

#6



# COMPLETED 07/20/06 stt 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-01010 (SBP)

Project # 1005023

Project Name ALAMEDA BUSINESS PARK

Agent: Don Dudley Architect

Phone No.: 243.8700 ✓

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Build notes ok stt

- 
- 
- 
- 

UTILITIES:

- 
- 
- 

CITY ENGINEER / AMAFCA:

- 
- 
- 

PARKS / CIP:

- 
- 
- 

PLANNING (Last to sign): Signature Book

- Title should be "Site Development Plan for Building Permit."
- Infrastructure language on Site Plan.
- 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

1005023

#6



# 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.: <u>06DRB-01010 (SBP)</u>	Project # <u>1005023</u>
Project Name <u>ALAMEDA BUSINESS PARK</u>	Phone No.: <u>243.8100</u> ✓
Agent: <u>Don Dudley Architect</u>	

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: Build notes
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- UTILITIES:
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- CITY ENGINEER / AMAFCA:
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- PARKS / CIP:
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- PLANNING (Last to sign): Signature for [unclear]
- Title should be "Site Development Plan for Building Permit"
- Infrastructure language on Site Plan
- 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 1005023



2. **Project # 1002375**  
06DRB-00902 Major-Vacation of Pub  
Right-of-Way  
06DRB-00903 Major-Vacation of Public  
Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION**, located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] *[Deferred from 7/19/06]* (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

3. **Project # 1004985**  
06DRB-00916 Major-SiteDev Plan  
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1000045**  
06DRB-00919 Major-Vacation of Public  
Easements  
06DRB-00920 Minor-Prelim&Final Plat  
Approval  
06DRB-00921 Minor- SiteDev Plan for  
Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECIPROCAL CROSS ACCESS EASEMENTS FOR ALL LOTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1003102**  
06DRB-00832 Major-Preliminary Plat  
Approval  
06DRB-00837 Minor-Sidewalk Waiver  
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] [*Deferred from 7/12/06*] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 AND APPROVAL OF THE GRADNG PLAN ENGINEER STAMP DATED 6/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. IF THERE IS NO HOME OWNER'S ASSOCIATION PRESIDENT THE OWNER CAN SIGN. 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.**

- 06DRB-00935 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00936 Minor-SiteDev Plan  
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] [**David Stallworth, EPC Case Planner**] [*Deferred from 7/12/06*] (F-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN.**

**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.

6. ~~Project # 1005023~~  
06DRB-01010 Minor-SiteDev Plan  
BldPermit
- DON DUDLEY ARCHITECT agent(s) for KEITH CHESHIRE, RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 56, **ALAMEDA BUSINESS PARK**, zoned SU-2-IP/EP, located on PASEO ALAMEDA NE, between CALLE ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: PROJECT # 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR ADDITIONAL LANGUAGE ON SIGNATURE BLOCK AND 3 COPIES OF THE SITE PLAN.**
7. **Project # 1002651**  
06DRB-01011 Minor-Amnd SiteDev Plan  
BldPermit
- ADVANCED ENGINEERING & CONSULTANTS agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Block(s) 15, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on INTERSTATE 25 FRONTAGE ROAD between CARMEL AVE NE and CORONA AVE NE containing approximately 2 acre(s). [REF: DRB-93-78, ZA-93-38, ZA-93-91] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004820**  
06DRB-01007 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01008 Minor-Prelim&Final Plat  
Approval  
06DRB-01009 Minor-Ext of SIA for Temp  
Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] **[Carmen Marrone, EPC Case Planner] (B-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003012**  
06DRB-00991 Minor-AmendedSiteDev  
Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] **[Petra Morris, EPC Case Planner] (L-9) THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003993**  
06DRB-01006 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01005 Minor-Prelim&Final Plat  
Approval  
06DRB-01003 Minor-Vacation of Private  
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [**David Stallworth, EPC Case Planner**] [*Deferred from 7/19/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO JULY 26, 2006.**

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

11. **Project # 1000965**  
06DRB-01002 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for ASW REALTY, ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for Lot(s) 91-A thru 129-A & Tract(s) M-1 & N-1, **ANDALUCIA AT LA LUZ**, zoned SU-1-PRD (5 du acre), located on SEVILLA AVE NW, between MI CORDELLA DR NW and TRES GRACIAS DR NW containing approximately 4 acre(s). [REF: 05DRB-01025] (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1005021**  
06DRB-01000 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [*Deferred from 7/19/06*] (L-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**



13. **Project # 1004940**  
06DRB-00794 Minor-Prelim&Final Plat  
Approval  
06DRB-00795 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004804**  
06DRB-00751 Minor-Prelim&Final Plat  
Approval

JESUS SANDOVAL agent(s) for ALEX MCCALLUM request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06 & Indef deferred on a no show 6/21/06]* (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE & RECORD THE PLAT.**

15. **Project # 1004909**  
06DRB-00717 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

16. **Project # 1004986**  
06DRB-00922 Minor-Sketch Plat or Plan
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004999**  
06DRB-00965 Minor-Sketch Plat or Plan
- GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1, located on MOUNTAIN RD NW, between RIO GRANDE NW and GABALDON NW containing approximately 1 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1005014**  
06DRB-00989 Minor-Sketch Plat or Plan
- JACK'S HIGH COUNTRY agent(s) for PRISCILLA MARY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 89-B1-B-1 and 89-B-3, **MAP 33**, zoned R-1, located on 12<sup>TH</sup> ST NW, between MC MULLAN AVE NW and MILDRED AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005022**  
06DRB-01001 Minor-Sketch Plat or Plan

GREG BACZEK agent(s) for PAUL CHENEY & NANCY BACZEK request(s) the above action(s) for all or a portion of Lot(s) 9 and 10, **GRANADA HEIGHTS ADDITION**, zoned R-1, located on the corner of ALISO DR SE and GARFIELD AVE SE, containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **ADJOURNED: 12:05 P.M.**



#6  
#1005023  
7/19/02

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005023**

**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 \_\_\_; 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:** JULY 19, 2006

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: KEITH CHESHIRE, RIO GRANDE PROPERTIES PHONE: 345-4156 x 202  
 ADDRESS: 8324 WASHINGTON ST. N.E. FAX: 345-4151  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: KEITH@KBLCONSTRUCTION.COM  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): DON DUDLEY, ARCHITECT PHONE: 243-8100  
 ADDRESS: 400 GOLD AVE. SW, STUDIO 850 FAX: 243-8101  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: STUDIO@DONDUDLEYDESIGN.COM

DESCRIPTION OF REQUEST: REQUEST SITE DEVEL. PLAN APPROVAL FOR BUILDING PERMIT: NEW OFFICE AND WAREHOUSE

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. 8516 56 Block: 0000 Unit: \_\_\_\_\_  
 Subdiv. / Addn. ALAMEDA BUSINESS PARK  
 Current Zoning: SU-2-IP/EP Proposed zoning: SAME  
 Zone Atlas page(s): C-16-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.82 Density if applicable: dwellings per gross acre: N.A. dwellings per net acre: N.A.  
 Within city limits?  Yes. No ; but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101606435223510810 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS (On) PASEO ALAMEDA N.E.  
 Between: CALLE ALAMEDA NE and VISTA ALAMEDA NE

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.): N/A

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

SIGNATURE Don Dudley, ARCHITECT DATE 7/10/2006  
 (Print) \_\_\_\_\_ Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers  
06DRB 01010

Action  
SBP  
CMF

S.F. Fees  
P(3) \$ 385.00  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 405.00

Hearing date 07/19/06

Sandy Handley 07/11/06  
 PLANNER SIGNATURE/DATE

Project # 1005023

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

**SKETCH PLAN REVIEW AND COMMENT**

**Maximum Size: 24" x 36"**

- 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**

**Maximum Size: 24" x 36"**

- 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**

**Maximum Size: 24" x 36"**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- NA 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
- NA Copy of the document delegating approval authority to the DRB
- NA 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)
- NA 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**

**Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Maximum Size: 24" x 36"**

- 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.

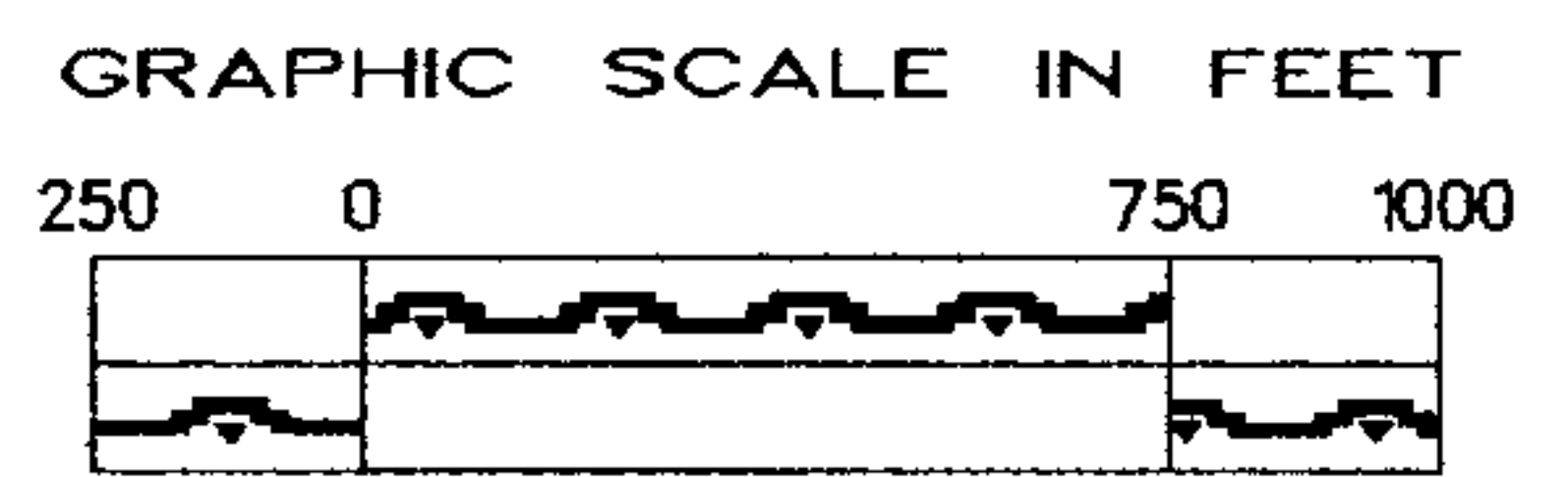
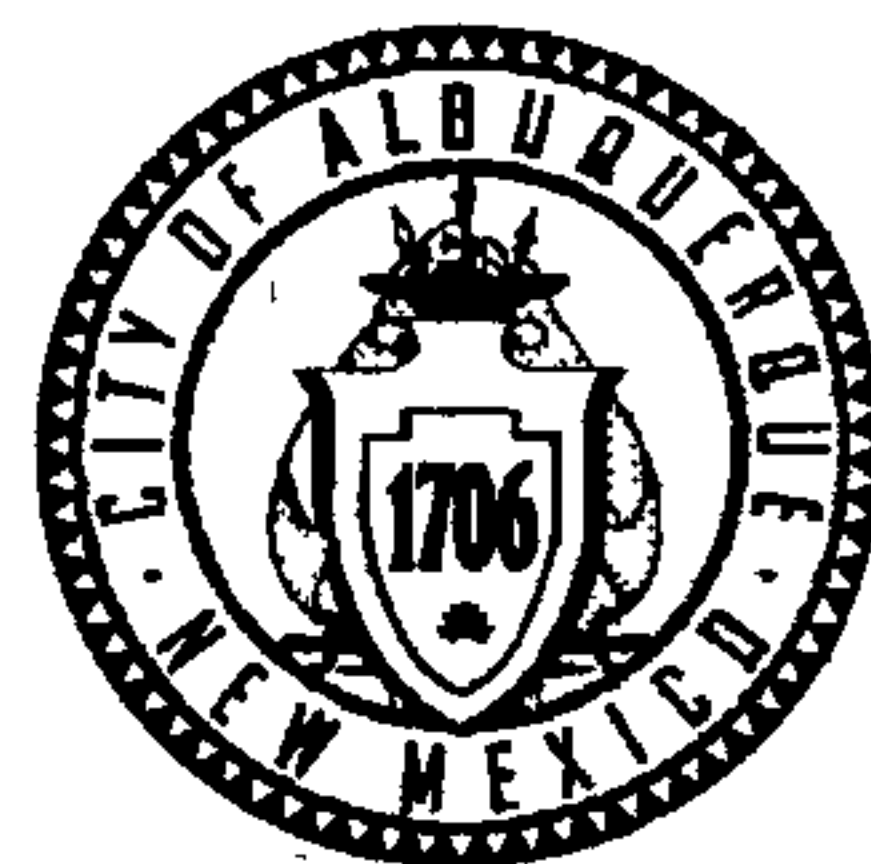
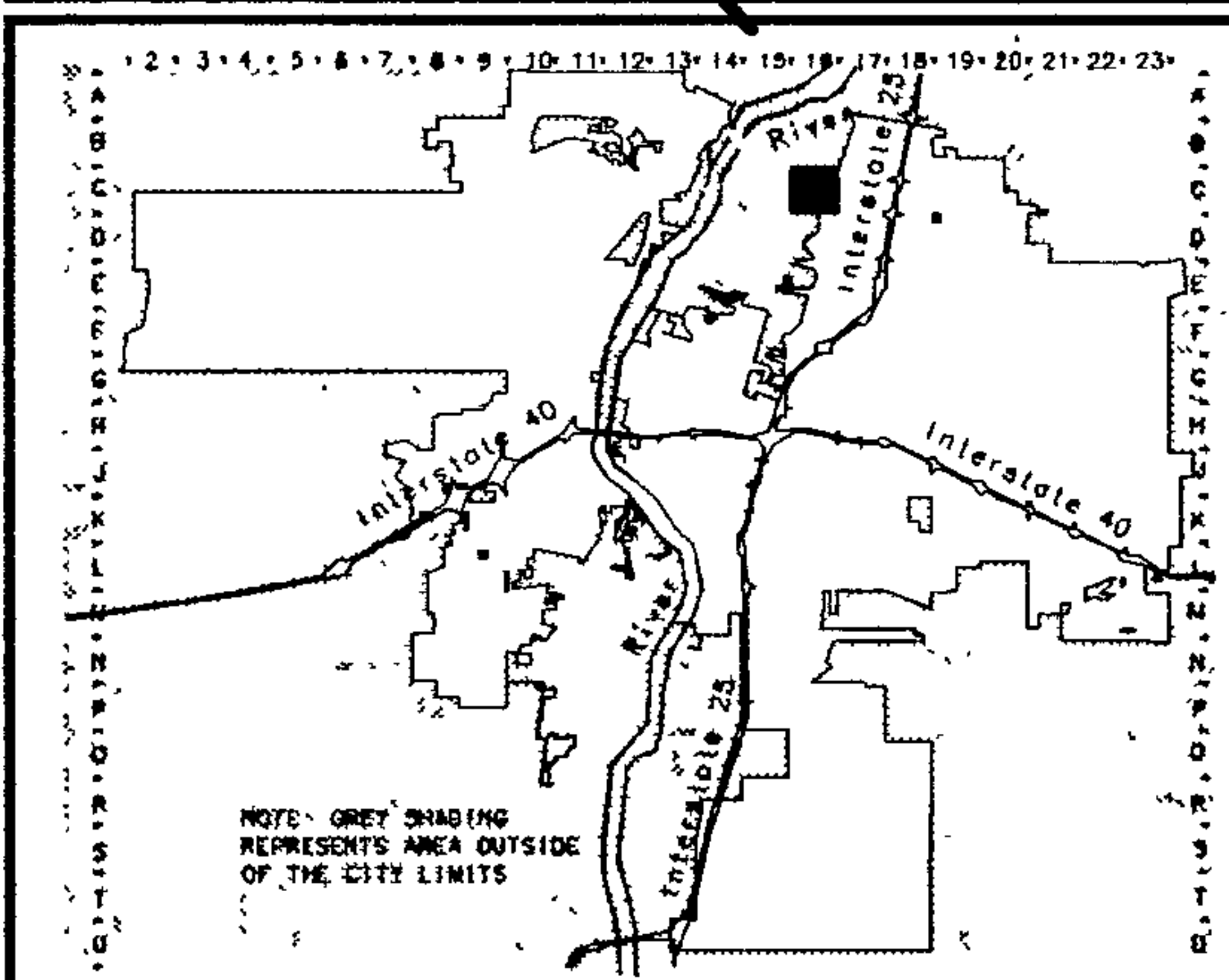
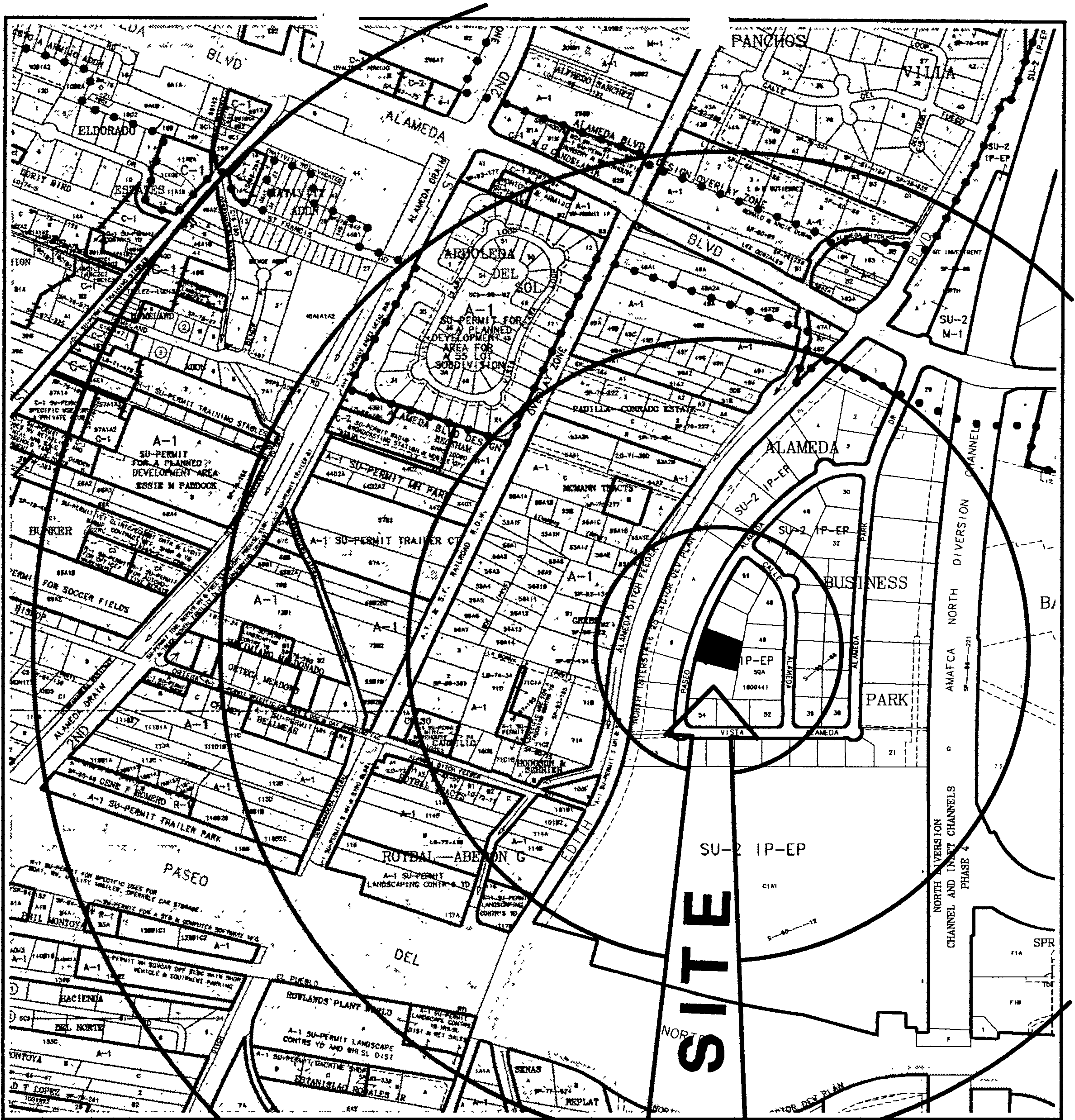
Don Dudley, ARCHITECT  
Applicant name (print)  
[Signature] 7/11/2006  
Applicant signature / date



Form revised APRIL 2006

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - \_\_\_\_\_ - 01010  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Sandy Handley 07/11/06  
Planner signature / date  
**Project # 1005023**



**Zone Atlas Page**

**C-16-Z**

Map Amended through March 08, 2005

**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2004




# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

 7/11/2006  
Applicant or Agent Signature / Date

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

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' ✓  
1.0 - 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 ✓

**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)
- 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: 50 provided: 33  
 Handicapped spaces required: 2 provided: 2
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 2  
 provided: 3
  - 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: 4/18/2006

~~NA~~

2. Pedestrian trails and linkages

~~NA~~

3. Bus facilities, including routes, bays and shelters existing or required

## 4. Utilities\*

~~NA~~

1. Fire hydrant locations, existing and proposed.

~~NA~~

2. Distribution lines

~~NA~~

3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.

~~NA~~

4. Existing water, sewer, storm drainage facilities (public and/or private).

~~NA~~

5. Proposed water, sewer, storm drainage facilities (public and/or private)

## 5. Phasing

~~NA~~

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.

\* SEE  
CONCEPTUAL  
UTILITY  
PLAN

## SHEET #2 - LANDSCAPING PLAN

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

~~NA~~

1. Scale - must be same as scale on sheet #1 - Site plan

~~NA~~

2. Bar Scale

~~NA~~

3. North Arrow

~~NA~~

4. Property Lines

~~NA~~

5. Existing and proposed easements

~~NA~~

6. Identify nature of ground cover materials

~~NA~~

A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)

~~NA~~

B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)

~~NA~~

C. Ponding areas either for drainage or landscaping/recreational use

~~NA~~

7. Identify type, location and size of plantings (common and/or botanical names).

~~NA~~

A. Existing, indicating whether it is to be preserved or removed.

~~NA~~

B. Proposed, to be established for general landscaping.

~~NA~~

C. Proposed, to be established for screening/buffering.

~~NA~~

8. Describe irrigation system

~~NA~~

9. Planting Beds, indicating square footage of each bed

~~NA~~

10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.

~~NA~~

11. Responsibility for Maintenance (statement)

~~NA~~

12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.

~~NA~~

13. Landscaped area requirement; square footage and percent (specify clearly on plan)

~~NA~~

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: 4/18/2006

## A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location 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 for all corners of the site (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

- 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 colors of all building elements and structures

**NA** 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 discuss submittal requirements with Planning Department staff.

### B. Signage

- N.A.** {
- 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.*

g donald dudley architect llc

June 26, 2006

Keith Cheshire  
Rio Grande Properties, LLC  
8324 Washington St NE  
Albuquerque, NM 87113-1606

Sharon Matson, AICP  
Planning Manager  
DRB Chair  
Planning Department  
Development & Building Services Division  
PO Box 1293, 600 Second Street NW  
Albuquerque, NM 87103

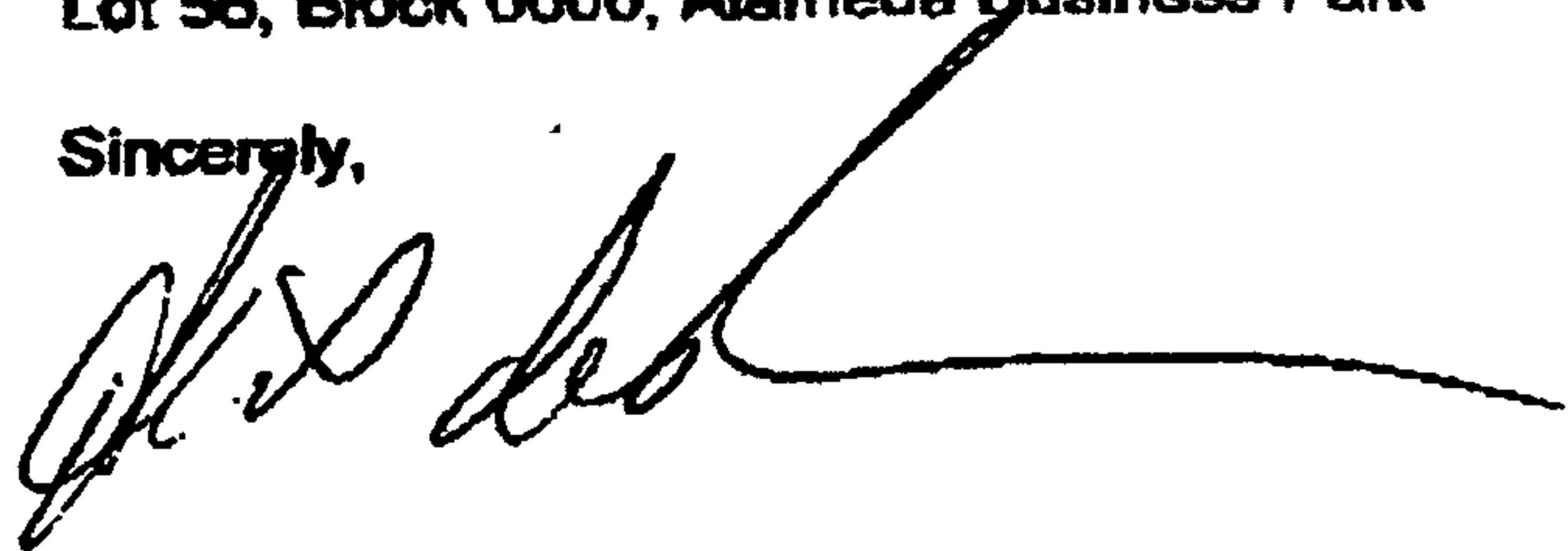
Re: Authorization of agency to pursue Development Review Board approval  
for 8516 Paseo Alameda, NE

To Whom It May Concern:

As the owner, I hereby authorize G. Donald Dudley Architect to act as my agent  
in all matters related to any issues or actions for the following property.

8516 Paseo Alameda, NE  
Lot 56, Block 0000, Alameda Business Park

Sincerely,



Keith Cheshire

November 24, 2003

City of Albuquerque  
Planning Department Administration  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87123  
T: 924-3352  
F: 924-3339

**Re: DRB for Office / Warehouse  
Lot 56, 8516 Paseo Alameda, NE  
Alameda Business Park**

To Whom It May Concern:

Thank you for the opportunity to provide this application for review by DRB. We are seeking to build a combination warehouse and office building at Lot 56, 8516 Paseo Alameda, NE in the Alameda Business Park Subdivision.

The tenant will most likely be a purveyor of heating and air conditioning control devices with sales offices in the front and inventory stored in the rear warehouse. We are proposing office space at the front of the site at 5,503 heated square feet and a warehouse area at the rear at 4,500 heated square feet.

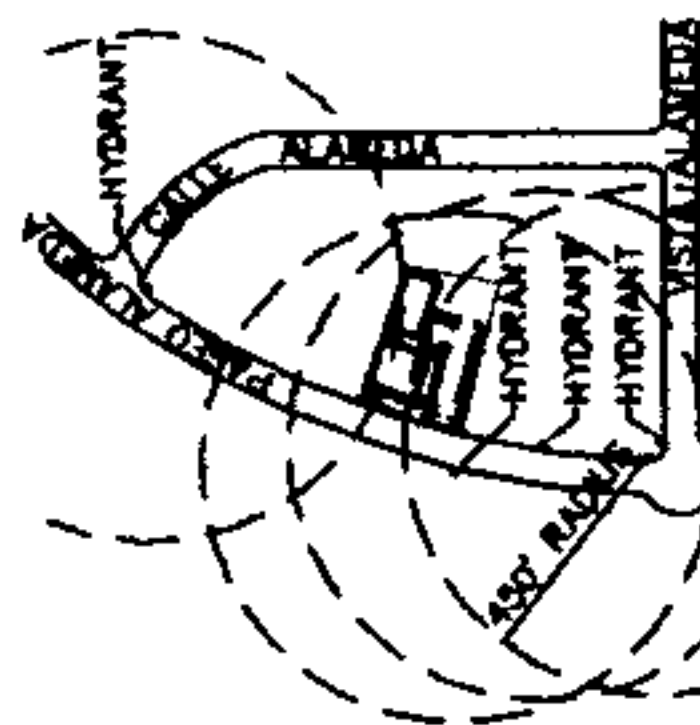
The Alameda Business Park is predominately composed of office-warehouse uses like the one we propose. In our proposal, the office building is at the front of the site, with vehicular parking to the side and the warehouse and support areas to the rear. Therefore, the view from the street is of an attractive building with its accompanying landscaping, not an undesirable parking lot or storage area. The building we propose can be described as "contemporary regional," and its design and earth-tone colors will fit in well with the overall development.

If you have any questions regarding this proposal, please do not hesitate to call my office.

Thank you,  
G. Donald Dudley Architect, Ltd.



by:  
Don Dudley, AIA  
President



**FIRE HYDRANT LOCATIONS**  
SCALE 1"=40'-0"

5,503 SF OFFICE / 1 SPACE PER 200 SF = 27.51 SPACES  
 4,500 SF WAREHOUSE / 1 SPACE PER 2,000 SF = 2.25 SPACES  
 30 SPACES REQUIRED, 33 SPACES PROVIDED  
 2 ACCESSIBLE SPACES REQUIRED AND PROVIDED  
 2 BICYCLE SPACES REQUIRED (1 SPACE / 20 VEHICULAR SPACES), 2  
 BICYCLE SPACES PROVIDED

**PARKING CALCULATION**  
N T B



**DUMPSTER ENCLOSURE ELEVATION**  
SCALE 1/4"=1'-0"



**ZONE ATLAS MAP**  
1/4" = 1 MILE

**KEYED NOTES**

- 1 FRONT YARD BUILDING SETBACK
- 2 NEW CONCRETE SIDEWALK
- 3 FRONT YARD LANDSCAPING BUFFER
- 4 3' SPACE BICYCLE RACK
- 5 EXISTING STALL TO REMAIN-NEW STUCCO (LIGHT EARTHSTONE COLOR)
- 6 SIDE YARD LANDSCAPING BUFFER
- 7 SIDE YARD BUILDING SETBACK
- 8 SIDE YARD LANDSCAPING BUFFER
- 9 TYP. EMPLOYEE PARKING STALL
- 10 1" WIDE STUCCO TRIM WALL ENCLOSURE
- 11 6" WIDE REAR YARD PLANTING BUFFER PER LANDSCAPE PLAN
- 12 ASPHALT DRIVE LOT
- 13 CONCRETE DRIVE APRON
- 14 CONCRETE DRIVE
- 15 CONCRETE DRIVE
- 16 CONCRETE DRIVE
- 17 HEADER CURB
- 18 DOWNPOUT AND GUTTER, TYP
- 19 760' PRE-FINISHED METAL ROOF PANEL
- 20 760' PRE-FINISHED METAL ROOF PANEL
- 21 760' PRE-FINISHED METAL ROOF PANEL
- 22 ROOF CHUCKET
- 23 STUCCO ON CAST-IN-PLACE CONCRETE
- 24 6" CHD YARD WALL STUCCO.

REVISED  
 AFB PLANS CHECKING OFFICE  
 824-3811  
 APPROVED FOR PERMITTING ONLY  
 DATE: 12/16/06

OFFICE - 5,503 SF & VB  
 2,000 Z. GA. (2 AIDS)  
 WAREHOUSE 4,500 SF & V-B  
 1811 GA. (2 AIDS)

AFB PLANS CHECKING OFFICE  
 824-3811  
 APPROVED FOR PERMITTING ONLY  
 DATE: 12/16/06

16 Cont  
 2700 sqm  
 3 hydrants  
 10/05/08

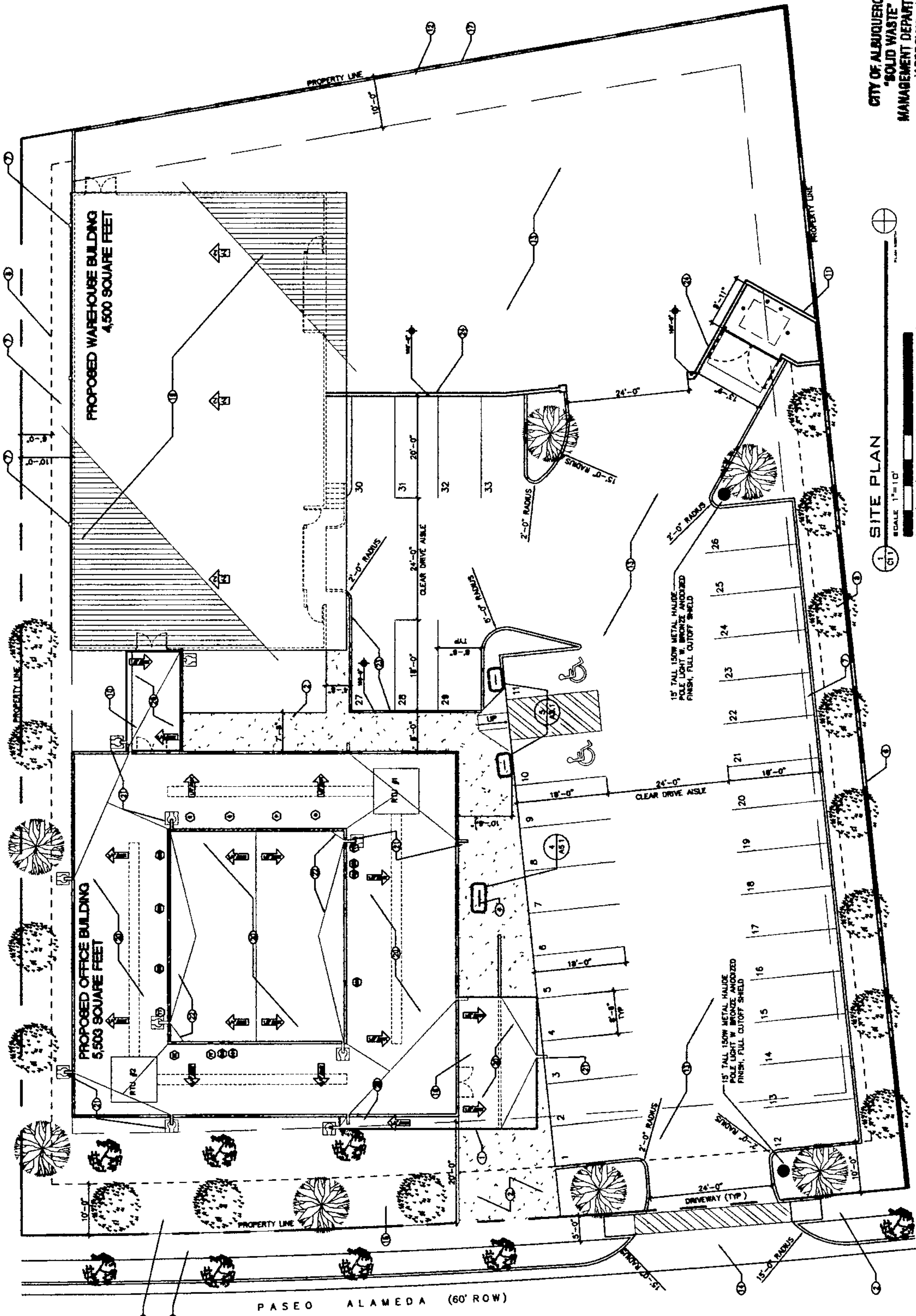
**Ochre Office/Warehouse**

8516 Paseo Alameda N.E.  
 Albuquerque, NM

G DONALD DUDLEY AIA  
**ARCHITECT**  
 5100 TORRE STUDIO BLDG  
 400 BALD AVENUE SW  
 ALBUQUERQUE, NEW MEXICO  
 TEL 505 263 8100  
 FAX 505 263 8100

DATE: JULY 10, 2008  
 DRAWN BY: GDD, dh

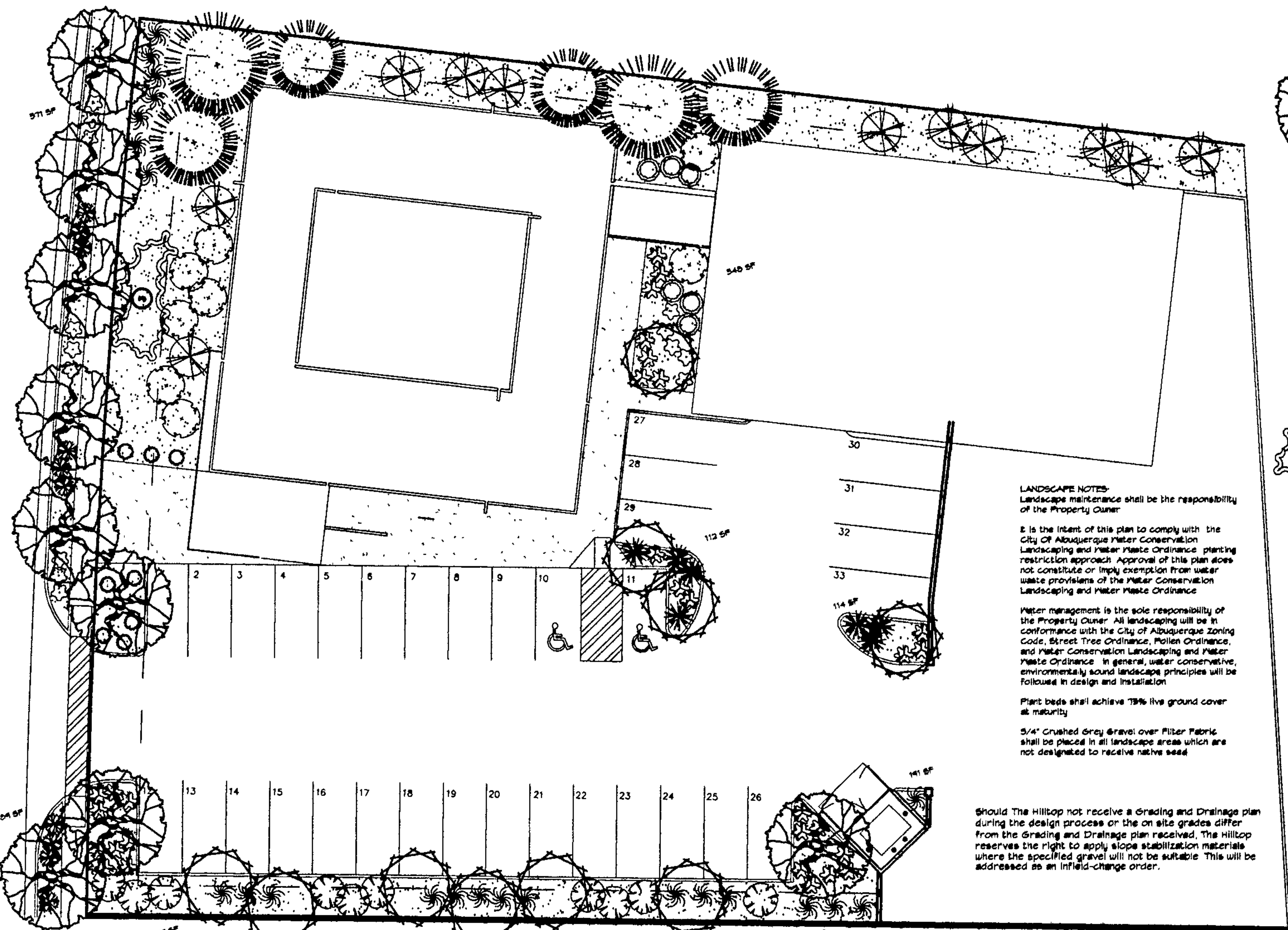
CITY OF ALBUQUERQUE  
 "SOLID WASTE"  
 MANAGEMENT DEPARTMENT  
 APPROVED 6/27/08  
 P.H.



**SITE PLAN**  
SCALE 1"=10'



PASEO ALAMEDA (60' ROW)



**PLANT LEGEND**

- |  |   |  |   |
|--|---|--|---|
|  | CHITALPA (M)<br>Chilopsis X Cestiva<br>2' Cal   |  | AUSTRIAN PINE (M)<br>Pinus nigra<br>6'-8'               |
|  | DESERT WILLOW (L)<br>Chilopsis linearis<br>15' @ 225sf                                      |  | ARP ROSEMARY (M)<br>Rosmarinus officinalis<br>5' @ 25sf |
|  | SILVERBERRY (M)<br>Elaeagnus pungens<br>5' @ 100sf  |  | MAIDENHAIR (M)<br>Miscanthus sinensis<br>5' @ 16sf      |
|  | BUTTERFLY BUSH (M)<br>Buddleia davidii<br>5' @ 100sf  |  | REGAL MIST (M)<br>Muhlenbergia capillaris<br>5' @ 4sf   |
|  | RED YUCCA (L)<br>Yucca filamentosa<br>5' @ 4sf  |  | CHAMISA (L)<br>Chrysothamnus<br>1' @ 25sf               |
|  | GREYLEAF COTONEASTER (M)<br>Cotoneaster buxifolia<br>5' @ 15sf<br>Symbol indicates 3 plants |  | POTENTILLA (M)<br>Potentilla fruticosa<br>1' @ 16sf     |
|  |   |  | LAVENDER (M)<br>Lavandula angustifolia<br>1' @ 16sf     |
|  |   |  | THREADGRASS (M)<br>Stipa tenuifolia<br>1' @ 4sf         |
|  |   |  | 3/4" GRAY GRAVEL<br>WITH FILTER FABRIC                  |

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

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. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Crushed Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed as an infield-change order.

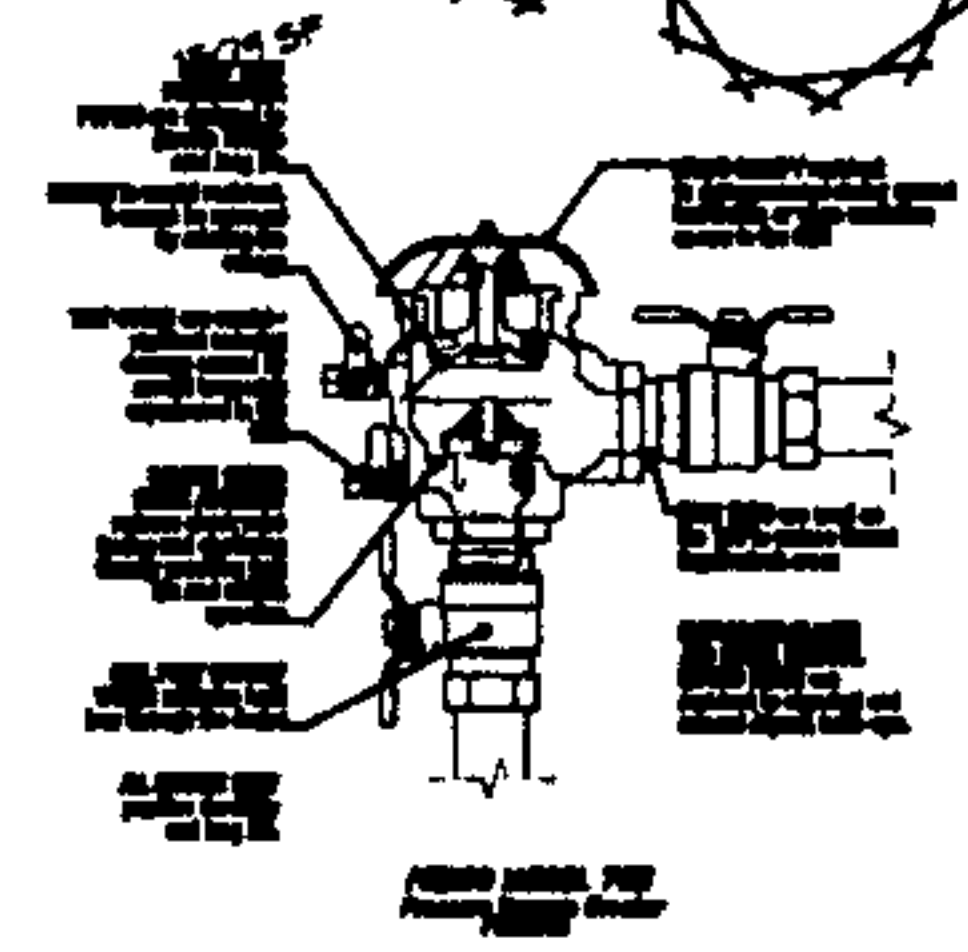
**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	35464	square feet
TOTAL BUILDINGS AREA	10448	square feet
NET LOT AREA	25016	square feet
LANDSCAPE REQUIREMENT	19%	
TOTAL LANDSCAPE REQUIREMENT	5470	square feet
TOTAL BED PROVIDED	7085	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	5512	square feet
TOTAL GROUND COVER PROVIDED	5550	square feet
TOTAL LANDSCAPE PROVIDED	7085	square feet



**The Hilltop**  
LANDSCAPE ARCHITECTS & PLANNERS  
Cont. Lic. #28400  
7808 E. HWY. N.E.  
ALBUQUERQUE, NM 87114  
Ph. (505) 886-8880  
Fax (505) 886-7737  
em@thehilltoplandscaping.com  
All drawings shall conform to the rules and regulations of the State Board of Architecture and Professional Engineers and shall not be construed as a contract unless accompanied by a separate contract.

Cheshire Office/Warehouse  
8516 Paseo Alameda N.E.  
Albuquerque, NM



FESCO MODEL 768  
Pressure Washer Emitter  
Outside Installation

INFLOW BEING NOT TO SCALE

**IRRIGATION NOTES**  
Irrigation shall be a complete underground system with Trees to receive (8) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

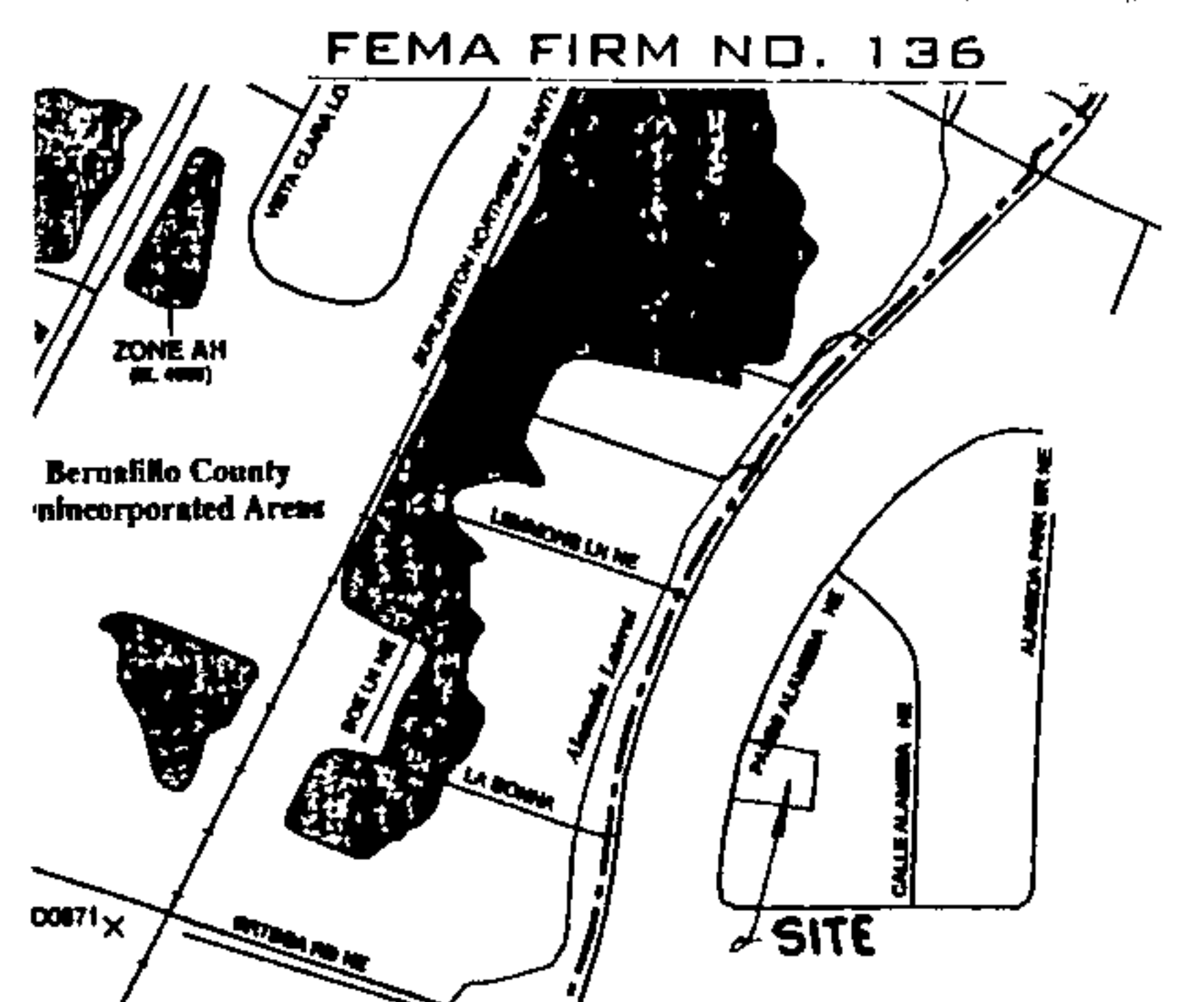
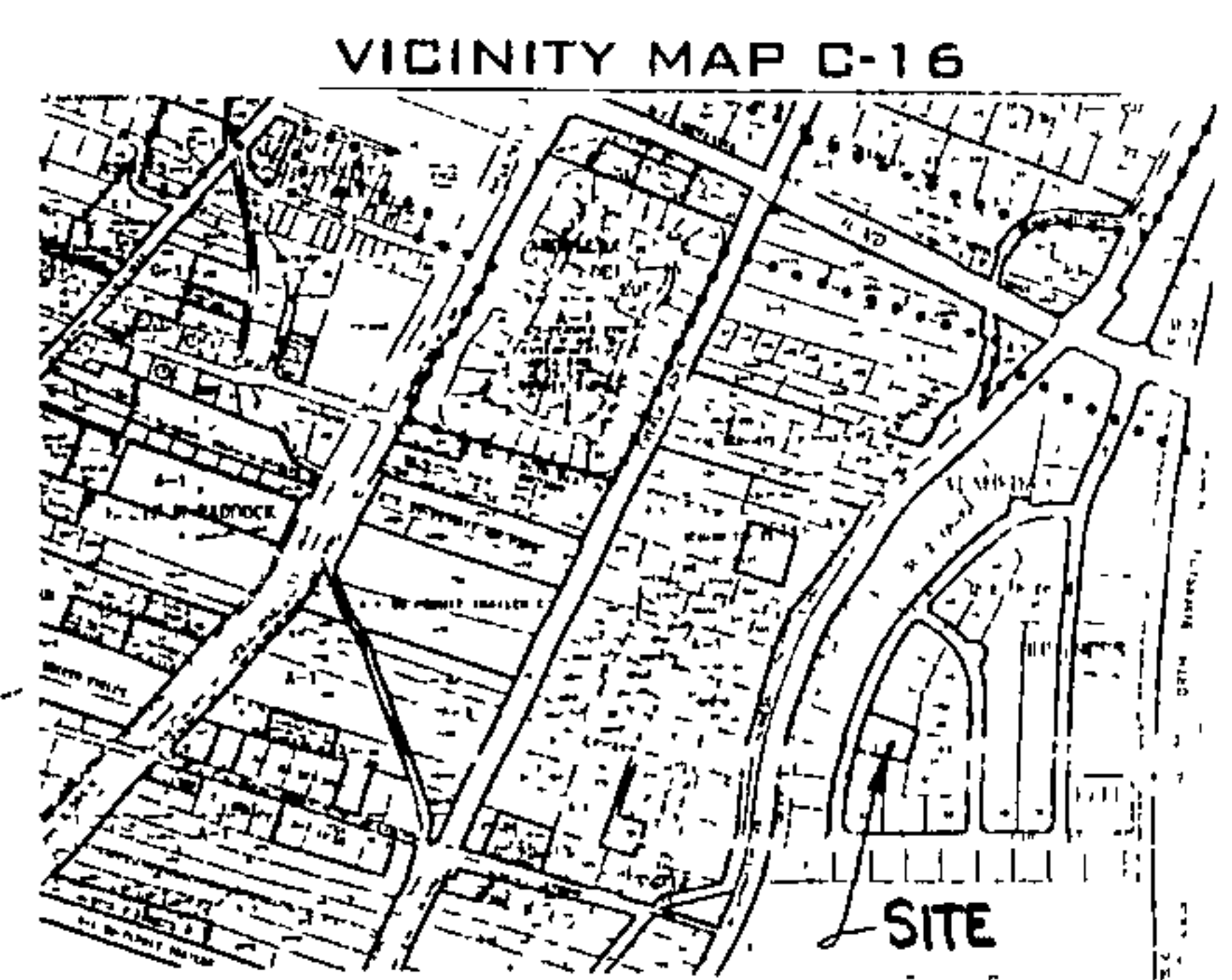
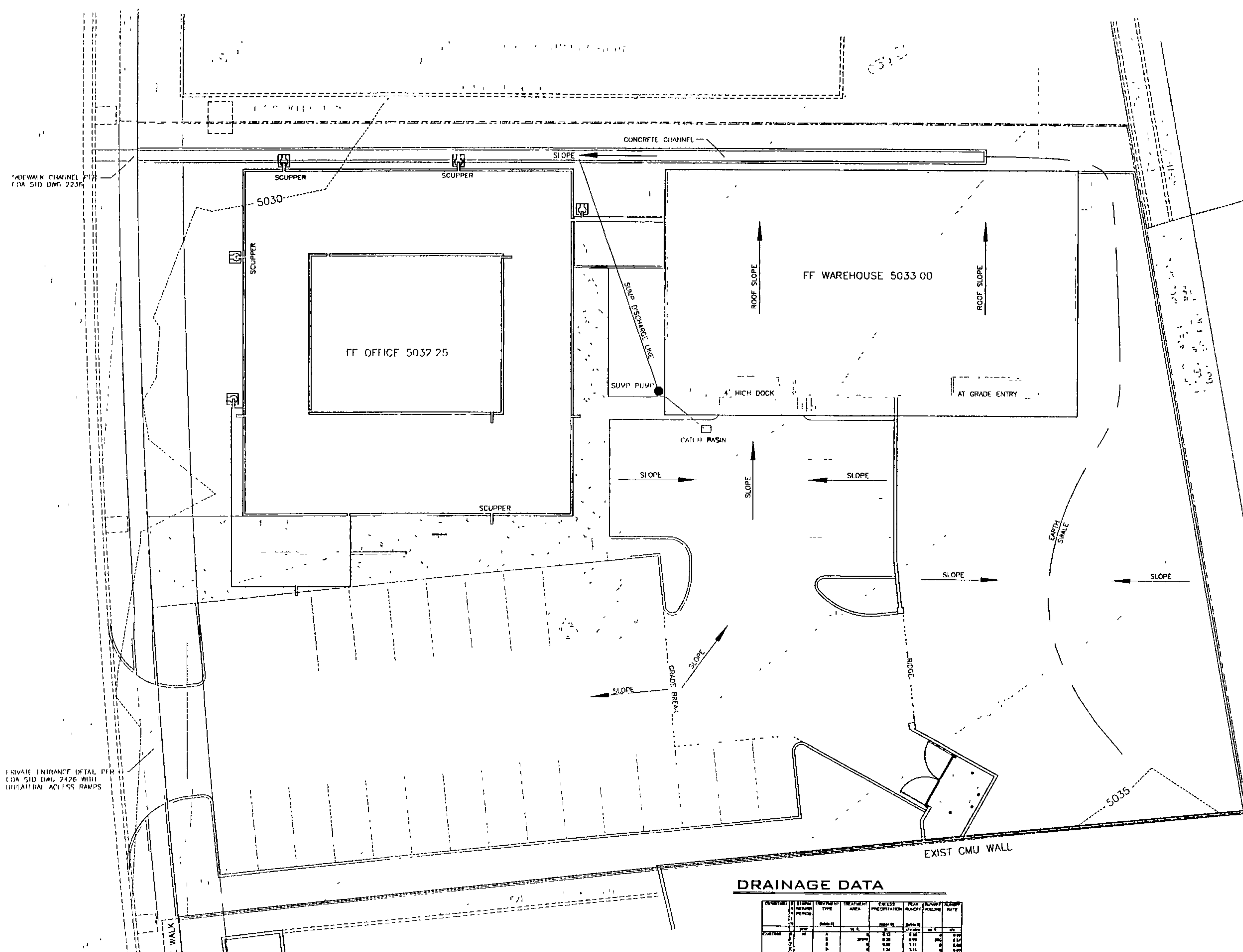
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

G DONALD DUDLEY AIA  
**ARCHITECT**  
SUITE 2000 STUDIO 800  
400 GOLD AVENUE SW  
ALBUQUERQUE NEW MEXICO  
8 7 1 3 8 1 3  
TEL 505 2 4 3 8100  
FAX 505 2 4 3 8220

JUNE 21, 2006  
drawn by  
GDD, eh  
**2**





**GENERAL NOTES**

**EXISTING CONDITION:**  
 THE SITE IS LOCATED IN A COMMERCIAL SUBDIVISION THAT WAS DEVELOPED IN 2000. THE SITE IS A GRADED LOT WITH COMPLETE INFRASTRUCTURE. DRAINAGE FROM EACH LOT IN THE SUBDIVISION IS FREE DISCHARGE.

**PROPOSED CONDITION:**  
 THE SITE IS TO BE DEVELOPED WITH TWO SEPARATE OFFICE AND WAREHOUSE BUILDINGS. MOST OF THE PARKING LOT FLOW WILL DIRECTED TO THE STREET THROUGH THE ENTRY AND THE BALANCE OF THE SITE WILL BE DISCHARGED TO THE STREET VIA A CONCRETE CHANNEL.

**LEGEND**

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FL FLOWLINE
- TA TOP OF ASPHALT
- TC TOP OF CURB
- RD ROOF DRAINAGE POINT
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

Cheshire Office/Warehouse

8516 Paseo Alameda N.E.  
 Albuquerque, NM

**DRAINAGE DATA**

SUBDIVISION	STATION	ELEVATION	TREATMENT	AREA	EXCESS		PLAN	ALIGNED	ELEVATION	SLOPE
					PRECIPITATION	INCHES				
ZONING	A	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
	B	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	C	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
	TOTAL	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66
OFFICE	A	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	B	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	C	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	TOTAL	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
WAREHOUSE	A	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	B	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	C	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
	TOTAL	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
TOTAL		1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86

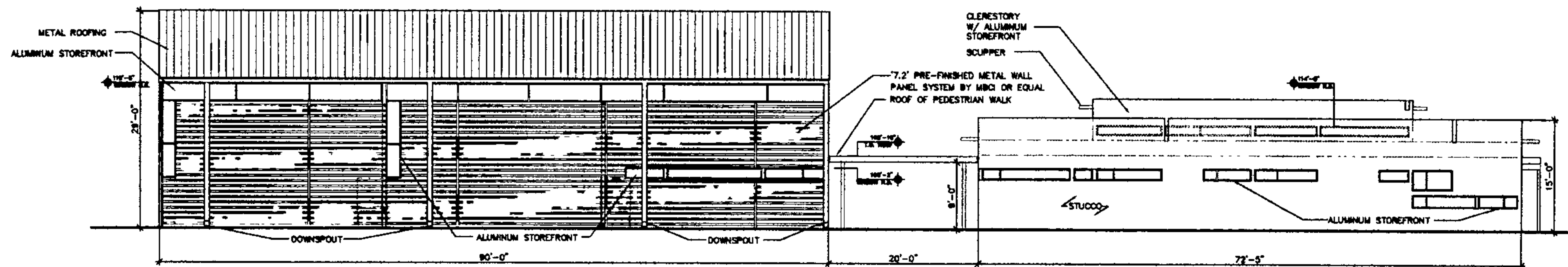
**LEGAL DESCRIPTION**  
 LOT 58, ALAMEDA BUSINESS PARK  
**PERMANENT BM**  
 NDC 7-182 ELEVATION 5064.40

**CONCEPTUAL GRADING PLAN**  
 SCALE 1"=10'  
 0 5' 10' 20' 40'

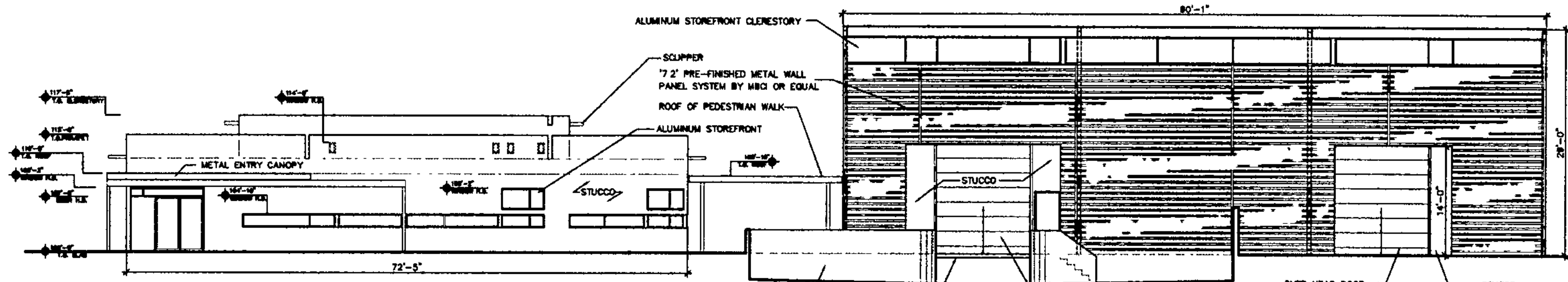
G DONALD DUDLEY AIA  
**ARCHITECT**  
 SIMMS TOWER STUDIO 888  
 408 GOLD AVENUE SW  
 ALBUQUERQUE NEW MEXICO  
 8 7 1 0 2  
 TEL 505 243 8188  
 FAX 505 843 8828

JUNE 21, 2006  
 drawn by JUB

**C1.1**

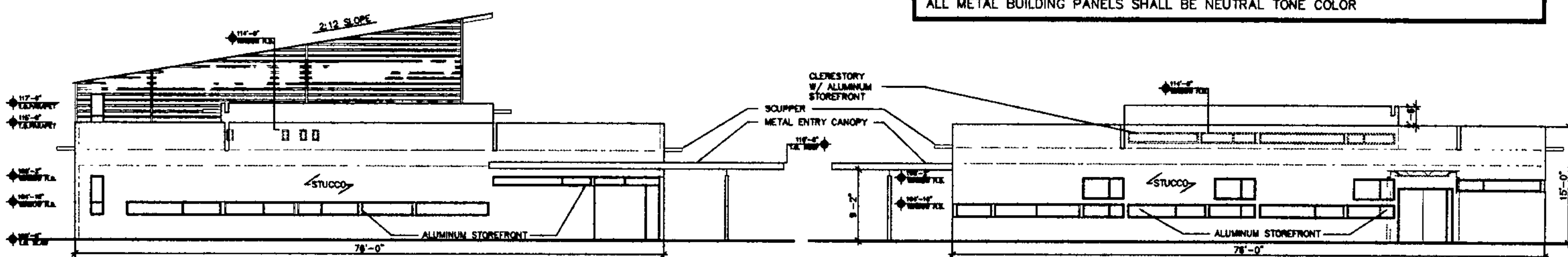


1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



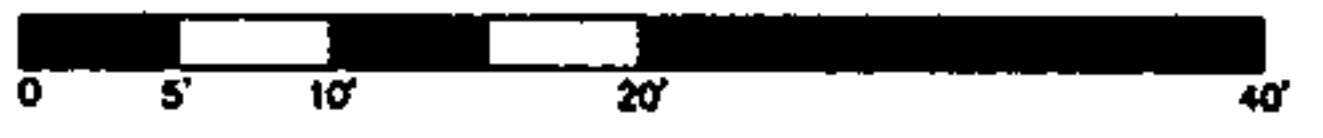
4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

NOTE ALL STUCCO SHALL BE LIGHT EARTH-TONE COLOR.  
ALL STOREFRONT WINDOWS AND DOORS SHALL BE CLEAR OR BRONZE ANODIZED FINISH  
ALL METAL BUILDING PANELS SHALL BE NEUTRAL TONE COLOR



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"

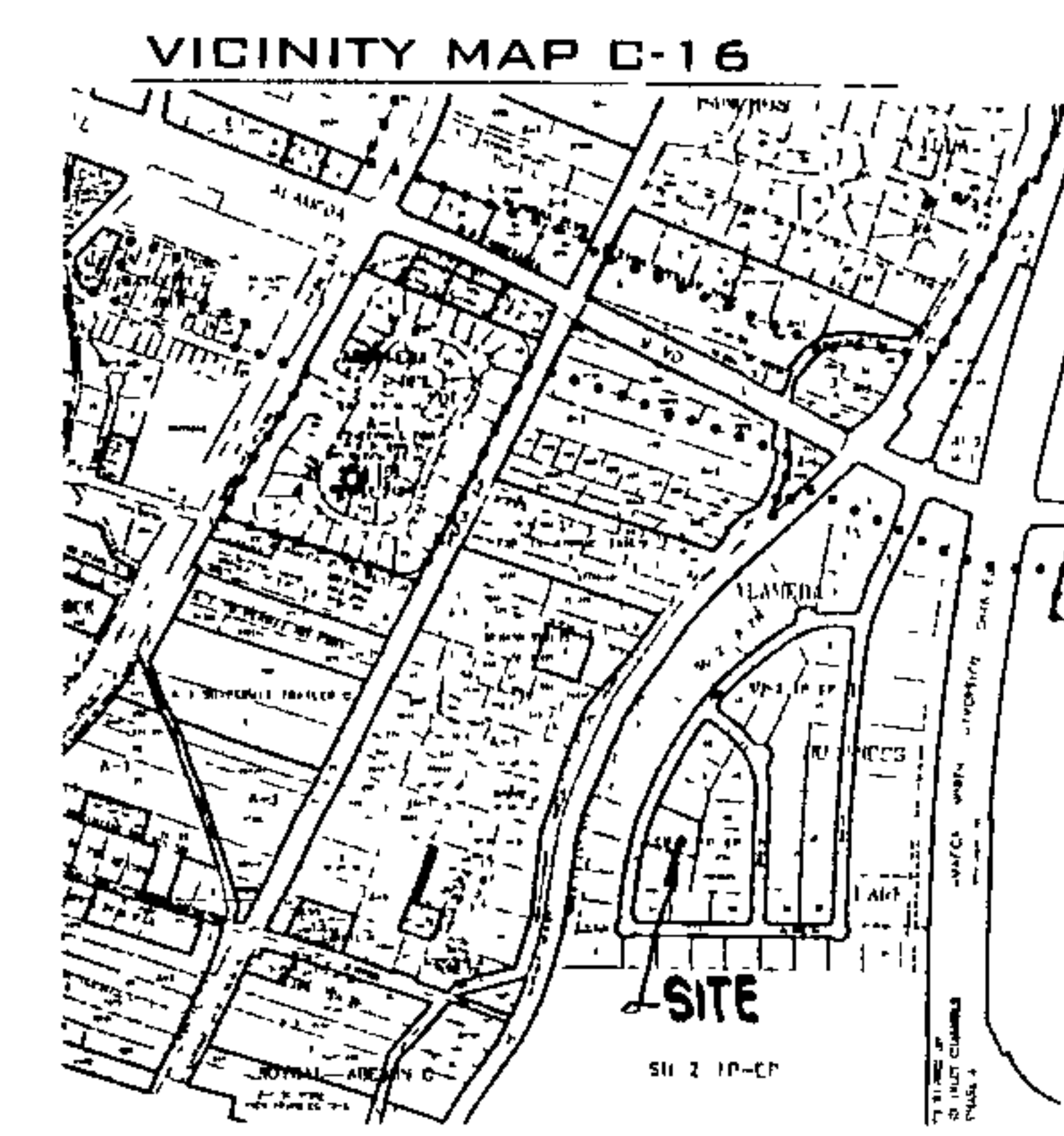
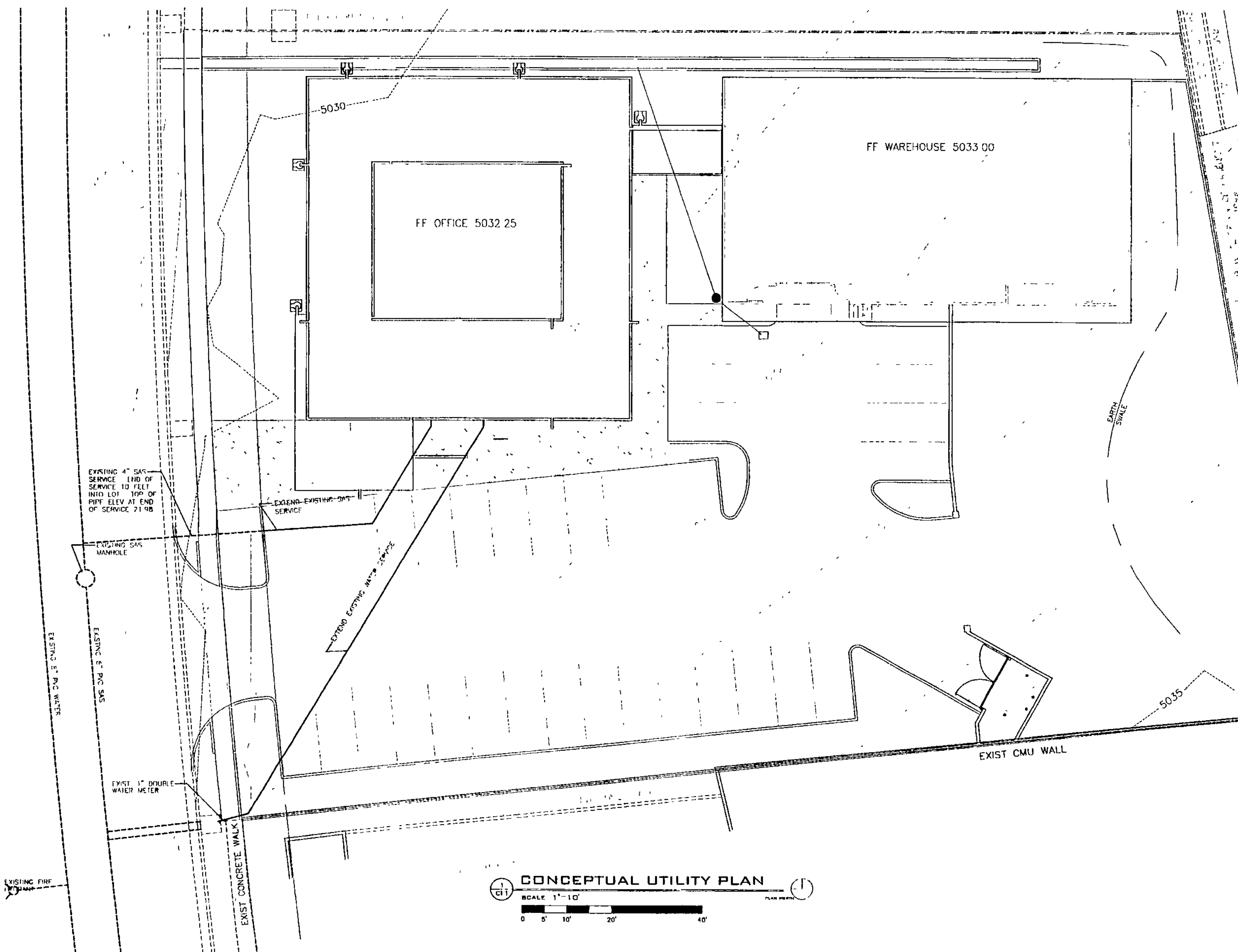
2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



**Chehire Office/Warehouse**  
8516 Paseo Alameda N.E.  
Albuquerque, NM

G DONALD DUDLEY AIA  
ARCHITECT  
SUNNY TOWER STUDIO 830  
400 OLD AVENUE SW  
ALBUQUERQUE, NEW MEXICO  
87102  
TEL 505 243 6100  
FAX 505 243 6828

DATE: JULY 10, 2006  
DRAWN BY: GDD, eh  
4



**LEGAL DESCRIPTION**

LOT 58 ALAMEDA BUSINESS PARK

**PERMANENT BM**

NDC 7-182 ELEVATION 5084.40

**GENERAL NOTES**

**EXISTING CONDITION**  
 THE SITE IS LOCATED IN A COMMERCIAL SUBDIVISION THAT WAS DEVELOPED IN 2000. THE SITE IS A GRADED LOT WITH COMPLETE WATER AND SANITARY SEWER MAINS IN PLACE. WATER SERVICE IS IN PLACE TO THE METER BOX AND GAS SERVICE IS IN PLACE TO TEN FEET INTO THE LOT.

**PROPOSED CONDITION**  
 A WATER METER WILL BE SET AND WATER AND SANITARY SEWER SERVICES WILL BE EXTENDED TO BUILDINGS.

**LEGEND**

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FL FLOWLINE
- TA TOP OF ASPHALT
- TC TOP OF CURB
- RD ROOF DRAINAGE POINT
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

**Cheshire Office/Warehouse**

8516 Paseo Alameda N.E.  
 Albuquerque, NM



G DONALD DUDLEY AIA  
**ARCHITECT**

SIMMS TOWER STUDIO 850  
 400 BOLS AVENUE SW  
 ALBUQUERQUE NEW MEXICO  
 8 7 1 0 2  
 TEL 888 2 4 3 8 188  
 FAX 888 8 4 3 8830

REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF NEW MEXICO  
 NO. 1110  
 EXPIRES 12/31/2006

DATE: MINE 21, 2006  
 DRAWN BY: JJB

**C1.2**

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

\*\*\*  
\*\*\*  
\*\*\*

PAID RECEIPT

APPLICANT NAME KEITH CHESHIRE, RIO GRANDE PROPERTIES  
AGENT DON DUDLEY  
ADDRESS 400 GOLD AVE SW  
PROJECT & APP # 1005023  
PROJECT NAME CHESHIRE OFFICE/WAREHOUSE

\$ 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.

7/11/2006  
RECEIPT# 00  
ACCOUNT 76  
ACTIVITY 34  
TRANS AMT  
J24 RELL

50960  
95-145-1070  
DATE 7/11/06  
\$ 405.00  
G. DONALD DUDLEY ARCHITECT LTD.  
SIMMS TOWER STUDIO 850  
400 GOLD AVENUE SW  
ALBUQUERQUE, NM 87102  
PH. (505) 243-8100  
CITY OF ALBUQUERQUE  
Four hundred five and no/100ths  
FIRST COMMUNITY BANK  
AN FDIC INSURED INSTITUTION  
LOT 56  
8516  
FOR PASO ALAMEDA DRB REVIEW  
050960 1070014521 002284359