

#6



# COMPLETED 02/03/06 Jtt 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.: 06DRB-00099 (SBP)  
Project Name: LOOP INDUSTRIAL DIS. UNIT 5  
Agent: Claudio Vigil Architects

Project # 1004660  
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-1-06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: ~~to be adjusted~~ ✓ Solid waste approval ok  
~~3 copies~~ ✓ build notes ok  
3 Copies Jtt

UTILITIES: ✓ Fire Marshall Stamp  
adequate coverage for fire

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): 3 copies ok Jtt

- 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 1004660



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~~padding~~ build notes  
~~3 copies~~ 3 copies

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adequate coverage for fire

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 3 copies

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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1004660



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 1, 2006

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: 10:55 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 # 1002743**

05DRB-01818 Major-Preliminary Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

2. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

3. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06]* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

**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.**

5. **Project # 1001176**  
06DRB-00103 Minor-SiteDev Plan Subd  
06DRB-00107 Minor-Amnd SiteDev Plan Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

**THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

6. **Project # 1004660**  
06DRB-00099 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**

7. **Project # 1003445**  
06DRB-00075 Minor-SiteDev Plan  
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001275**  
06DRB-00076 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] [**Stephanie Shumsky, EPC Case Planner**] *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

9. **Project # 1002189**  
06DRB-00094 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298, SV-97-55] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**  
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**  
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**  
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002176**  
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SECTION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**  
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [Deferred from 2/1/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**  
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST 1/2 OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4<sup>TH</sup> ST SW and 5<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**



16. **Project # 1003198**  
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**  
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

18. **Project # 1004359**  
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

19. **Project # 1004661**  
06DRB-00101 Minor-Prelim&Final Plat  
Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION**, zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1002730**  
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

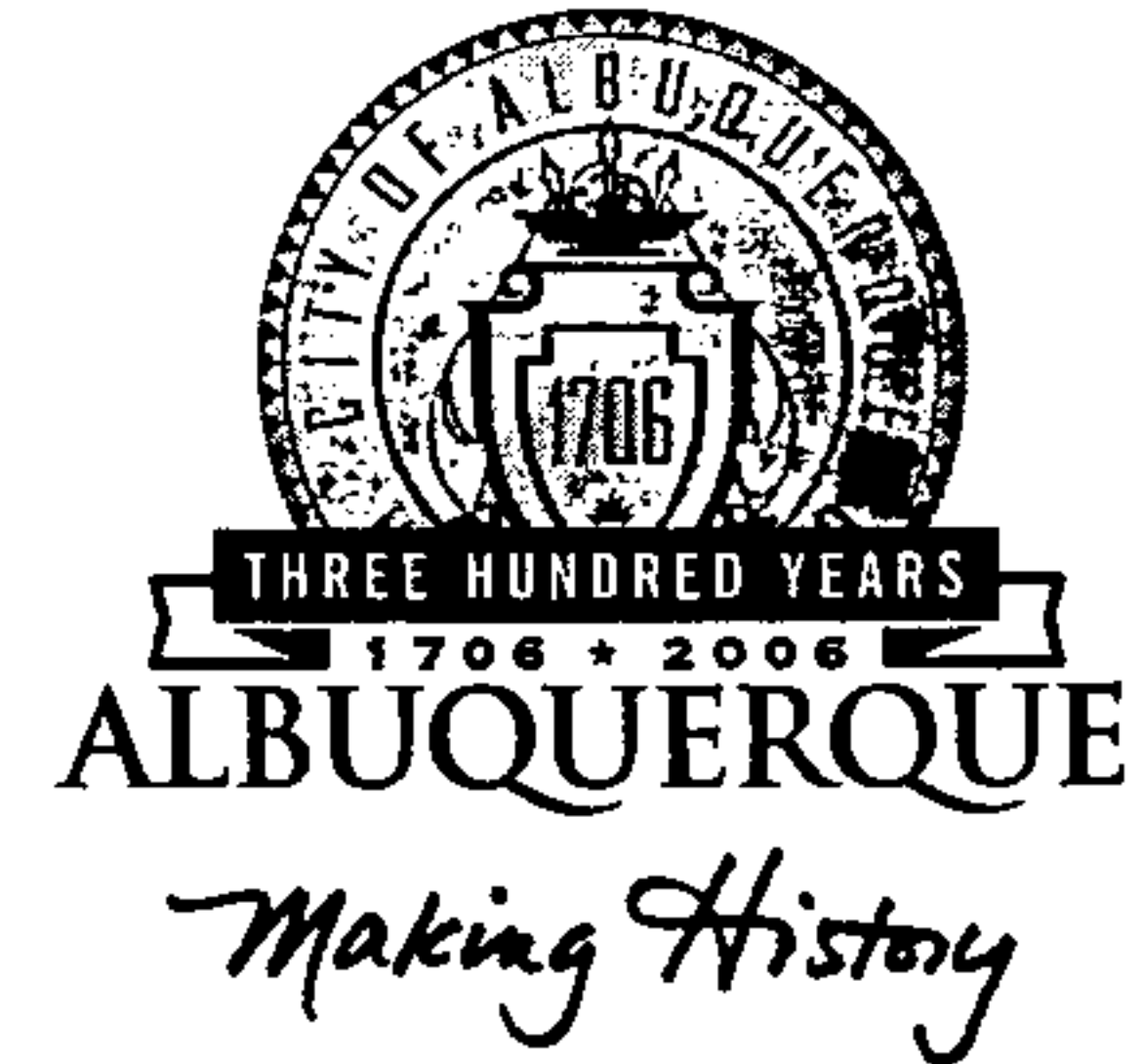
21. **Project # 1004655**  
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY**, zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004660

AGENDA ITEM NO: 6

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED **K**; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** FEBRUARY 1, 2006





<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input checked="" type="checkbox"/> ... for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Premier Concrete LLC</u>	PHONE: <u>797-1900</u>
ADDRESS: <u>5820 Wiltshire Dr. NE</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Claudio Vigil Architects</u>	PHONE: <u>505.842.1113</u>
ADDRESS: <u>1801 Rio Grande Blvd NW</u>	FAX: <u>505.842.1330</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87104</u>	E-MAIL: <u>cvarch@aol.com</u>

**DESCRIPTION OF REQUEST:** DRB Review Site 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 or Tract No. lot ~~14-2-4~~ 14-A-2-4 Block: \_\_\_\_\_ Unit: 5

Subdiv. / Addn. Loop Industrial; District

Current Zoning: SU-2 for M-1 Permissive Proposed zoning: NC

Zone Atlas page(s): C-17 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 1.3 acres Density if applicable: dwellings per gross acre: na dwellings per net acre: na

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no

UPC No. 101706439719140252 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Firestone Dr. near Jefferson NE

Between: WILTSHIRE AVE NE 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.): drb 95-498

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

**SIGNATURE** Philip W. Robinson / 1/23/06 DATE

(Print) Philip W. Robinson  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-00099</u>	<u>SBP</u>	<u>P(2)</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>02/01/06</u>	_____	_____	<u>\$ 405.00</u>

Sandy Handley 01/24/06 Project # 1004660  
 Planner signature / date

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
  - \_\_\_ 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.
  - \_\_\_ ~~N/A~~ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - \_\_\_ ~~N/A~~ 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
  - \_\_\_ ~~N/A~~ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ ~~N/A~~ Blue-line 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.

North 1-25  
Sector Development  
Plan

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
  - \_\_\_ Blue-line 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.

Phil Robinson  
 Phil Robinson 1/23/06  
 Applicant name (print)  
 Applicant signature / date

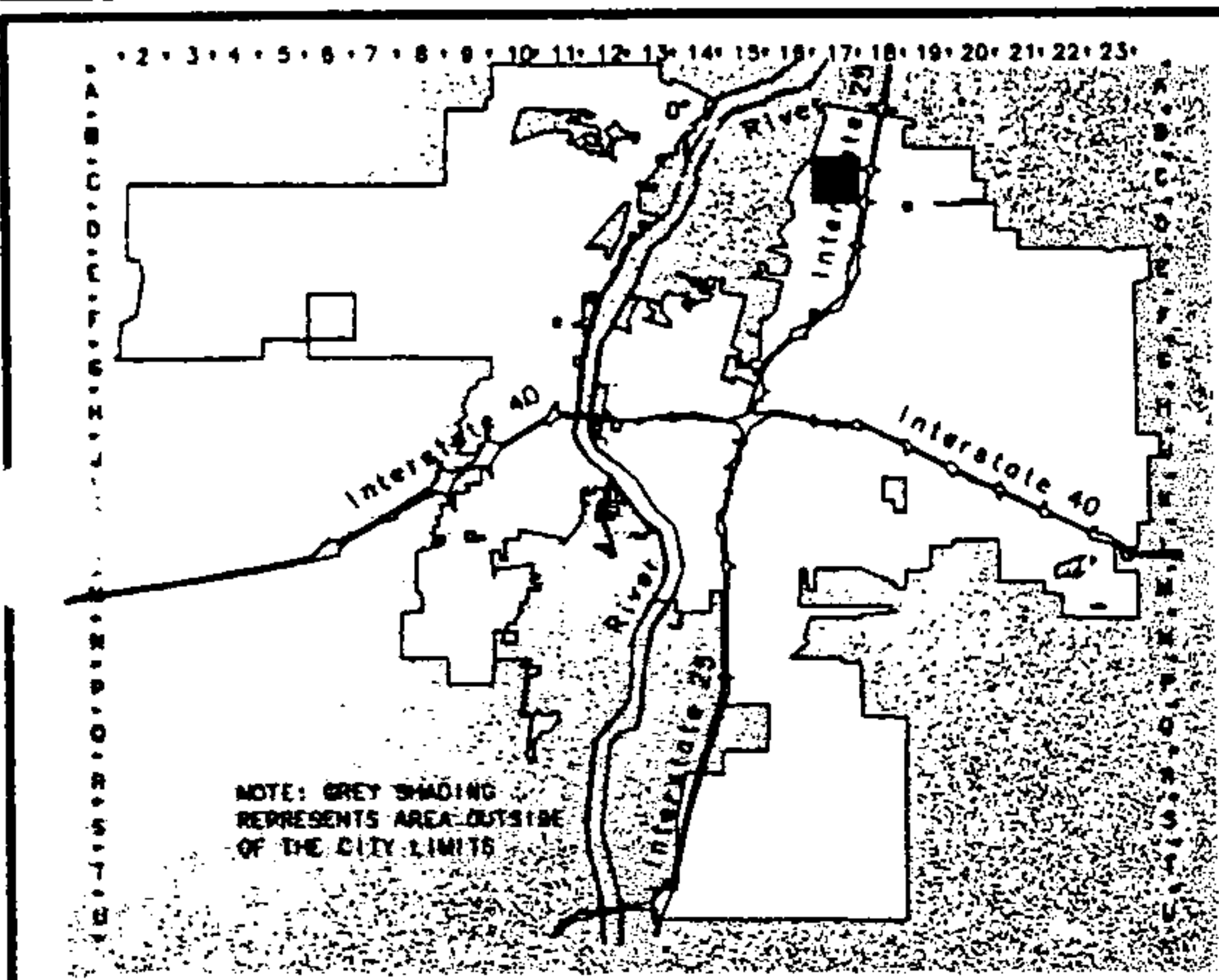
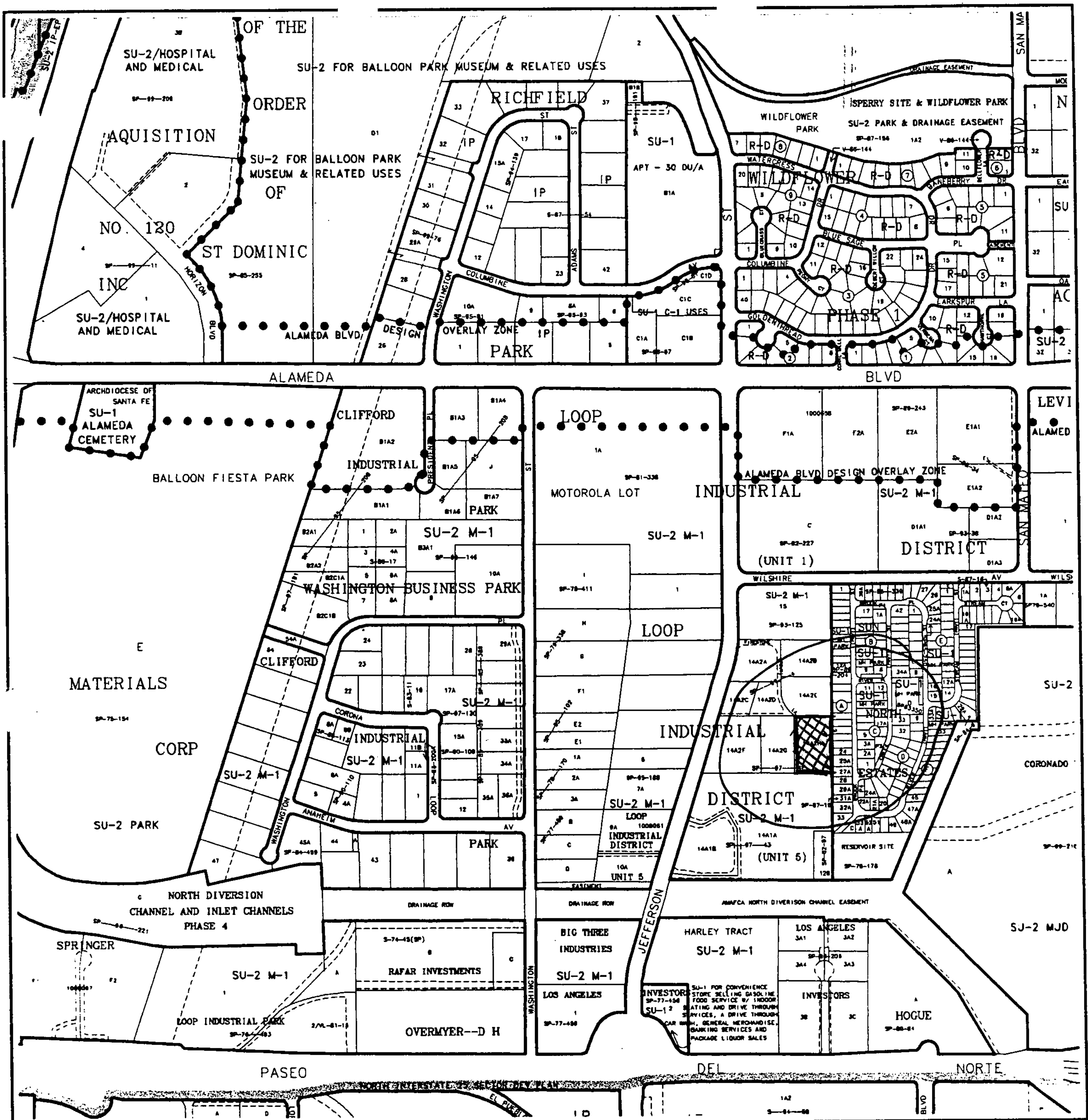


Form revised October 2004

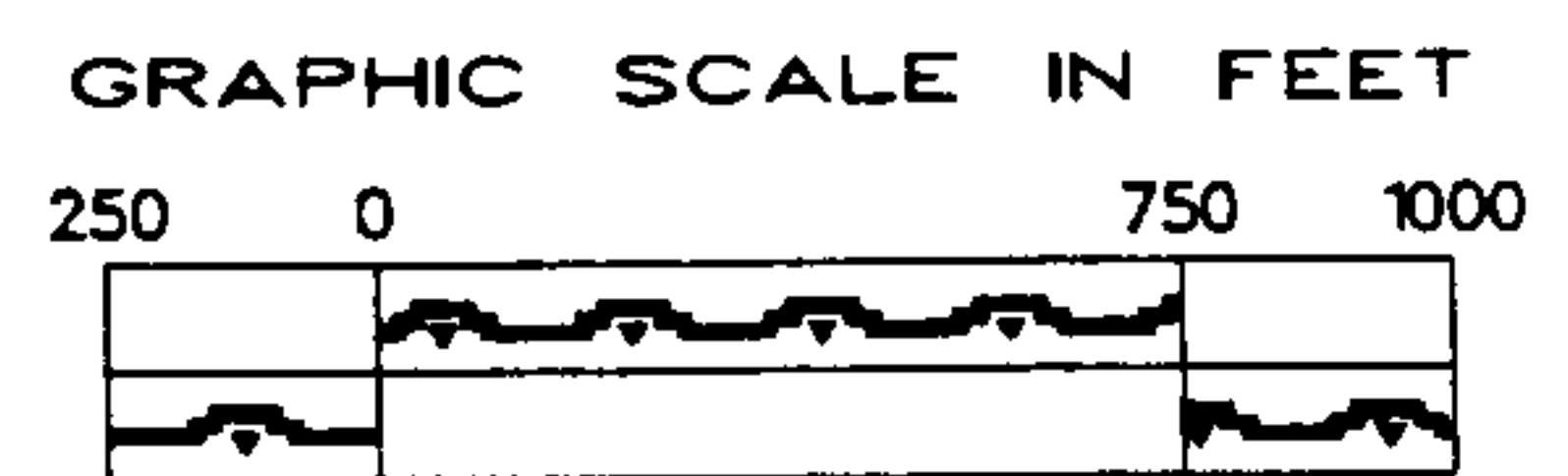
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 06 DRB - 00099

Sandy Handley 01/24/06  
 Planner signature / date  
 Project # 1004660



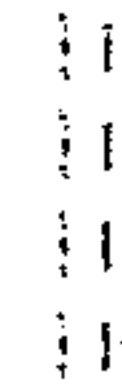
CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000



Zone Atlas Page

C-17-Z

Map Amended through August 15, 2000



January 24, 2006

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street, N.W.  
Albuquerque, NM 87102

**RE: DRB Development Review for Building Permit**

To whom it may concern,

This application is for review of the landscaping plan in accordance with the North I-25 Sector Development Plan.

We believe the proposal is in compliance with the North I-25 Sector Development Plan design guidelines and provides the use and intentions desired by the original subdivision for this area.

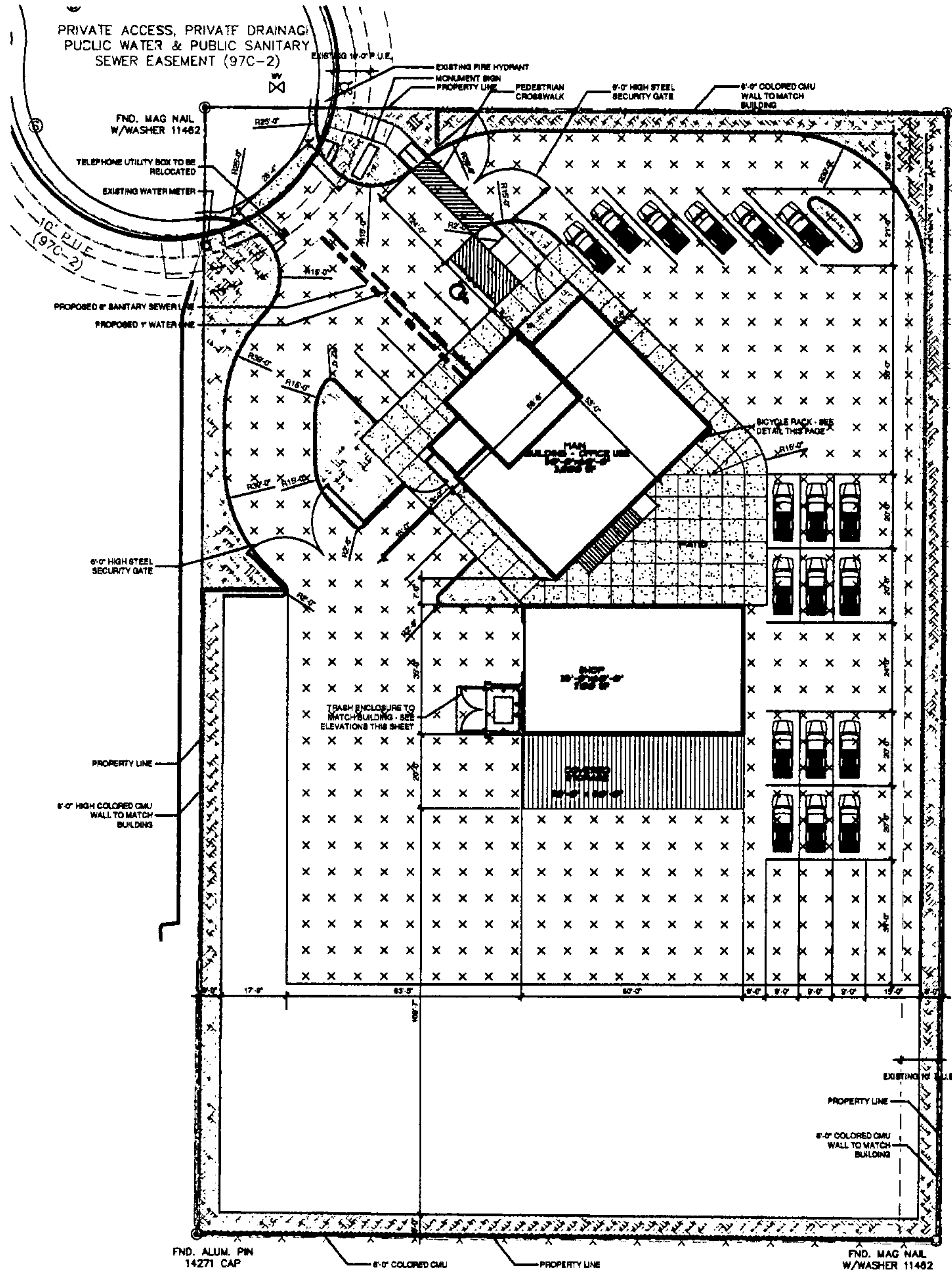
Thank you for your consideration,  
Sincerely,

  
Philip Robinson  
Agent, Project Manager



**BUILDING CRITERIA**

**PROJECT:** PREMIER CONCRETE HEADQUARTERS  
**OWNER:** PREMIER CONCRETE  
 6220 WILSHIRE NE  
 ALBUQUERQUE, NM 87113  
**ARCHITECT:** CLAUDIO VIGIL ARCHITECTS  
 1801 RIO GRANDE BLVD.  
 ALBUQUERQUE, NM 87109  
**LEGAL DESCRIPTION:** LOT 14A-3H  
 LOOP INDUSTRIAL DISTRICT UNIT 6  
**ZONING ATLAS MAP:** C-17  
**ZONING CLASSIFICATION:** SU-2 FOR M-1 USES  
**GROSS SQUARE FOOTAGE:** 8,022 S.F. MAIN BUILDING  
 2,100 S.F. SHOP  
**NET USABLE SQUARE FOOTAGE:** 4,002 S.F. MAIN BUILDING  
 2,100 S.F. SHOP  
**BUILDING HEIGHT ABOVE GRADE:** 25'-0"  
**PARKING ANALYSIS:** MAIN BUILDING: 1 SPACE PER 200 NET S.F. = 23 SPACES  
 SHOP: 1 SPACE PER 2,000 S.F. = 1 SPACE  
 24 SPACES REQUIRED  
 1 H.C. SPACE REQUIRED  
**PARKING SPACES SIZES:** 19'-0" X 20'-0" OR 9'-0" X 18'-0" W/ 2'-0" OVERHANG  
**BICYCLE SPACES:** 4 BICYCLE SPACES PROVIDED  
**TOTAL LOT AREA:** 11,106 S.F.  
**NET LOT AREA:** 52,021 S.F.  
**LANDSCAPE AREA REQUIRED:** 12,021 S.F. X 15% = 7,803 S.F.  
**LANDSCAPE AREA PROVIDED:** 7,857 S.F.

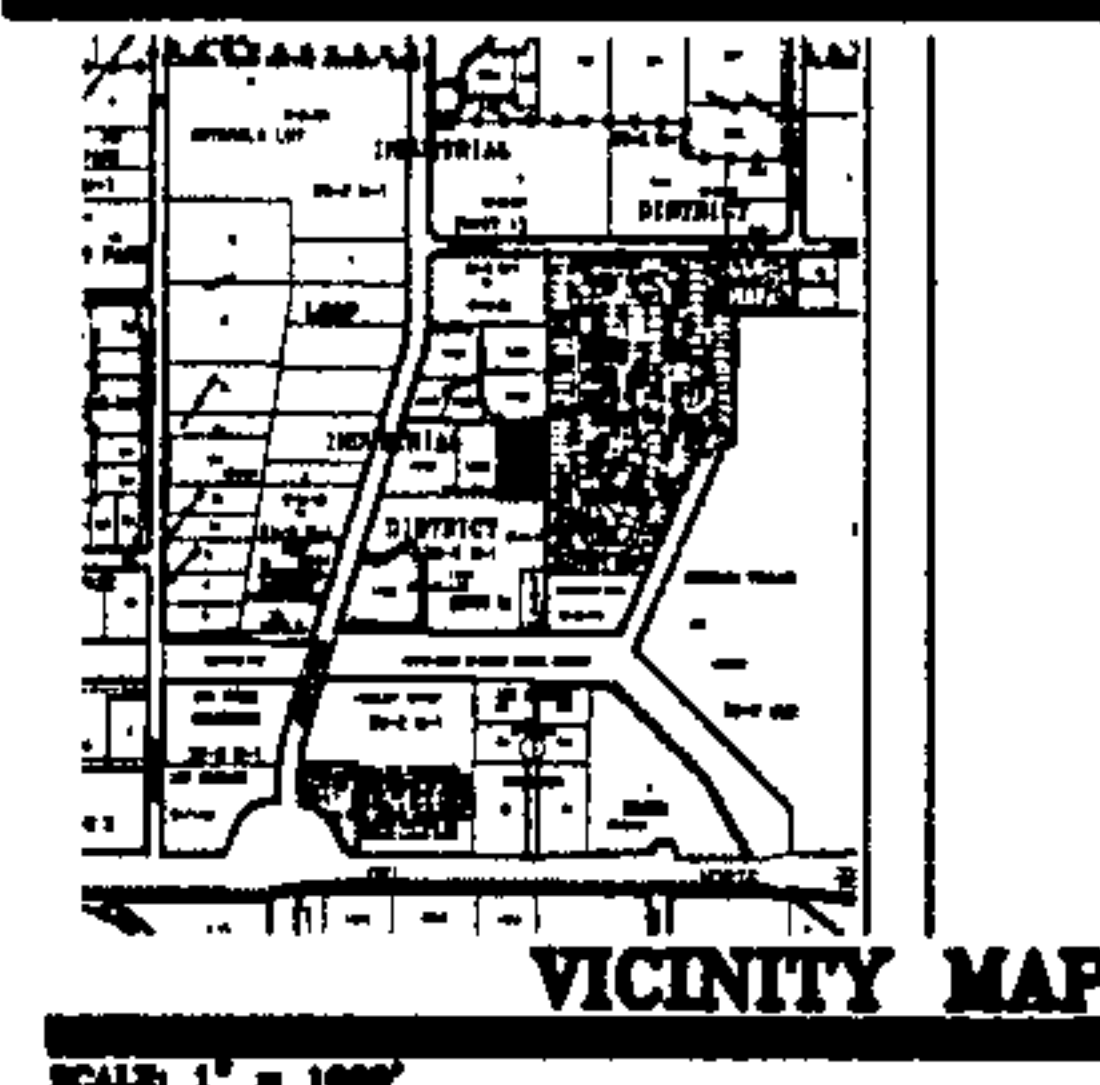


**SIGNATURE BLOCK**

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
 IF AN INFRASTRUCTURE LIST REQUIRED? (YES / NO) \_\_\_\_\_  
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRS SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER, ENGINEERING DIVISION / AMARCA \_\_\_\_\_ DATE \_\_\_\_\_  
 SOLID WASTE MANAGEMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 ENVIRONMENTAL HEALTH DEPARTMENT (optional) \_\_\_\_\_ DATE \_\_\_\_\_  
 DRS CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 PLAN#(10708) 12/18/08



**CLAUDIO VIGIL ARCHITECTS**

601 Rio Grande Boulevard, N.W.  
 Albuquerque, New Mexico  
 Phone: (505) 848-1112  
 Fax: (505) 848-1880

**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
 All design concepts, details, specifications, plans, computer files, field books, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

**CONSULTANTS**

**PROFESSIONAL SEAL**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

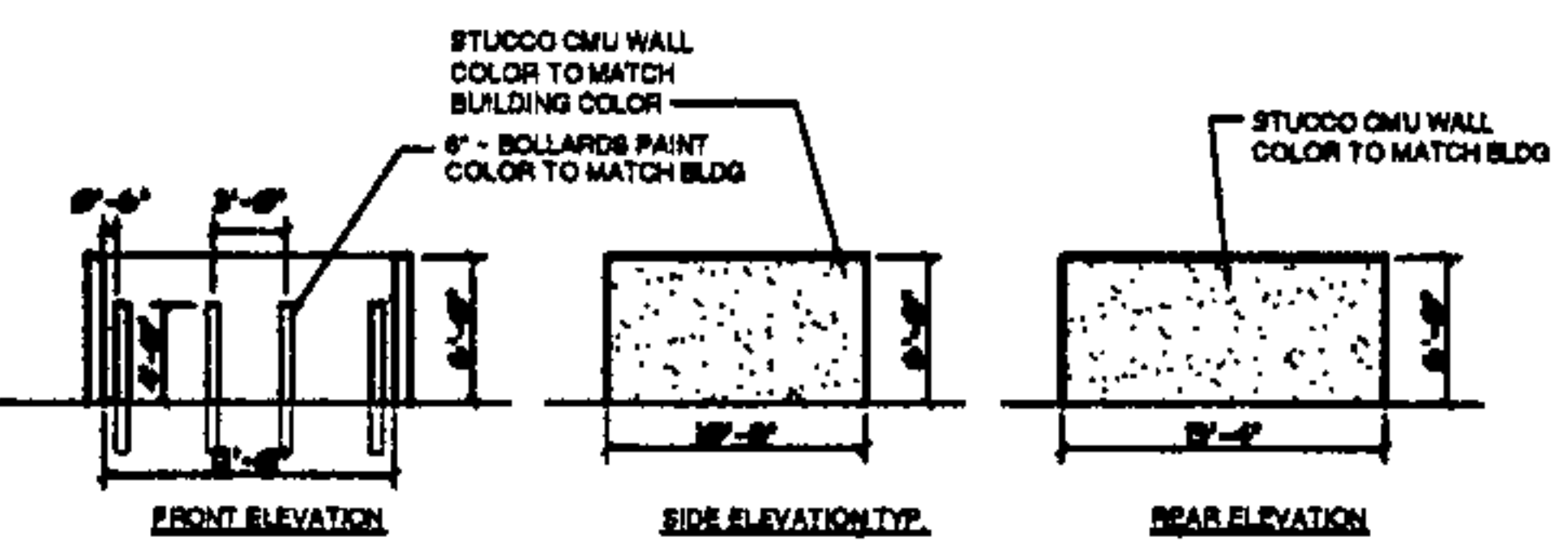
**PREMIER CONCRETE HEADQUARTERS**  
 8400 FIRESTONE ROAD  
 ALBUQUERQUE, NEW MEXICO

DATE	REVISION	DESCRIPTION

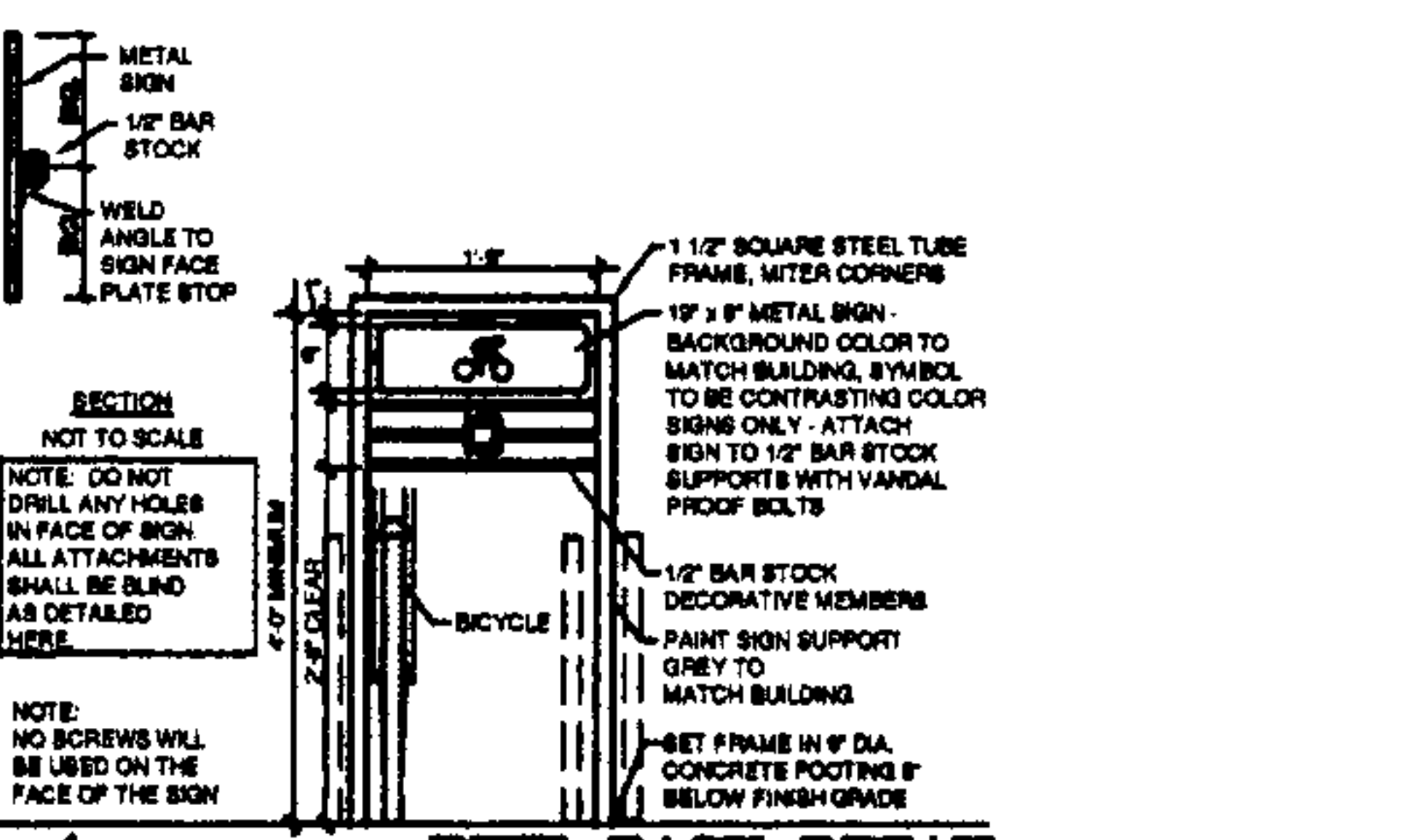
DATE: 12/18/08  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 3311  
 CLIENT: PREMIER CONCRETE  
 ARCHITECT: CLAUDIO VIGIL ARCHITECTS 2008  
 DATE: 12/18/08

**PRELIMINARY SITE PLAN**

**C-101**



**B-1 TRASH ENCLOSURE ELEVATIONS**  
 SCALE: 1/8" = 1'-0"



**A-1 BIKE RACK DETAIL**  
 SCALE: 1/2" = 1'-0"

**A-3 SITE PLAN**  
 SCALE: 1/16" = 1'-0"



# **Premier Concrete**

[www.premierconcretenm.com](http://www.premierconcretenm.com)

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24 January 2006

To: City of Albuquerque  
Planning Department

This letter is to authorize Claudio Vigil Architects to act as our agent for submission of Premier Concrete Office Complex to the Development Review Board.

Sincerely,

  
Kevin Chavez, President  
Premier Concrete



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- 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
- N/A G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

### 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: 24 provided: 26  
Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 1  
provided: 4
  - N/A 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
  - N/A 3. End aisle locations, including width and curve radii 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

- N/A A. Locate and identify adjacent public and private streets and alleys.
  - N/A 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - N/A 3. Location of traffic signs and signals related to the functioning of the proposal
  - N/A 4. Identify existing and proposed medians and median cuts
- N/A B. Identify Alternate transportation facilities within site or adjacent to site
  - N/A 1. Bikeways and bike-related facilities
  - N/A 2. Pedestrian trails and linkages
  - N/A 3. Bus facilities, including routes, bays and shelters existing or required

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## 4. Utilities

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

## 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. Method for meeting 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)

see site  
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.

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

## B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. 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

- N/A
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
  - B. Bar Scale
  - C. Detailed Building Elevations for each facade
    - 1. Identify facade orientation
    - 2. Dimensions of facade elements, including overall height and width
    - 3. Location, material and colors of windows, doors and framing
    - 4. Materials and "common name" colors of all building elements and structures

- N/A
- E. 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

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. 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 PREMIER CONCRETE LLC  
AGENT CLAUDIO VIGIL ARCHITECTS  
ADDRESS 1801 RIO GRANDE BLVD, NW  
PROJECT & APP # 1004660 / 06 DRB 00099  
PROJECT NAME PREMIER CONCRETE

\$ 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.

NO. 1790  
DATE 2/5/06  
AMOUNT 405.00  
\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division  
1/24/2006 10:24AM LOC: ANNX  
RECEIPT# 00051438 US# JOB TRAN# 0016  
A/C 441032 Fund 0110  
A/C 3424000 TRBCCS  
Trans Amt 405.00  
12/ Misc  
V. Vigil  
Thank You

PREMIER CONCRETE LLC  
65820 WILSHIRE NE  
ALBUQUERQUE, NM 87113  
(505) 798-1900

FIRST STATE BANK  
95-145-1070

Four Hundred and Five  
City of Albuquerque

1/24/2006 10:24AM  
RECEIPT# 00051438 US# JOB TRAN# 0016  
A/C 441032 Fund 0110  
A/C 3424000 TRBCCS  
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12/ Misc

001790 1070014521 002285649