

#17



Complete
ag 7/12/07

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.

100534/8

DRB Application No.: 07DRB-00270 (SBP)
Project Name: Ladera Business Park, Unit 1
Agent: Claudio Vigil Architects

Project # ~~4005416~~
Phone No: 842-1113

Project Number 1005416

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/14/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: FOR COMMENTS PROVIDED ON 3-14-07 *[Signature]*
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): 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.**

#1



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.

100534/8

DRB Application No.: <u>07DRB-00270 (SBP)</u>	Project # <u>1005416</u>
Project Name: <u>Ladera Business Park, Unit 1</u>	
Agent: <u>Claudio Vigil Architects</u>	Phone No: <u>842-1113</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/14/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: FOR COMMENTS PROVIDED on 3-14-07
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
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- _____
- _____
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 - 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 1005416



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 14, 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: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000376**
07DRB-00190 Major-One Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENTS CO. OF NEW MEXICO LTD request(s) the above action(s) for Lot(s) 1-117, Unit 1 & Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned RT, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: 03DRB-00188, 06DRB-00359] (A-11) **ONE YEAR SIA WAS APPROVED.**

2. **Project # 1002739**
07DRB-00172 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel 2-D, LANDS OF RIO BRAVO ROSNER (to be known as **ANDERSON HEIGHTS, UNIT 1**) zoned RD/R-LT, located on 118TH ST SW, between GIBSON BLVD SW and DENNIS CHAVEZ BLVD SW containing approximately 248 acre(s). (N-8/P-8) **TWO YEAR SIA WAS APPROVED.**

3. **Project # 1000965**
07DRB-00192 Major-One Year SIA

BOHANNAN HUSTON INC. agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for TRACTS B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**) zoned SU-1 PRD (5DU/AC), located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 05DRB-00270] (F-11) **ONE YEAR SIA WAS APPROVED.**

4. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347][*Deferred from 3/14/07*] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

5. **Project # 1005387**
07DRB-00198 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD, agent(s) for CENTURION PROPERTIES LLC, request(s) the above action for all or a portion of abutting Lot(s) 1-7 and 13-19, Block(s) 28, **NEW MEXICO COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 7TH St SW between Gold Ave SW and Silver Ave SW. (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: SANITARY SEWER EASEMENT IS RETAINED.**

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 # 1000624**
07DRB-00264 Minor-SiteDev Plan
BldPermit

DON DUDLEY, ARCHITECT agent(s) for RIO GRANDE PROPERTIES, KEITH CHESHIRE request(s) the above action(s) for all or any portion of Lot(s) 30 & 31, Block(s) 0000, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP located at the intersection of ALAMEDA PARK DR NE and PASEO ALAMEDA NE containing approximately 2 acre(s). (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWING NOTES AND PLANNING FOR 3 COPIES AND TO RECORD THE PLAT.**

7. **Project # 1005348**
07DRB-00270 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for SOLEDAD DEVELOPMENT GROUP LLC request(s) the above action(s) for all or any portion of Tract(s) 9, **LADERA BUSINESS PARK, UNIT 1**, zoned SU-1 FOR LIGHT INDUSTRIAL located on LA MORADA PL NW, between 98TH ST NW and UNSER BLVD NW containing approximately 7 acre(s). [This case heard under Project #1005416 in error] (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS THAT WERE PROVIDED ON 3/14/07 AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001523**
07DRB-00208 Minor-Amnd SiteDev Plan
Subd
07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE PRELIMINARY AND FINAL PLAT WAS INDEFINITELY DEFERRED.**

9. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan
Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg
Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07 & 3/07 07*] (K-9) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 3/14/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1003801**
07DRB-00222 Minor-SiteDev Plan
BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION**, zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] [Anna DiMambro, EPC Case Planner] [Deferred from 3/07/07] (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

11. **Project # 1004073**
07DRB-00275 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] [Deferred from 03/14/07] (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

12. **Project # 1005412**
07DRB-00269 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RON AKIN request(s) the above action(s) for all or any portion of Tract(s) 60-A-1, M.R.G.C.D. MAP 35, **LANDS OF AKIN**, zoned R-1 located on EL NIDO CT NW, between RIO GRANDE BLVD NW and the ALAMEDA DRAIN containing approximately 1 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER ACCOUNTS AND TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT TO TRACT A AND 3 FOOT PUBLIC ROADWAY EASEMENT ALONG RIO GRANDE BLVD NW.**

13. **Project # 1003673**
07DRB-00272 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for MOCK ASSOCIATES INC request(s) the above action(s) for all or any portion of Lot(s) 6-P1, **OAKLAND SOUTH**, zoned R-D, located on BLACK OAK CT NE , between BARSTOW ST NE and VENTURA ST NE and containing approximately 1 acre(s) (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE GRADING PLAN AND PLANNING TO RECORD.**

14. **Project # 1003121**
07DRB-00276 Minor-Prelim&Final Plat
Approval

STEWART INGHAM agent(s) for ZIA TRUST INC request(s) the above action(s) for all or any portion of Tract(s) 19, M.R.G.C.D. MAP 36 (to be known as **TRACTS A & B, LANDS OF ZIA TRUST**) zoned R-1 located on FORAKER NW between LOS TOMASES NW and 8TH ST NW containing approximately 1 acre(s). [REF: 07 DRB00135] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD BENEFICIARY AND MAINTENANCE LANGUAGE FOR PRIVATE WATER AND SEWER SERVICE LINES AND ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. **Project # 1005137**
07DRB-00205 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK VENAGLIA request(s) the above action(s) for all or a portion of Lot(s) 13-24 with vacated portion of Park Ave SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER ZONE, located on GOLD ST SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01534] [*Indef deferred from 2/28/07*] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

16. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07 & 03/14/07] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

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

17. **Project # 1005403**
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s).] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1000271**
07DRB-00266 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or any portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION**, zoned C-2 located on WYOMING BLVD NE, between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: 00DRB-00229] (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003128**
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] [Deferred from 03/14/07] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

20. **Project # 1005410**
07DRB-00265 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or any portion of Lot(s) 4 & 5, **RICHFIELD PARK**, zoned IP located on ALAMEDA BLVD NE between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005413**
07DRB-00271 Minor-Sketch Plat or Plan

CHAMISA CONSTRUCTION INC request(s) the above action(s) for all or any portion of Lot(s) 11-12, Block(s) 5, **UNIVERSITY HEIGHTS**, zoned SU-2 DR and SU-2 RTD located on HARVARD SE between YALE SE and GIRARD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1005415**
07DRB-00274 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or any portion of Section 12, Township 10 North, Range 2 East (to be known as **LANDS OF LAWRENCE SEGURA**) zoned RA-2 located on CARLOTA NW between GABALDON RD NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for March 7, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 03/07/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005416348

AGENDA ITEM NO: 7

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: MARCH 14, 2007

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/7/07	Ladera Business Park Tract 9 Proj 1005348	Sketch	Comments Given
3/14/07	" " Proj 1005348	Site Plan	Agreement Body Permit

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 7, 2007
DRB Comments**

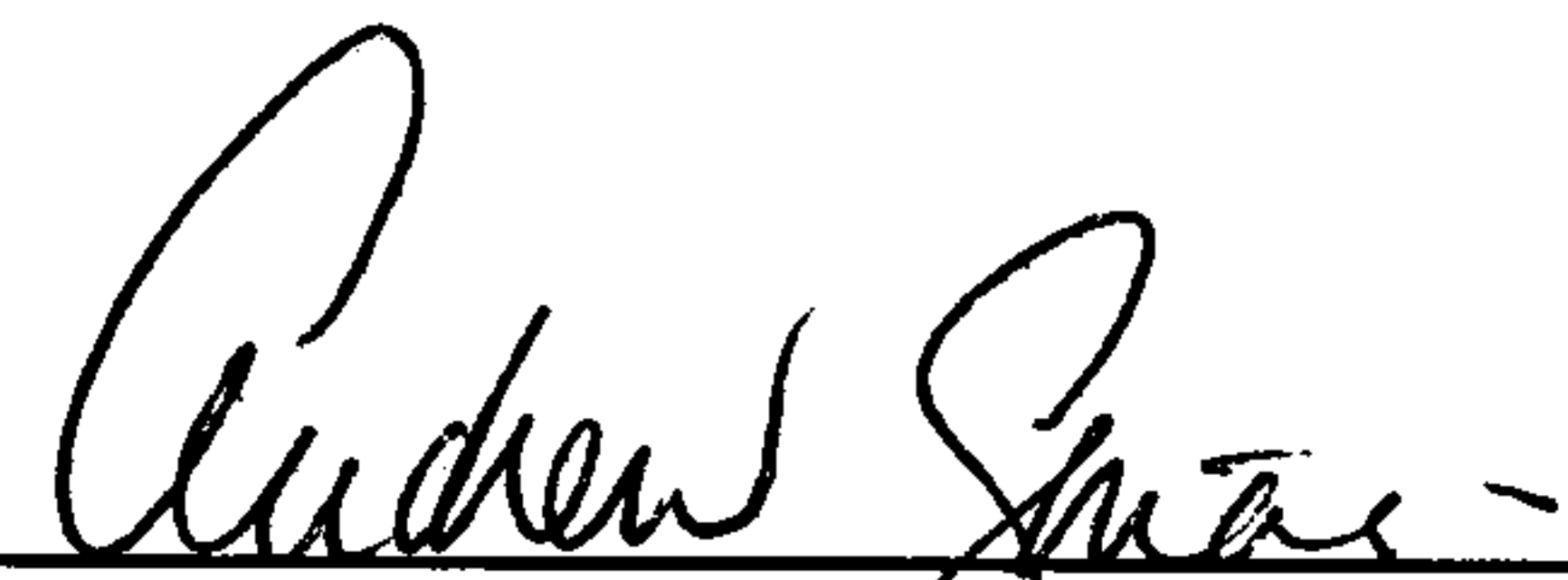
ITEM # 15

PROJECT # 1005348

APPLICATION # 07-00093

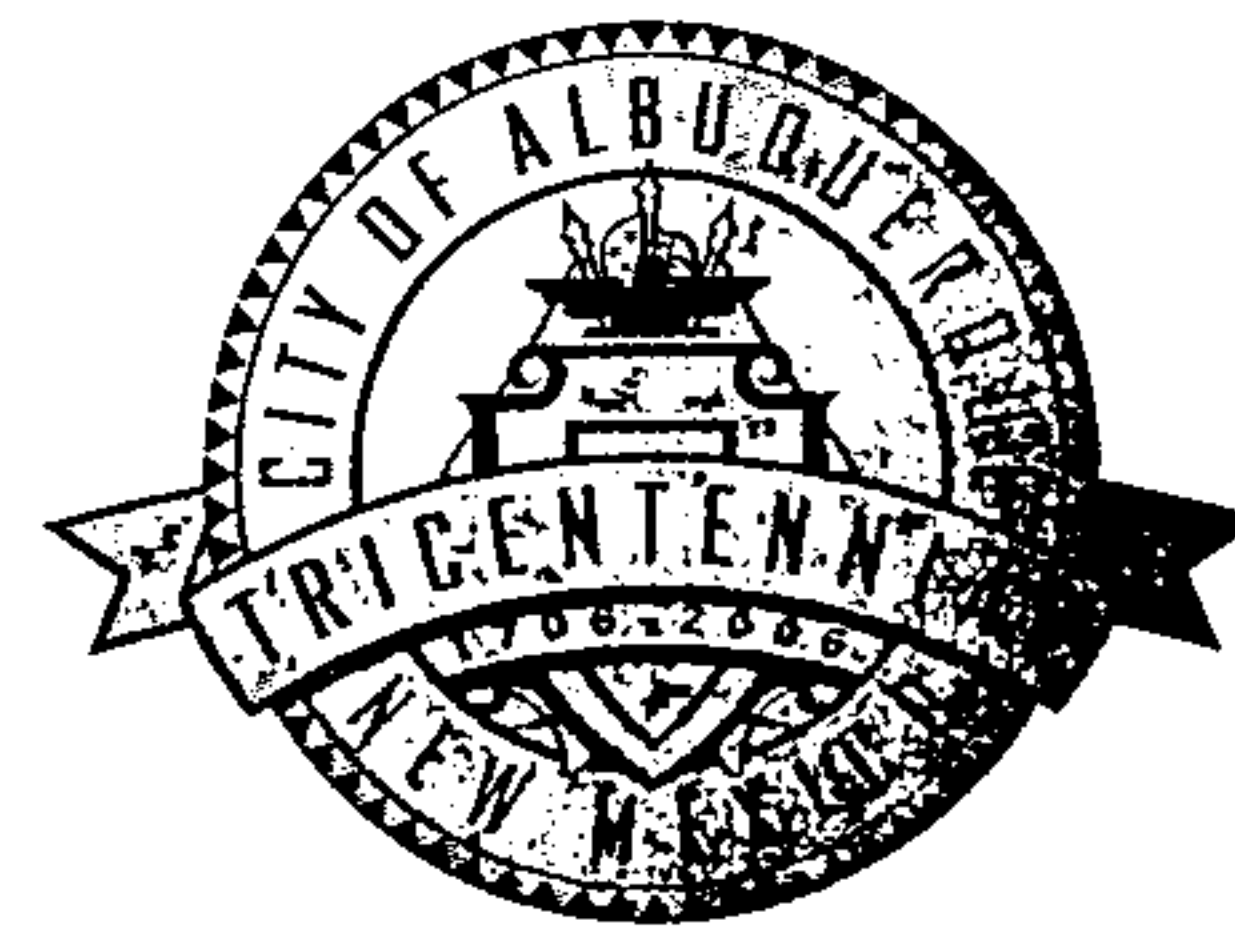
RE: Tract 9, Ladera Business Park/sketch

A site plan with landscape plan required per the Ladera Business Park Master Plan checklist.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005348

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan must be on file prior to site plan approval.
The drainage easement must be shown on the site plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 7, 2007

discussd

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1005348 Item No. 15 Zone Atlas H-10
DATE ON AGENDA 02/07/2007
INFRASTRUCTURE REQUIRED YES NO
CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ANNEXATION
 SKETCH PLAT PRELIMINARY PLAT FINAL PLAT
 SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION
 SITE PLAN FOR BUILDING PERMIT

Comments:

1. It will be necessary to add a "Utility Plan Sheet" to the submittal to show fire hydrants, fire lines, water meter taps, and sewer service lines.
2. It will be necessary to get the City's Fire Marshal's approval for placement of fire hydrants on this parcel to adequately protect the proposed buildings.

If you have any questions or comments please call Roger Green at 924-3989.



IMPACT FEES

Development Review Board 2/7/07

Project Number: 1005348

Agenda Item number: 15

Site: Ladera Business Park

Lots: Unit 1 Tract: 9

Zoned SU-1 for Light Industrial

The creation of a new office/warehouse park will not require payment of Impact Fees at this time. However, Impact Fees will be required at the time a building permit is issued for each building. Using the square footage given for office space and warehouse and 6.2 acres for impervious acreage the estimated impact fees are as follows.

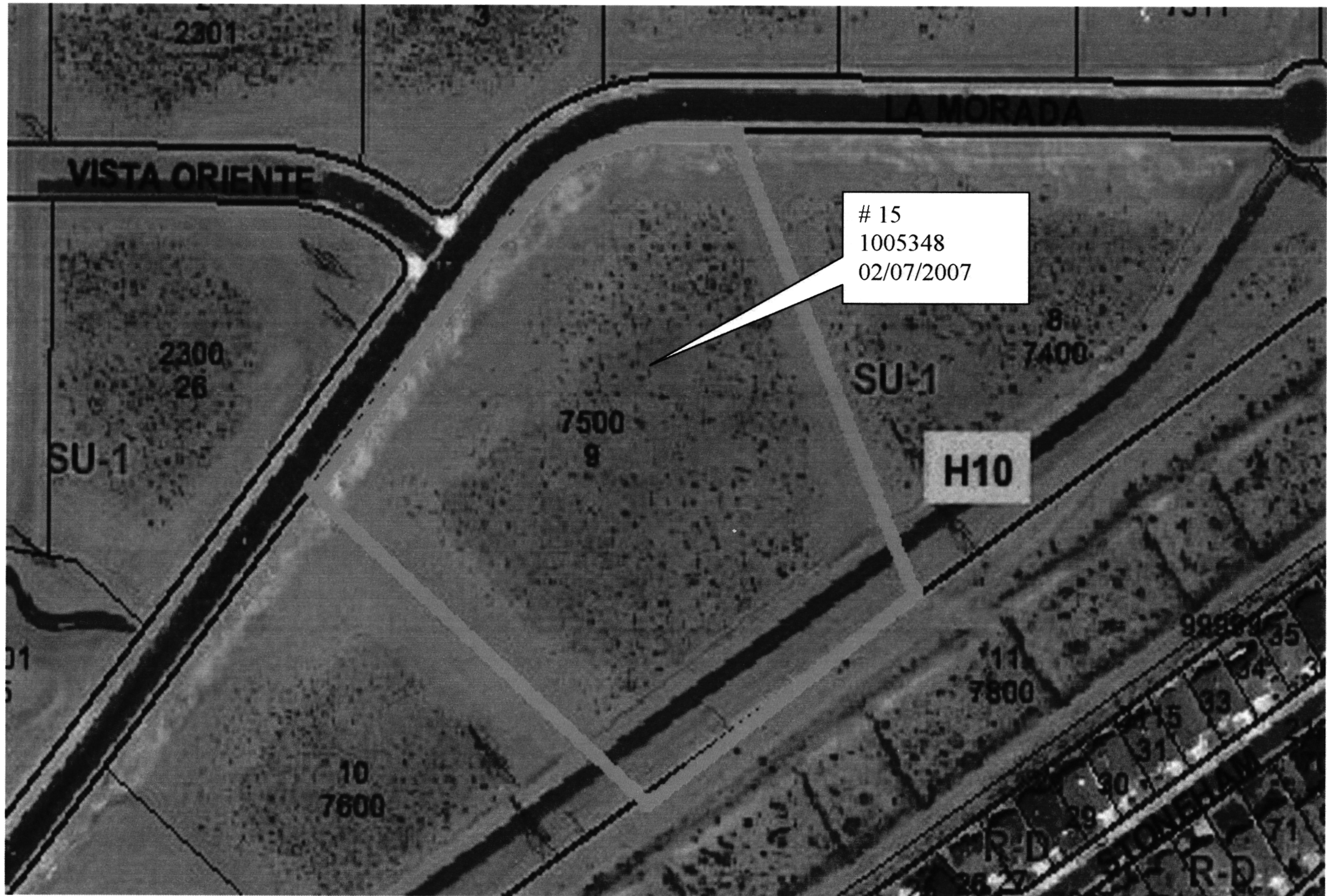
OFFICE SPACE (32560SF)

1. Public Safety Facilities for the Westside: \$2442.00
2. Roadway Facilities for the West Mesa area: \$167,911.92
3. Drainage Facilities for the NW Mesa: \$87,122.40

WAREHOUSE SPACE (48840sf)

1. Public Safety Facilities for the Westside: \$4053.72
2. Roadway Facilities for the West Mesa area: \$85,225.80

JACK CLOUD
IMPACT FEE ADMINISTRATOR



15
1005348
02/07/2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 7, 2007
DRB Comments**

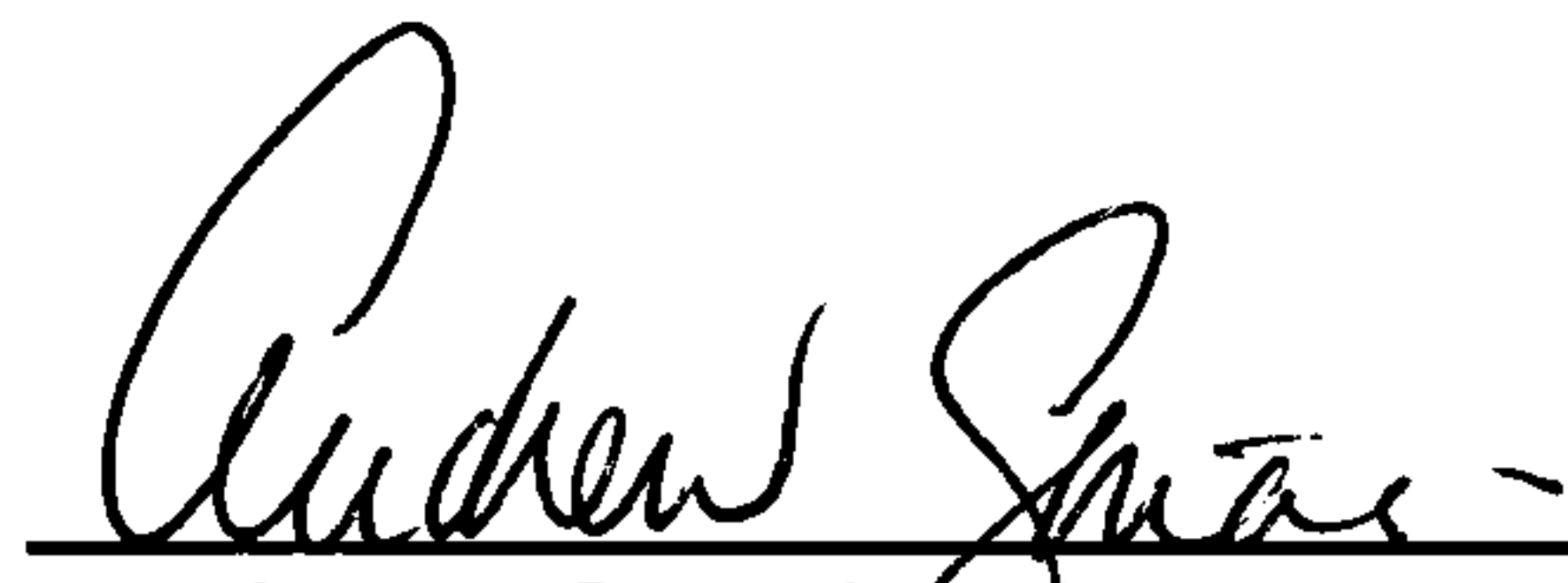
ITEM # 15

PROJECT # 1005348

APPLICATION # 07-00093

RE: Tract 9, Ladera Business Park/sketch

A site plan with landscape plan required per the Ladera Business Park Master Plan checklist.



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: SOLEDAD DEVELOPMENT GROUP LLC PHONE: 6198764176
 ADDRESS: 406 9th AVE, SUITE 309 FAX: _____
 CITY: SAN DIEGO STATE CA ZIP 92101 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): CLAUDIO VIGIL ARCHITECTS PHONE: 842-1113
 ADDRESS: 1801 RIO GRANDE BLVD NW FAX: 842-1330
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: evarch@adl.com

DESCRIPTION OF REQUEST: DRB APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. 9 Block: - Unit 1
 Subdiv./Addn. LADERA BUSINESS PARK
 Current Zoning: SU-1 for light industrial Proposed zoning: -
 Zone Atlas page(s): H-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 7.26 Density if applicable: dwellings per gross acre: - dwellings per net acre: -
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101005911229820102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: @ or Near: LA MORADA PL. @ 98th & Unser
 Between: 98th ST NW and UNSER BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

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

SIGNATURE Louise Hollesen DATE 3/6/07
 (Print) LOUISE HOLLESEN _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00270</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>03/14/07</u>			Total <u>\$ 405.00</u>

Sandy Handley 03/06/07 Project # 100-5348

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.
- ~~N/A~~ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- ~~N/A~~ Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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.

LOUISE HOLLESEN
Applicant name (print)
Louise Hollesen 3/6/07
Applicant signature / date

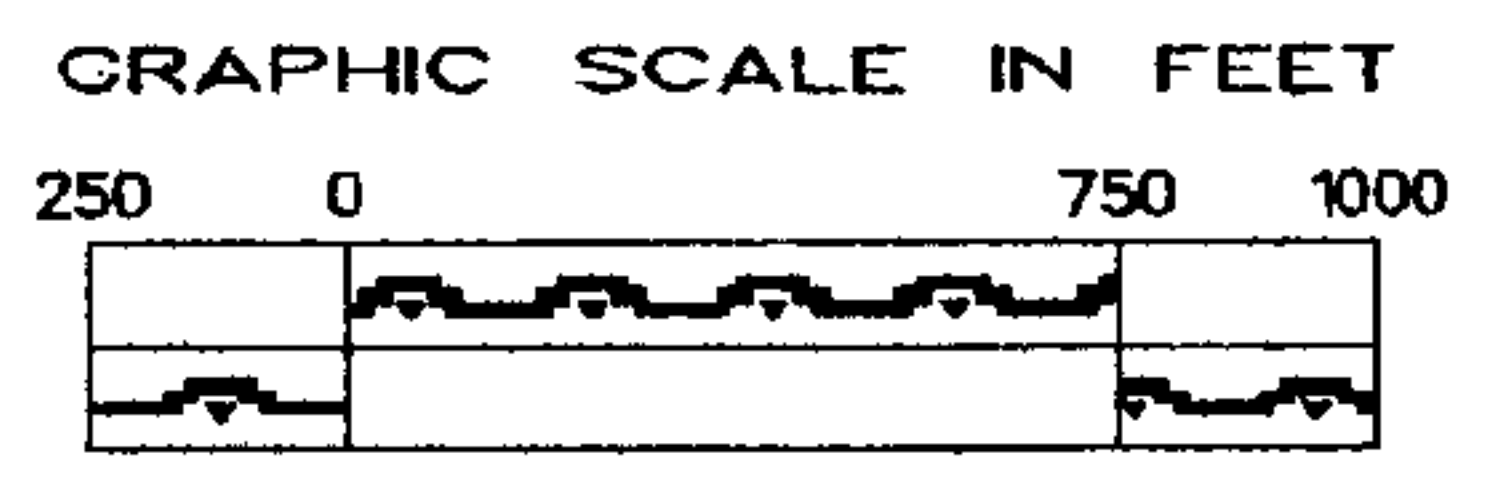
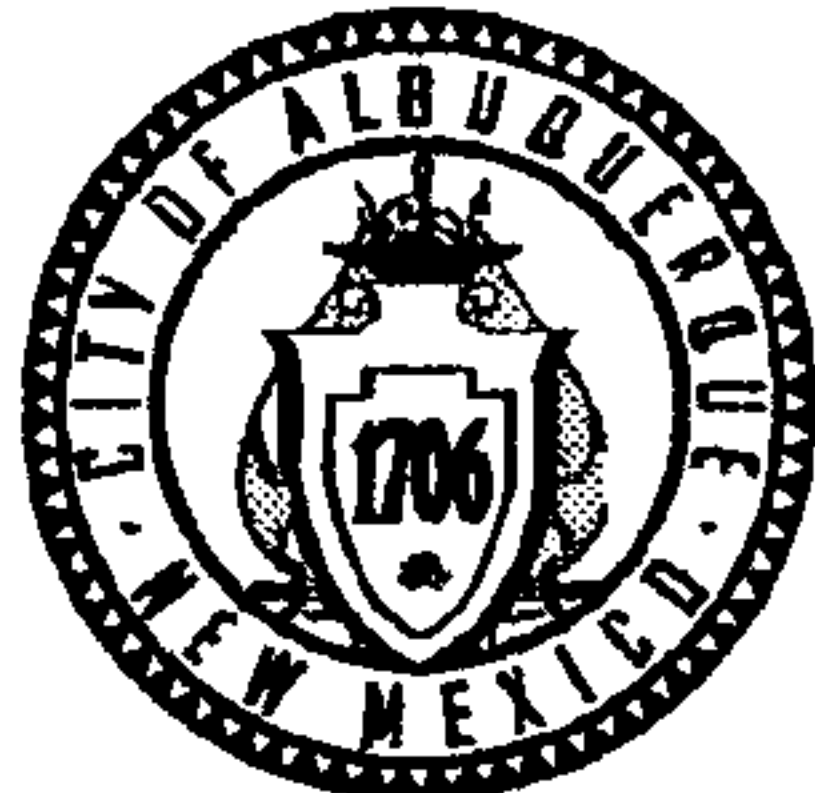
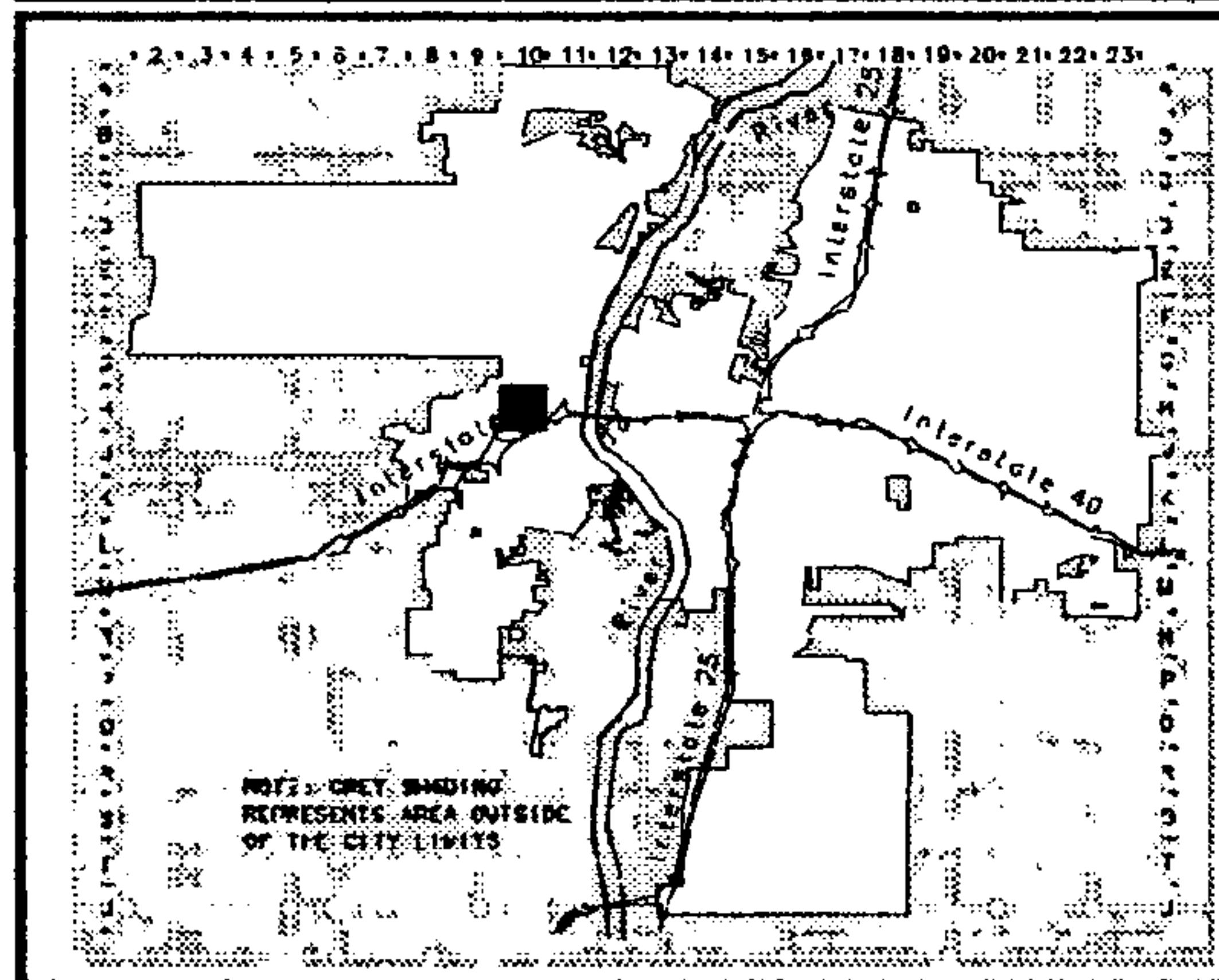
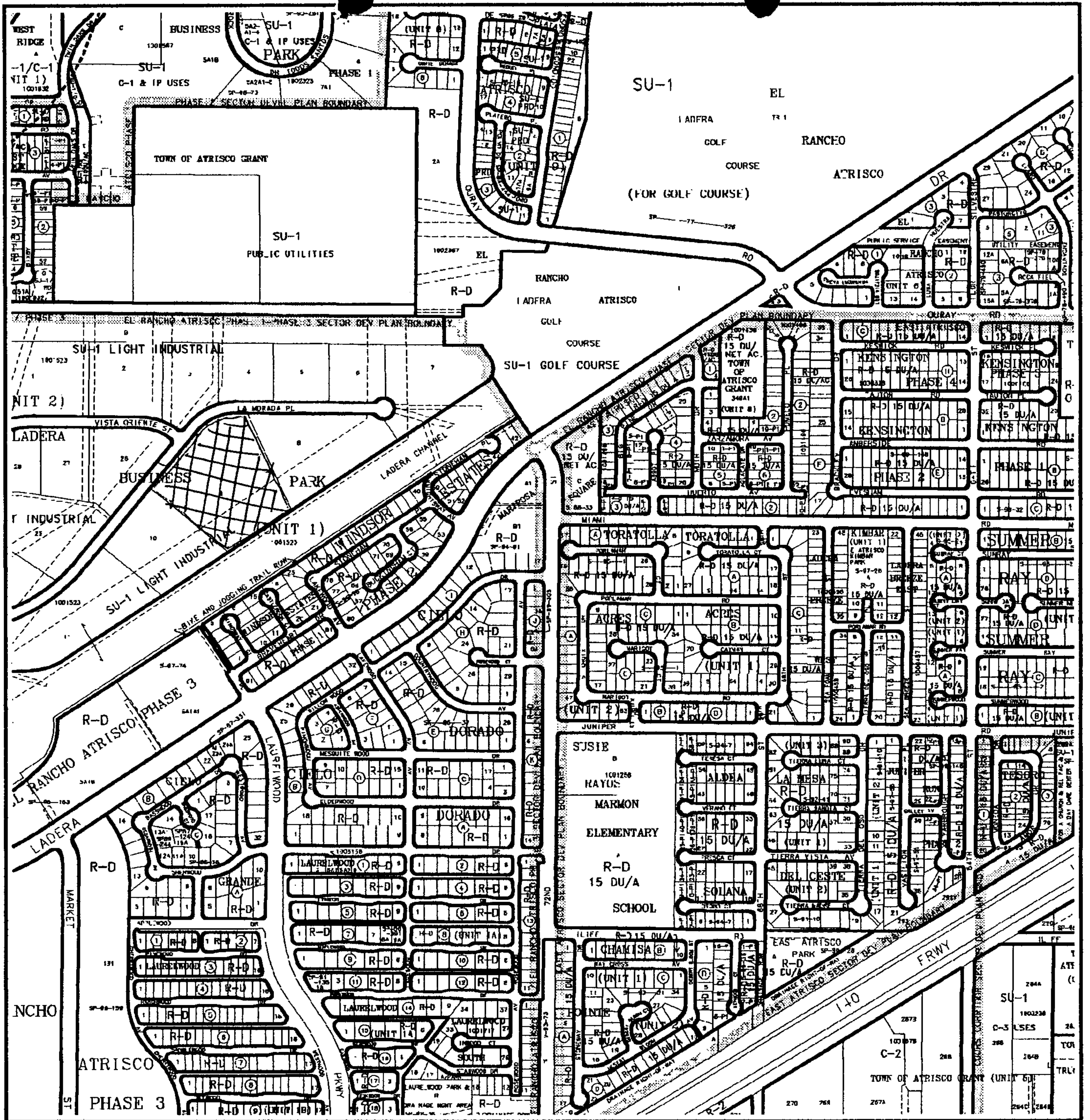


Form revised APRIL 2006

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

Application case numbers
07PEB - 00270

Sandy Handley 03/06/07
Planner signature / date
Project # 100 5348



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
H-10-Z
 Map Amended through February 01, 2005



March 6, 2007

Ms. Sheran Matson, DRB Chair
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Ladera Business Park, Tract 9, Unit One
Site Development Plan for Building Permit

Dear Ms. Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised DRB Meeting. The proposed project, zoned SU-1 for Light Industrial uses, will provide a total of 81,400 square feet of office/warehouse space.

We are proposing to build an office/warehouse park with a total of nine buildings, ranging in size from 8,100 square feet to 10,000 square feet. Each building has one or two articulated, covered entry areas as well as 'cut-away' corners in-filled with storefront glazing and architectural metal cladding. The change in material breaks up the elevations and adds visual interest. Service yards for each building are placed away from the street and are screened with landscaping where possible.

We believe that the proposed site plan and buildings are in keeping with the intentions of the Design Guidelines for this site, and we respectfully request your approval on this project.

Sincerely,

Louise Hollesen, Agent
Claudio Vigil Architects

SOLEDAD DEVELOPMENT GROUP LLC

March 5, 2007

CITY OF ALBUQUERQUE
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Ladera Business Park Tract 9
Letter of Authorization – Claudio Vigil Architects

Ladies and Gentlemen:

This letter is to authorize Claudio Vigil Architects to represent the owner of the above referenced property, Soledad Development Group, LLC, in matters before the City of Albuquerque regarding development of the site.

Thank you and kind regards,



~~R. J. DOWLEY~~
President

PJD:hs

406 NINTH AVENUE, SUITE 309
SAN DIEGO, CALIFORNIA 92101
V.619.876.4176 - F.619.876.4178

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: CLAUDIO VIGIL ARCH. DATE OF REQUEST: 3/6/07 ZONE ATLAS PAGE(S): H-10

CURRENT: for Soledad Dev. Group.
ZONING SU-1

LEGAL DESCRIPTION:

LOT OR TRACT # 9 BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 7.26 acres

SUBDIVISION NAME Ladera Business Park

REQUESTED CITY ACTION(S):

- | | | |
|----------------|---------------------|---|
| ANNEXATION [] | SECTOR PLAN [X] | SITE DEVELOPMENT PLAN: |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION [] BUILDING PERMIT [X] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] ACCESS PERMIT [] |
| | | C) AMENDMENT [] OTHER [] |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
 NEW CONSTRUCTION [X]
 EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 9 Buildings
BUILDING SIZE: 81,400 (sq. ft.) OFFICE/WAREHOUSE

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Louise Heller DATE 3/6/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE [X] TIS MAY BE REQUIRED AFTER TIS UPDATE IS REVIEWED.

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: TIS UPDATE IS REQUIRED BY 3-7-07 OR SUBMITTAL IS SUBJECT TO DEFERRAL. SEE 11-16-01 EPC NOTICE OF DECISION.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Jpd 3-6-07
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

Louise Heller 3/6/07
APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /



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

Date: November 16, 2001

OFFICIAL NOTIFICATION OF DECISION

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

FILE: 01128-01405 (Project 1001523)

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

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

FINDINGS:

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

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 10015)

November 16, 2001

Page 2

CONDITIONS:

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

2. The design guidelines shall be modified as follows:

Screening Walls and Fences

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

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

Lighting Standards

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

Signage Standards

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

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

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

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

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

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

OFFICIAL NOTIFICATION OF DECISION

128-01405 (Project 100-23)

November 16, 2001

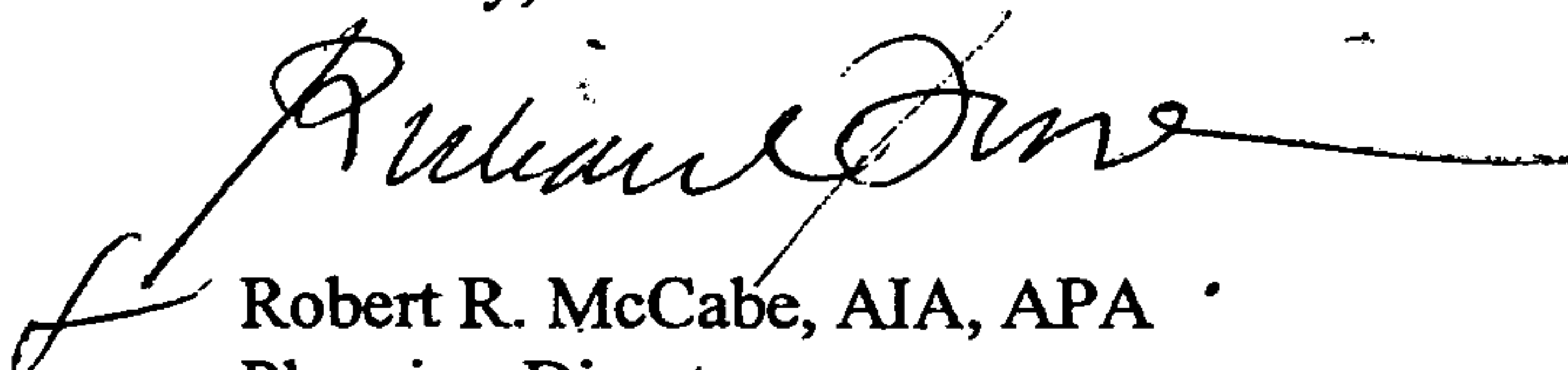
Page 3

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

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

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

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/RD/nat

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 188 provided: ~~200~~ 199
Handicapped spaces required: 8 provided: 16
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 10
provided: 20
 - 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
- 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
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 -PRELIMINARY GRADING PLAN -

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

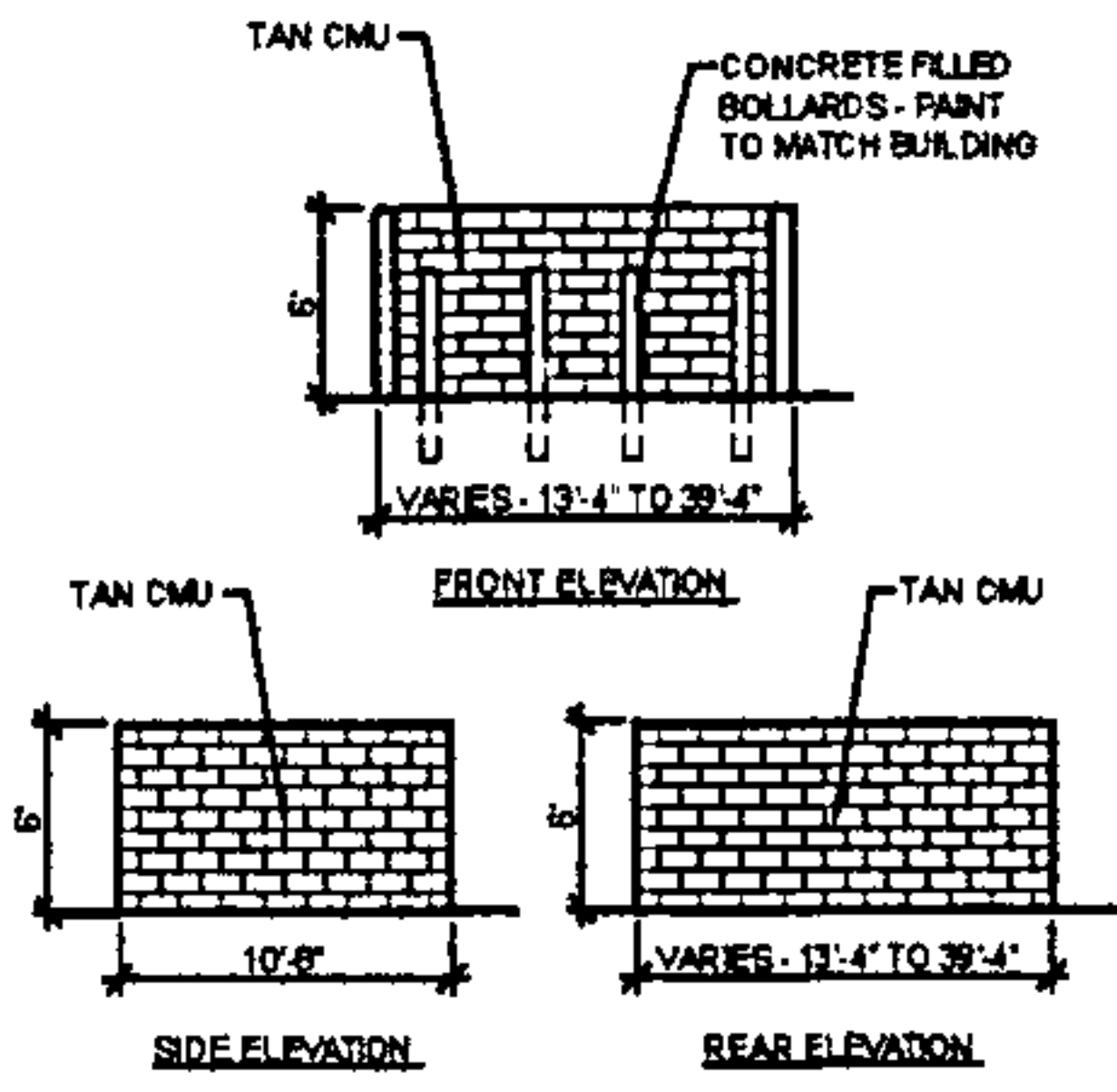
A. General Information

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

B. Signage

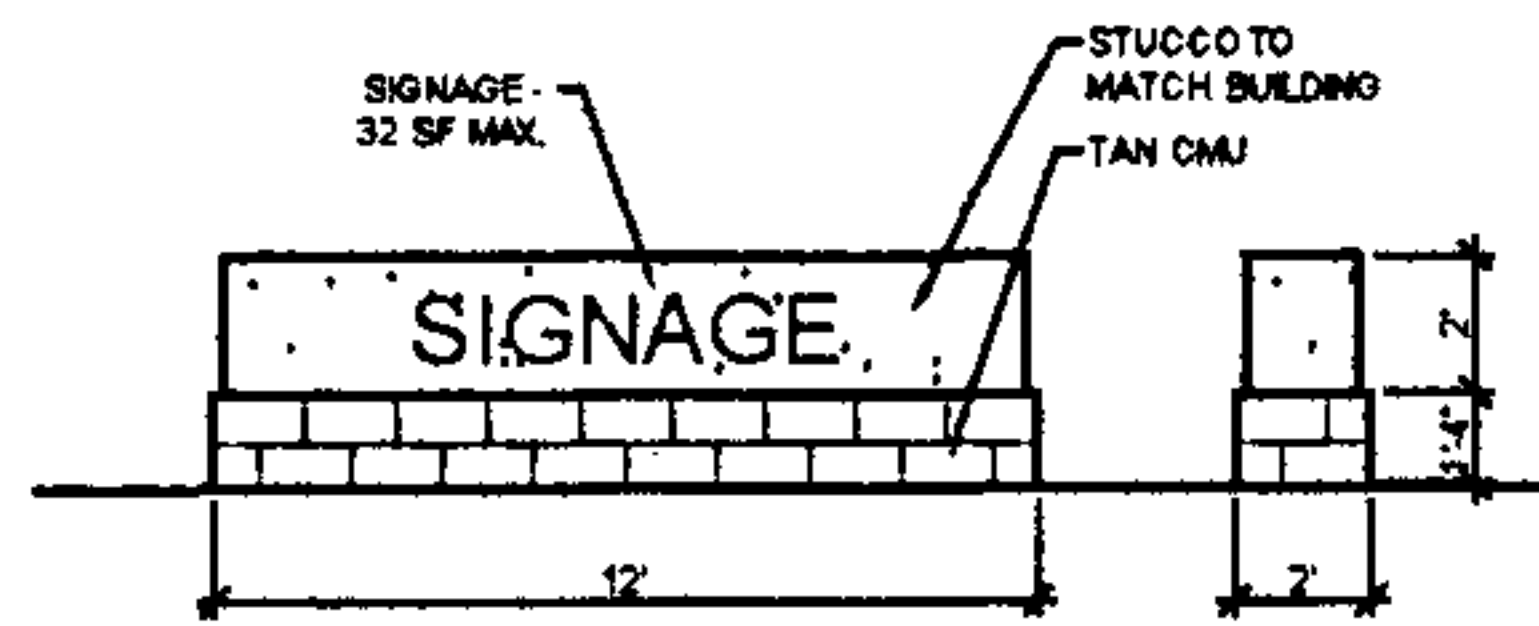
- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

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



D2 TRASH ENCLOSURE ELEV.

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



D3 MONUMENT SIGN

SCALE: 1/4" = 1'-0"

PROJECT: LADERA BUSINESS PARK TRACT 9
LEGAL DESCRIPTION: TRACT 9, LADERA BUSINESS PARK UNIT 1
ZONING ATLAS MAP: H-10
ZONING CLASSIFICATION: SU-1
APPLICABLE BUILDING CODE: 2003 BC
BUILDING TYPE: OFFICE/WAREHOUSE
CONSTRUCTION TYPE: II-B
NUMBER OF FLOORS: ONE
GROSS SQUARE FOOTAGE: 13,297 SF
PARKING ANALYSIS:
 TOTAL BUILDING AREA: 81400 SF
 40% OFFICE = 32560 SF 32560 / 200 = 163
 60% WAREHOUSE = 48840 SF 48840 / 2000 = 24
 REQUIRED: 163 + 24 = 187 SPACES
 PROVIDED: 199 SPACES
 ADA SPACES: 8 REQ'D, 16 PROVIDED
 BICYCLE PARKING REQ'D: 168 / 20 = 10, 20 PROVIDED
PARKING SPACE SIZES:
 REGULAR: 9'-0" x 18'-0" WITH 2'-0" OVERHANG
TOTAL LOT AREA: 316,410 SF = 7.26 ACRES

SIGNATURE BLOCK

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
 IS AN INFRASTRUCTURE LOT REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED REC PLANS WITH A FURTHER
 ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC
 RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DESIGN DEVELOPMENT PLAN APPROVAL:
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____
 PARKS & RECREATION DEPARTMENT DATE _____
 UTILITIES DEVELOPMENT DATE _____
 CITY ENGINEER, ENGINEERING DIVISION / AMAPCA DATE _____
 ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE _____
 SOLID WASTE MANAGEMENT DATE _____
 DEED CHAIRPERSON, PLANNING DEPARTMENT DATE _____
FINISH (1970S) 12/15/20



1601 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 842-1113
 Fax: (505) 842-1330

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CONSULTANTS

PROFESSIONAL SEAL



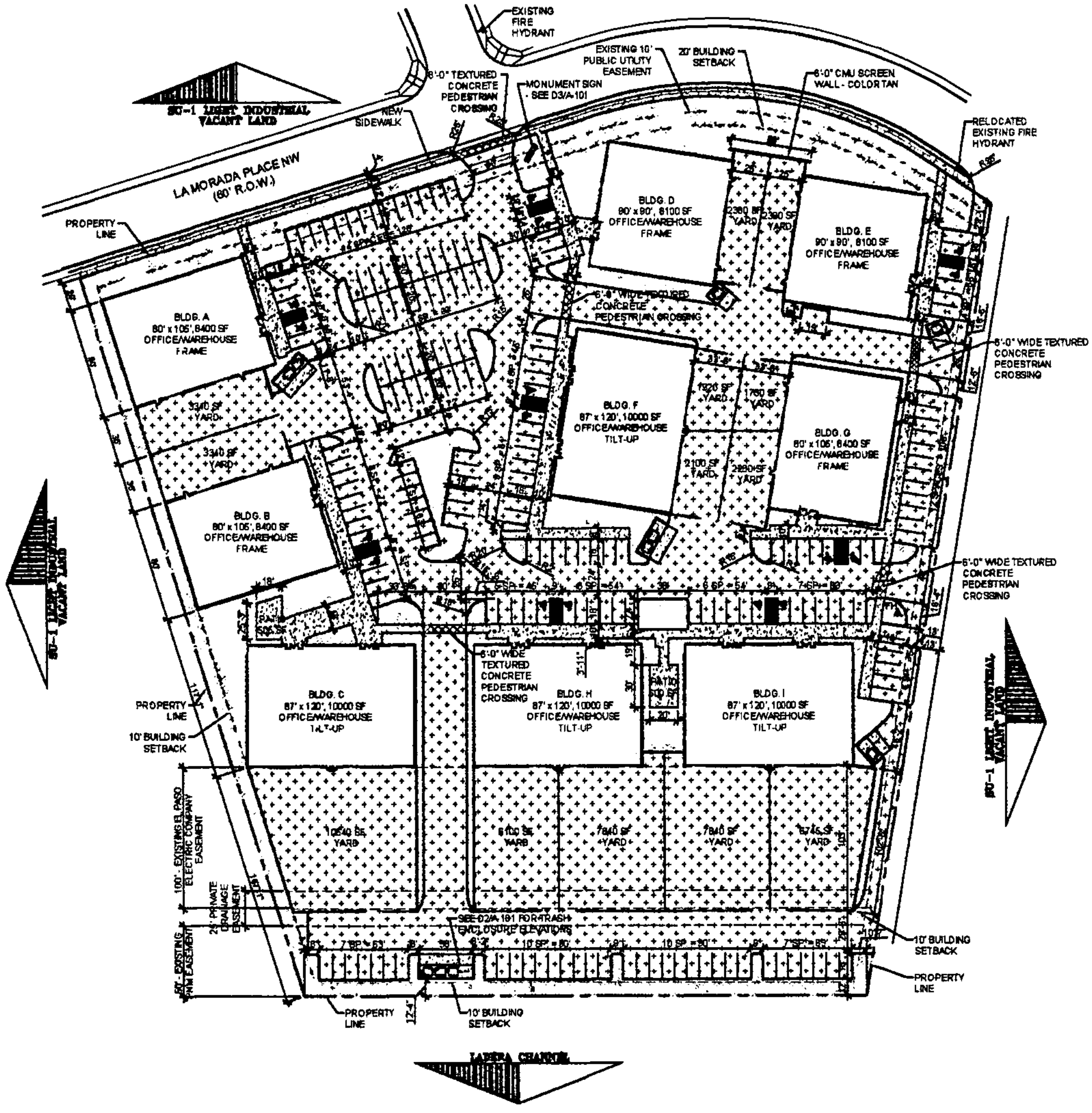
LADERA BUSINESS PARK
TRACT 9
 7600 LA MORADA PL, NW
 ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	06270
DRAWING TITLE:	06270/DES/DEVL/SP A-101
DRAWN BY:	UH
CHECKED BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS, 2006
DATE:	MARCH 5, 2007

PRELIMINARY SITE PLAN FOR BUILDING PERMIT

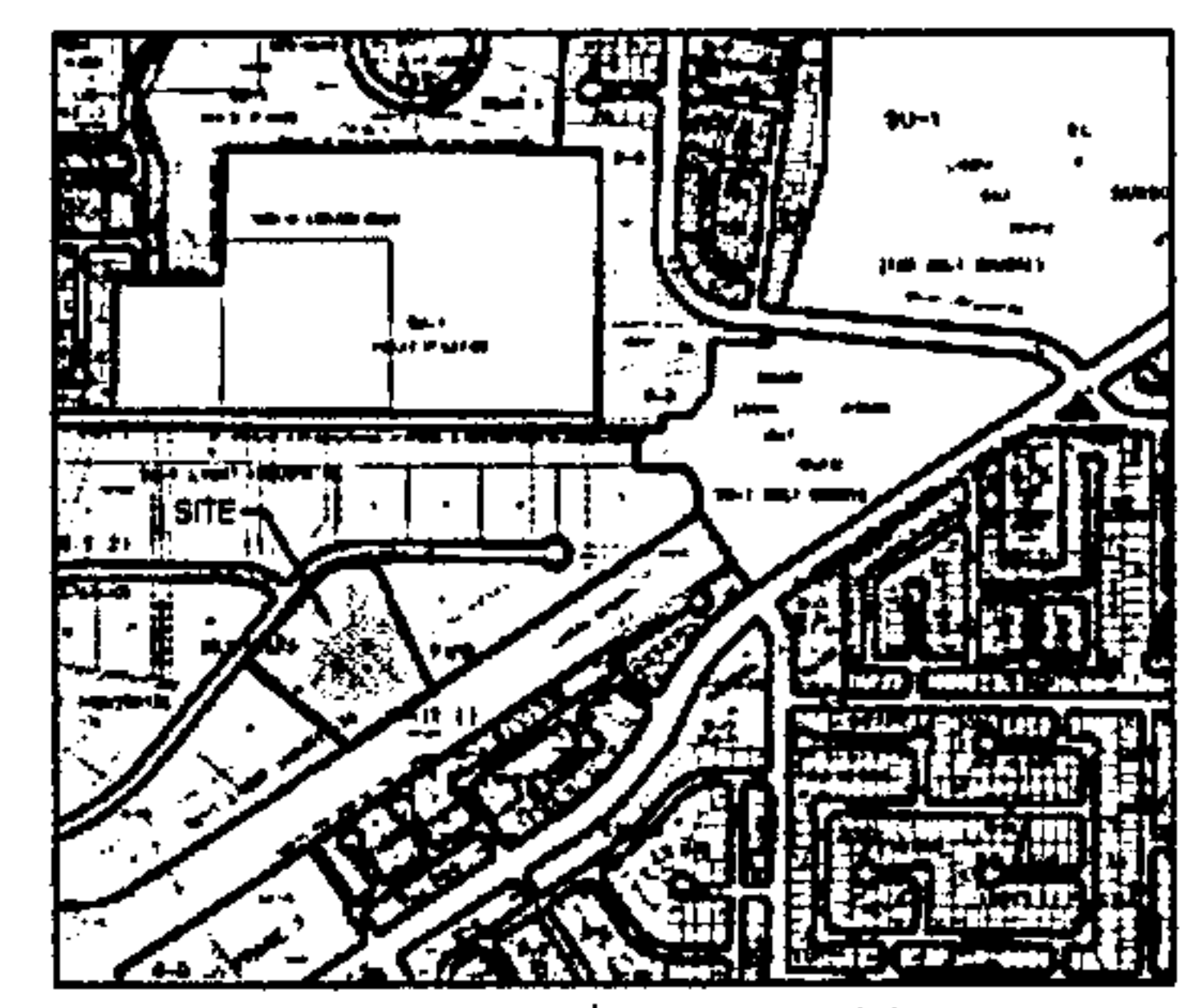
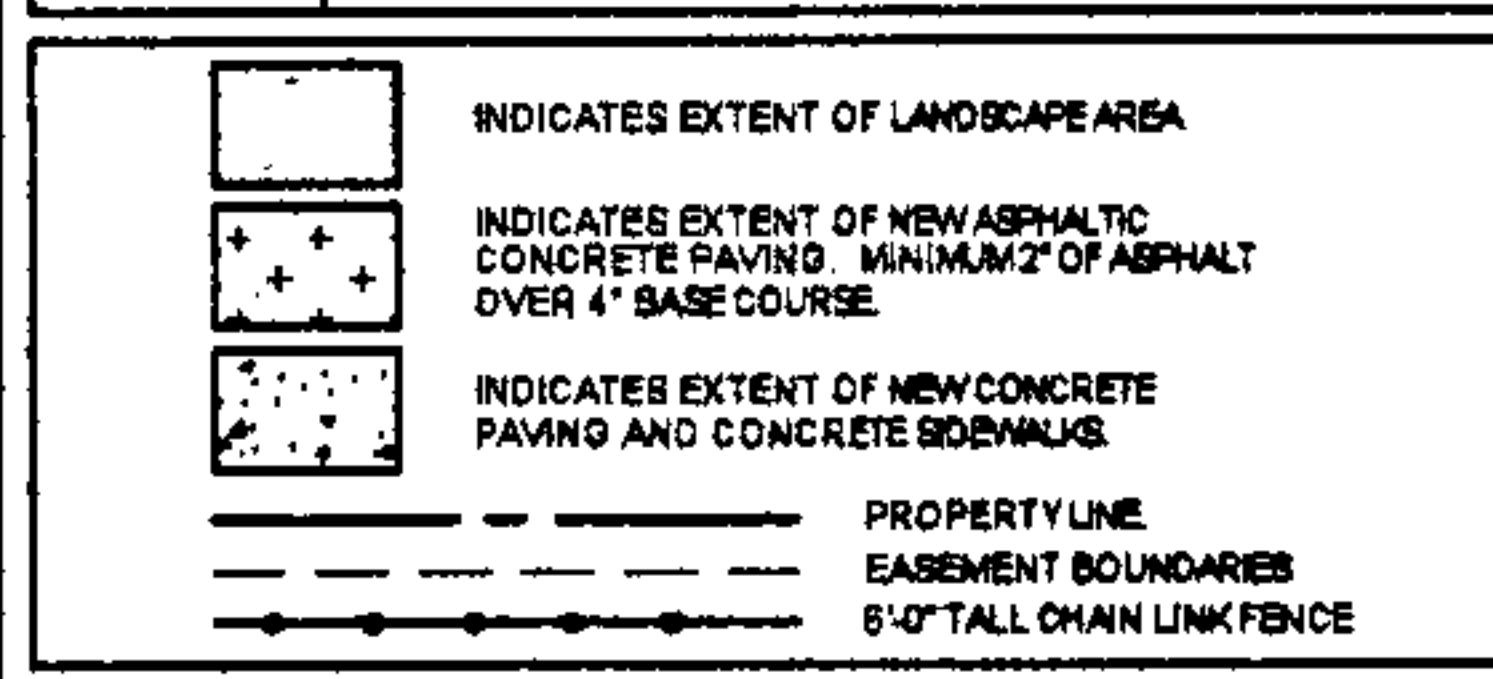
PROJECT NUMBER: A-101



A2
SCALE: 1" = 60'

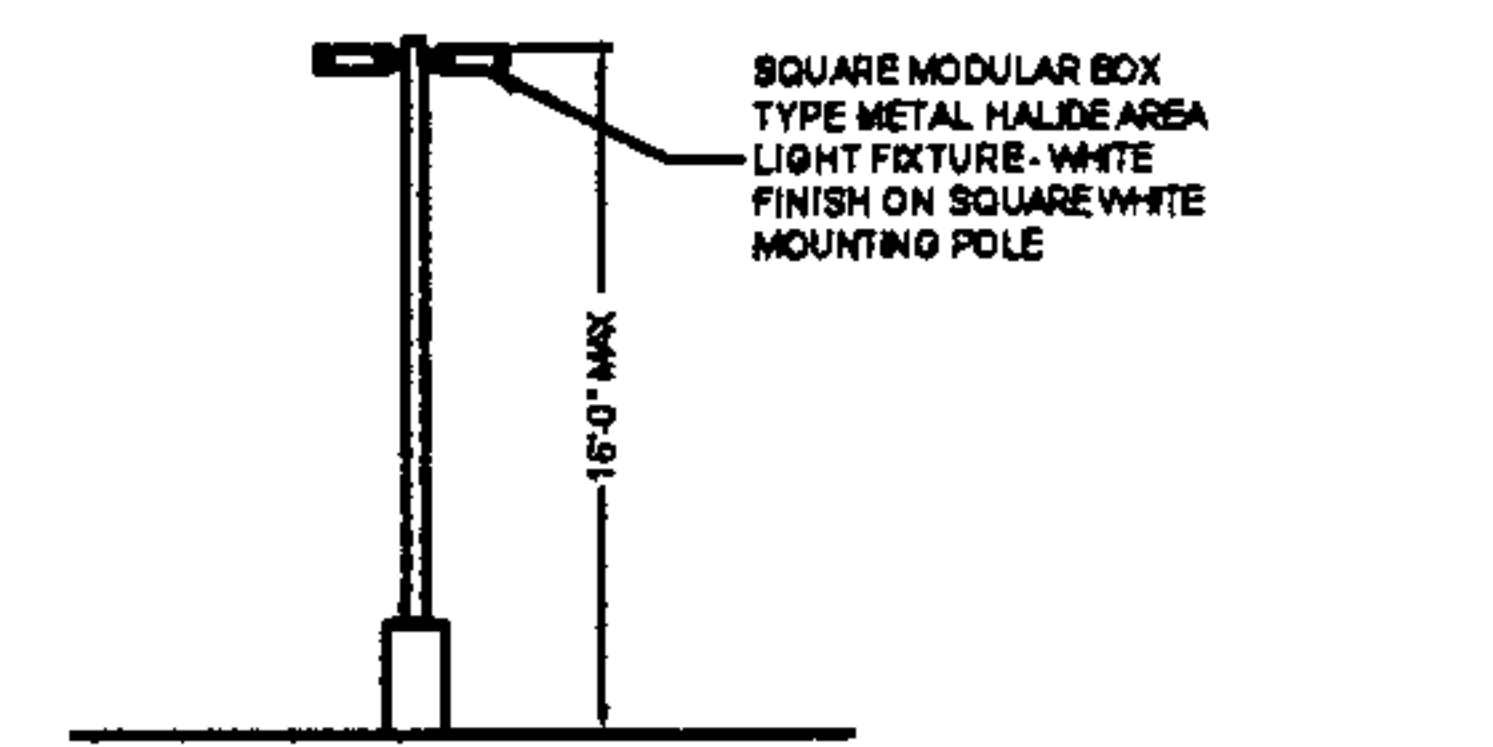
SITE PLAN

SITE PLAN LEGEND



B6 VICINITY MAP H-10

SCALE: N.T.S.



B5 LIGHTING DETAIL
SCALE: N.T.S.

16'-0" MAX

SQUARE MODULAR BOX TYPE METAL HALIDE AREA LIGHT FIXTURE-WHITE FINISH ON SQUARE-WHITE MOUNTING POLE

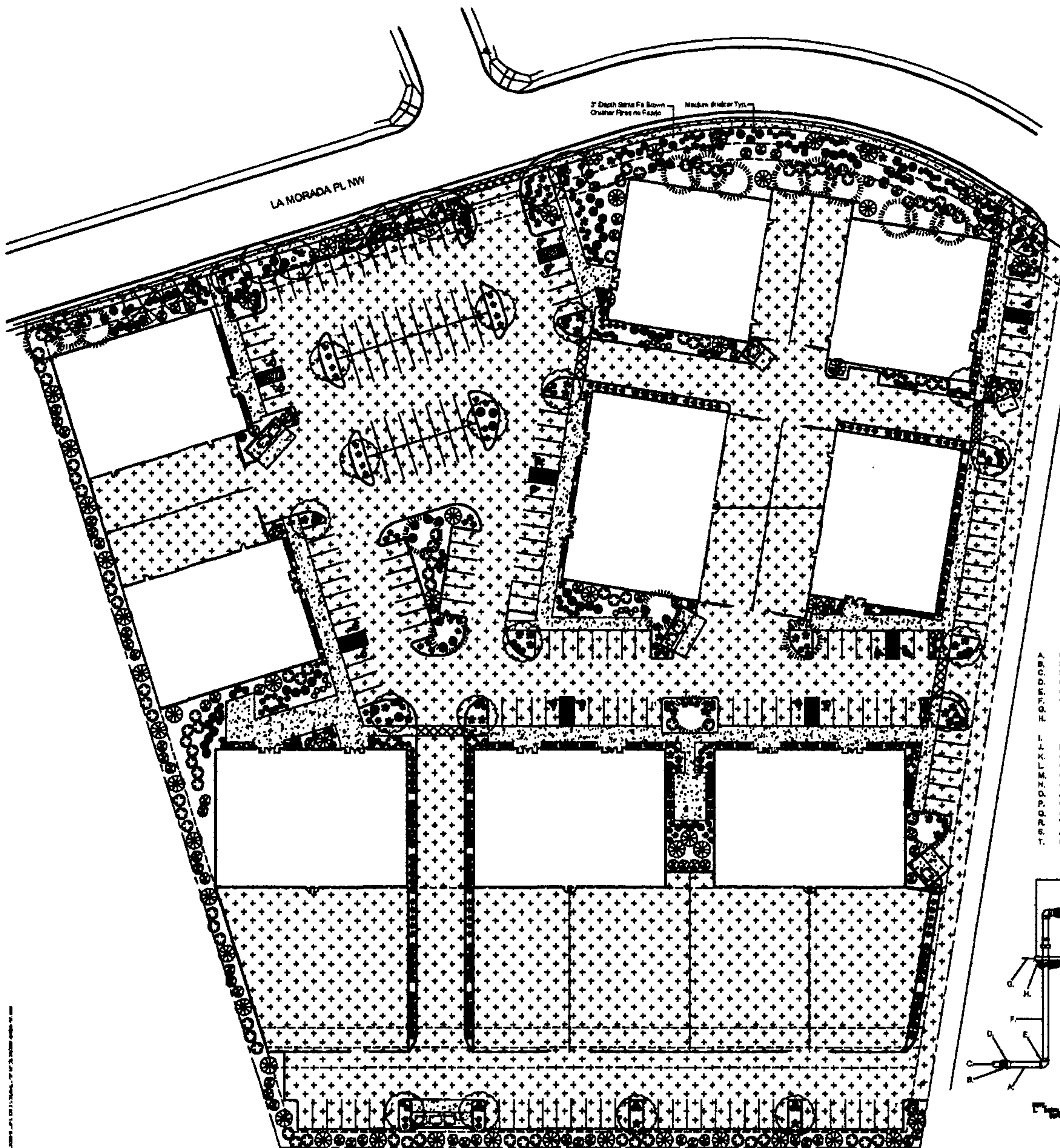
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 100 FOOT LAMBERTS ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

A5 LIGHTING DETAIL
SCALE: N.T.S.



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Area
Trees					
18	○	<i>Pinus nigra</i> Austrian Pine	8'-6"	Medium	
18	○	<i>Platanus chinensis</i> Chinese Platanus	2' B&B	Medium +	
6	○	<i>Pyrus calleryana</i> Flowering Pear	2' B&B	Medium +	
7	○	<i>Quercus buckleyi</i> Texas Red Oak	2' B&B	Medium	
Shrubs/Groundcovers					
75	●	<i>Agastache cana</i> Ghost Hyssop	1-Gal	Medium	8ef x 76= 600sf
33	●	<i>Artemisia 'Powis Castle'</i> Powis Castle Sage	1-Gal	Low +	24ef x 33= 792sf
38	●	<i>Opuntia</i> sp. Spineless Prickly Pear	1-Gal	Medium	30ef x 38= 1140sf
40	●	<i>Caryopteris clandonensis</i> Blue Mist	1-Gal	Medium	32ef x 46= 1472sf
77	●	<i>Cercocarpus ledifolius</i> Curly-leaf Min. Mahogany	5-Gal	Low +	50ef x 77= 3850sf
117	●	<i>Desyrtion wheeleri</i> Botsi	5-Gal	Low+	20ef x 117= 2340sf
89	●	<i>Nepeta musini</i> Ghost Catmint	1-Gal	Medium	8ef x 89= 712sf
100	●	<i>Rhus glabra</i> Smooth Sumac	5-Gal	Low+	50ef x 100= 5000sf
187	●	<i>Rosmarinus officinale 'Arp'</i> Arp Rosemary	5-Gal	Low +	36ef x 187= 6732sf
41	●	<i>Santolina chamaecyparissus</i> Gray Santolina	1-Gal	Low	24ef x 41= 984sf
52	●	<i>Vibex agnus-castus</i> Chaste Tree	5-Gal	Medium	50ef x 52 = 2600sf
Ornamental Grasses					
83	●	<i>Miscanthus sinensis 'Gracillimus'</i> Maiden Grass	5-Gal	Medium	20ef x 83= 1660sf
110	●	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist	5-Gal	Medium	15ef x 110= 1650sf
					TOTAL PROVIDED = 29532sf
					TOTAL REQUIRED = 35251sf X.74 = 26438sf

SITE DATA

GROSS LOT AREA	318410	SF
LESS BUILDING(S)	81400	SF
NET LOT AREA	236010	SF

REQUIRED LANDSCAPE	35251	SF
18% OF NET LOT AREA	42482	SF
PROPOSED LANDSCAPE	29532	SF
PERCENT OF NET LOT AREA	12.5	%

REQUIRED STREET TREES PROVIDED AT 25' O.C. SPACING ALONG STREET 25
 REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (106 SPACES/10) 10

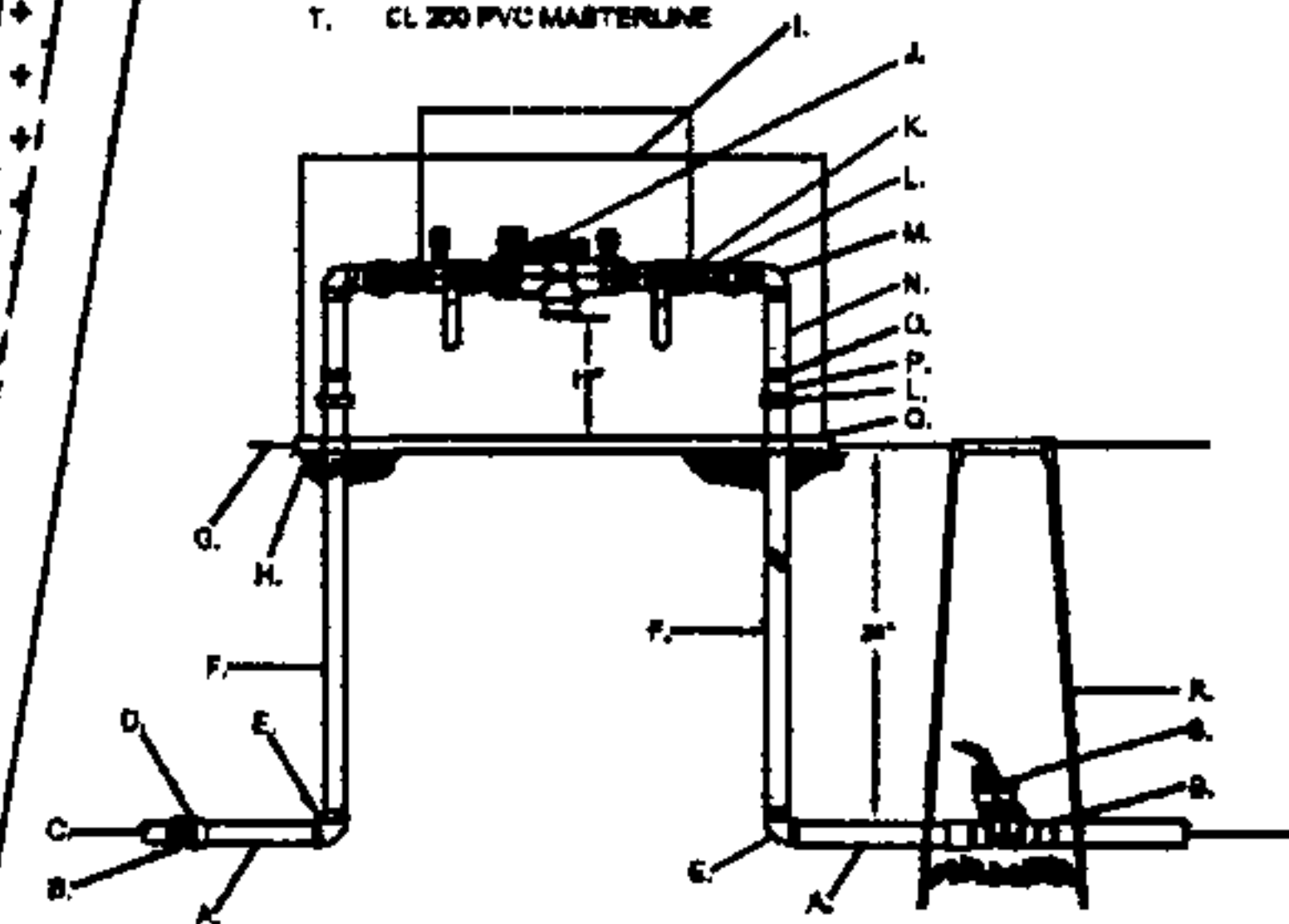
PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

- A. GALVANIZED 1/2" NIPPLE
- B. 1/2" X 1/2" THREADED MALE ADAPTOR
- C. SCH 40 PVC MAIN
- D. GALVANIZED COUPLING
- E. GALVANIZED 90°
- F. GALVANIZED 2" NIPPLE
- G. FINISH GRADE
- H. 4" THICK CONCRETE PAD 8" WIDER THAN ASSEMBLY ON ALL SIDES
- I. HEATED ENCLOSURE
- J. REDUCED PRESSURE BACKFLOW PREVENTER
- K. GALVANIZED MALE ADAPTOR (1 OF 2)
- L. GALVANIZED UNION (1 OF 2)
- M. GALVANIZED STREET 90° (1 OF 4)
- N. 1/2" NIPPLE (TYP.)
- O. AUTO DRAIN VALVE WITH GALVANIZED TEE (TYP.)
- P. GALVANIZED CLOSE NIPPLE (TYP.)
- Q. PVC SLEEVE THROUGH CONCRETE (TYP.)
- R. VALVE BOX
- S. AUTO VALVE
- T. CL 200 PVC MASTERLINE



1 RPBA AND MASTER VALVE
 N.T.S.

Growing Better Up
Heads Up
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com
 P.O. Box 10597
 Albuquerque, NM 87184
 505.898.9816
 505.898.2106 (fax)
 design@huic.com



Date: 3/5/2007
 Revisions:

 Drawn by: RLL
 Reviewed by: MS

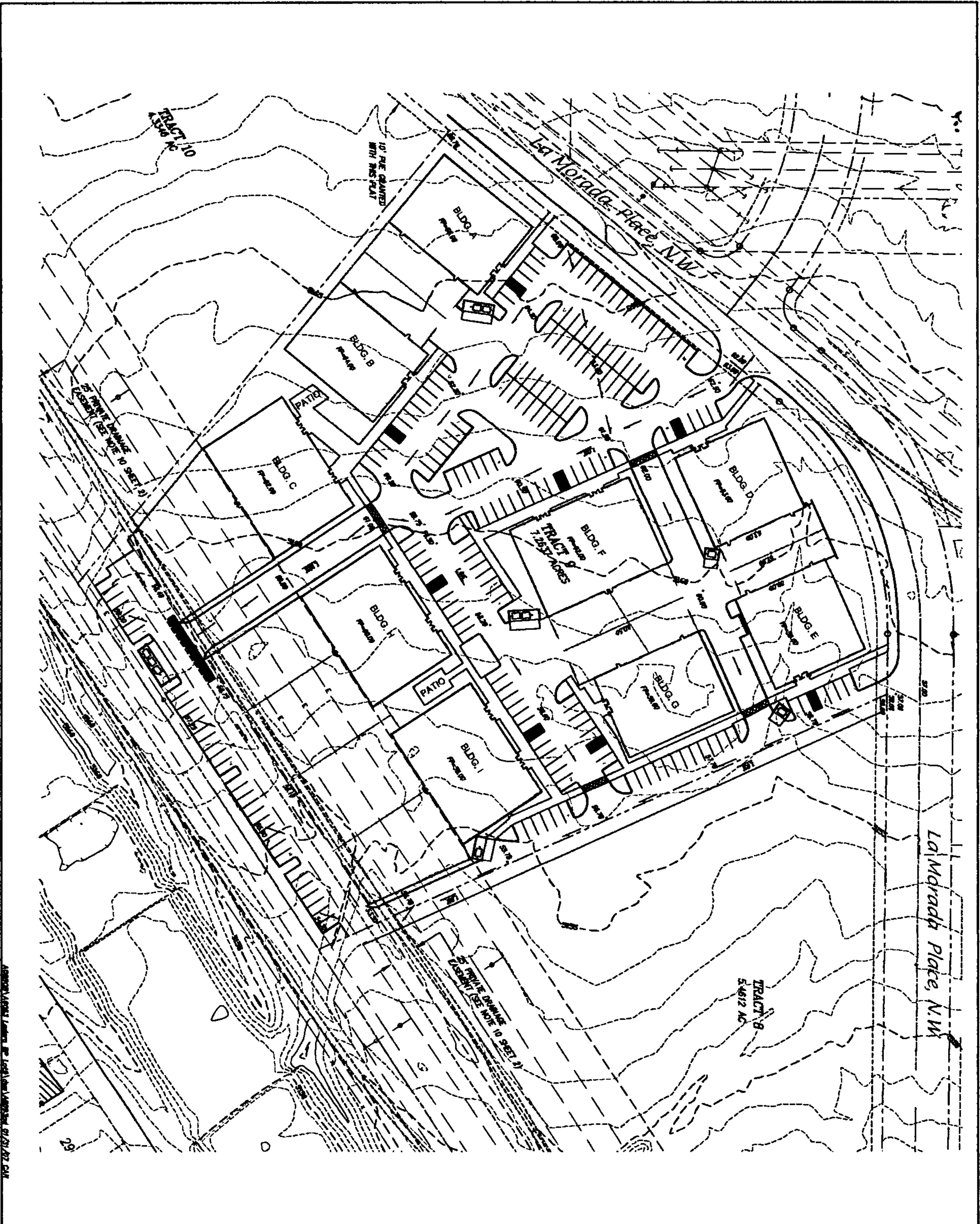
Ladera Business Park
 Lot 9
 Albuquerque, New Mexico



Scale: 1" = 30'
 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



APPROVED LADERSHIP BY LOCAL GOVERNMENT 07/21/02 DATE

LEGEND

- EXISTING DRAINAGE
- PROPOSED DRAINAGE (CONCEPT)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING TREE
- PROPOSED TREE
- EXISTING BENCH
- PROPOSED BENCH
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- EXISTING PATH
- PROPOSED PATH
- EXISTING STAIR
- PROPOSED STAIR
- EXISTING RAMP
- PROPOSED RAMP
- EXISTING ESCALATOR
- PROPOSED ESCALATOR
- EXISTING ELEVATOR
- PROPOSED ELEVATOR
- EXISTING LIFT
- PROPOSED LIFT
- EXISTING PLATFORM
- PROPOSED PLATFORM
- EXISTING CANOPY
- PROPOSED CANOPY
- EXISTING COVER
- PROPOSED COVER
- EXISTING ENCLOSURE
- PROPOSED ENCLOSURE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING TREE
- PROPOSED TREE
- EXISTING BENCH
- PROPOSED BENCH
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- EXISTING PATH
- PROPOSED PATH
- EXISTING STAIR
- PROPOSED STAIR
- EXISTING RAMP
- PROPOSED RAMP
- EXISTING ESCALATOR
- PROPOSED ESCALATOR
- EXISTING ELEVATOR
- PROPOSED ELEVATOR
- EXISTING LIFT
- PROPOSED LIFT
- EXISTING PLATFORM
- PROPOSED PLATFORM
- EXISTING CANOPY
- PROPOSED CANOPY
- EXISTING COVER
- PROPOSED COVER
- EXISTING ENCLOSURE
- PROPOSED ENCLOSURE

LEGAL DESCRIPTION

LADERA BUSINESS PARK TRACT 9 UNIT 1

ACS BENCHMARK

VICINITY MAP ZONE MAP: R-810-2

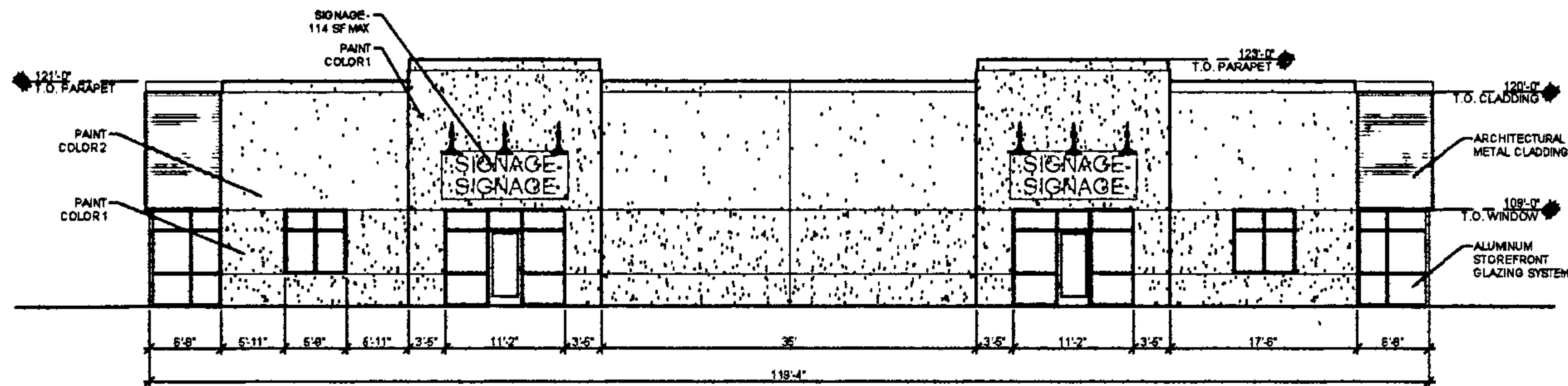
SCALE 1" = 40'

LADERA BUSINESS PARK LOT#9

CONCEPTUAL GRADING & DRAINAGE PLAN

dmg MARK GOODMAN & ASSOCIATES, P.A.
 P.O. BOX 80608
 ALBUQUERQUE, NEW MEXICO 87189
 (505) 958-2200, FAX (505) 797-9539

DATE: 07/21/02	DESIGNER: JAC	CHECKER: JAC	SCALE: 1" = 40'
DATE: 07/21/02	DESIGNER: JAC	CHECKER: JAC	SCALE: 1" = 40'



D2 FRONT ELEVATION **D5**

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

MATERIAL	COLOR
PAINT:	COLOR 1: DARK TAN COLOR 2: MEDIUM TAN
ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM
HOLLOW METAL DOORS & FRAMES:	MEDIUM TAN
GLAZING:	BLUE SEMI-REFLECTIVE
OVERHEAD DOORS:	DARK TAN
METAL CLADDING:	DUSTY BLUE

D5 COLORS LEGEND

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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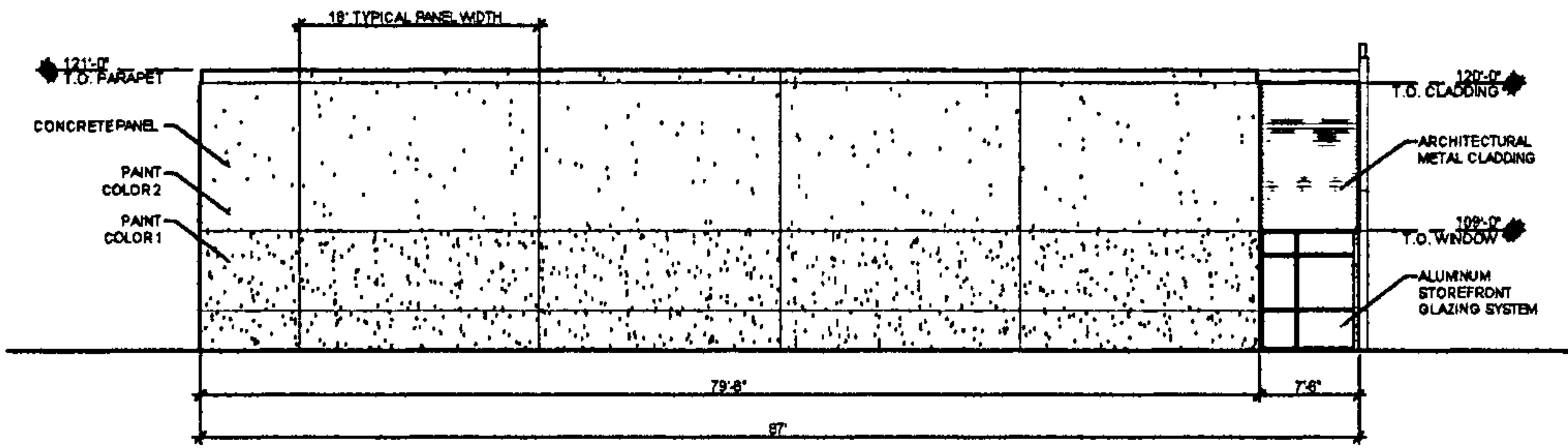
LADERA BUSINESS PARK
TRACT 9
7800 LA MORADA PL, NW
ALBUQUERQUE, NEW MEXICO

NO.	NAME	DATE	DESCRIPTION

PROJECT NUMBER: 08270
DRAWING TITLE: 08270'S DESIG. BLDG. A-201
DRAWN BY: LH
CHECK BY:
DATE: MARCH 8, 2007

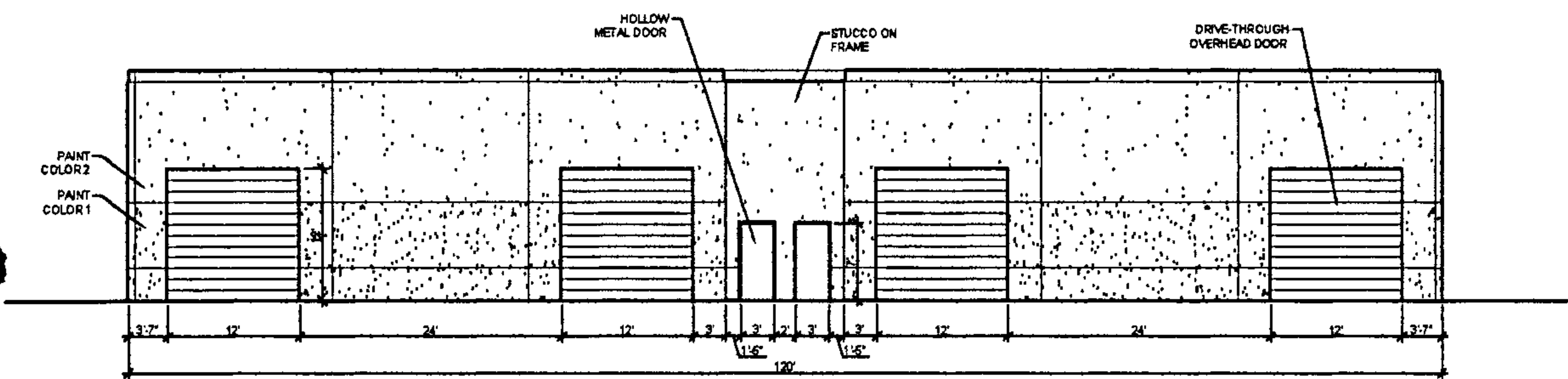
BUILDINGS C, F, H, I

A-201



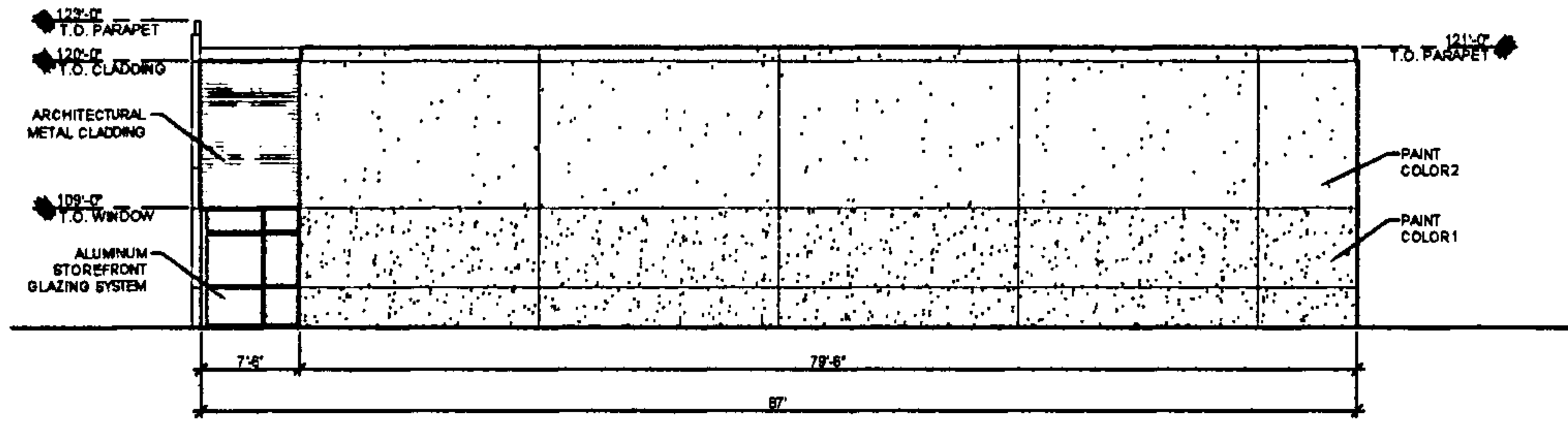
C2 SIDE ELEVATION **D5**

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



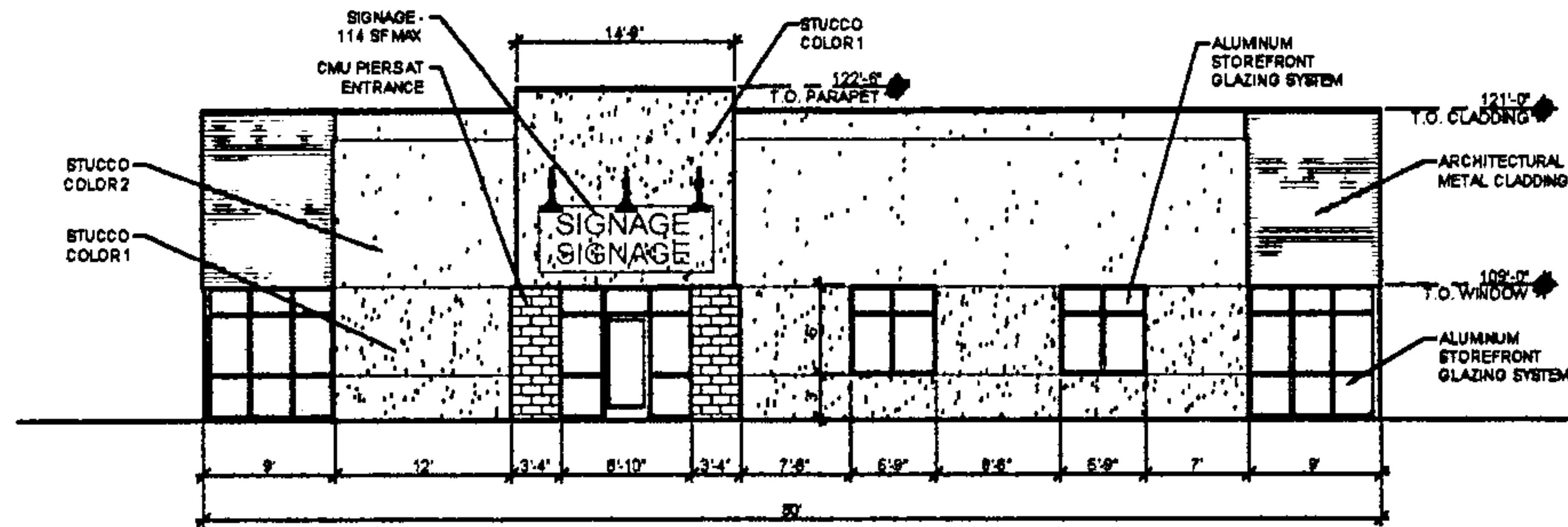
B2 REAR ELEVATION **D5**

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



A2 SIDE ELEVATION **D5**


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



D2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL	COLOR
STUCCO:	COLOR 1: DARK TAN COLOR 2: MEDIUM TAN
ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM
HOLLOW METAL DOORS & FRAMES:	MEDIUM TAN
GLAZING:	BLUE SEMI-REFLECTIVE
OVERHEAD DOORS:	DARK TAN
METAL CLADDING:	DUSTY BLUE
CMU:	TAN

D5 COLORS LEGEND



CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1118
Fax: (505) 842-1330

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PROFESSIONAL SEAL



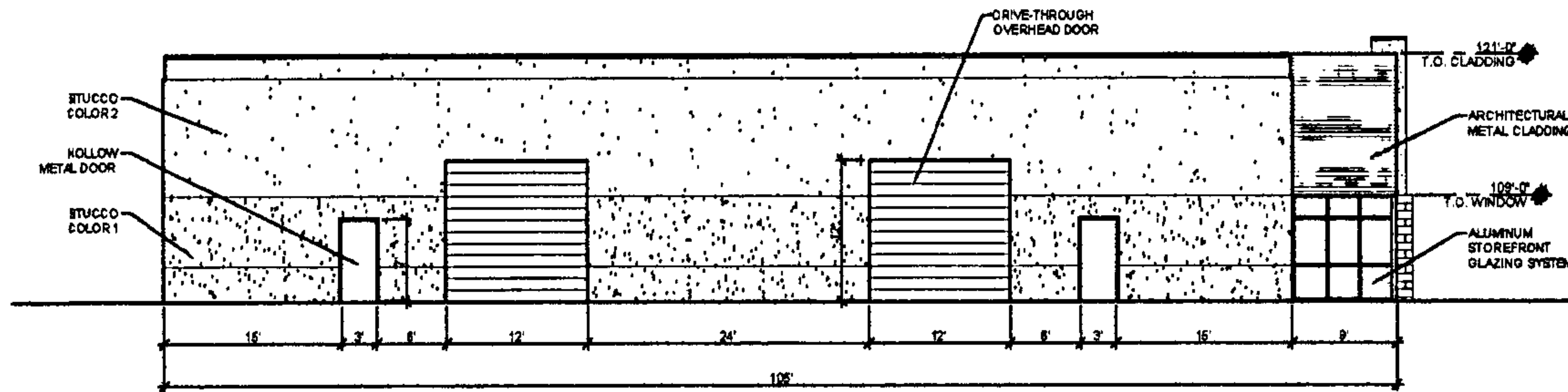
LADERA BUSINESS PARK
TRACT 9
7500 LA MORADA PL, NW
ALBUQUERQUE, NEW MEXICO

DATE	DESCRIPTION

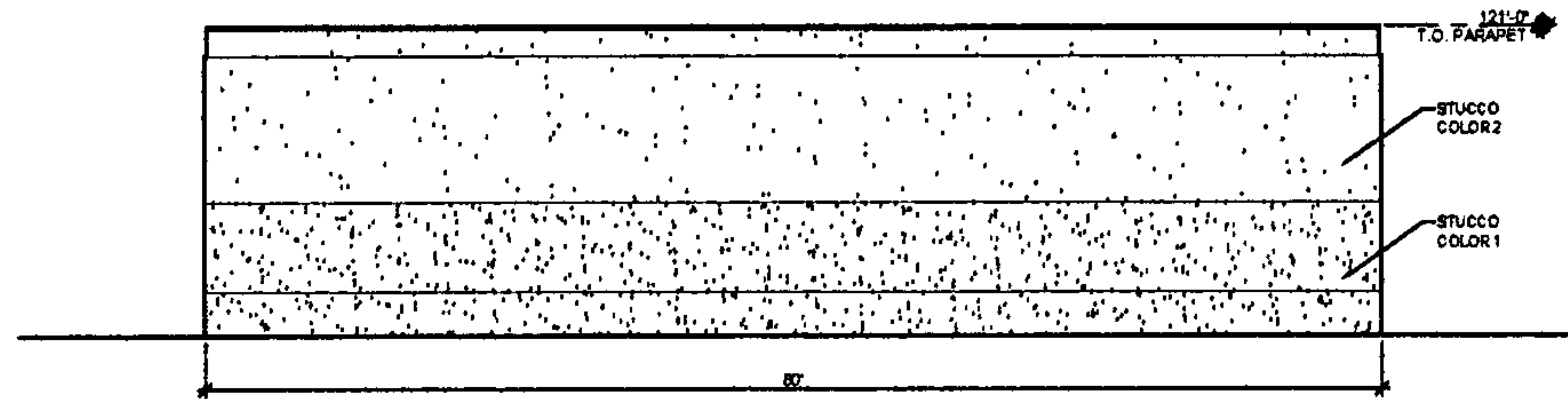
PROJECT NUMBER: 06270
DRAWING FILE: 06270\06270\DEVELOP\A-201
DRAWN BY: LH
CHECK BY:
COMPILED BY: CLAUDIO VIGIL ARCHITECTS 2006
DATE: MARCH 5, 2007

BUILDINGS A, B, G

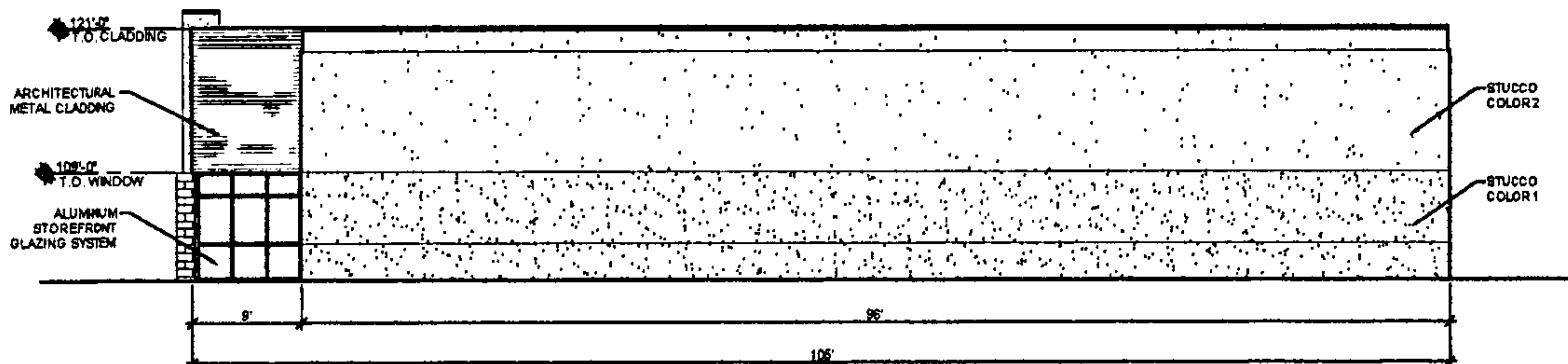
A-202



C2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



A2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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

PAID RECEIPT

APPLICANT NAME SOLEIDAD DEVELOPMENT GROUP LLC
 AGENT CLAUDIO VIGIL ARCHITECTS
 ADDRESS 1801 RIO GRANDE BLVD NW
5348
 PROJECT & APP # 100-5348/07DRB00270
 PROJECT NAME LADERA BUSINESS PARK TR. 9

3/6/2007 10:35AM
 RECEIPT# 00077277 US# 007 TRNSH# 0016
 Account 441006 Fund 01
 Activity 4983000 JRSEJA \$405.
 Trans Amt \$385.00
 J24 Misc \$405.00
 CK \$0.00
 CHANGE

- \$ 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.

Thank You

51582

REID & ASSOCIATES, LLC
 6300 RIVERSIDE PLAZA LANE NW, SUITE 220
 ALBUQUERQUE, NM 87120
 (505) 891-2528

FIRST COMMUNITY BANK
 95-145-1070

03/06/07

PAY TO THE ORDER OF City of Albuquerque \$ 405.00

Four hundred Five dollars and no cents

DOLLARS

MEMO: 0702

05158201070014520002784385

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

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:

NAME: _____ PHONE: _____
 ADDRESS: Same as below FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Claudio Vigil Architects PHONE: 842-1113
 ADDRESS: 1807 Rio Grande Blvd FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____

DESCRIPTION OF REQUEST: Review of sketch plan

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. 9 Block: _____ Unit: 1
 Subdiv. / Addn. LADERA BUSINESS PARK
 Current Zoning: SU-1 for Light Industrial Proposed zoning: _____
 Zone Atlas page(s): H-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 7.26 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101005911229820102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: (On or Near: La Morada Pl. NW
 Between: LADERA NW and UNSER BLVD NW

CASE HISTORY:

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

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

SIGNATURE LOUISE HOLMSEN DATE 1/30/07
 (Print) LOUISE HOLMSEN _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>07DRB - 00093</u>	<u>SK</u>	<u>P3</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02-07-07</u>			Total <u>\$0.00</u>

[Signature] 01-30-07
 Planner signature / date

Project # 1005348

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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.

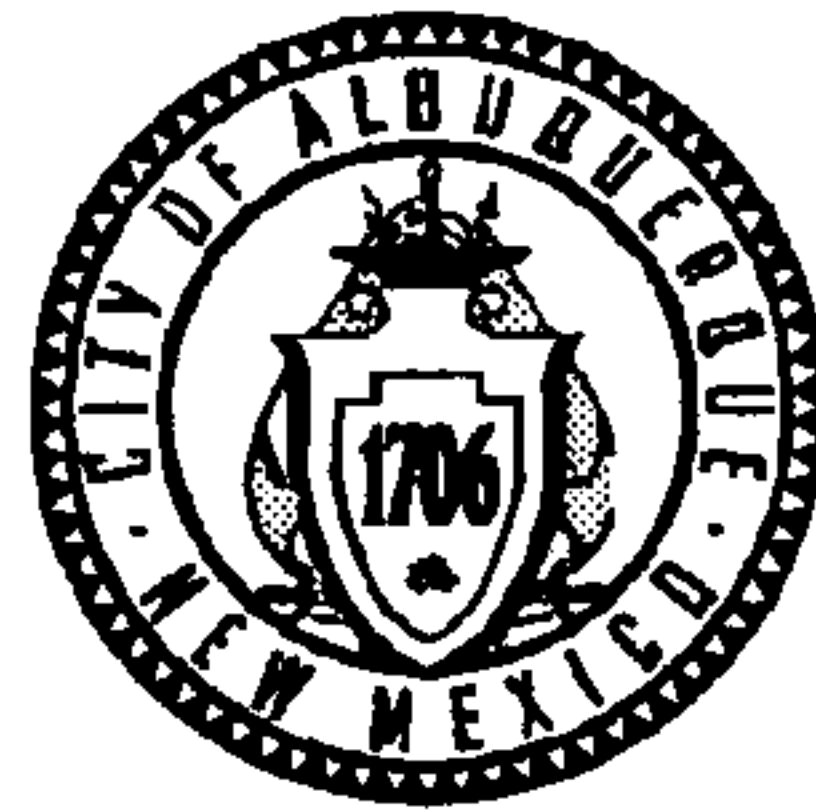
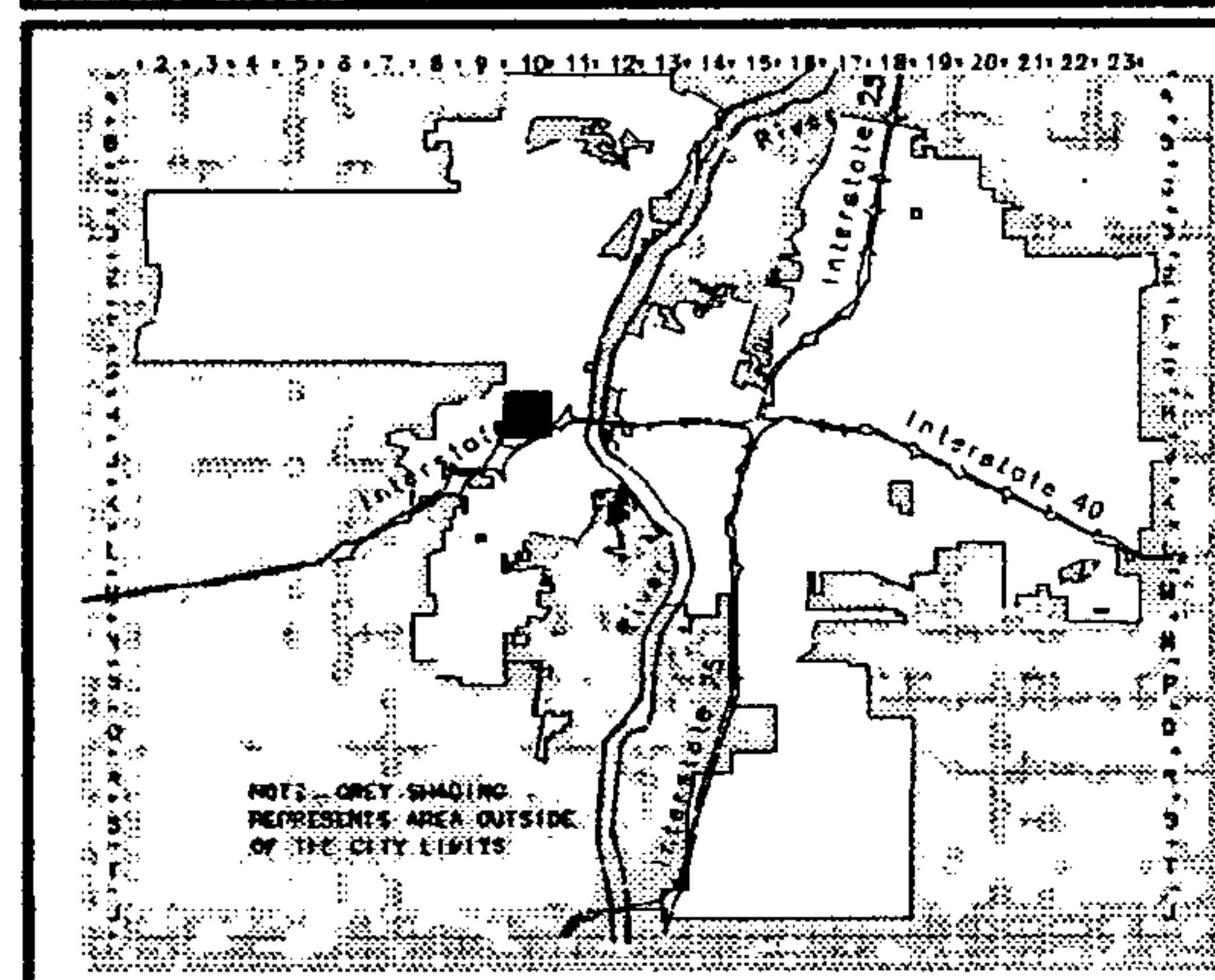
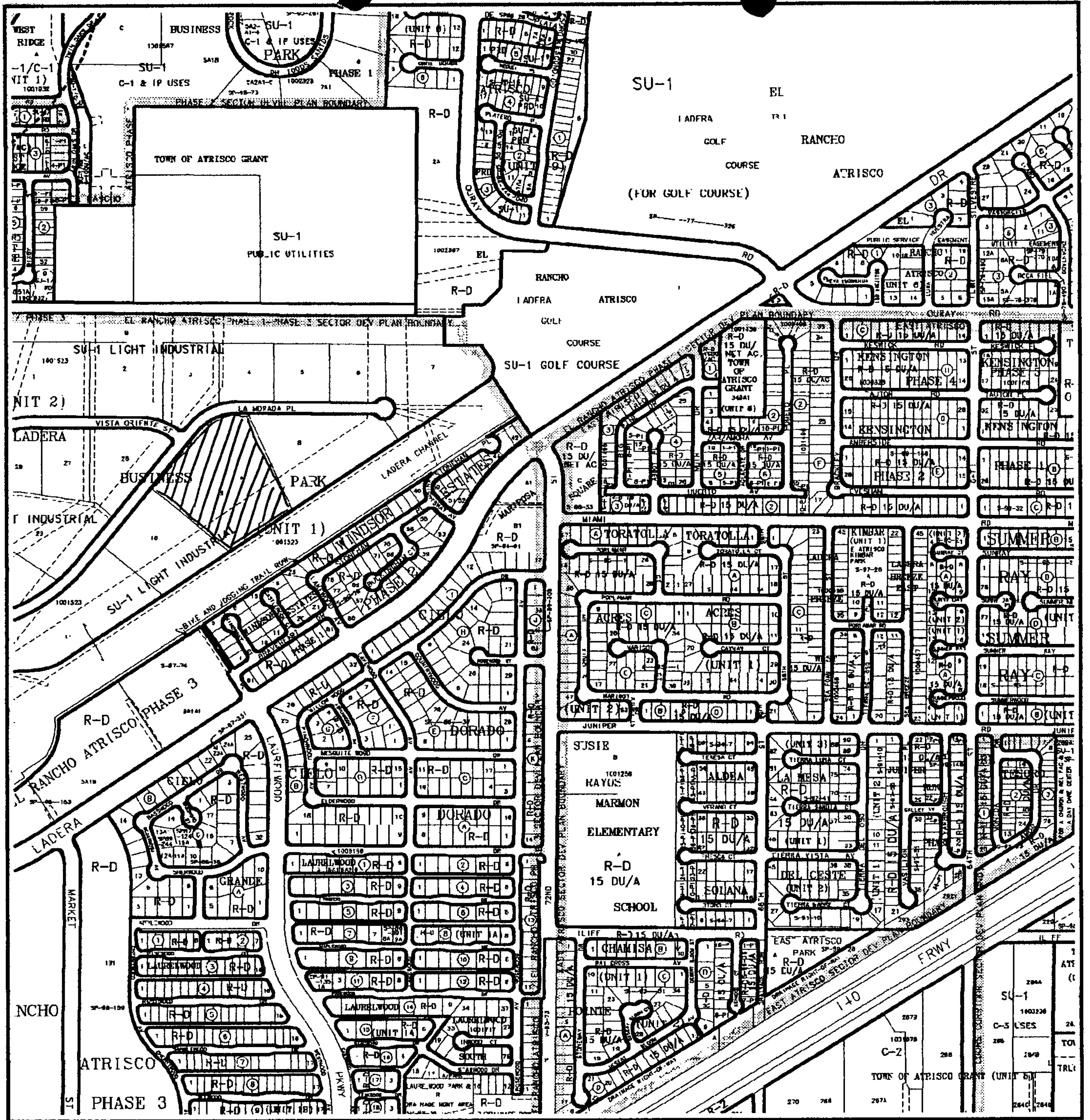
LOUISE HOLLESEN
 Applicant name (print)
Louise Holler 1/30/07
 Applicant signature / date



Form revised APRIL 2006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - 00093

Josh [Signature] 01-30-07
 Planner signature / date
Project # 1005348



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

H-10-Z

Map Amended through February 01, 2005



January 30, 2007

Ms. Sheran Matson, DRB Chair
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Ladera Business Park, Tract 9, Unit One
Site Development Plan for Building Permit - Sketch Plan

Dear Ms. Matson and Review Board Members:

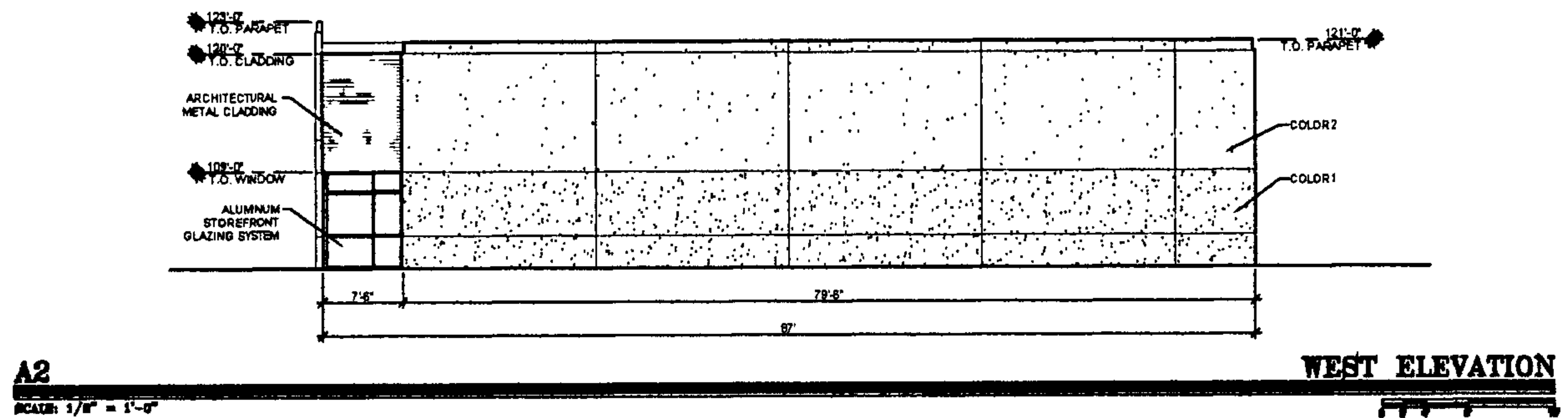
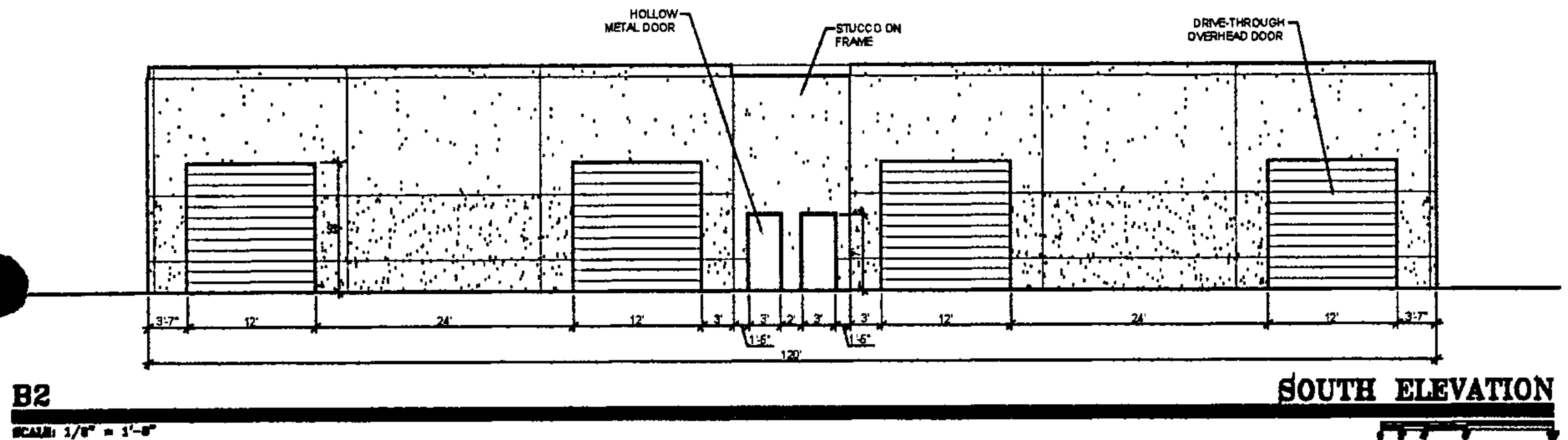
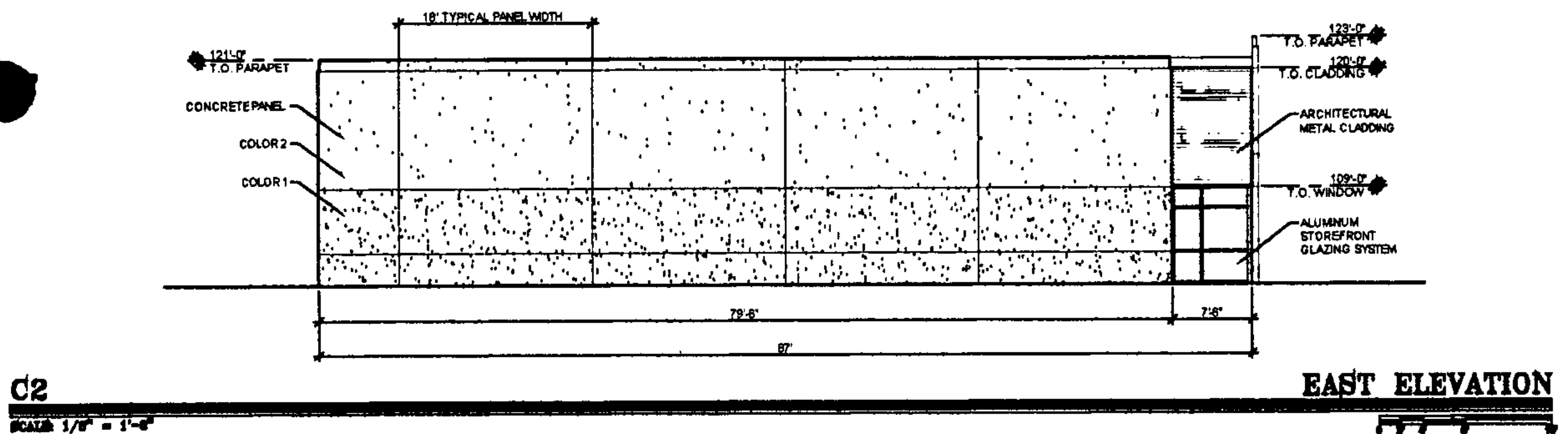
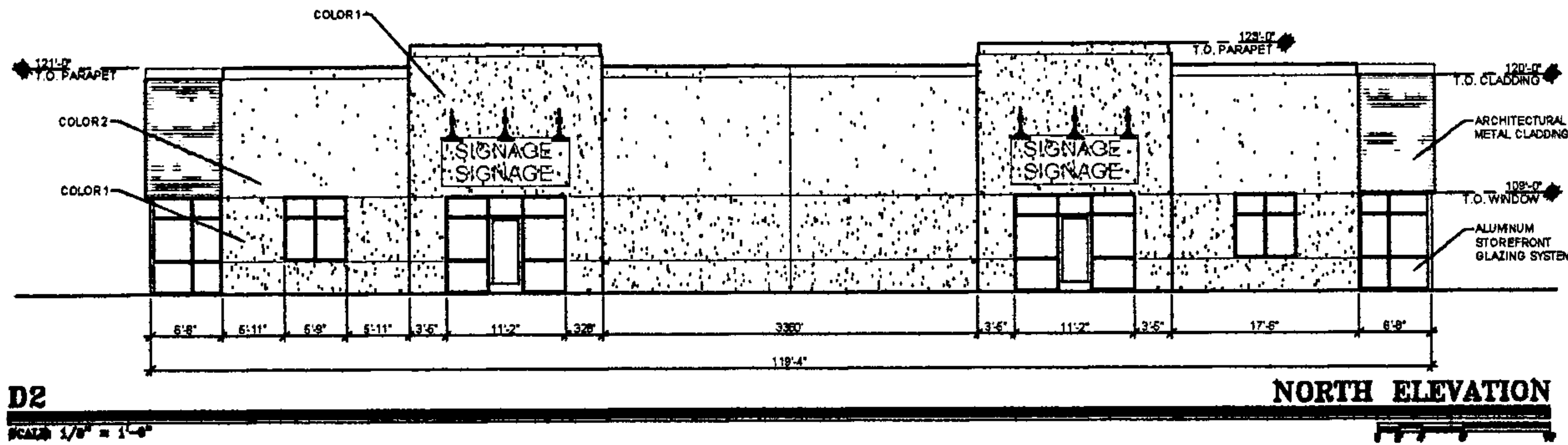
This is a Site Development Plan for Building Permit Sketch Plan application for an unadvertised DRB Meeting. The proposed project, zoned SU-1 for Light Industrial uses, will provide a total of 81400 square feet of office/warehouse space.

We are proposing to build an office/warehouse park with a total of nine buildings, ranging in size from 8100 square feet to 10000 square feet. Each building has one or two articulated, covered entry areas as well as 'cut-away' corners in-filled with storefront glazing and architectural metal cladding. The change in material breaks up the elevations and adds visual interest. Service yards for each building are placed away from the street and are screened with landscaping where possible.

We believe that the proposed site plan and buildings are in keeping with the intentions of the Design Guidelines for this site, and we look forward to getting your comments regarding this project.

Sincerely,

Louise Hollesen, Agent
Claudio Vigil Architects



**CLAUDIO VIGIL
ARCHITECTS**

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1880

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CONSULTANTS

PROFESSIONAL SEAL



**LADERA
BUSINESS PARK
TRACT 9**

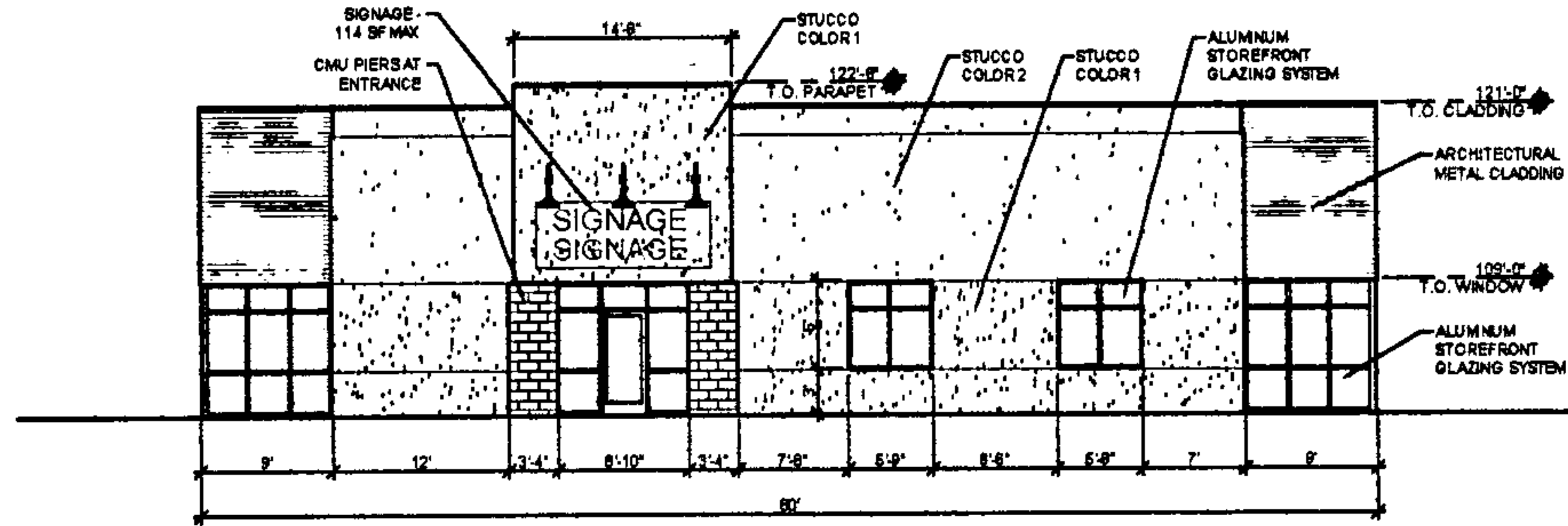
LA MORADA PLACE NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER	06270
DESIGNER	06270GDESDEVLBP A201
DESIGNER	LH
CHECK BY	CLAUDIO VIGIL ARCHITECTS 2006
DATE	JANUARY 30, 2007

SHEET TITLE
BUILDINGS C, E, I, F

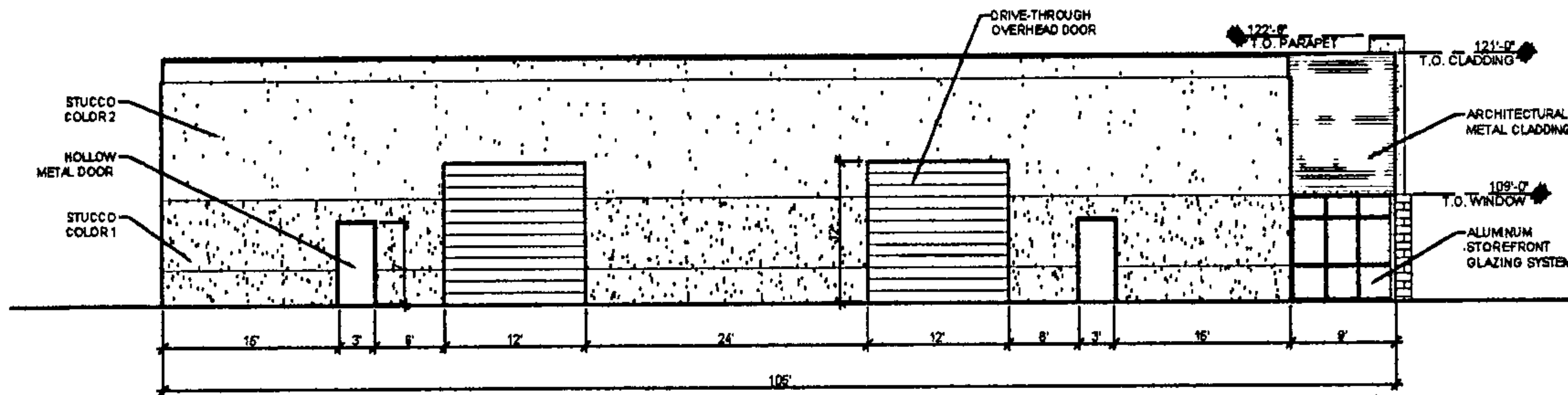
SHEET NUMBER
A-201



D2

FRONT ELEVATION

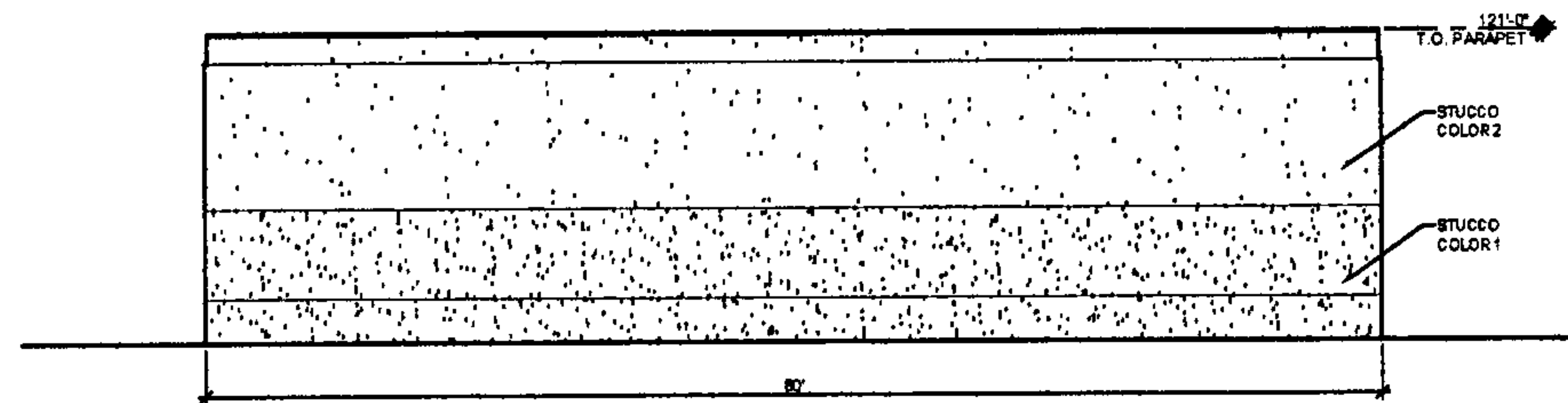
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C2

SIDE ELEVATION

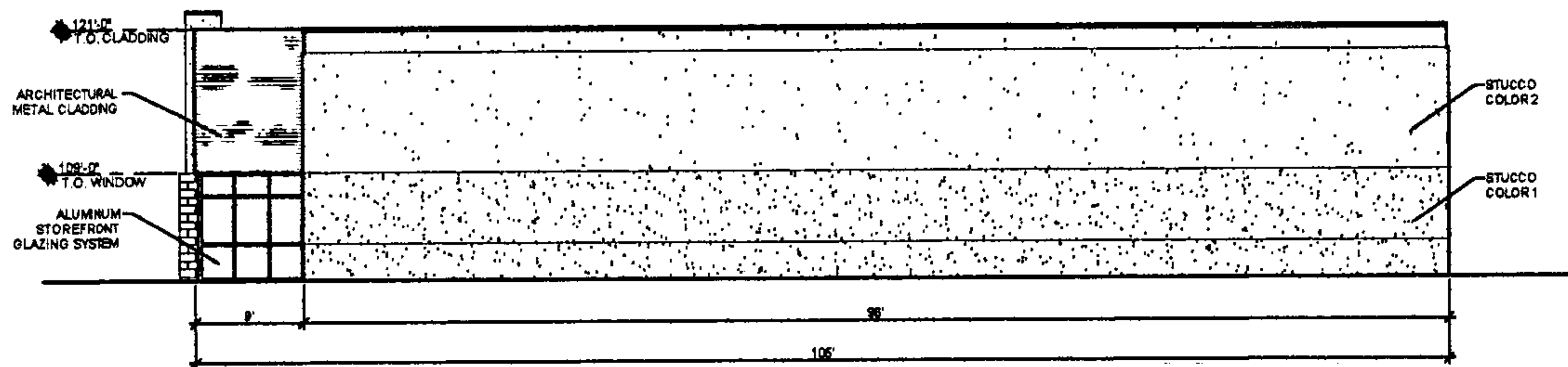
SCALE: 1/8" = 1'-0"



B2

REAR ELEVATION

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



A2

SIDE ELEVATION

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



CLAUDIO VIGIL
ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
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Fax: (505) 842-1530

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LADERA
BUSINESS PARK
TRACT 9

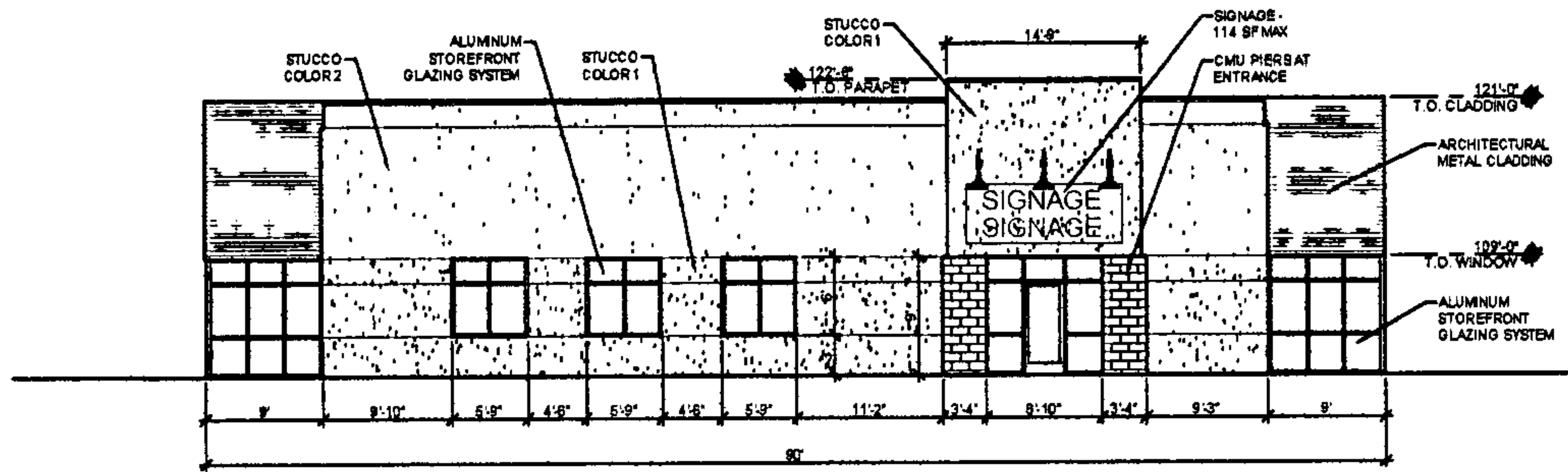
LA MORADA PLACE, NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	06270
DRAWING FILE:	062703/3/DEVELOP A-201
DRAWN BY:	UH
CHECK BY:	
COMPILED:	CLAUDIO VIGIL ARCHITECTS 2005
DATE:	JANUARY 30, 2007

SHEET TITLE
BUILDINGS A, B, G

SHEET NUMBER
A-202



D2

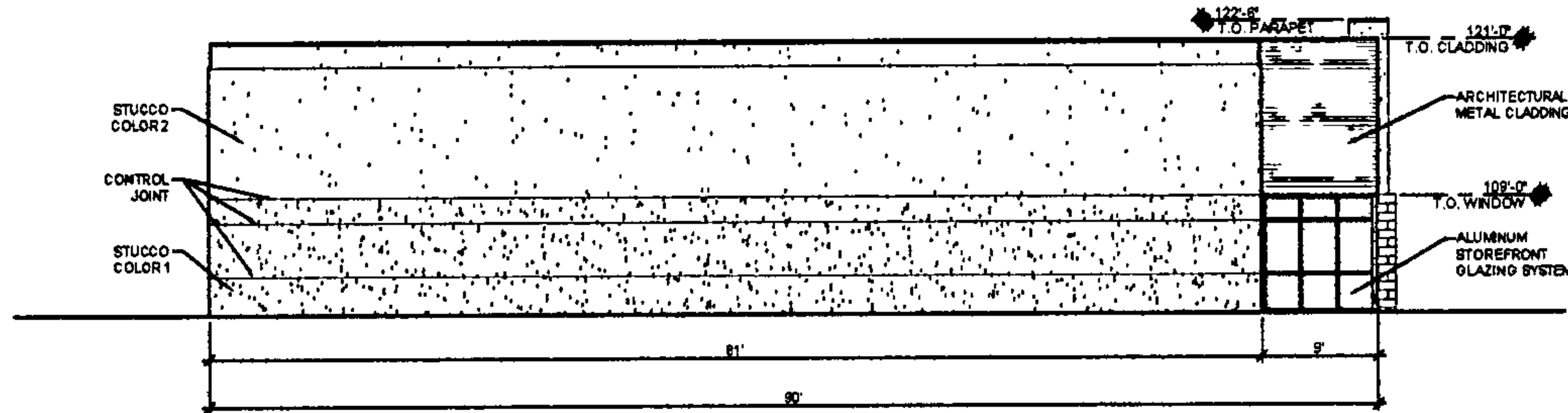
SCALE: 1/8" = 1'-0"

FRONT ELEVATION

D5

COLORS LEGEND

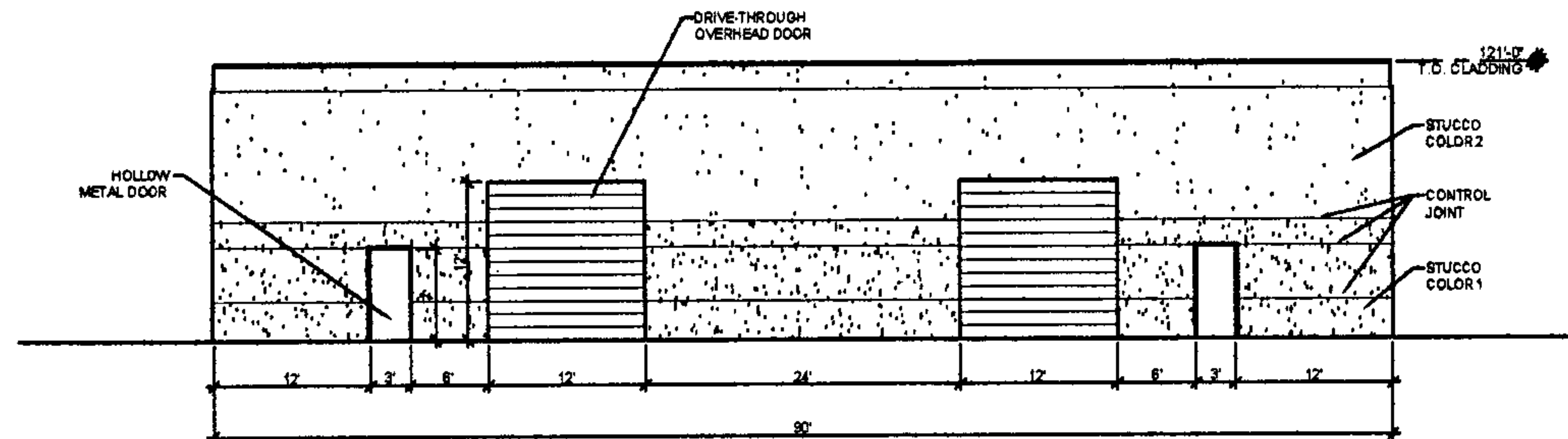
MATERIAL	COLOR
STUCCO:	COLOR 1: TBD COLOR 2: TBD
ALUMINUM STOREFRONT:	CLEAR ANODIZED ALUMINUM
HOLLOW METAL DOORS & FRAMES:	TO MATCH STUCCO COLOR 2
GLAZING:	BLUE SEMI-REFLECTIVE
OVERHEAD DOORS:	TBD
METAL CLADDING:	TBD



C2

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

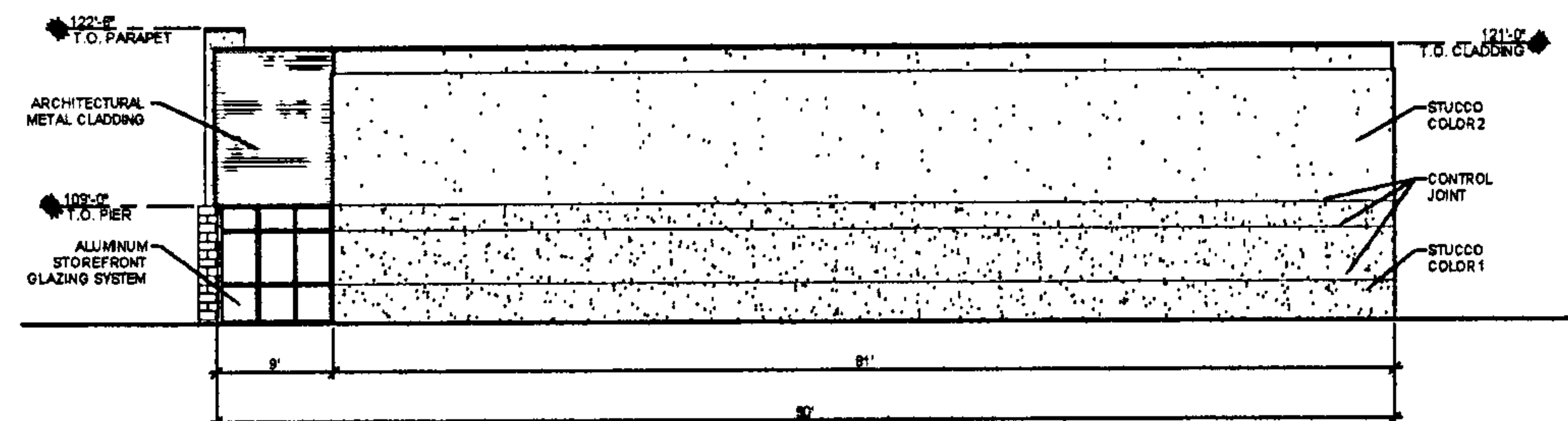
SIDE ELEVATION



B2

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

REAR ELEVATION



A2

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

SIDE ELEVATION



CLAUDIO VIGIL ARCHITECTS

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LADERA BUSINESS PARK TRACT 9

LA MORADA PLACE NW
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	D6270
DRAWING FILE:	D62709DESDEVLP A201
DRAWN BY:	UH
CHECK BY:	
DATE:	JANUARY 30, 2007

PROJECT TITLE
BUILDINGS D, E

SHEET NUMBER
A-203