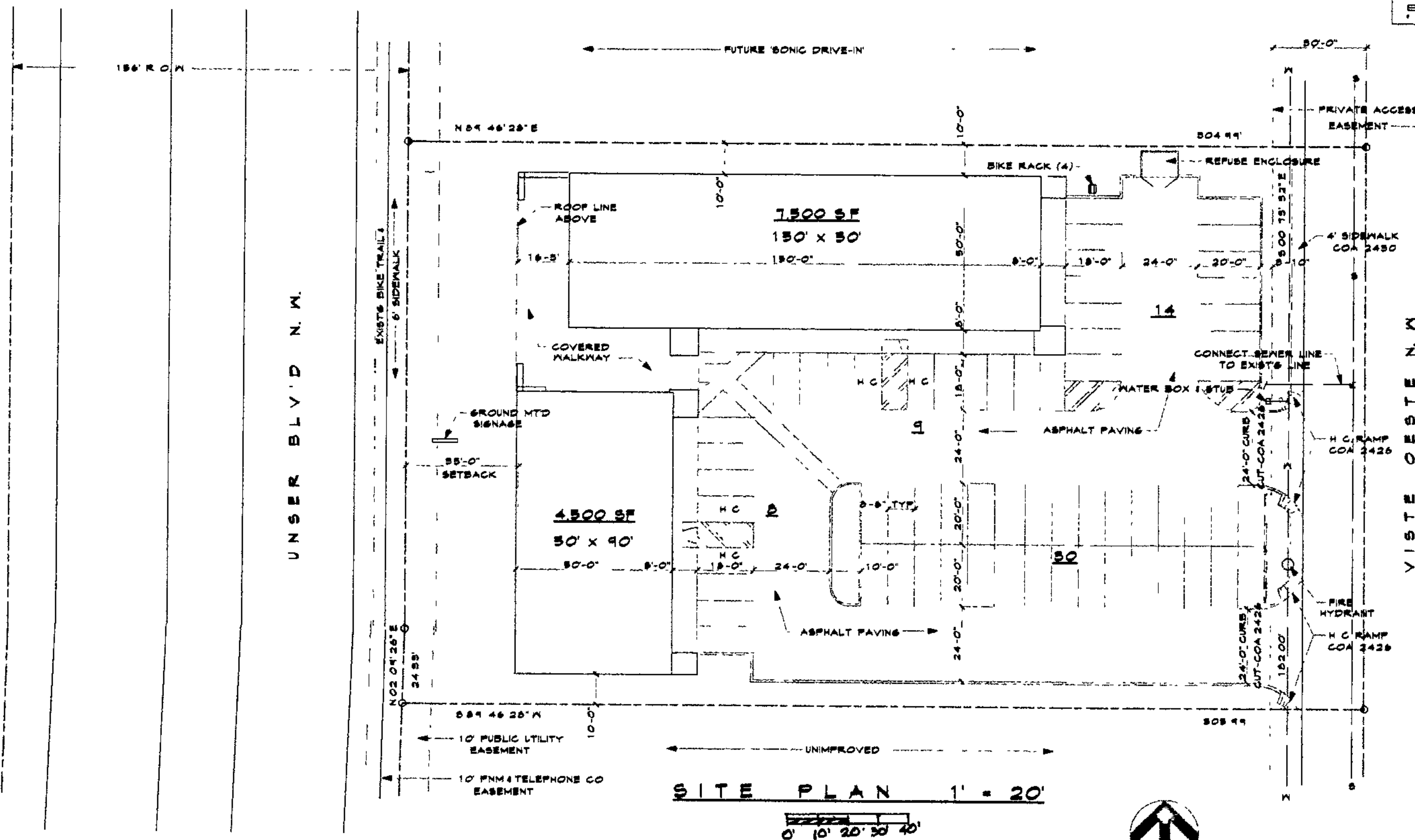
@

UNSER & 98TH



JOB NO.	
DATE	Dec '08
REVISION	
DRAWN BY	
CHECKED BY	

SITE PLAN, SIGN DETAIL & NOTES



PARKING:
REQUIRED:
RETAIL SPACE = 12,000 SQ. FT.
/ 200 = 60 SPACES
PROVIDED:
14 + 10 + 8 + 30 = 62 SPACES

SITE PLAN FOR BUILDING PERMIT
APPLICATION NO. _____
PROJECT NO. _____
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

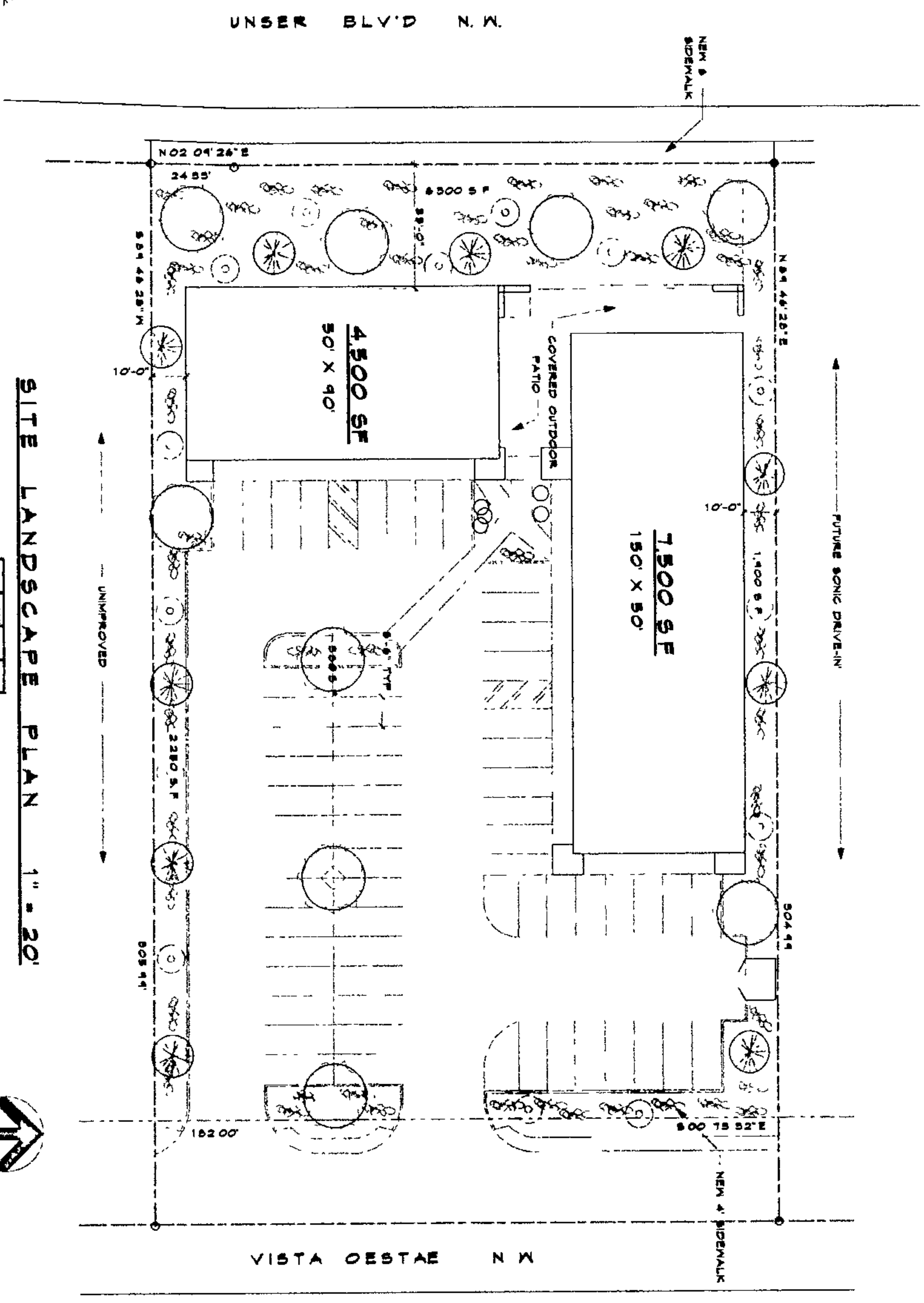
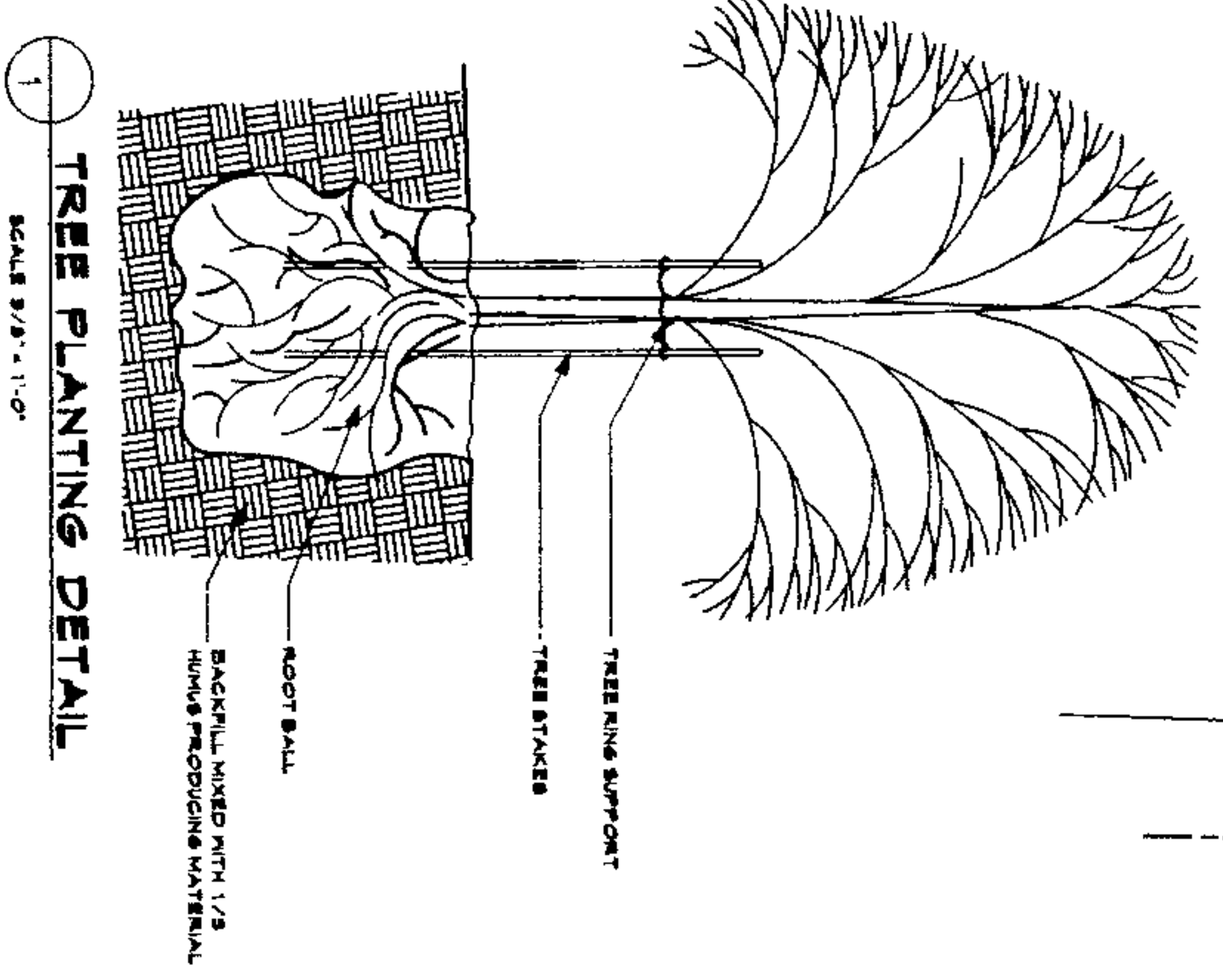
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

LEGAL DESCRIPTION:
TRACT #18, UNIT #2, LADERA BUSINESS PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MILLER AND ASSOCIATES ARCHITECT PLANNERS
9330 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO
805 348-1912

SHOPPING CENTER
2115 VISTA OESTE N.W.
ALBUQUERQUE, NEW MEXICO





SITE LANDSCAPE PLAN 1" = 20'

LANDSCAPE NOTES:

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION



LANDSCAPE LEGEND:

- CHINESE PISTACHE - 2" CALIPHER (MODERATE WATER USE)
- ⊗ AUSTRIAN PINE - 2" CALIPHER (MODERATE WATER USE)
- ⊙ SPANISH BROOM - 5 GAL CHAMISA - 5 GAL (MODERATE WATER USE)
- ∞ TAM JUNIPER - 1 GAL SAGE - 1 GAL (MODERATE WATER USE)

GROUND COVER - 3/4" GRAVEL SANTA FE TAN GRASS SOD - ALBUQUERQUE BLEND IRRIGATION BY DRIP IRRIGATION SYSTEM MAINTENANCE BY OWNER

LANDSCAPE REQUIRED:

LAND AREA - 55,520 - 12,000 S.F.
X 15% = 6,825 SQ FT.

LANDSCAPE PROVIDED:

1,900 + 6,800 + 2,250 + 980 = 10,930 SQ FT

LANDSCAPE TO PROPERTY RATIO:

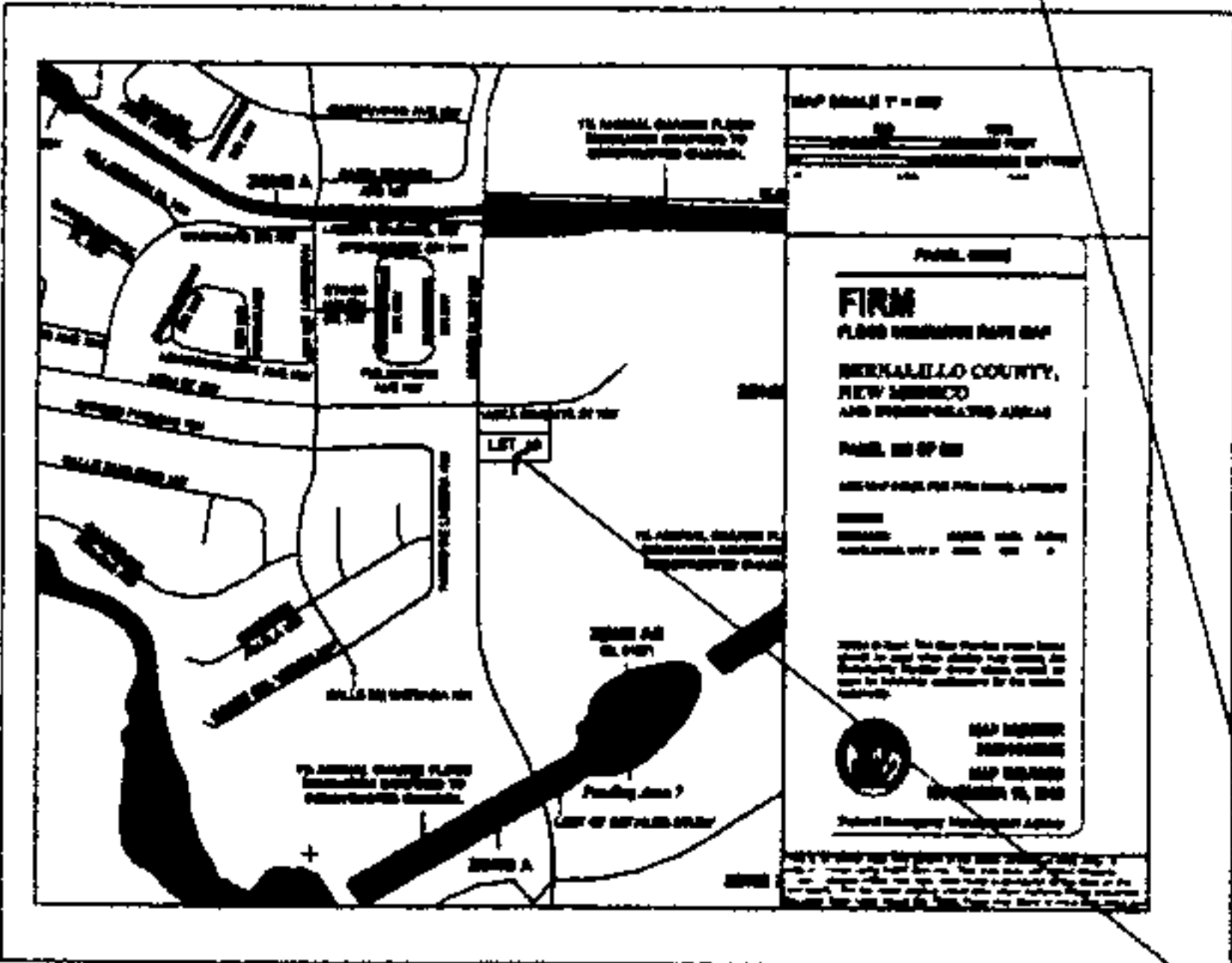
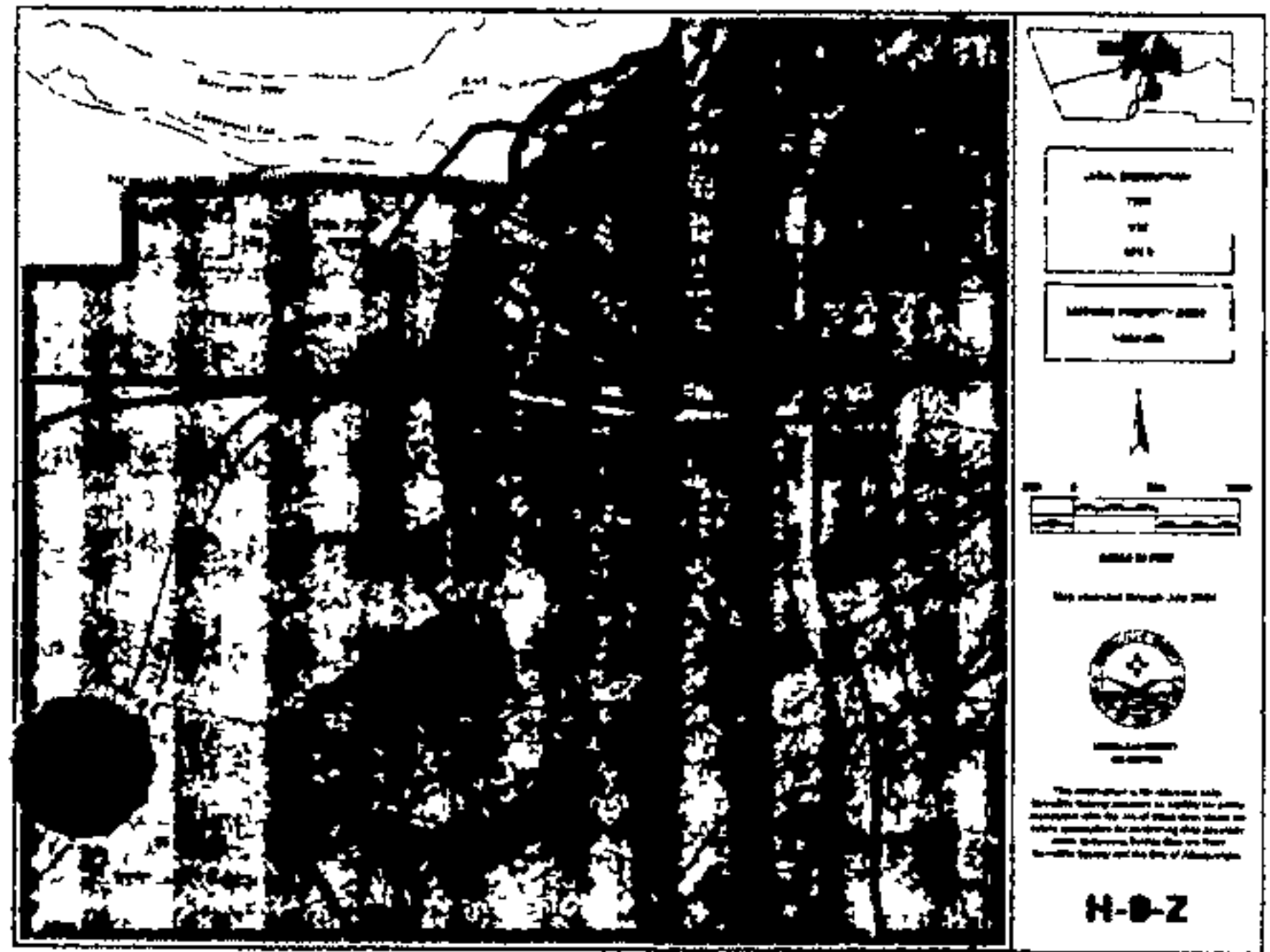
10,930 / 45,920 = 25%

IRRIGATION NOTES:

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY
SFB GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED
IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) & SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP & BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE W/FLUSH CAPS AT EACH END.
RUN TIME PER EACH TRIP WILL BE APPROXIMATELY 15 MINUTE PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE STREET TREE ORD. FOLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

	THE SHOPS @ UNSEER & 48TH 2115 VISTA OESTA N.W. ALBUQUERQUE, NEW MEXICO	MILLER AND ASSOCIATES ARCHITECTS PLANNERS 5220 SECOND STREET N.W. ALBUQUERQUE NEW MEXICO 87107 PHONE (505) 845-1512	SHEET TITLE LANDSCAPE PLAN, LEGEND, NOTES & DETAILS
	JOB TITLE	DATE: 11-15-10 DRAWN BY: J. W. CHECKED BY: J. W. COUNCIL BY: J. W.	PROJECT NO.: 10580



PROJECT AREA = 114899 ac
 OFFICE COMPLEX
 ZONE 1
 PRECIPITATION 360 = 2.20 in
 1440 = 2.66 in
 10day = 3.67 in

TREATMENT	EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A	0.44 in	1.29 cfs/ac
TREATMENT B	0.67 in	2.03 cfs/ac
TREATMENT C	0.99 in	2.87 cfs/ac
TREATMENT D	1.97 in	4.37 cfs/ac

TREATMENT	EXISTING CONDITIONS AREA	PROPOSED CONDITIONS AREA
TREATMENT A	0 ac	0 ac
TREATMENT B	0 ac	0.26694 ac
TREATMENT C	1.14899 ac	0 ac
TREATMENT D	0 ac	0.86205 ac

EXISTING EXCESS PRECIPITATION

Weighted E = (0.44 x 0.00) + (0.67 x 0.00) + (0.99 x 1.15) + (1.97 x 0.00) / 1.15 ac
 = 0.99 in
 V100-360 = (0.99 x 1.15) / 12 = 0.094792 ac-ft = 4129 CF

EXISTING PEAK DISCHARGE

Q100 = (1.29 x 0.00) + (2.03 x 0.00) + (2.87 x 1.15) + (4.37 x 0.00) = 3.30 CFS

PROPOSED EXCESS PRECIPITATION

Weighted E = (0.44 x 0.00) + (0.67 x 0.27) + (0.99 x 0.00) + (1.97 x 0.88) / 1.15 ac
 = 1.67 in
 V100-360 = (1.67 x 1.15) / 12.0 = 0.159707 ac-ft = 6957 CF

V100-1440 = (0.16) + (0.88 x 2.66 - 2.20) / 12 = 0.193519 ac-ft = 8430 CF

V100-10day = (0.16) + (0.88 x 3.67 - 2.20) / 12 = 0.267758 ac-ft = 11664 CF

PROPOSED PEAK DISCHARGE

Q100 = (1.29 x 0.00) + (2.03 x 0.27) + (2.87 x 0.00) + (4.37 x 0.88) = 4.40 CFS

INCREASE 4.40 CFS - 3.30 CFS = 1.10 CFS

SITE LOCATION

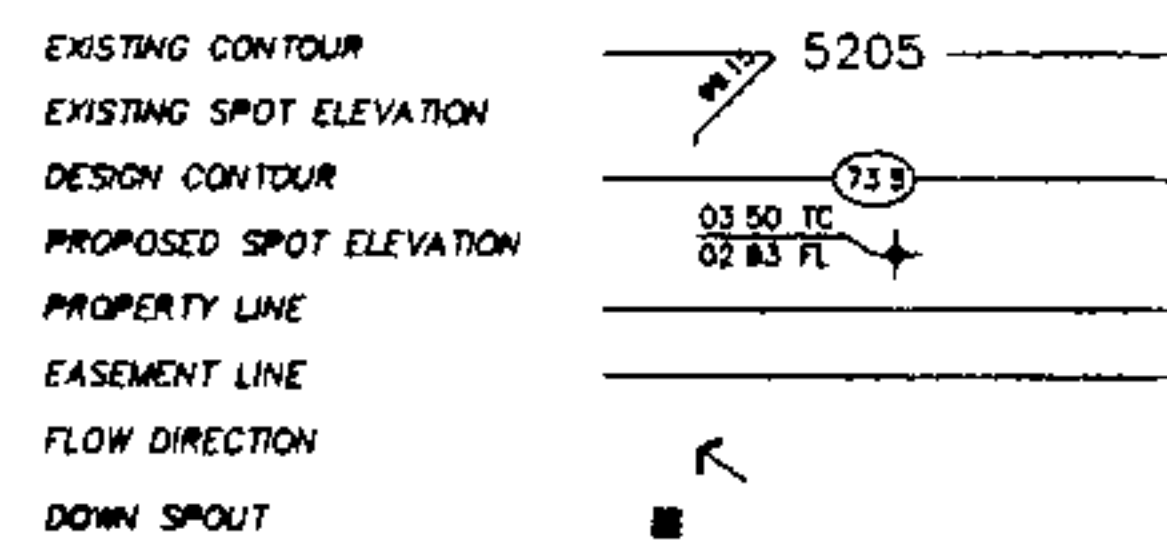
EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTE TO CONTRACTOR

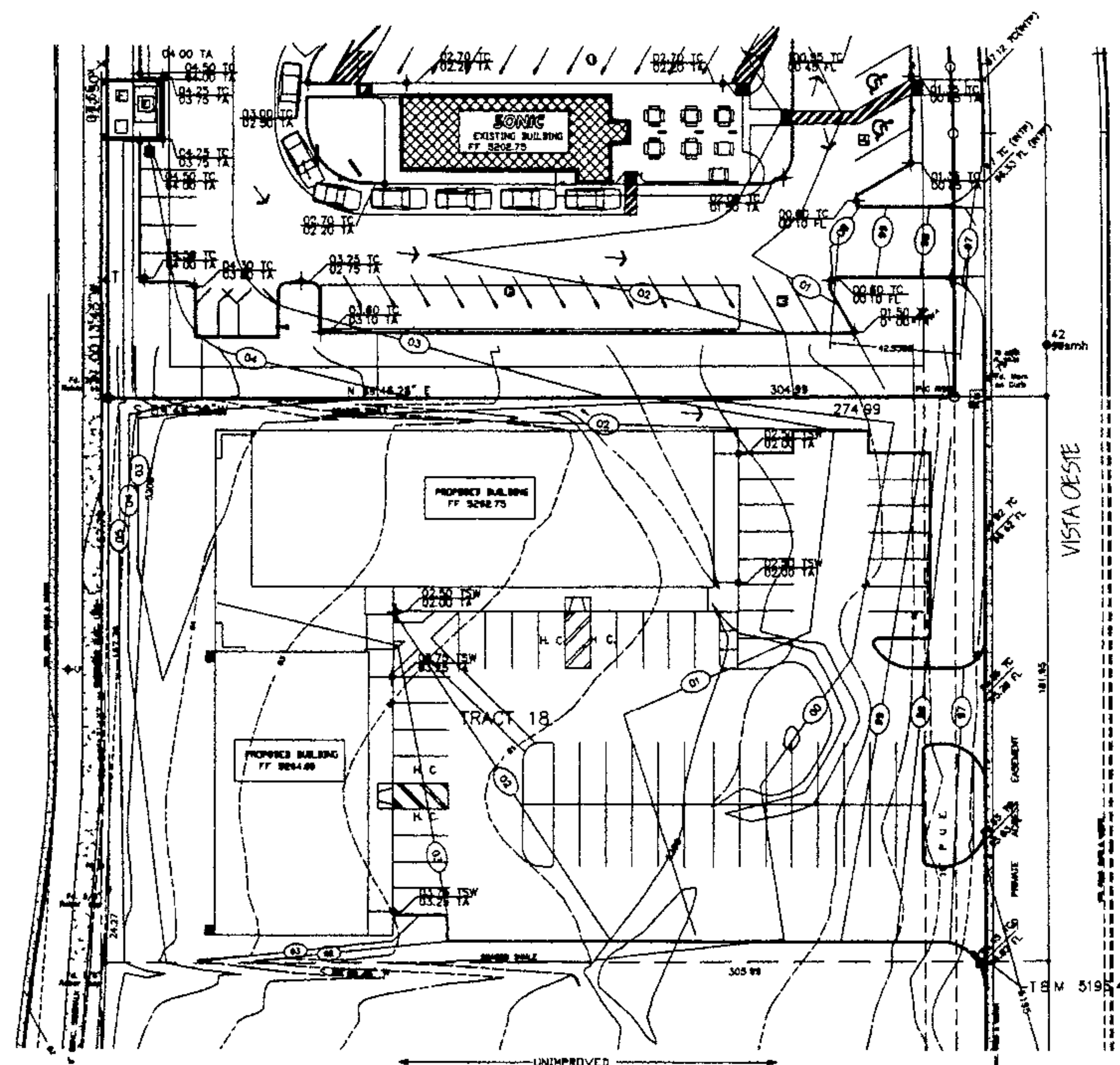
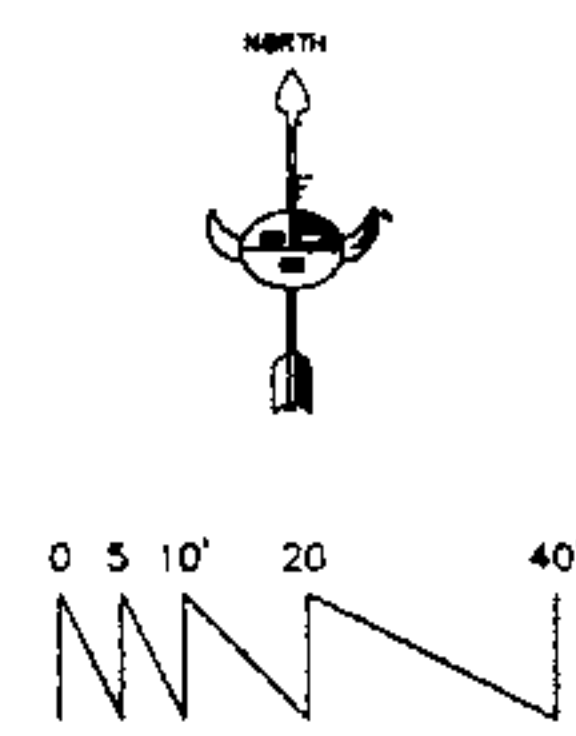
1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
3. Two working days prior to any excavation, contractor must contact line locating Services (760-1990) for locating existing sub-surface utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
5. Backfill compaction shall be according to commercial use or soils report(s) recommendations.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. Maintenance of this facilities shall be the responsibility of the owner of the property it serves.

SYMBOL LEGEND



ABBREVIATION LEGEND

TOP OF CONC APRON	TC
TOP OF CURB	TA
TOP OF ASPHALT	TA
TOP OF BERM	TB
BOTTOM OF POND	BP
FINISHED FLOOR	FF



GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (2115 VISTA OESTE N.W.) TRACT 18, LADERA BUSINESS PARK UNIT 2, ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY ARE CONTAINED HEREON

CONDITIONS

BY THE VICINITY MAP, THE SITE CONTAINS 1.14899 ACRES OR LESS AND IS LOCATED SOUTH OF THE INTERSECTION OF VISTA ORIENTE STREET N.W. AND VISTA OESTE N.W. CURRENTLY THE SITE IS VACANT AND SLOPES FROM WEST TO EAST THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0326E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE, NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF TWO BUILDINGS TOTALING 12,000 SQ. FT., ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED AND APPROVED BY THE CITY HYDROLOGY DEPARTMENT BY MARK GOODWIN AND ASSOCIATES ON NOVEMBER OF 2002, AND ENGINEER CERTIFIED IN AUGUST OF 2004. THE MASTER PLAN ALLOWED FOR FREE DISCHARGE OF THE FLOWS ONTO VISTA OESTE N.W., WHICH EVENTUALLY ENTERS INTO THE MIREHAVEN DIVERSION CHANNEL. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE RATE OF DISCHARGE AND VOLUME GENERATED.

REVISIONS

DATE: 08/11/05
 BY: [Signature]
 DESCRIPTION: [Description]

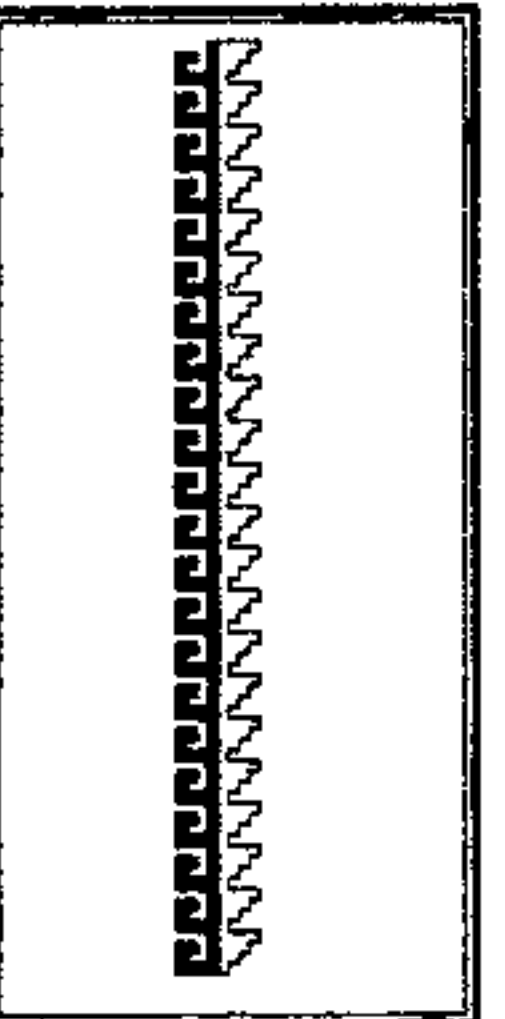
LEGAL DESCRIPTION

TRACT 18 LADERA BUSINESS PARK UNIT 2



JOB NO.	XXXXXX
DATE	DECEMBER 2005
REVISIONS	

Sheet Title
GRADING & DRAINAGE PLAN
 Drawn By: HTH & B.M. Checked By: ES

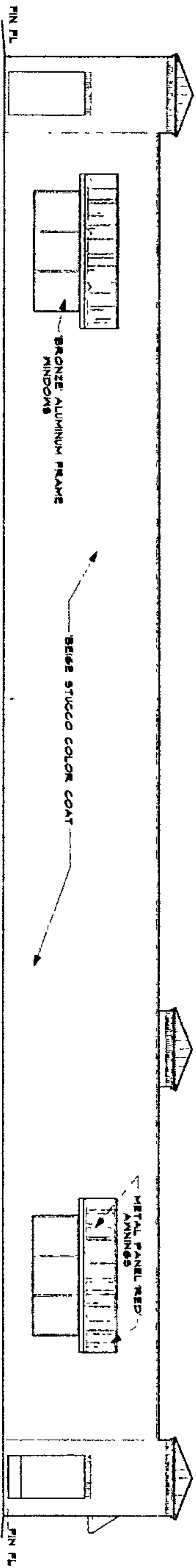


Job Title
 OFFICE BUILDING FACILITY
 2115 VISTA OESTE N.W.
 ALBUQUERQUE, NEW MEXICO

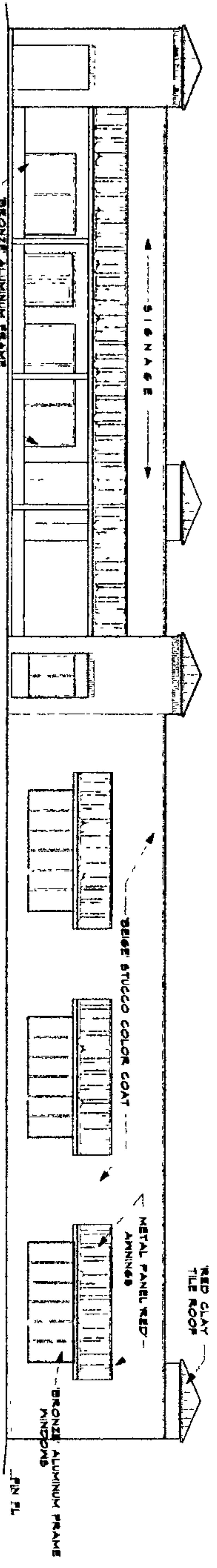
SHEET NO.
 00

CONCEPTUAL GRADING & DRAINAGE PLAN

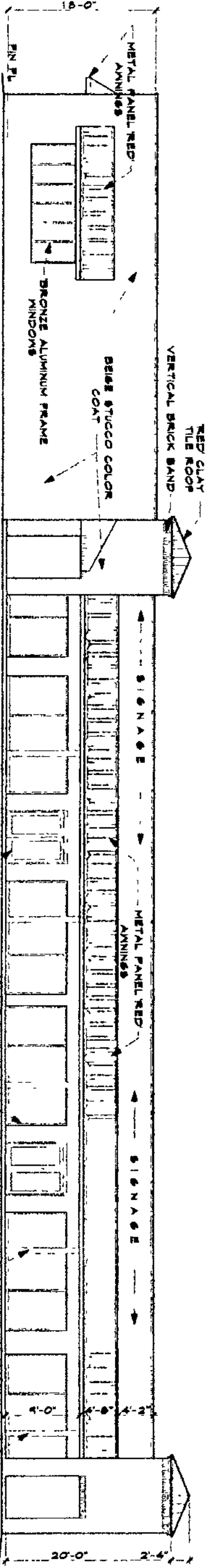
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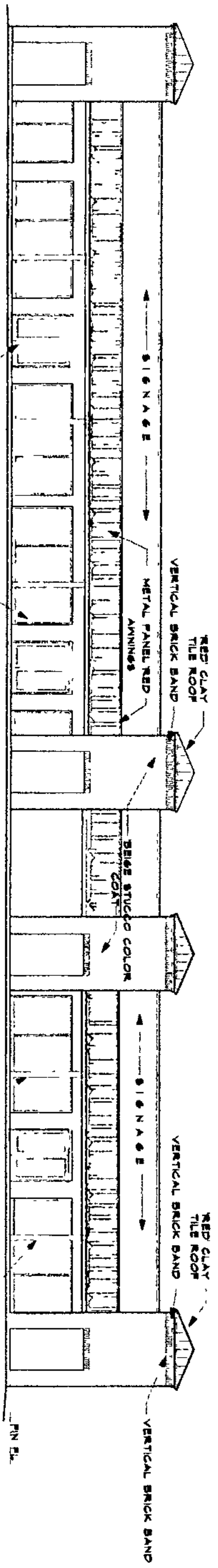
NORTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"

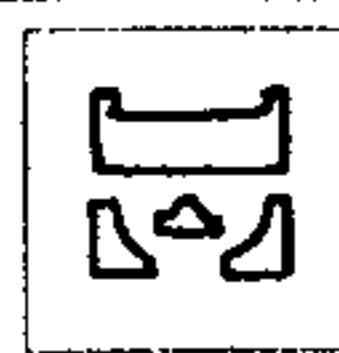


SOUTH ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"

0 1 2 3 4



PROJECT TITLE
SHOPPING CENTER
 2115 VISTA OESTA N.W.
 ALBUQUERQUE, NEW MEXICO

ARCHITECTS PLANNERS
MILLER AND ASSOCIATES
 5220 SECOND STREET N.W.
 ALBUQUERQUE, NEW MEXICO
 (505) 845-1512

SHEET TITLE
BUILDING ELEVATIONS

DATE	12/08
BY	LE
CHECKED	LE

North-Forty, LLC
Peter Pineda, Manager
8225 Connecticut NE
Albuquerque, NM 87110
(505) 263-1942

December 12, 2005

TO: The City of Albuquerque

RE: The Shops@Unser&98thSt.

To Whom It May Concern:

Please be advised that Jim Miller of Miller and Associates Architects is authorized to act as agent for North-Forty, LLC with regard to the referenced property.

North-Forty, LLC



Peter Pineda, Manager

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

December 9, 2005

Planning Development / Planning
City of Albuquerque
600 2nd St. N. W.
Albuquerque, New Mexico

**RE: DRB - REQUEST SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT APPROVAL.**

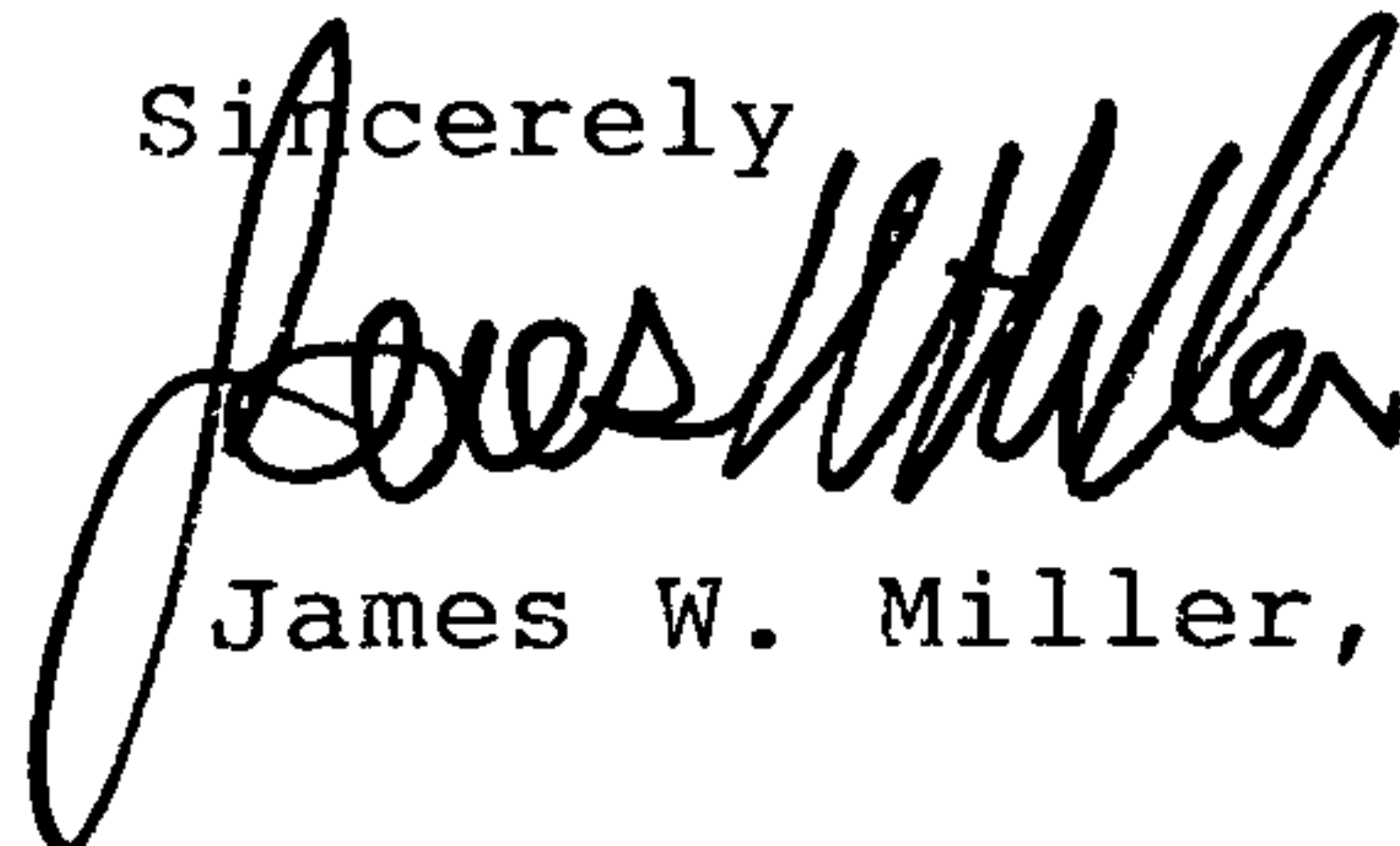
This office is the agent for a retail center to be known as 'The Shops at Unser & 98th', located at 2115 Vista Oeste N. W. As referenced above, we are requesting approval of a Site Development Plan for Building Permit for an approximately 1.27 acre site located just south of the south-east corner of the intersection of Unser Blv'd N.W. and 98th street N. W.

This request furthers the applicable goal and policies of the 'Comprehensive Plan' by proposing a quality urban environment, ensuring the new development shall respect neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities

This proposed site plan furthers the intent of the 'West Side Strategic Plan' by proposing coninued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services.

This proposed site plan also furthers the applicable policies of the 'Unser Corridor Plan' by proposing a development with an intensity which is compatible with the roadway function, environment concerns and design guidelines.

Sincerely



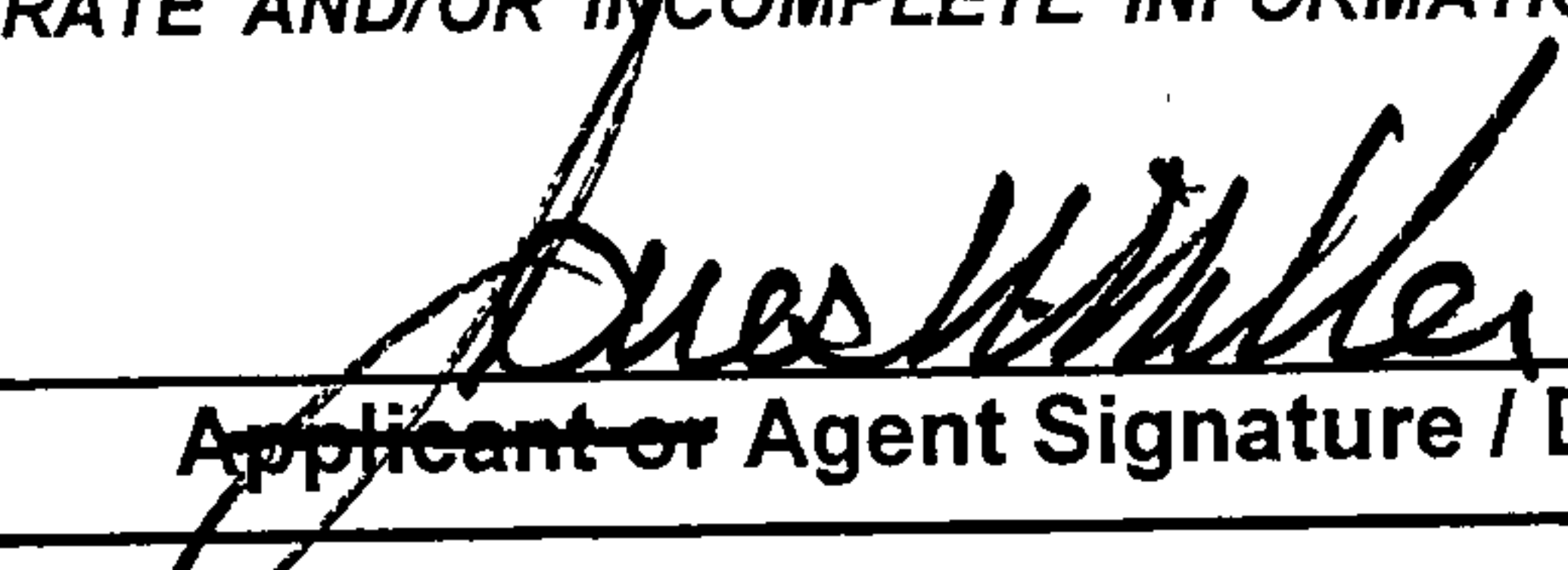
James W. Miller, AIA

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 12/13/05
 Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
 4.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) *Not shown*
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable. ✓

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 60 provided: 62 ✓
Handicapped spaces required: 4 provided: 4 ✓ *Show on Site Plan?*
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2 provided: 4 ✓
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 2 Pedestrian trails and linkages
- 3 Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1 Fire hydrant locations, existing and proposed.
- 2 Distribution lines
- 3 Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4 Existing water, sewer, storm drainage facilities (public and/or private).
- 5 Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1 Scale - must be same as scale on sheet #1 - Site plan
- 2 Bar Scale
- 3 North Arrow
- 4 Property Lines
- 5 Existing and proposed easements
- 6 Identify nature of ground cover materials
 - A Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C Ponding areas either for drainage or landscaping/recreational use
- 7 Identify type, location and size of plantings (common and/or botanical names).
 - A Existing, indicating whether it is to be preserved or removed.
 - B Proposed, to be established for general landscaping.
 - C Proposed, to be established for screening/buffering.
- 8 Describe irrigation system
- 9 Planting Beds, indicating square footage of each bed
- 10 Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11 Responsibility for Maintenance (statement)
- 12 Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13 Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14 Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

A. General Information

- L1. Scale - must be same as Sheet #1 - Site Plan
- L2. Bar Scale
- L3. North Arrow
- L4. Property Lines
- L5. Existing and proposed easements
- L6. Building footprints
- L7. Location of Retaining walls

B. Grading Information

- L1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- L2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- L3. Identify ponding areas, erosion and sediment control facilities.
- L4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- LA. Scale (minimum of 1/8" or as approved by Planning Staff).
- LB. Bar Scale
- LC. Detailed Building Elevations for each facade
 - L1. Identify facade orientation
 - L2. Dimensions of facade elements, including overall height and width
 - L3. Location, material and colors of windows, doors and framing
 - L4. Materials and colors of all building elements and structures
- LE. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- L1. Site location(s)
- L2. Sign elevations to scale
- L3. Dimensions, including height and width
- L4. Sign face area - dimensions and square footage clearly indicated
- L5. Lighting
- L6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PETER PINEDA
AGENT JIM MILLER
ADDRESS 5220 2ND ST. NW
PROJECT & APP # 1001523/05DRB01885
PROJECT NAME LADERA BUSINESS PARK - LT #18

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 385.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 405.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

MILLER AND ASSOCIATES 1-76
ARCHITECTURE/PLANNING
5220 - 2ND ST., NW, STE. A PH. 505-345-1312
ALBUQUERQUE, NM 87107

12072

PAY TO THE ORDER OF City of Albuquerque DATE 12/13/05 95-32-1070

four hundred five and 00/100 \$ 405.00

Bank of America. DOLLARS

ACH R/T 107000327

FOR DRB Sub - Peter's Jim Miller

⑈012072⑈ +⑈107000327⑈ 000137845921⑈

City Of Albuquerque
Treasury Division

12/13/2005 11:13AM LOC: ANN
X
RECEIPT# 00054598 WSH 007 TRANSH 0031
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$405.00
J24 Misc \$385.00 \$405.00

City Of Albuquerque
Treasury Division

12/13/2005 11:13AM LOC: ANN
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Thank You