



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 30, 2007

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: Noon
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 # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval
- TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

2. **Project # 1005539**
07DRB-00580 Major-Vacation of Pub
Right-of-Way

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). [REF: 07DRB00561] (C-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

3. **Project # 1005540**
07DRB-00578 Major-Vacation of Public
Easements
07DRB-00579 Major-Vacation of Pub
Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3**, zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

4. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07, 04/11/07 & 05/02/07 & 5/30/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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# 1003364**
07DRB-70003 EPC APPROVED SDP
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). [Anna DiMambro, EPC Case Planner] [*Indef deferred from 5/30/07*] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project# 1005239**
07DRB-70009 EPC APPROVED SDP
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **GATEWAY INDUSTRIAL PARK**, zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 1.75 acre(s). [REF: 06EPC 01583] [Catalina Lehner, EPC Case Planner] (H-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS WITH PLAT 30 FEET AND MINOR SITE COMMENTS AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project# 1005240**
07DRB-70007 EPC APPROVED SDP
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) H-1, **GATEWAY INDUSTRIAL PARK**, zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 2.575 acre(s). [Catalina Lehner, EPC Case Planner](H-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS, REMOVAL OF SIGNATURE BLOCK FROM UTILITY PLAN AND 3 COPIES OF THE SITE PLAN.**

8. **Project# 1005280**
07DRB-70011 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70012 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE**) zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] [**Catalina Lehner, EPC Case Planner**] [*Indef deferred from 5/30/07*] (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1005498**
07DRB-70006 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12 and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELGATED TO CITY ENGINEER FOR SIA AND PLANNING TO CHANGE THE TITLE TO SITE PLAN FOR BUILDING PERMIT AND 3 COPIES OF THE PLAN.**

07DRB-70001 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12, and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project # 1005545**
07DRB-00588 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION**, zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s). [REF:DRB-97-6][*Deferred from 5/16/07*] (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN, FIRE MARSHAL STAMP, REVISED WORK ORDER SETS AND PLANNING FOR 3 COPIES OF THE PLAN.**

11. **Project # 1002455**
06DRB-01648 Minor-SiteDev Plan
Subd/EPC
06DRB-01649 Minor-SiteDev Plan
BldPermit/EPC

TFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] [**Carmen Marrone, EPC Case Planner**] [*Indef deferred from 11/29/06*] [*Indef deferred from 5/30/07*] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70004 VACATION OF
PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07*] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000762**
07DRB-00597 Minor-SiteDev Plan
BldPermit/EPC

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 5/23/07]* (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REPLAT, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE PLAN.**

13. **Project # 1005390**
07DRB-00648 Minor-SiteDev Plan
BldPermit

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING**, zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] *[Deferred from 5/23/07]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07 & Indef deferred 3/7/07]* *[Deferred from 5/23/07]* (M-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project# 1005182**
07DRB-70014 AMENDMENT TO
PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

15. **Project# 1004272**
07DRB-70013 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-D-1, EL RANCHO GRANDE, UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW between DELGADO DR SW and 118TH ST SW containing approximately 2.9585 acre(s). [REF: 07DRB-00547, 07DRB-00548, 07DRB-00549, 07DRB-00550] (N-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

16. **Project# 1000572**
07DRB-70008 MAJOR - FINAL PLAT
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) E, H, R, S & T, **THE PRESIDIO, UNIT 2**, zoned SU-1 PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS STREET NE containing approximately 4.3225 acre(s). [REF: 06DRB-01778, 06DRB-01779, 06DRB-01781] (K-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004791**
07DRB-70002 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for LOMAS JACK LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF GREVEY**, zoned C-1, located on LOMAS BLVD NE between WALKER DR NE and EUBANK BLVD NE containing approximately 1.226 acre(s). [REF: 06EPC-00413] (J-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1004565**
06DRB-00908 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned SU-1 FOR PRD, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). [**Catalina Lehner, EPC Case Planner**] [*Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06*] (K-18) **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

19. **Project# 1006500**
07DRB-70010 SKETCH PLAT REVIEW
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS, UNITS 4 & 6**, zoned R-D, located on 118TH ST SW between AMOLE MESA AVE SW and COLOBEL AVE SW containing approximately 55.274 acre(s). (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 23, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 5/23/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

#6



Complete 6/1/07
ag

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.: 07DRB-70009 (SBP)

Project # 1005239

Project Name: GATEWAY INDUSTRIAL PARK

Agent: CLAUDIO VIGIL ARCHITECTS

Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: X - ACCESS w/ PLAT 30' dk
- MINOR SITE COMMENTS dk
-
-
-

- UTILITIES: _____
-
-
-

- CITY ENGINEER / AMAFCA: _____
-
-
-

- PARKS / CIP: _____
-
-
-

- PLANNING (Last to sign): Catalina's initials dk ag
-
-
-

- 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 1005239



#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.: 07DRB-70009 (SBP)
Project Name: GATEWAY INDUSTRIAL PARK
Agent: CLAUDIO VIGIL ARCHITECTS

Project # 1005239
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: X - ACCESS w/ PLAT 30'
- NEED SITE COMMENTS

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Catalina's initials
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 1005239

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005239

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

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

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: MAY 30, 2007

(H-14/D001)

INTER-OFFICE MEMO

#6

DATE: May 22, 2007
TO: Sheran Matson, DRB Chair
FROM: Catalina Lehner, Senior Planner *cll*
RE: Project #1005239, Tract K-1 of the Gateway Industrial Park

On December 21, 2006, the EPC approved a Site Development Plan for Building Permit (with conditions) for Tract K-1, Gateway Industrial Park. Staff met with the applicant, Hugo Casteneda of Claudio Vigil Architects, on May 15 and May 23, 2007 to check for compliance with the Conditions of Approval.

Three points of clarification are needed regarding compliance with the EPC conditions as elaborated in the Official Notification of Decision.

Condition #3A: A sign has been added to minimize the possibility of vehicle/truck conflict. The applicant was going to "call it out" using a sharpie, but apparently forgot to do so. A label needs to be added to identify the sign.

Condition #7C: This condition has not been met. It appears to me that the landscaping does not meet the requirement for 75% coverage with living vegetative materials. Tree canopies don't count. Coverage appears sparse on the middle island on the northern side, on the southeastern "bump out" area, and along the eastern landscape buffer in certain places.

Condition #7G: This "planting area" is now shown as landscaped to match the rest of the site, which Staff finds acceptable since it provides more than what the original condition required.

If you have any questions regarding this case, please call me at 924-3935.

[Handwritten mark]

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
- for Building Permit
- Administrative Amendment (AA)
- 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)
- L A APPEAL / PROTEST of...**
- D** 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): Claudio Vigil Architects PHONE: 842-1113
 ADDRESS: 1001 Rio Grande Blvd FAX: 842-1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: CVARCH@aol.com

APPLICANT: Mech-Con Investment, LLC PHONE: 345-9400
 ADDRESS: 210 Claremont NW FAX: 345-5400
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Building Permit Approval for Office / Warehouse

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

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

Lot or Tract No. Tract K-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Gate way Industrial Pr K
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): H-15 UPC Code: 101505903444320302

CASE HISTORY: Catalina Lopez Epc Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
00 EPC 01583

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.75 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Broadway NE
 Between: Menard NE and Claremont NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: N/A

SIGNATURE [Signature] DATE 5/22/07
 (Print) Hugo Castorena Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01DRB - 70009</u>	<u>SBP</u>	<u>03</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	_____
<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.F. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.F. fee rebate	_____	_____	_____	<u>\$ 20.00</u>

Hearing date 5/30/07

[Signature] 05/22/07
 Planner signature / date

Project # 1005239

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **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) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **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) clearly outlined
 ___ 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)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **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) 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ 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)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 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 for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 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)
 List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Hugo Castaneda Applicant name (print)
[Signature] Applicant signature / date
5/18/07

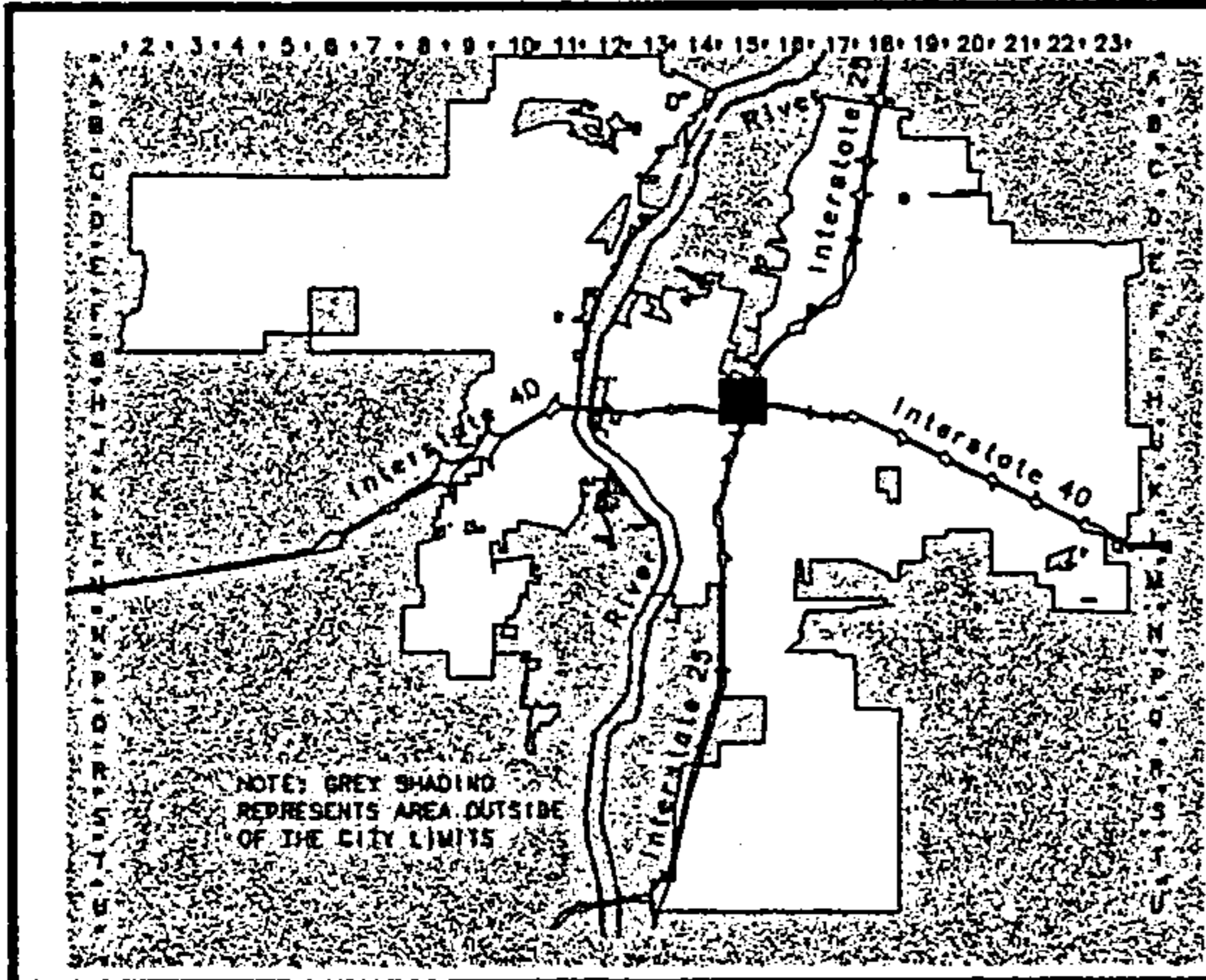
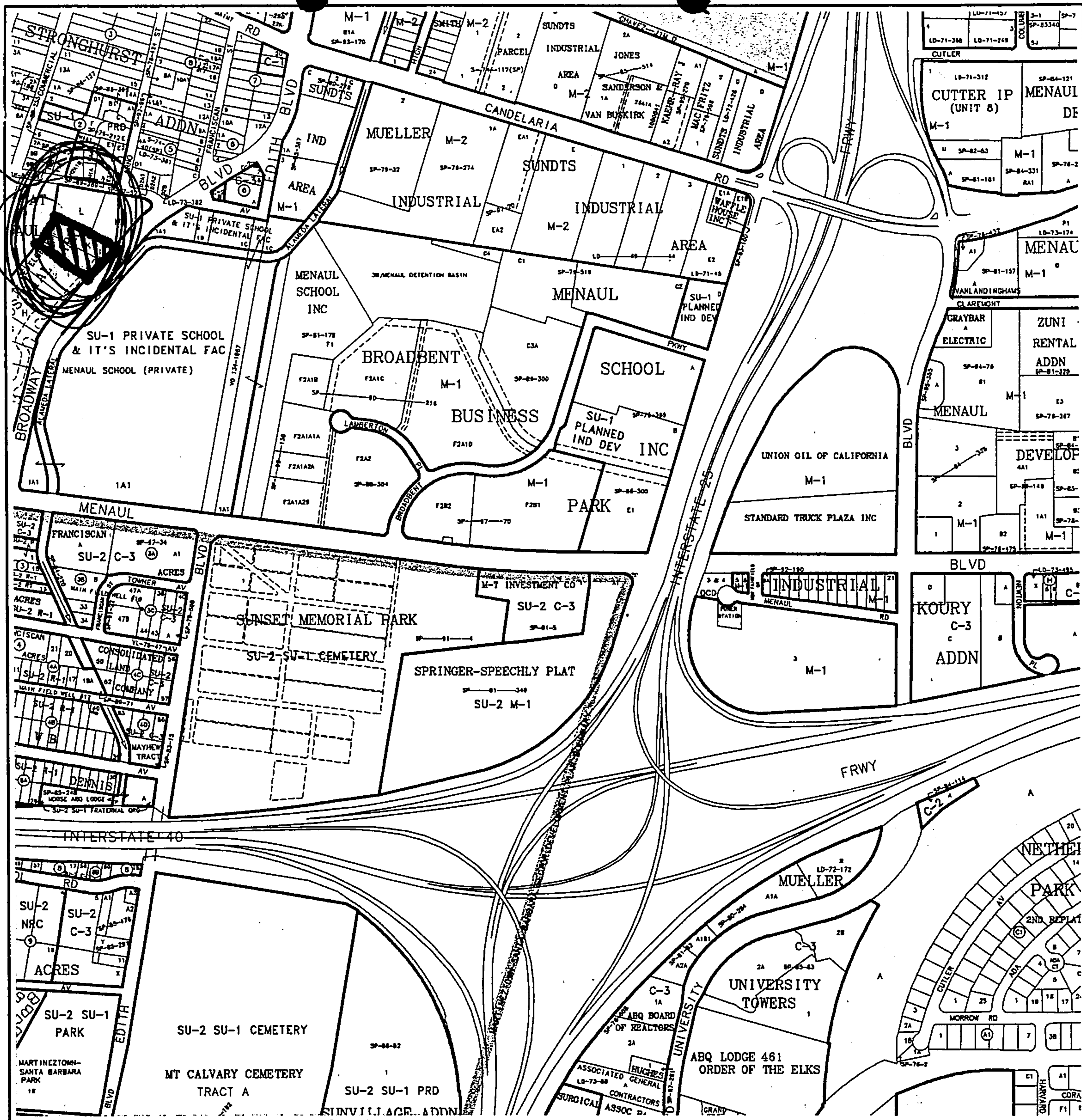


Form revised APRIL 2007

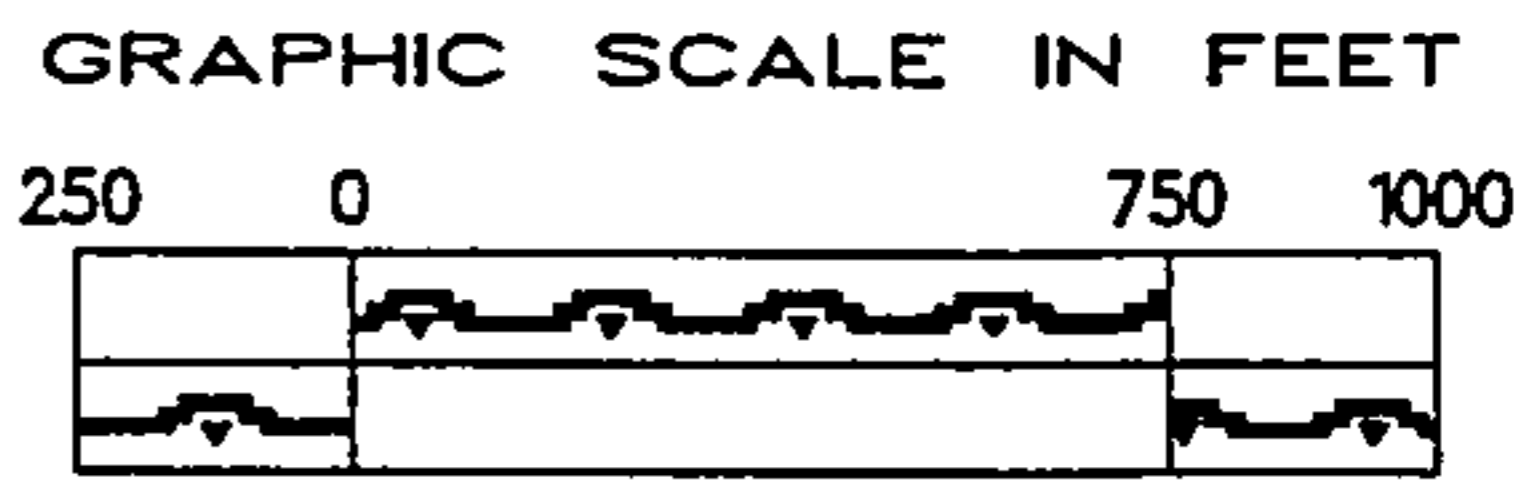
- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
67 DRB - 70009

Josh Infante 5/22/07
 Planner signature / date
 Project # 1005239

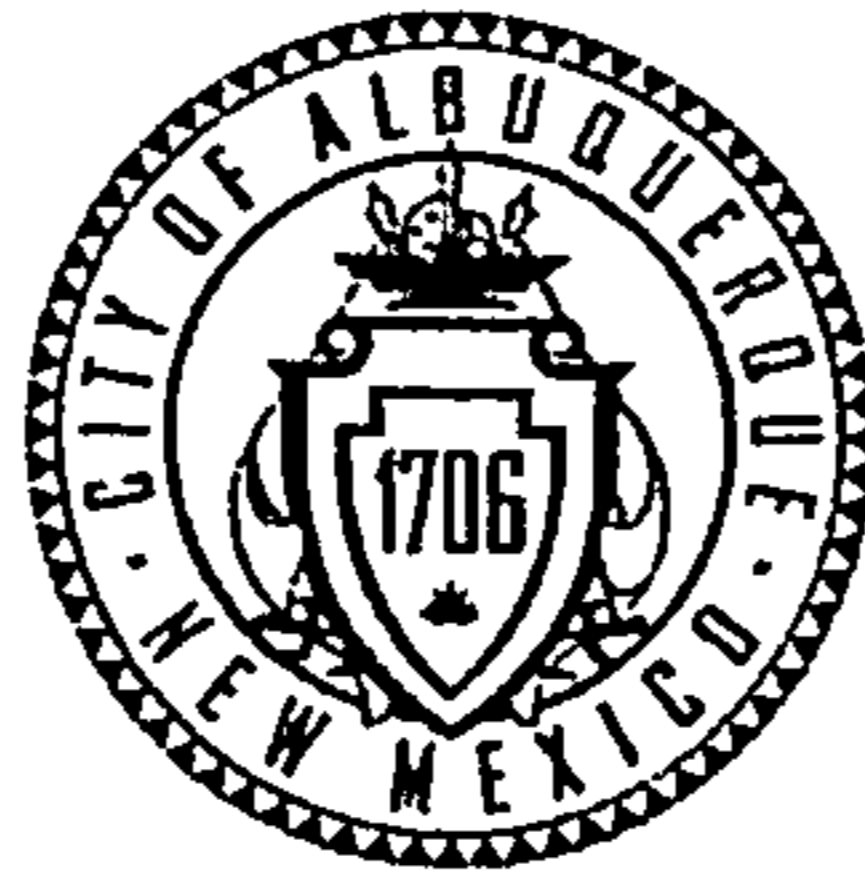
Site



CITY OF ALBUQUERQUE
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page
H-15-Z
 Map Amended through July 28, 2000



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

Date: December 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005239***
06EPC-01583 EPC Site Development Plan-
Building Permit

Mech-Con Investments LLC
216 Claremont NW
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract K-1, **Gateway Industrial Park**, zoned SU-1 for Planned Industrial Development, located on BROADWAY NE, between MENAUL and CLAREMONT NE, containing approximately 2 acres. (H-15) Catalina Lehner, Staff Planner

On December 21, 2006 the Environmental Planning Commission voted to approve Project #1005239/06EPC 01583, a Site Development Plan for Building Permit for Tract K-1 of the Gateway Industrial Park, zoned SU-1 for Planned Industrial Development, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for **Tract K-1** of the Gateway Industrial Park, an approximately 2 acre site located on Broadway Blvd., between Menaul Blvd. and Claremont Ave., and zoned SU-1 for Planned Industrial Development. A request for a site development plan for building permit for Tract H-1 (Project #1005240) is concurrently in the EPC process.
2. The applicant proposes to construct a 20,733 square foot, single-story warehouse/office building with provisions for four or more tenants. Approximately 15,540 square feet will be for warehouse uses and the remaining 5,180 square feet for office uses.
3. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan and the North Valley Area Plan (NVAP). Design guidelines for the Gateway Industrial Park also apply.

4. The request *further*s the intent of many applicable Comprehensive Plan policies. The development will increase land use variety (Policy II.B.5a) and will use existing urban services (Policy II.B.5e). The intensity, location and design are appropriate for the Plan area (Policies II.B.5d & II.B.5l). Traffic effects on residential areas will be minimized (Policy II.B.5k).
5. The request *further*s the intent of applicable Comprehensive Plan Goals. The Economic Development Goal is furthered because the use will help achieve diversified economic development. The Transportation & Transit Goal and Policy II.D.4g are furthered. Provisions for pedestrian have been made, and a bicycle lane and transit stops are nearby.
6. With respect to the North Valley Area Plan (NVAP), the request *further*s General Goal #6 and Village Center Policy 1. The subject site is currently zoned for Industrial office and warehouse uses. The building's scale and character are appropriate for its location. Pedestrians have separate access from vehicles/trucks; there is a bicycle lane and crosswalks. Village Center Policy 3 is *partially furthered* because most (not all) of the main entrances are "visible to the pedestrian and directly accessible".
7. The request *does not further* NVAP Zoning & Land Use Policy 3, which calls for limiting signage on Valley arterials. Broadway Blvd. is classified as a minor arterial. The large and abundant building-mounted signage is out of scale for a Valley arterial.
8. Zoning Code §14-16-3-10, Landscaping Regulations, requires that all landscape areas 36 square feet or larger be covered with living, vegetative materials over at least 75% of the required landscape area. The proposed landscaping plan shows little variety and does not meet this requirement. Nor does it comply with the design guidelines regarding landscape, which call for compliance with City requirements.
9. Zoning Code §14-16-3-18 (D)(3), General Building and Site Design Regulation for Non-Residential Uses, requires that buildings with six or more water closets provide outdoor gathering space for employees. Such space shall be a minimum of 300 sf with seating and shade covering at least 25% of the area. There is an outdoor gathering space, but no provision for shading.
10. A Traffic Impact Study (TIS) was not required.
11. There is general neighborhood support for the project and no known opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.
3. **Vehicle Circulation:**
 - A. Signage or striping shall be added to minimize the possibility of vehicle/truck conflicts at the loading dock area.
 - B. To comply with the design guidelines, the cross-access to the adjacent tract to the south shall measure a minimum of 30 feet.
4. **Parking:**
 - A. Standard parking spaces shall measure at least 20 feet long to comply with Zoning Code §14-16-1-5, Definitions. One-fourth of the standard spaces may be 15 feet long.
 - B. The motorcycle parking space shall be re-located to the eastern side (front) of the building. A visible location is required pursuant to Zoning Code §14-16-3-1.
 - C. The parking space used for motorcycle parking shall be divided to accommodate two motorcycle parking spaces.
 - D. The parking calculations on the site plan shall be corrected.
5. **Pedestrian/Bicycle Circulation:**
 - A. The sidewalk along the eastern major façade shall be a minimum of 10 ft. to comply with Zoning Code §14-16-3-18.
 - B. The pedestrian connection from Broadway Blvd. shall be moved to the north to match the location depicted on the governing site plan for subdivision (05DRB-01358) and to connect to the outdoor gathering area.
 - C. The bicycle rack shall be re-located near the outdoor gathering area.
6. **Landscaping-Trees**
 - A. The Raywood Ash trees shall be replaced with Chinese Pistache.
 - B. The Autumn Blaze Pear trees shall be replaced with Purple Robe Locust.
 - C. The Austrian Pines trees shall be replaced with Afghan Pine.
 - D. Purple Robe Locust and Chinese Pistache will alternate along the street landscape buffer.

E. The pine trees shall be a minimum 10 feet tall at planting time as required by Zoning Code §14-16-3-10.

7. Landscaping-General

A. The following shrubs shall be included: Desert Willow, Butterfly bush, Fernbush and Artemesia (Big Sage).

B. The following flowering plants shall be included: Sundrops, Wine Cups and Perky Sue shall be included

C. Each of the landscape beds needs additional coverage, which can be achieved by using more plants from the palette and incorporating the plants suggested here.

D. The shrubs and grasses on the building's southern side shall be interspersed to avoid monotony and allow for growth.

E. High water use turf, such as Kentucky Blue Grass, shall be prohibited.

F. Juniper species shall be prohibited.

G. Front or east large planter area and the north strip shall both carry planted or seeded grasses in lieu of gravel. The large eastern planting area and the northern planting strip shall contain planted or seeded native grasses in lieu of gravel.

8. Architecture/Design: To comply with the design guidelines, loading docks shall have canopies to match the roof.

9. Signage:

A. To further compliance with North Valley Area Plan Zoning & Land Use Policy 3, signage size shall be decreased to 27 square feet for the smaller signs and 70 square feet for the larger signs.

B. A note shall be added to ensure compliance with the design guidelines regarding size of letters and logos.

10. The applicant shall work with the Solid Waste Management Division (SWMD) regarding location of the dumpsters/refuse enclosures and providing a recycling area.

11. The outdoor gathering area shall be covered with at least 25% covered seating and shade to comply with Zoning Code §14-16-3-18.

12. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. Site drive should be designated as shared, not private as shown on site plan for building permit.
- D. Site drive should be limited to 45' in width with 35' to 40' curb return radii per DPM.
- E. Site plan shall comply and be designed per DPM Standards and/or per previous discussions with Traffic engineer.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 5, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

OFFICIAL NOTICE OF DECISION
DECEMBER 21, 2006
PROJECT #1005239
PAGE 6 OF 6

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

Sincerely,

CMarone

for

Richard Dineen
Planning Director

RD/CL /ac

cc: Mech-Con Investments LLC, 216 Claremont NW, Albuquerque, NM 87107
Claudio Vigil Arch., 1801 Rio Grande Blvd. NW, Albuquerque, NM 87104
Beth Brownell, Stronghurst Improvements NA, 2921 Arno NE, Albuquerque, NM 87107
Pam Ashley, Stronghurst Improvements NA, 217 Claremont NE Albuquerque, NM 87107

6

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/22/2007 Issued By: PLN.JMP

Permit Number: 2007 070 009

Application Number: 07DRB-70009, Epc Approved Sdp For Build Permit

Address:

Location Description: BROADWAY NE MENAUL NE EDITH NE

Project Number: 1005239

Applicant
Mech-Con Investment Llc

Agent / Contact

505-345-9400

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

5/22/2007 11:12AM LOC: ANNX
 RECEIPT# 00082418 WSH 007 TRANS# 0027
 Account 441032 Fund 0110
 Activity 3424000 TRSMSP
 Trans Amt \$20.00
 J24 Misc \$20.00
 CK \$20.00
 CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department
Development Review Division**



Gateway Industrial Park-Tract K-1
Project #: 1005239 Case #: 06EPC-01583

Addressing all EPC Conditions

SITE PLAN FOR BUILDING PERMIT

1. This attached letter.
2. On May 15, 2007 I met with Catalina Lehner regarding the conditions and went through each condition
3. **Vehicular Circulation:**
 - A. In the rear of the building I have added a stripped arrow indicating a one way along with a one-way sign to avoid vehicular conflict.
 - B. The truck lanes are 30' and I have modified the cross access to also be 30'
4. **Parking**
 - A. Standard parking provided is 18' with a 2' overhang, and my compact parking is minimum 14' with a 1'-6" overhang.
 - B. The motorcycle spaces have been relocated.
 - C. The two existing motorcycle spaces measured at 9' in width, these spaces have been dividing to equal 4 motorcycle spaces and now measure at 4'-6" in width.
 - D. The parking calculation has been modified.
5. **Pedestrian/Bicycle Circulation:**
 - A. The major facade sidewalk measured at 8' in width, and has been modified to measure 10'.
 - B. I have relocated the pedestrian connection from Broadway Blvd. to the building further north.
 - C. The bike rack has been relocated to the front facade, near an entrance and the gathering space.
6. **Landscaping -Trees**
 - A. The Raywood Ash trees were replaced with Chinese Pistache
 - B. The Autumn Blaze Pear trees were replaced with Purple Robe Locust
 - C. The Austrian Pines trees were replaced with Afghan Pine.
 - D. The Purple Robe Locust and Chinese Pistache are now mix throughout street landscape buffer.
 - E. The Pine trees have been modified to be a minimum of 10'
7. **Landscaping -General**
 - A. We have included the following shrubs as requested: Desert Willow, Butterfly bush, Fernbush and Artemesia.

- B.** We have included the following Plants as requested: Sundrops, Wine Cups and Perky Sue.
- C.** We have added additional plants to each bed.
- D.** The Shrubs and grasses have been mix-up a bit on the south end to avoid monotony, but allow a mixture of growth.
- E.** The Kentucky Blue Grass has been removed.
- F.** The Juniper species has been removed.
- G.** This comment was a misunderstanding; a section of the adjacent property was shown without landscape and was read as a portion of this project without landscape.

8. Architecture/Design:

To comply with the design guidelines I have added a Metal canopy made of tube steel and to be painted black.

9. Signage:

- A.** The square footage on the signage has been modified to be the following, the Larger sign measure at 69 square ft. and the smaller signs measure at 27 square ft.
- B.** A note has been added with provided the maximum size of letters and logos required on the signs.

10. The Site Plan has been signed-off by Solid Waste Management Division.

11. On the North side of the building were the main entrance is also considered the out door gathering space.