completed 4-20-07

#11

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

REVISED 9/28/05

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

Project Number 1005360

DRB Application No.: **07DRB-00372 (SBP)** Project # **1005360**

Project Name **ALAMEDA BUSINESS PARK**

Agent: KENT TRAUERNICHT Phone No.: 281-9560

Your request for (~~SDP for SUB~~), **(SDP for BP)**, ~~**(FINAL PLATS)**~~, ~~**(MASTER DEVELOP. PLAN)**~~, was approved on 4/11/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☑ TRANSPORTATION: X CITY STANDARD DRAWING NOTES ok
  for SWALE!
  X DRIVE PAD MODIFICATIONS ok
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): SWMD signature
  3 copies
  Walls design
- ☐ **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.**

#11

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

REVISED 9/28/05

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

DRB Application No.: **07DRB-00372 (SBP)** Project # **1005360**

Project Name **ALAMEDA BUSINESS PARK**

Agent: KENT TRAUERNICHT Phone No.: 281-9560

Project Number 1005360

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/11/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: X CITY STANDARD DRAWING NOTES FOR SIDEWALK!
  - X DRIVE PAD MODIFICATIONS
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [x] PLANNING (Last to sign): SWMD signature
  - 3 copies
  - Walls design
- [ ] **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.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 11, 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: 12:50 P.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 # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07 & 4/11/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07 & 4/11/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

2. **Project # 1002743**
07DRB-00336 Major-Preliminary Plat Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11) **WITH THE RE-SIGNING OF THE INFRASTRUCTURE LIST DATED 02/08/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE HOME OWNERS ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT.**

3. **Project # 1004387**
07DRB-00334 Major-Vacation of Pub Right-of-Way
07DRB-00335 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

4. **Project # 1005133**
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH,** zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s).*[Deferred from 3/28/07 & 04/11/07]*(B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

07DRB-00352 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH,** zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07 & 04/11/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

5. **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].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/02/07.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07]* (P-8) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH THE FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR AN AMENDMENT TO THE INFRASTRUCTURE LIST AND TO FINALIZE OFF SITE EASEMENTS AND PLANNING FOR REAL PROPERTY SIGNATURE, 15-DAY APPEAL PERIOD AND TO RECORD.**

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

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

7. **Project # 1005473**
07DRB-00411 Minor-SiteDev Plan BldPermit

JEFF FOSS agent(s) for RAY CRAVEY request(s) the above action(s) for all or any portion of Lot(s) 40, **ALAMEDA BUSINESS PARK,** zoned SU-1 IP located south of ALAMEDA NW between WASHINGTON NW and 4TH ST NW containing approximately 1 acre(s). (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND ADDITION TO SIGNATURE BLOCK.**

8. **Project # 1002330**
06DRB-01642 Minor-SiteDev Plan
BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] **[Maggie Gould, EPC Case Planner]** [*Indef deferred from 11/29/06]* (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATON DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1,Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). **[Carmen Marrone, EPC Case Planner]** *[Deferred from 3/28/07]* (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1-IP for Lt Indust 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 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

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*] *[Indef deferred from 3/14/07] [Deferred from 3/28/07, 4/4/07 & 04/11/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

11. Project # 1005360
07DRB-00372 Minor-SiteDev Plan BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE , between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] *[Deferred from 4/4/07]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NOTES FOR SIDEWALKS AND DRIVE PAD MODIFICATIONS AND PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE, WALL DESIGN AND 3 COPIES.**

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

12. Project # 1005365
07DRB-00403 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK & MARY PADILLA request(s) the above action(s) for all or any portion of Lot(s) A, B & C, Tract(s) 300-A-2-B-1, M.R.G.C.D. Map 38, **LANDS OF LOPEZ & PADILLA,** zoned RA-2, located on CARSON RD NW between RIO GRANDE NW and MONTOYA NW containing approximately 1 acre(s). [REF: 07DRB00140] (J-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1001133**
07DRB-00404 Minor-Ext of SIA for Temp Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or any portion of Lot(s) 9, 23, 29 & 38, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572, 05DRB00337] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1005233**
07DRB-00418 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CARDINAL HEALTHCARE PTS LLC request(s) the above action(s) for all or any portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER,** zoned M-2 located on ALEXANDER BLVD NE between MONTBEL LP NE and JOAN HILL PL NE containing approximately 17 acre(s). [REF: 06DRB01568] (F-15 & F-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1005478**
07DRB-00421 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JSJ NOB HILL LLC & BKM LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2, 18 & 19, Block(s) 15, **MESA GRANDE,** zoned SU-2 O-R located on WASHINGTON ST SE between MESA GRANDE PL SE and ZUNI RD SE containing approximately 1 acre(s). (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. Project # 1005255
07DRB-00420 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA,** zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 04/11/07]* (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

17. Project # 1005398
07DRB-00422 Minor-Prelim&Final Plat Approval

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, **GARCIA ADDITION,** zoned SR-1 located on 11TH ST NW between MOUNTAIN DR NW and SAWMILL DR NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

18. Project # 1005470
07DRB-00406 Minor-Sketch Plat or Plan

DESCANSO INC request(s) the above action(s) for **UNPLATTED PORTION OF THE LANDS OF THE B.N.S.F. RAILROAD**, zoned M-2, located on 2ND ST SW between AVENIDA CESAR CHAVEZ SW and WOODWARD RD SW. (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

19. Project # 1003359
07DRB-00408 Minor-Sketch Plat or Plan

FAIZD KESSAM request(s) the above action(s) for all or any portion of Block(s) 26, Tract(s) A, Lot(s) 8-10 & 23-25, **NORTH ALBUQUERQUE ACRES UNIT B,** zoned SU-2 FOR IP located on EAGLE ROCK AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[REF: 04EPC00482] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

20. Project # 1005474
07DRB-00413 Minor-Sketch Plat or Plan

CATHERINE HELLER request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION,** zoned S-R (R-1) located on 11TH ST NW between 10TH ST NW and 12TH ST NW. (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

21. Project # 1005477
07DRB-00419 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for TWIN MOUNTAIN CONSTRUCTION II COMPANY request(s) the above action(s) for Tract(s) 1, LANDS OF M-T INVEST. CO and Tract(s) A-1, SPRINGER-SPEECHLY PLAT (to be known as **LANDS OF TWIN MOUNTAIN**) zoned SU-2 C-3 and SU-2 M-1 located on MENAUL BLVD NE between EDITH BLVD NE and I-25 containing approximately 16 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 4, 2007. **THE DRB MINUTES FOR APRIL 4, 2007 WERE APPROVED BY THE BOARD.**

23. OTHER MATTERS:

Project # 1003554 07DRB-00482 Minor-Prelim&Final Plat Approval	SURV-TEK INC agent(s) for VISTA ORIENTE LLC, request(s) the above action(s) for Lot(s) 5 & 6, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE between CONCHAS ST SE and EUBANK BLVD SE containing approximately 2 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005360 **AGENDA ITEM NO: 11**

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: APRIL 11, 2007

CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

STEVE SCHALK & CLAUDIA SHORT request(s) a special exception to Section 14. 16. 2. 19. (E). (2).: a **VARIANCE** of 2' to the 10' side yard setback area requirement for a proposed office / warehouse on all or a portion of Lot(s) 45, Alameda Business Park, zoned SU-2 and located at **8532 CALLE ALAMEDA NE** (C-16)

Special Exception No: ..... **07ZHE - 00120**
Project No: **1005360**
Hearing Date: 03-20-07
Closing of Public Record: 03-20-07
Date of Decision: **03-30-07**

STATEMENT OF FACTS: The applicants, Steve Schalk and Claudia Short, request a variance to allow for a proposed warehouse and office in a SU-2 zone. The proposal is for a 3000 square foot office and a 5400 square foot warehouse. At the hearing, Mr. Steve Trauernicht, the architect for the project, testified that the property is unique and exceptional; it is odd size due to non-parallel property lines and being close to a landfill. The agent further testified that, once completed, the project will comply with landscaping, lighting, signage, and noise requirements. Also, there will be no environmental concerns or issues involving toxic chemicals or waste. Mr. Trauernicht demonstrated that the lot is exceptional as compared to other lots in the vicinity as to warrant approval of this request. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on April 16, 2007 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the Zoning Hearing Examiner's decision letter. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Department shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
Steve Schalk & Claudia Short, 3232 Candelaria NE, 87107
Kent Trauernicht, 55 Camino del Senador, Tijeras, NM 87059

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 4, 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

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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: 12:00 P.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 # 1002371**
07DRB-00286 Major-One Year SIA

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,** zoned SU-1 FOR R-2 W/CHURCH RELATED USES located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB-00286, 03DRB-02150, 05DRB-00560, 03DRB-02085, 03DRB-02086] (D-12) **ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1000985**
07DRB-00292 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for PALOMAS INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 1-A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2 C-1 located on SAN PEDRO NE between PASEO DEL NORTE NE and PALOMAS NE. (D-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003790**
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVSION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND FOUR COPIES OF THE PLAN. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/04/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: 61-FEET OF RIGHT-OF-WAY ON BALLOON FIESTA COURT IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1004623**
07DRB-00294 Major-SiteDev Plan BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION,** zoned SU-1 for legal office and/or residence, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). *[Deferred from 4/4/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

5. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4/11/07.**

6. **Project # 1002984**
07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2,** zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). *[Deferred from 3/28/07]* (E-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

7. **Project # 1002962**
07DRB-00358 Minor-SiteDev Plan BldPermit/EPC

J. S. ROGERS ARCHITECTS PC agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS request(s) the above action(s) for all or any portion of Tract(s) 10, **TRAILS, UNIT 2**, zoned SU-1 FOR CHURCH located on WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE NW containing approximately 5 acre(s). **[Carmen Marrone for David Stallworth, EPC Case Planner]** (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS ON THE 15-FOOT END CAP RADII.**

8. Project # 1005360
07DRB-00372 Minor-SiteDev Plan BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE , between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] *[Deferred from 4/4/07]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

9. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK,** zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

07DRB-00364 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK,** zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1001523**
07DRB-00341 Minor-SiteDev Plan BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1-IP 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 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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*] *[Indef deferred from 3/14/07] [Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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

11. **Project # 1004178**
07DRB-00374 Minor-Ext of SIA for Temp Defer SDWK

GARCIA KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or any portion of Tract(s) G-1 & G-2, Block(s) 27, **MESA VILLAGE,** zoned O-1 located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER NE containing approximately 2 acre(s). [REF: 05DRB01013, 07DRB00018] (J-20) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12.	**Project # 1000572** 07DRB-00383 Major-Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or any portion of Tract(s) A, THE PRESIDIO (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD located on CHICO RD NE between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB01714, 06DRB01715, 06DRB01783, 06DRB01778, 06DRB01779, 06DRB01781] (K-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE HOMEOWNERS ASSOC.SIGNATURE, CORRECTED ZONING, MASTER COVENANTS RECORDING DATE ON THE PLAT AND TO RECORD.**
13.	**Project # 1003928** 07DRB-00394 Minor-Subd Design (DPM) Variance 07DRB-00395 Minor-Sidewalk Variance	SURVEYS SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J. M. MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone located on MOUNTAIN RD NW between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] (J-13) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE.**
	07DRB-00068 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & Indef deferred on 2/14/07]* (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/8/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: A 30-FOOT PUBLIC WATER AND SEWER EASEMENT IS REQUIRED. A 6-FOOT DEDICATION ALONG MOUNTAIN ROAD IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1005458**
07DRB-00379 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT,** NORTHERN UNIT, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). *[Indef deferred from 4/4/07]* (G-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002176**
07DRB-00393 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CASH FLOW PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 51-P1 & 52-P, **COVERED WAGON SUBDIVISION,** zoned SU-1 FOR SINGLE FAMILY RES located on COVERED WAGON AVE SE between LANIER DR SE and WATERFALL DR SE containing approximately 1 acre(s). *[Shown under Project 1005466 in error.]* (L-23) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1004355**
07DRB-00351 Minor-Prelim&Final Plat Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 6, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-D located on TIERRA VIEJA ST NW between HAWK EYE RD NW and GO WEST RD NW containing approximately 1 acre(s). [REF: 06DRB01340] (D-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LOCATION OF METER BOXES AND PLANNING TO RECORD THE PLAT.**

17. **Project # 1004994**
07DRB-00382 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). (A-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1005132**
07DRB-00386 Minor-Prelim&Final Plat Approval
07DRB-00385 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or any portion of Tract(s) B & C, (to be known as **PASEO NUEVO 2, TRACTS B-1 & C-1**) zoned SU-2, 0-1 located on HOLLY AVE NE, between SAN PEDRO DR NE and VILLE CT NE containing approximately 2 acre(s). [REF: 07DRB00137] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE TRANSPORTATION DEVELOPMENT TO CORRECT CROSS-ACCESS EASEMENT. THE VACATION OF THE PRIVATE EASEMENT(S) WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE.**

19. **Project # 1005363**
07DRB-00346 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07]* (G-12 & G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

20. Project # 1004071
07DRB-00376 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or any portion of Tract(s) C, **ANCIENT MESA,** zoned RO-20 located on RAINBOW BLVD NW between COMPASS DR NW and PETROGYLPH NATIONAL MONUMENT containing approximately 144 acre(s). [REF: 05DRB00511, 05DRB00512, 05DRB00513] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1005456
07DRB-00373 Minor-Sketch Plat or Plan

FAITH HOME BUILDERS INC request(s) the above action(s) for all or any portion of Lot(s) 1-8, Block(s) 4, **ESPERAZA ADDITION,** zoned C-1 located on SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1005459
07DRB-00380 Minor-Sketch Plat or Plan

RAIMUND MCCLAIN agent(s) for KRISTINA YU request(s) the above action(s) for all or any portion of Lot(s) 12 & 13, **RIDGECREST ADDITION,** zoned R-2 located on ROSS PLACE SE, between JACKSON SE and CREST SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Project # 1005460
07DRB-00384 Minor-Sketch Plat or Plan

PLAZA SURVEYS agent(s) for NICOLAS PACHECO request(s) the above action(s) for all or any portion of Tract(s) 36B1, **M.R.G.C.D. MAP #35,** zoned RA-2 located on MOYA NW between GABALDON NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Project # 1005461
07DRB-00387 Minor-Sketch Plat or Plan

EDWARD GABALDON agent(s) for BERLINDA GABALDON request(s) the above action(s) for all or any portion of Lot(s) 15, Block(s) 4, **MELENDRES SUBDIVISION,** zoned R-3 located on PALOMAS SE between ANDERSON SE and KATHRYN SE containing approximately 1 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005467
07DRB-00392 Minor-Sketch Plat or Plan

MATTHEW COHEN request(s) the above action(s) for all or any portion of Tract(s) 283A, **M.R.G.C.D. MAP #38,** zoned R-1 located on MOUNTAIN RD NW, between CONSUELO PL NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005462
07DRB-00388 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) 2A, **INDIAN RIDGE SUBDIVISION,** zoned O-1 located on MENAUL BLVD NE between JUAN TABO BLVD NE and CHELWOOD PARK BLVD NE containing approximately 2 acre(s). (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Project # 1005463
07DRB-00389 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for YUNG T HSIEH request(s) the above action(s) for all or any portion of Lot(s) 4, **LANDS OF LW BARRETT,** zoned RD (9 DU ACRE) located on SAGE RD SW , between 86TH ST SW and SAN IGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005464
07DRB-00390 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or any portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT residential zone located on PALOMAS AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Project # 1005465
07DRB-00391 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or any portion of Tract(s) C, SOUTH BROADWAY INDUSTRIAL ACRES (to be known as **DUKE CITY SUBDIVISION**) zoned SU-2 HM located on WOODWARD RD SE, between BROADWAY BLVD SE and 2ND ST SE containing approximately 4 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for March 28, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 28, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 P.M.

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 3, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Kent Trauernicht

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1005360, 07DRB-003272 Minor-SiteDev Plan Building Permit, Lot 45, Alameda Business Park, Located on Calle Alameda NE between Paseo Alameda NE and Alameda Park Dr. NE

The above-named project is within the buffer zone of a former City owned/operated landfill (Los Angeles Landfill). The Albuquerque Environmental Health Department (AEHD) has determined that this property is exempt from complying with the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". However, the landfill disclosure statement and AEHD signature will be required on the Site Plan and cover sheets to development plans (building permit, DRC, etc.).

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005360 **AGENDA ITEM NO: 8**

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:

4-11-07
APPROVED ___; DENIED ___; DEFERRED X ; 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
(C-16/D006____)

DATE: APRIL 4, 2007

CITY OF ALBUQUERQUE

for

Defer to 4/11/07

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005360 **AGENDA ITEM NO: 8**

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:

4-11-07

APPROVED __; DENIED __; DEFERRED X ; 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
(C-16/D006____)

DATE: APRIL 4, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 4, 2007
DRB Comments

ITEM # 8

PROJECT # 1005360 APPLICATION # 07-00372

RE: Lot 45, Alameda Business Park/spbp...Arapahoe Drilling

NOTE: Please have a revised site plan to Planning by noon on Monday, April 2nd to allow review time before the 4th.

SIGNATURE BLOCK

1. Solid Waste Department's signature is required.
2. Replace the EPC paragraph with the infrastructure list paragraph. The wording is available at the Front Counter. Ask for the signature block sample.

INFRASTRUCTURE LIST

1. If there is an infrastructure list for this site plan, there is a paragraph related to landfill sites required on this list as well.

SITE PLAN

1. The landscape calculations should appear on the Landscape Plan. The calculations on the front sheet do not agree with the ones on the Landscape Plan.
2. Bold the property lines so they are easier to identify.
3. If there are any existing easements on the property, they must appear on the site plan sheet.
4. Where is the 6' stucco wall located that is referenced in the letter? The only wall seen is a short wall on the west side. The wall, if it's visible from the street, must comply with Section 14-16-3-19 of the Zone Code. The maximum height for walls or fences is 6 feet. Please include a wall design in your site plan.
5. If the 3,000 square foot portion of the building is planned for office use, please spell that word out on the site plan sheet.

LANDSCAPE PLAN

1. Under "Landscape Notes" the Santa Ana Tan gravel must indicate a minimum of 3 inch depth per Master Plan .
2. Add trumpet vine to the chain link fence on the west side of the building as well.
3. The street frontage of the property appears to be at least 120 feet. The Street Tree Ordinance requires a tree for every 30 feet of frontage. The two additional trees should be a different variety than Chinese Pistache.

BUILDING ELEVATIONS/SIGNS/REFUSE ENCLOSURE

1. A detailed elevation of the refuse enclosure is required as well. The materials used & colors as well as height is needed. Wood fencing for the gate should be replaced with metal.
2. What color are the metal building walls? Also, the Alameda Business Park Master Plan requires the stucco finish to extend 20 feet at least around to each side.
3. The color rendering of the building sides is not included in the packet.
4. What color is the sign face and what type of lettering? Is the lighting from inside?
5. Is the monument sign the only signage planned?
6. Where is the mechanical equipment located & how is it screened from public view?

ALAMEDA BUSINESS PARK MASTER PLAN REQUIREMENTS

1. No parking space shall be more than 50 feet from a tree. This requirement is not completely satisfied.
2. The building has no shade trees on the west side.
3. Is any site lighting planned? If pole mounted, an elevation & description is required.

Sheran Matson, AICP
DRB Chair
924-3880 smatson@cabq.gov

Senova, Claire A.

From: Trauernicht [aktarch@earthlink.net]
Sent: Monday, April 02, 2007 9:41 AM
To: Senova, Claire A.
Subject: DRB Hearing Deferral

Project # 1005360, Application # 07-00372, Lot 45, Alameda Business Park, Arapahoe Drilling. I talked to Sheran and she asked that I email you to defer our project's DRB hearing from this week, Wednesday April 4, to the following week, Wednesday April 11. This will give us time to address her comments. We will turn in the revised materials this week for next week's hearing. If you have any questions please let me know. Thanks, Kent.

Kent Trauernicht
AKT Architects
Voice 505-281-9560
Cell 505-259-7919
Fax 505-286-1055
P.O. Box 3366
Albuquerque, NM 87190

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 4, 2007
DRB Comments

ITEM # 8

PROJECT # 1005360 APPLICATION # 07-00372

RE: Lot 45, Alameda Business Park/spbp...Arapahoe Drilling

NOTE: Please have a revised site plan to Planning by noon on Monday, April 2nd to allow review time before the 4th.

SIGNATURE BLOCK

1. Solid Waste Department's signature is required.
2. Replace the EPC paragraph with the infrastructure list paragraph. The wording is available at the Front Counter. Ask for the signature block sample.

INFRASTRUCTURE LIST

1. If there is an infrastructure list for this site plan, there is a paragraph related to landfill sites required on this list as well.

SITE PLAN

1. The landscape calculations should appear on the Landscape Plan. The calculations on the front sheet do not agree with the ones on the Landscape Plan.
2. Bold the property lines so they are easier to identify.
3. If there are any existing easements on the property, they must appear on the site plan sheet.
4. Where is the 6' stucco wall located that is referenced in the letter? The only wall seen is a hort wall on the west side. The wall, if it's visible from the street, must comply with Section 14-16-3-19 of the Zone Code. The maximum height for walls or fences is 6 feet. Please include a wall design in your site plan.
5. If the 3,000 square foot portion of the building is planned for office use, please spell that word out on the site plan sheet.

LANDSCAPE PLAN

1. Under "Landscape Notes" the Santa Ana Tan gravel must indicate a minimum of 3 inch depth per Master Plan .
2. Add trumpet vine to the chain link fence on the west side of the building as well.

3. The street frontage of the property appears to be at least 120 feet. The Street Tree Ordinance requires a tree for every 30 feet of frontage. The two additional trees should be a different variety than Chinese Pistache.

BUILDING ELEVATIONS/SIGNS/REFUSE ENCLOSURE

1. A detailed elevation of the refuse enclosure is required as well. The materials used & colors as well as height is needed. Wood fencing for the gate should be replaced with metal.
2. What color are the metal building walls? Also, the Alameda Business Park Master Plan requires the stucco finish to extend 20 feet at least around to each side.
3. The color rendering of the building sides is not included in the packet.
4. What color is the sign face and what type of lettering? Is the lighting from inside?
5. Is the monument sign the only signage planned?
6. Where is the mechanical equipment located & how is it screened from public view?

ALAMEDA BUSINESS PARK MASTER PLAN REQUIREMENTS

1. No parking space shall be more than 50 feet from a tree. This requirement is not completely satisfied.
2. The building has not shade trees on the west side.
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Sheran Matson, AICP
DRB Chair
924-3880 smatson@cabq.gov

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1595
CONNECTION TEL	9p2861055
SUBADDRESS	
CONNECTION ID	
ST. TIME	03/29 09:56
USAGE T	01'10
PGS.	3
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Kent Tramerieght

FAX NUMBER: 286-1055 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** _____

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1005360 **APPLICATION NO:** _____

****

Alameda BP
Lot 45

My comments only.
Call if you have questions.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 4, 2007
DRB Comments

ITEM # 8

PROJECT # 1005360 APPLICATION # 07-00372

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Sheran Matson, AICP
DRB Chair
924-3880 smatson@cabq.gov

City of Albuquerque
Environmental Health Department

Martin J. Chávez, Mayor

Alfredo R. Santistevan, Director

February 2, 2007

TO: Sheran Matson, Planning Department – Design Review Board

FROM: Rhonda Methvin, Environmental Health Department Rhonda Methvin

SUBJECT: Lot 45, Alameda Business Park on 8532 Calle Alameda NE

The above-named project is within the buffer zone of a former City owned/operated landfill (Los Angeles Landfill). The Albuquerque Environmental Health Department (AEHD) has determined that this property is exempt from complying with the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". However, the landfill disclosure statement and AEHD signature is required on the Site Plan and cover sheets to development plans (building permit, DRC, etc.). This requirement has been complied with and AEHD recommends that the development of Lot 45 at the Alameda Business Park proceed through DRB assuming all other city requirements have been met.

If you have any questions/comments concerning the above information, please contact me at 768-2633.

cc: Kevin Curran, Legal Department
AKT Architects, LLC
File

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

PAID RECEIPT

APPLICANT NAME Steve Schaeuk

AGENT Kent Tauenright

ADDRESS _____

PROJECT & APP # 1005360

PROJECT NAME Alameda Business Park

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions Agenda Fee

$ _____ 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

$ 50.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

4/10/2007 2:45PM LOC: ANNX
RECEIPT# 00075165 WS# 006 TRANS# 0027
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $50.00
J24 Misc $50.00
MC $50.00
CHANGE $0.00

Thank You

Senova, Claire A.

From: Trauernicht [aktarch@earthlink.net]
Sent: Monday, April 02, 2007 9:41 AM
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Kent Trauernicht
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Voice 505-281-9560
Cell 505-259-7919
Fax 505-286-1055
P.O. Box 3366
Albuquerque, NM 87190

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST — Revised: 10/01/06

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

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

MAR 23, 07

Applicant or Agent Signature / Date

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

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

✓ 1. **Site Plan** (including utilities and easements)
✓ 2. **Landscaping Plan**
✓ 3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
✓ 4. **Building and Structure Elevations**
✓ 5. **Conceptual Utility Plan**
N/A 6. **Previously approved Development Plan (if applicable)**

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

Accompanying Material

___ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.
✓ 1. **Location and typical dimensions**, including handicapped spaces
✓ 2. **Calculations:** spaces required: 18 provided: 18

Handicapped spaces required: 1 provided: 1

✓ B. Bicycle parking & facilities
✓ 1. Bicycle racks, spaces required: 1
provided: 1
N/A 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
✓ 1. Ingress and egress locations, including width and curve radii dimensions
✓ 2. Drive aisle locations, including width and curve radii dimensions
✓ 3. End aisle locations, including width and curve radii dimensions
✓ 4. Location & orientation of refuse enclosure, with dimensions
✓ 5. Curb cut locations and dimensions

✓ D. Pedestrian Circulation
✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment
✓ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

✓ B. Identify Alternate transportation facilities within site or adjacent to site
N/A 1. Bikeways and bike-related facilities

N/A 2. Pedestrian trails and linkages
N/A 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
  ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  ✓ C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  N/A 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 – Phase I & II . . .
✓ 9. Planting Beds, indicating square footage of each bed
N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
✓ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan)
✓ 15. Planting or tree well detail
✓ 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 10/01/06

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
N/A 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Building footprints
N/A 7. Location of Retaining walls

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ✓ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (**Phase I, II, III**)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ 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: STEVE SCHAUK PHONE: 881-6649
ADDRESS: 3232 CANDELARIA RD NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): KENT TRAUERNICHT PHONE: 281.9560
ADDRESS: 55 CAMINO DEL SENADOR FAX: 286.1055
CITY: TIJERAS STATE NM ZIP 87059 E-MAIL: AKTARCH@EARTHLINK.NET

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. LOT 45 Block: Unit:
Subdiv. / Addn. ALAMEDA BUSINESS PARK
Current Zoning: SU-2 (IP-EP) Proposed zoning: NO CHANGE
Zone Atlas page(s): C-16 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 0.6074 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___ Within 1000FT of a landfill? YES
UPC No. 101606439128710916 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: ON CALLE ALAMEDA NE
Between: PASEO ALAMEDA NE and ALAMEDA PARK DR NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07ZHE00120

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

SIGNATURE [signature] DATE 3/23/07
(Print) KENT TRAUERNICHT ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04, 3/07

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

Application case numbers	Action	S.F.	Fees
07DRB-00372	SBP	P(3)	$385.00
			$
	CHF		$ 20.00
			$
			$
Hearing date 04/04/07			Total $405.00

Sandy Handley 03/23/07 Planner signature / date

Project # 1005360

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

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

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
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**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

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

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

Kent Trauernicht, AKT Architects LLC
Applicant name (print)

Trauernicht 3/23/07
Applicant signature / date

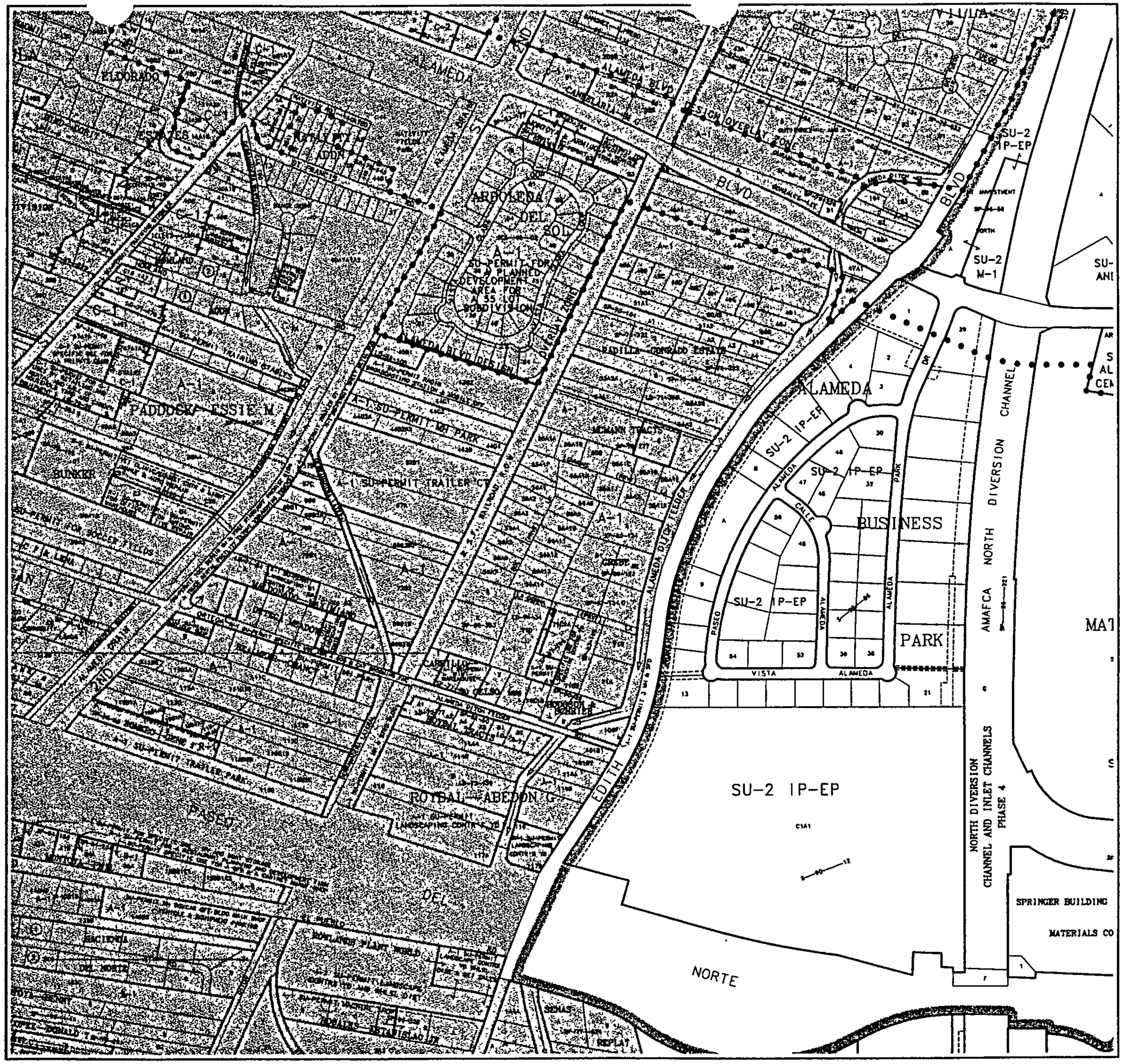
Form revised **JUNE 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
07DRB-_____-00377
_____-_____-_____
_____-_____-_____

Sandy Handley 03/23/07
Planner signature / date

Project # 1005360



CITY OF Albuquerque

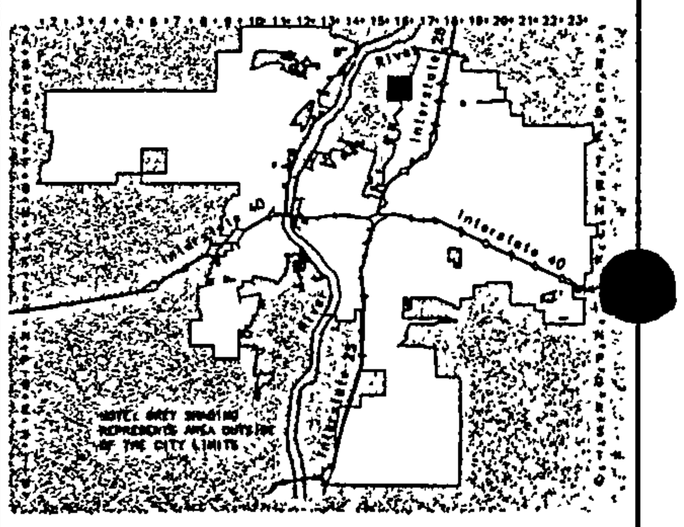
Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 1999

GRAPHIC SCALE IN FEET

250 0 500 1000



Zone Atlas Page
C-16-Z

Map Amended through
September 13, 1999

akt, LLC architects

P. O. BOX 3366
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

March 14, 2007

City of Albuquerque
Planning Department
Planning and Development
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Arapahoe Drilling Co., Office/Warehouse
Lot 45, Alameda Business Park
8532 Calle Alameda
Albuquerque, NM 87113

The following description is for the above referenced project, submitted for DRB hearing for the purpose of obtaining a building permit. The property is zoned SU-2 for IP-EP. The submitted project is an office/warehouse. The stucco finished office portion of the project fronts the street with a clear galvanized metal panel finished warehouse behind. The warehouse yard is screened from the street with a 6-FT high stucco wall. The rest of the property is fenced with a chain-link with plantings for a vine cover. The entire project is surrounded with a landscape buffer as required by zoning. We believe this project is compatible with the adjoining office/warehouse project in the Alameda Business Park development.

Kent Trauernicht

AKT Architects, LLC

akt, LLC architects
P. O. BOX 3366
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

March 14, 2007

City of Albuquerque
Planning Department
Planning and Development
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Arapahoe Drilling Co., Office/Warehouse
Lot 45, Alameda Business Park
8532 Calle Alameda
Albuquerque, NM 87113

We request a DRB hearing for the purpose of obtaining a building permit for the referenced office/warehouse project. The property is zoned SU-2 for IP-EP.

Kent Trauernicht

AKT Architects, LLC

ARAPAHOE DRILLING CO., INC.
P. O. BOX 26687
ALBUQUERQUE, NEW MEXICO 87125

STEVE SCHALK
PRESIDENT

February 1, 2007

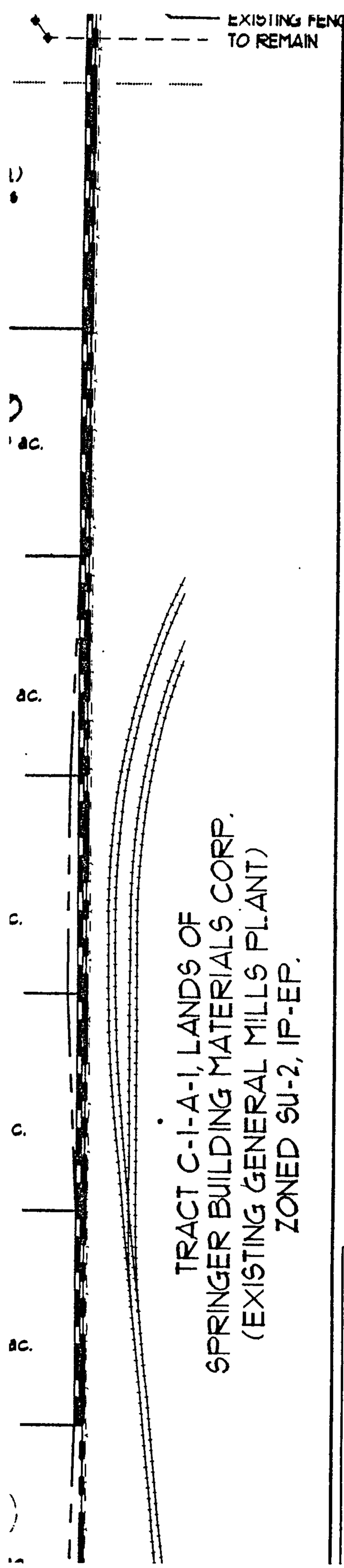
City of Albuquerque
Planning Department
Planning and Development
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Arapahoe Drilling Co. Office/Warehouse
Lot 45, Alameda Business Park
8532 Calle Alameda
Albuquerque, NM 87113

Please be advised that Krent Trauernicht, AKT Architects is authorized to act on our behalf and represent us for the required City review and approval processes concerning this project.

SFT, LLC, Property Owner.

Steve Schalk
President, Arapahoe Drilling Co., Inc.
Manager, SFT, LLC



VICINITY MAP

ZONE ATLAS MAP NO. C-

N.T.S.

1 AMMENDED 8/4/99

SITE DEVELOPMENT PLAN NOTES:

1. PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP, INDUSTRIAL PARK ZONE.

2. SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMISSIVE USES ON ALL LOTS. LOTS 23, AND 14-56 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1, 4-13, AND 57-59 SHALL BE APPROVED BY THE PLANNING DIRECTOR FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.

3. ALL REFUSE COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS. SOLID WALLS OR PROPERTY FENCING SHALL BE AT LEAST SIX FT HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.

4. ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.

5. BUILDING SETBACK REQUIREMENTS:
   - A) FRONT YARD: NOT LESS THAN 20'
   - B) SIDE YARD: NOT LESS THAN 10'
   - C) REAR YARD: NOT LESS THAN 10'
   - D) LOTS 1 AND 4-13 SHALL HAVE A 15' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, ABUTTING EDITH BLVD.

6. STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 120 FT (EXCEPT AS FURTHER DEFINED IN THE ZONING CODE.)

7. NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.

8. FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.

9. SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

DRB 98-223

THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

8/4/99

6/28/99

PLANNING DEPT. DATE

8.04.99

3.09.99

TRANSPORTATION DEPT. DATE

ARAPAHOE DRILLING CO., INC.
P. O. BOX 26687
ALBUQUERQUE, NEW MEXICO 87125

STEVE SCHALK
PRESIDENT

February 1, 2007

City of Albuquerque
Planning Department
Planning and Development
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Arapahoe Drilling Co. Office/Warehouse
Lot 45, Alameda Business Park
8532 Calle Alameda
Albuquerque, NM 87113

We the undersigned, owners, will be responsible for the removal and replacement of any improvements placed in the utility easement on the above referenced project.

SFT, LLC, Property Owner.

Steve Schalk
President, Arapahoe Drilling Co., Inc.
Manager, SFT, LLC

CITY OF ALBUQUERQUE

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

APPLICANT: AKT Architects **DATE OF REQUEST:** 2 /02/ 07 **ZONE ATLAS PAGE(S)** C-16-Z

CURRENT:

ZONING SU-2 IP-EP

PARCEL SIZE (AC/SQ. FT.) 0.6074

LEGAL DESCRIPTION:

LOT OR TRACT # 45 BLOCK #

SUBDIVISION NAME Alameda Business Park

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ]

COMP. PLAN [ ] ZONE CHANGE [ ]

AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:

A) SUBDIVISION [ ] BUILDING PERMIT [X]

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:

BUILDING SIZE: 8400 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Kent Trauernicht (AKT Architects) DATE

(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 [X] BORDERLINE [ ]

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

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.***

TRAFFIC ENGINEER DATE 2-2-07

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 [ ]

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.***

APPLICANT DATE 2/2/07

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** ___/___/___

-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

Revised June 27, 2005

ARAPAHOE DRILLING CO., INC.
P. O. BOX 26687
ALBUQUERQUE, NEW MEXICO 87125

STEVE SCHALK
PRESIDENT

February 1, 2007

City of Albuquerque
Planning Department
Planning and Development
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Arapahoe Drilling Co. Office/Warehouse
Lot 45, Alameda Business Park
8532 Calle Alameda
Albuquerque, NM 87113

We the undersigned, owners, will be responsible for the maintenance of the landscaping installed on the above referenced project.

SFT, LLC, Property Owner.

Steve Schalk
President, Arapahoe Drilling Co., Inc.
Manager, SFT, LLC

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: January 30, 07

TO CONTACT NAME: Kent Trauermicht
COMPANY/AGENCY: AKT Architects
ADDRESS/ZIP: 55 Camino Del Senador Tijeras - 87059
PHONE/FAX #: 281-9560 (Fax - 286-1050)

Thank you for your inquiry of 1-30-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 45 (Alamosa Business Park located on 8532 Calle Alameda Between Paseo Del Norte & Alameda and Edith & Jefferson zone map page(s) C-14.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Alameda North Valley
Neighborhood Association
Contacts: Steve Wentworth
8919 Boe Ln. NE / 87113
897-3052 (h)
Leroy Gurule
713 Alameda Blvd NW
Alameda / 87114 - 890-1845 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant **and** "Attachment A" *(if there are associations)*. A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* *

(Below this line for ONC use only)

Date of Inquiry: 1-30-07 **Time Entered:** 10:40am **ONC Rep. Initials:** RC

akt, LLC architects

P. O. BOX 3366
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

March 7, 2007

Mr. Steve Wentworth
8919 Boe Ln NE
Albuquerque, NM 87113

Leroy Gurule
713 Alameda Blvd., NW
Albuquerque, NM 87114

RE: Amended Site Development Plan for Building Permit
Arapahoe Drilling Co., Office/Warehouse
Lot 45, Alameda Business Park
8532 Calle Alameda
Albuquerque, NM 87113

I am the agent for the owner of the above referenced project. We are submitting plans to the City of Albuquerque Design Review Board for their review, comments, and approval. Our application, "Amended Site Development Plan for Building Permit", will be submitted this month, March. When approved, the owner plans to build the project, described by the ***enclosed drawings***, on the property (currently vacant) referenced above. If you have any questions or comments, please let me know.

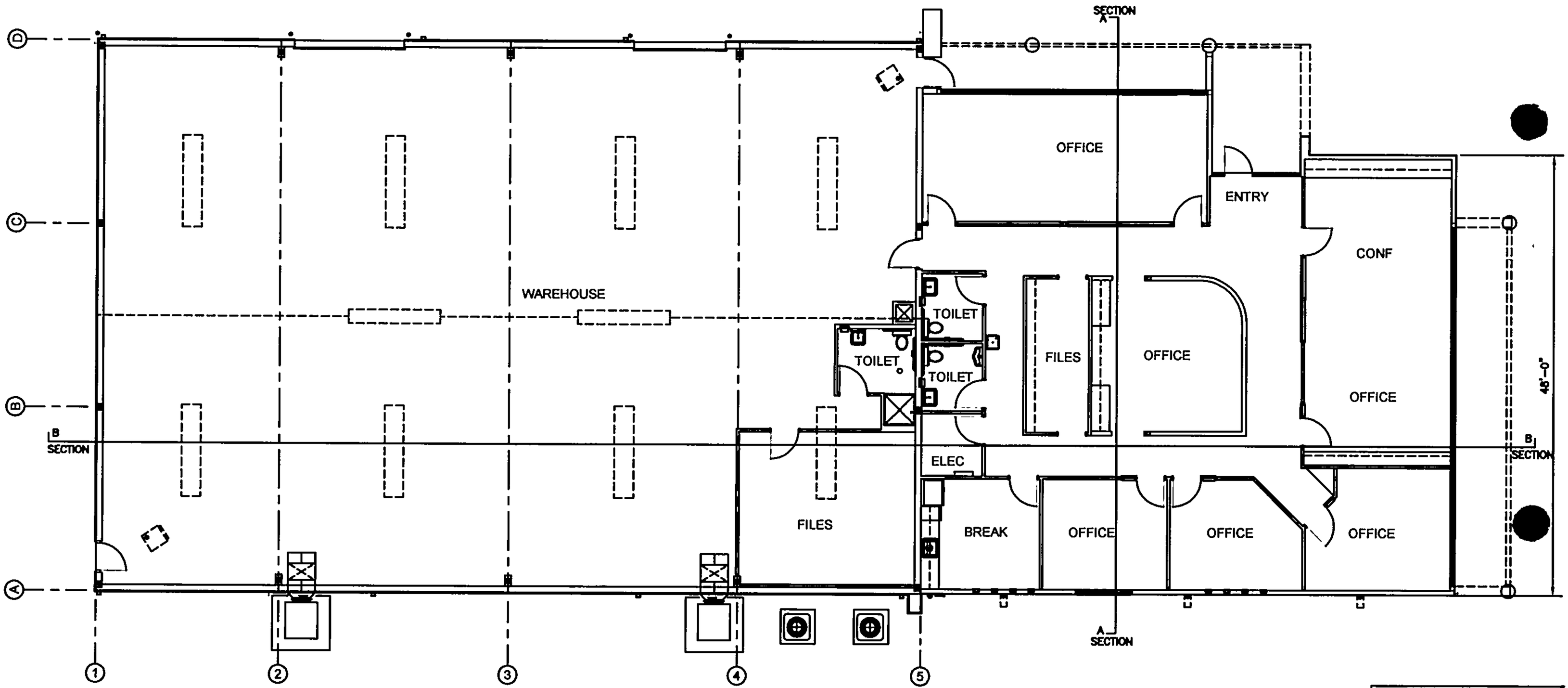
Applicant: Arapahoe Drilling Co., Inc.
P.O. Box 26687
Albuquerque, NM 87125

Agent: AKT Architects, LLC
55 Camino Del Senador
Tijeras, NM 87059

Kent Trauernicht

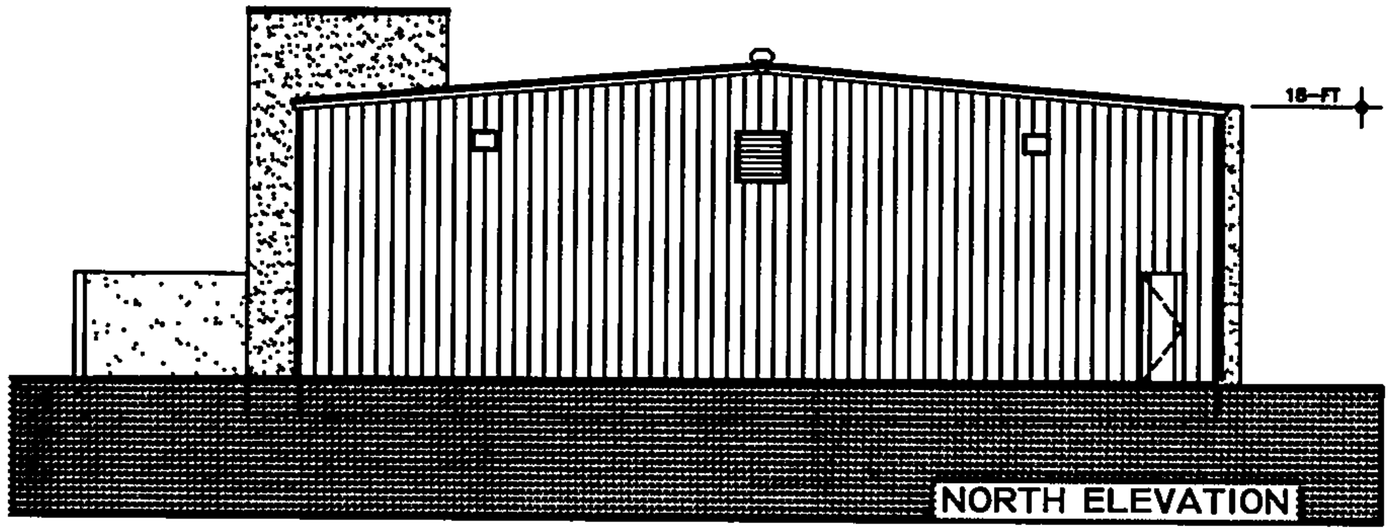
K Trauernicht

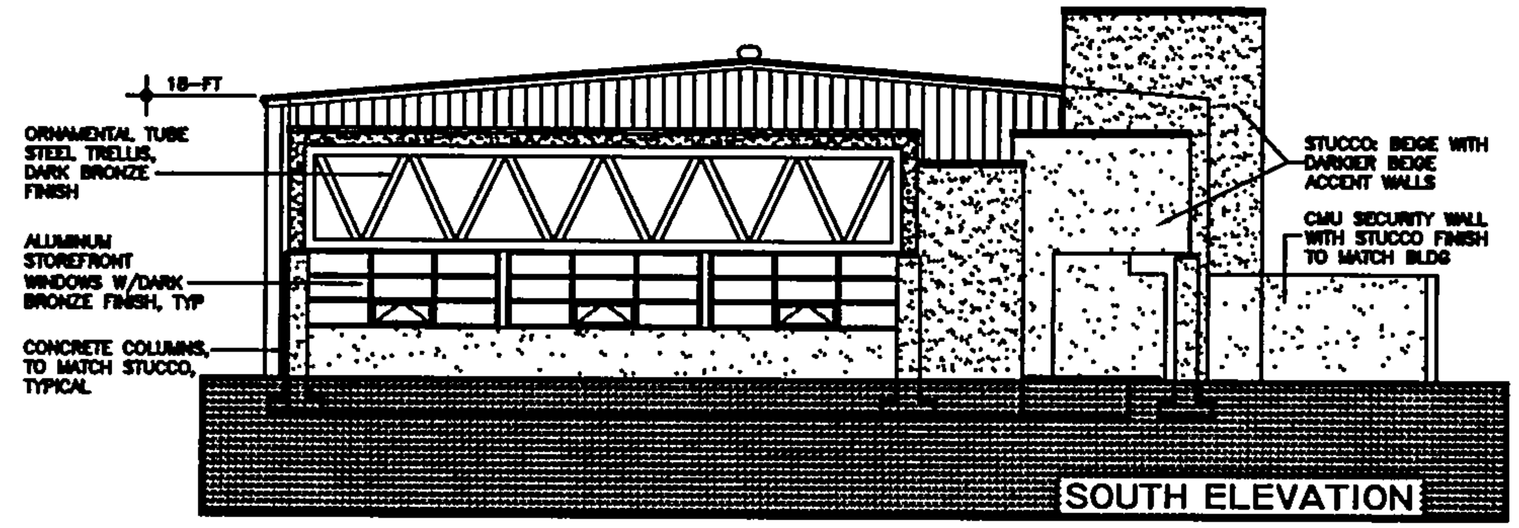
AKT Architects, LLC



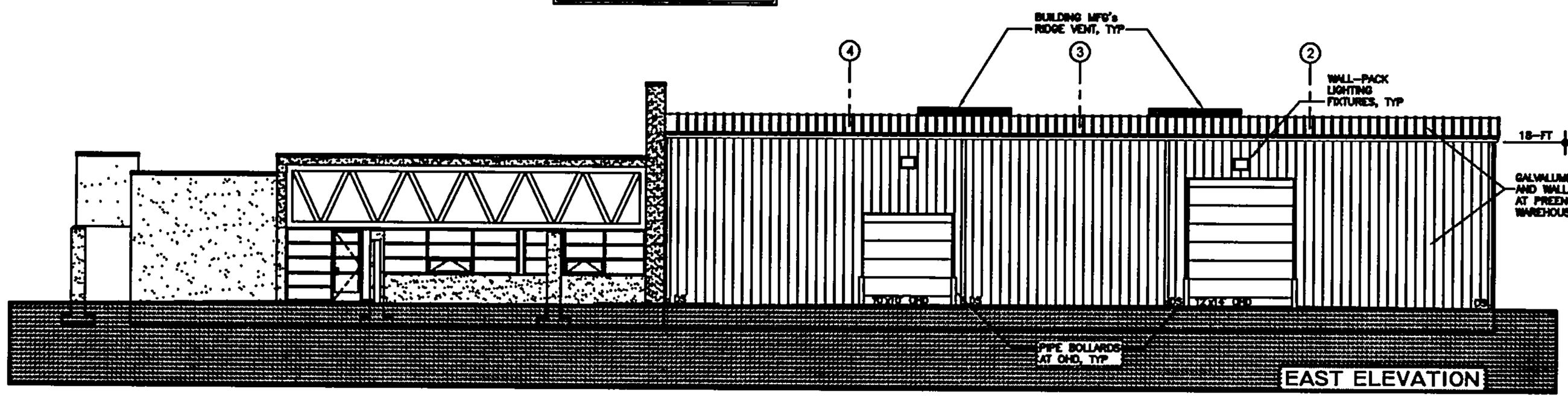
FLOOR PLAN
1/16" = 1'-0"

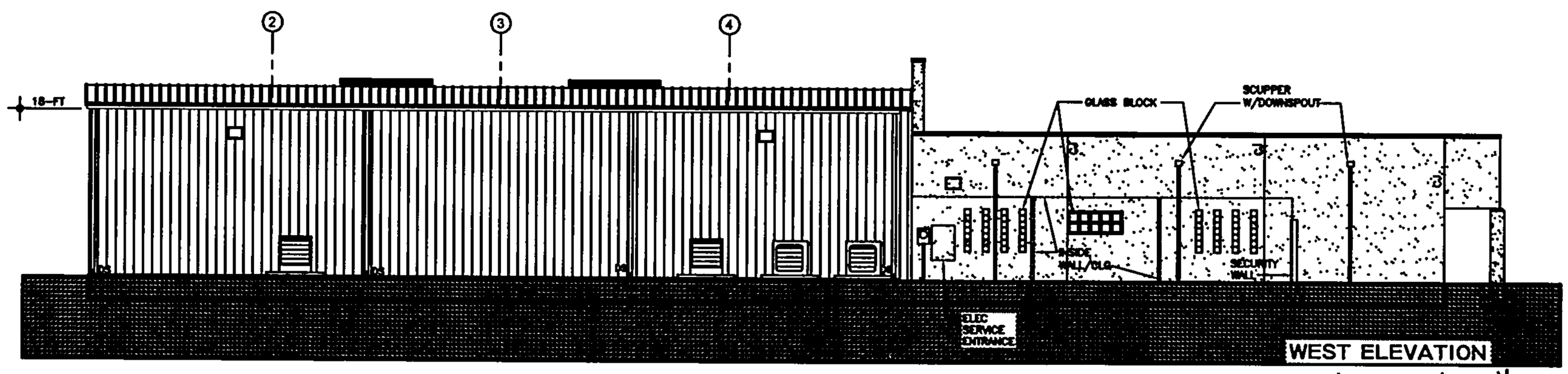
NOTE:
EXTERIOR WALL STUDS OVERHANG
DIMENSIONS ARE TO FACE OF 1/2
WALLS AND TO FACE OF STUD AT



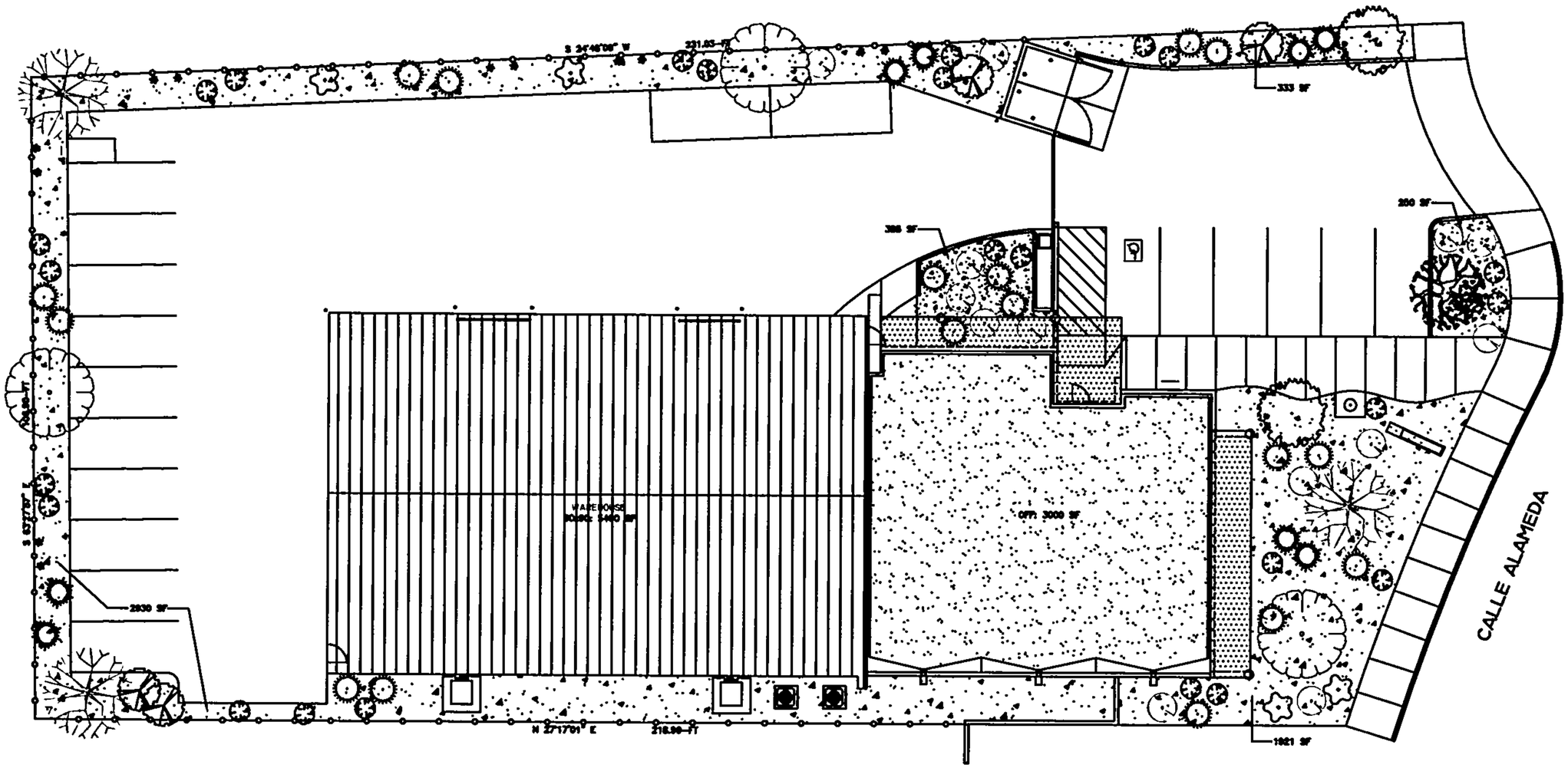


NOTE: ALL DIMENSIONS AND MATERIALS ON ELEVATIONS ARE THE SAME UNLESS NOTED OTHERWISE.





SCALE: 1" = 20'-0"



LANDSCAPING PLAN
1" = 30'

PROVIDED ON-SITE LANDSCAPING: 5610 SF (36% NET LOT AREA)
REQUIRED ON-SITE LANDSCAPING: 2710 SF (15% OF 18,066 SF/NET)
NET LOT AREA (GROSS – BLDG): 26,466 – 8400 = 18,066 SF

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL BE IRRIGATED. TREES AND SHRUBS SHALL BE IRRIGATED WITH DRIP EMITTERS.
2. ALL LANDSCAPE EDGING SHALL BE STEEL PRETREATED GREEN, 1/8" X 4" WITH ACCESSORIES AS REQ'D.
3. ALL PLANTERS OR PLANTED AREAS SHALL BE RAISED BY THE [illegible] FROM GRADE TO FLUSH WITH THE TOP OF ADJACENT CURB OR CONCRETE WALK.
4. SEE DETAIL FOR TREE PLANTING.
5. SEE DETAIL FOR SHRUB PLANTING.
6. WEED BARRIER FABRIC SHALL BE BY DUPETT, [illegible] POLYPROPYLENE, 4 OZ, BLACK WITH GREEN STRIPE, [illegible] MILS THICK

NOTE: INSTALL IRRIGATION CONTROLLER AS DIRECTED BY THE OWNER.

NOTE: INSTALL IRRIGATION SYSTEM AS SPECIFIED. MUELLERMEIT IRRIGATION CO., RAIN BIRD SPRINKLER MFG. CORP., THE TORO CO., IRRIGATION DIV., OR WEATHER-MATIC DIV/ TELSCO INDUSTRIES.
IRRIGATION SHALL BE INSTALLED AS REQUIRED BY PLANT MATERIAL TYPE AND LOCATION. COVERAGE SHALL BE 50% AT TURF AND 50% AT BEDDED PLANTS.

ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1-1/2" SANTA ANA TAN GRAVEL WITH WEED BARRIER/FILTER FABRIC AS SPECIFIED.

TRUMPET VINE, WOODBINE, OR CORAL HONEYSUCKLE: MK VINES AROUND CHAINLINK FENCE AREA AS SHOWN

akt architects LLC
P.O. BOX 3366
ALBUQUERQUE, NEW MEXICO 87190
T: (505) 281-0800
F: (505) 268-1888
C: (505) 268-7919
akt@aktarchitects.net

CONSULTANT

STATE OF NEW MEXICO
NEIL THORNBURGH
1285
REGISTERED ARCHITECT

PROJECT

OFFICE/WAREHOUSE BUILDING FOR ARAPAHOE DRILLING

8532 CALLE ALAMEDA

ALAMEDA BUSINESS PARK

MARK	DATE	DESCRIPTION

ISSUE DATE:

PROJECT NO:

COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

LANDSCAPING PLAN

7006 2150 0003 7951 2075

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87113 OFFICIAL USE

Postage	$ $0.63
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.88

0110
04
Postmark Here
ALBUQUERQUE, NM 87110-3801
MAR - 7 2007
03/07/2007 USPS

Sent To: Steve Wentworth
Street, Apt. No.; or PO Box No.: 8919 Boe Ln. NE
City, State, ZIP+4: Albuquerque NM 87113

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Steve Wentworth
8919 Boe Ln. NE
Albuquerque, NM
87113

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Steve Wentworth — ☒ Agent ☐ Addressee
B. Received by (Printed Name): Steve Wentworth — C. Date of Delivery: 3-8-7
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type: ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7006 2150 0003 7951 2075

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

7006 2150 0003 7951 2082

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87114 OFFICIAL USE

Postage	$ $0.63
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.88

0110
04
Postmark Here
ALBUQUERQUE, NM 87110-3801
MAR - 7 2007
03/07/2007 USPS

Sent To: Leroy Gurule
Street, Apt. No.; or PO Box No.: 713 Alameda Blvd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Leroy Gurule
713 Alameda Blvd. NW
Albuquerque, NM
87114

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Jill Gurule — ☐ Agent ☐ Addressee
B. Received by (Printed Name): Jill Gurule — C. Date of Delivery: 3 8
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type: ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7006 2150 0003 7951 2082

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

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

PAID RECEIPT

APPLICANT NAME STEVE SCHAUK

AGENT KENT TRAUERNICHT

ADDRESS 55 CAMINO DEL SENADOR

PROJECT & APP # 1005360/07DRB 00372

PROJECT NAME LT 45 ALAMEDA BUSINESS PARK

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

$ 385.00 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.*

DUPLICATE
City Of Albuquerque
Treasury Division

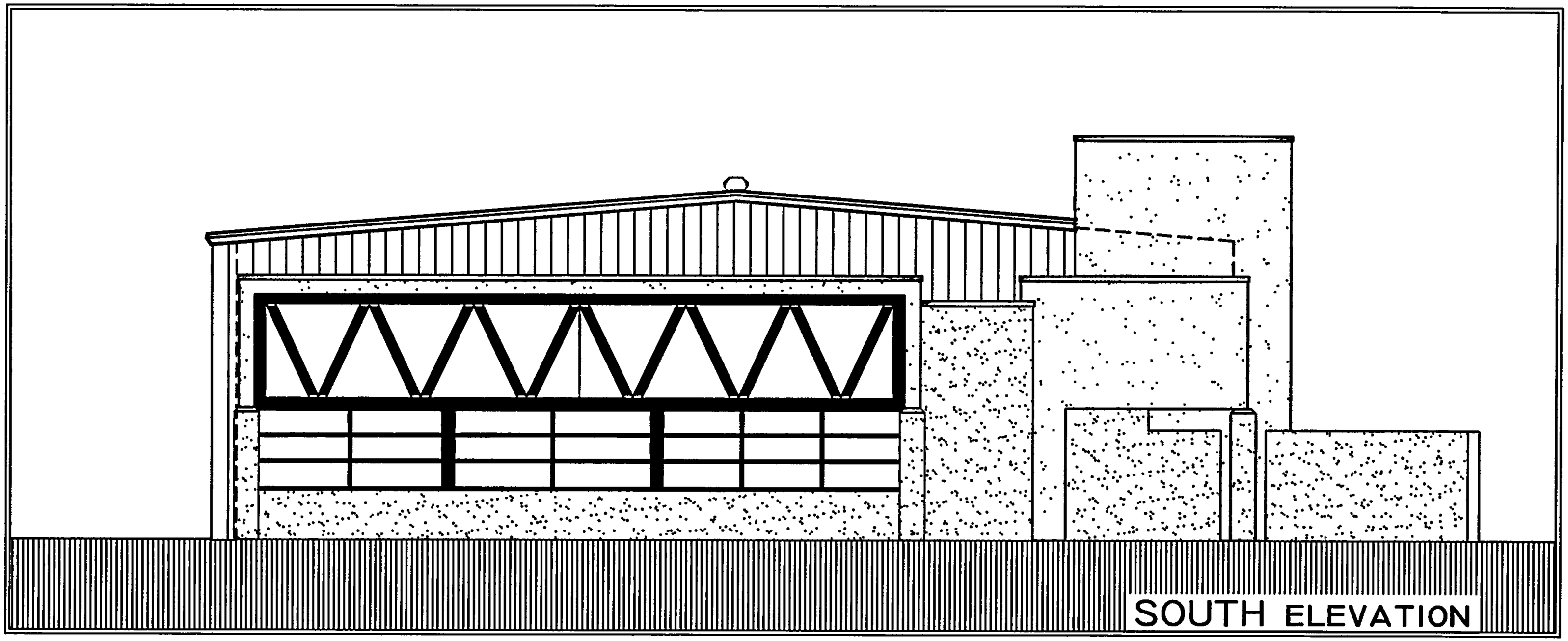
3/23/2007 2:51PM LOC: ANNX
RECEIPT# 00074465 WS# 006 TRANS# 0024
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $405.00
J24 Misc $385.00
MC $405.00
CHANGE $0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/23/2007 2:51PM LOC: ANNX
RECEIPT# 00074464 WS# 006 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $405.00
J24 Misc $20.00

Thank You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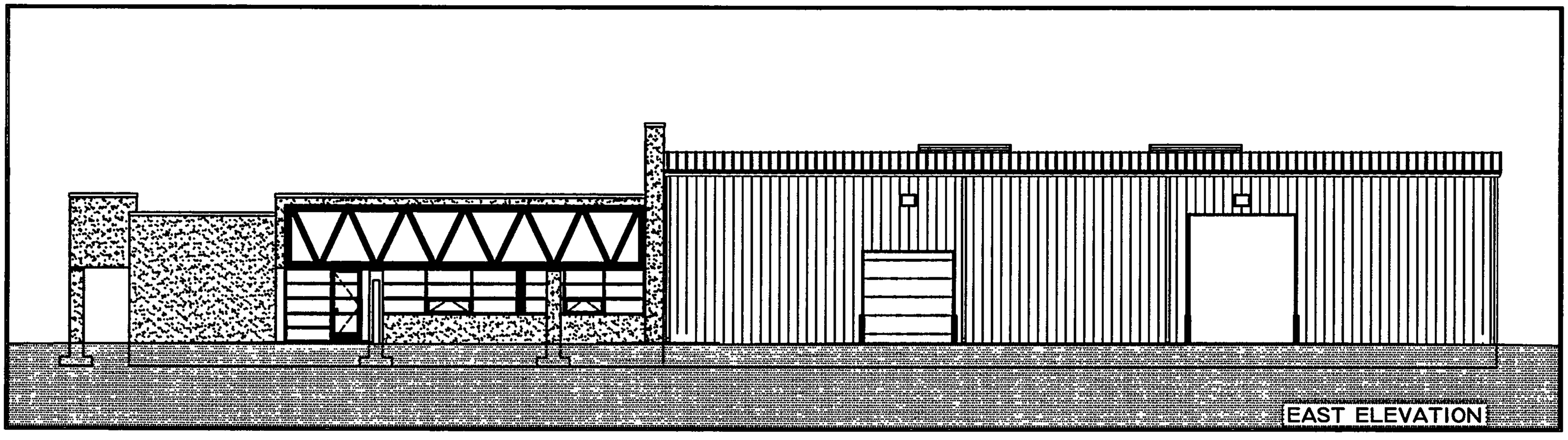
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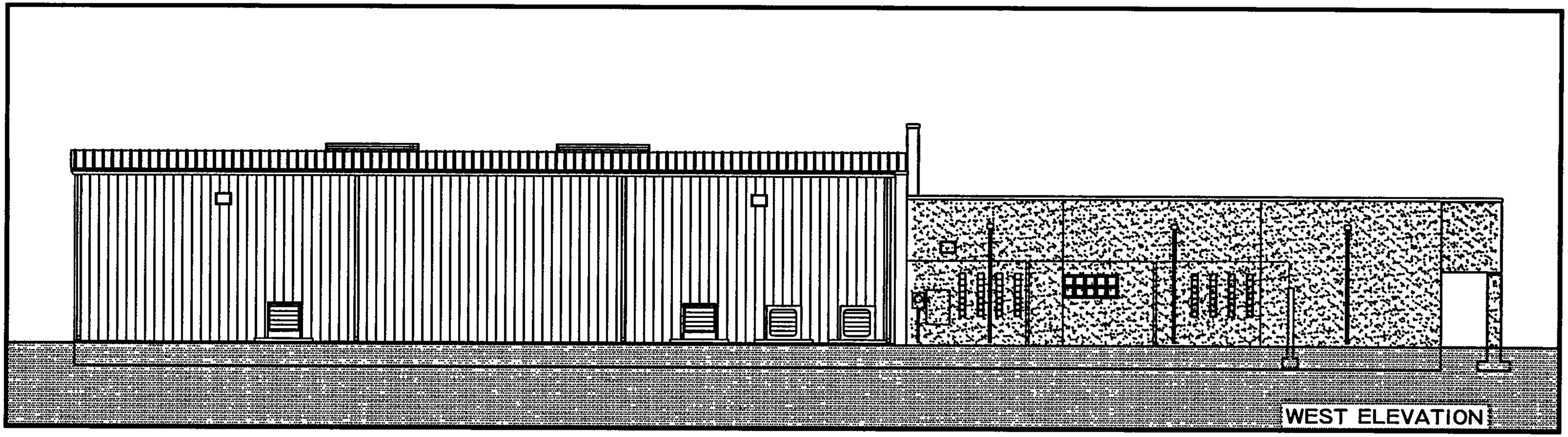
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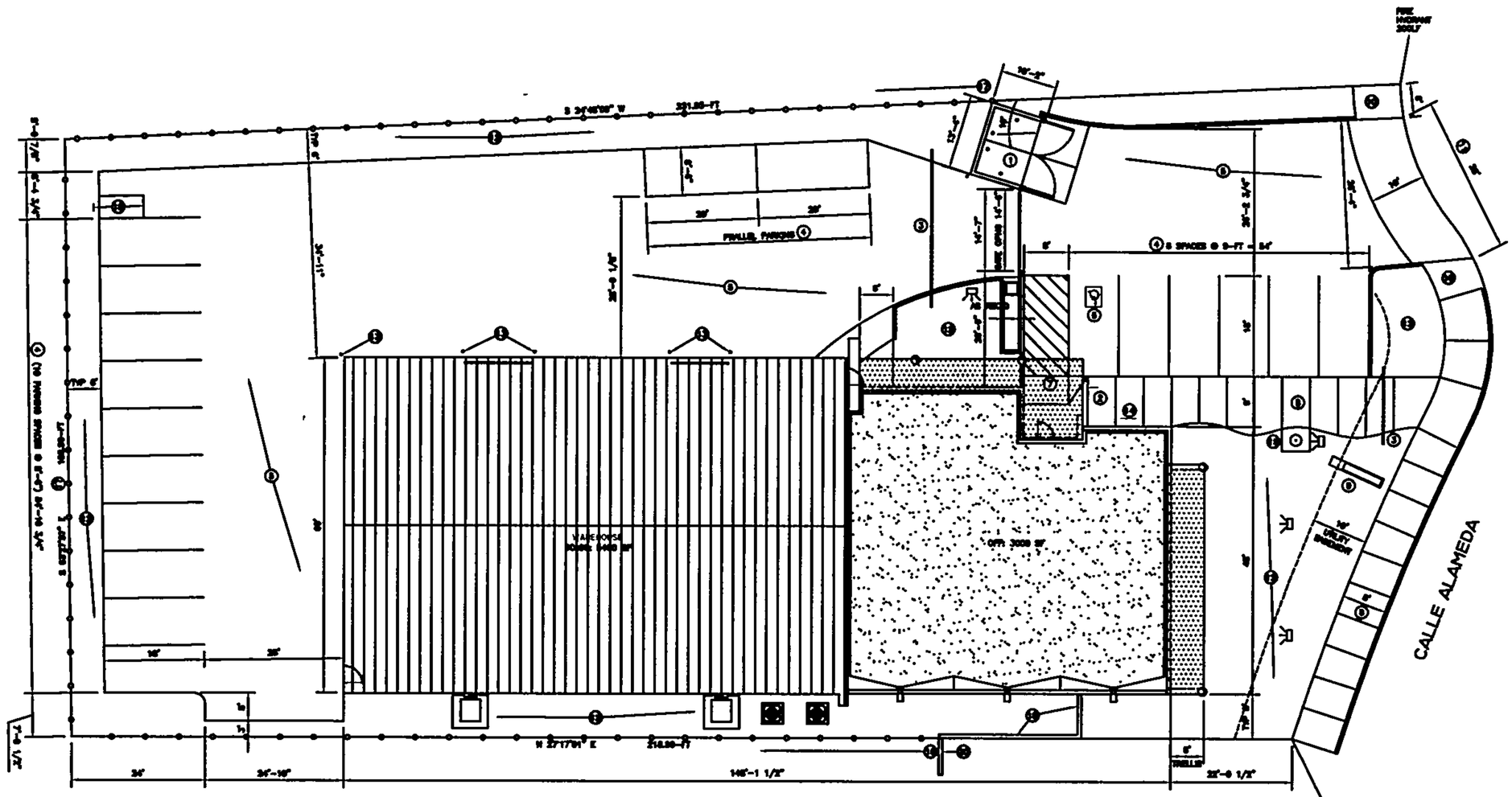


SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1" = 10'

C-16-Z

NOTE:
FINISH GRADE AT ALL PLANTERS SHALL BE DEPRESSED AS FOLLOWS.
PLANTER.....3-INCHES

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AND SHALL BE REPLACED WITH SAME MATERIAL.
2. ALL LANDSCAPE AREAS SHALL BEGIN PERIMETER BREAK, 1/8" X 4" MIN. ACCEPTABLE AS REF.
3. ALL PLANTER OR PLANTER AREA SHALL BE ELEVATED 6-INCHES ABOVE ADJACENT PAVED SURFACE OR CONCRETE WALK.
4. SEE DETAIL FOR TREE PLANTING.
5. SEE DETAIL FOR SHRUB PLANTING.
6. TREE BARKS (TYPE) SHALL BE BY PLANT SOURCE AND SHALL BE 1-1/2" TO 4" DIA. BLACK BARK GRAVEL, 2" DEEP MIN.

NOTE: INSTALL IRRIGATION CONTROLLER AS DIRECTED BY THE OWNER.
NOTE: INSTALL IRRIGATION SYSTEM AS SPECIFIED. MCELLIGOTT IRRIGATION CO., RAIN BIRD SPRINKLER MFG. CORP., THE TORO CO., IRRIGATION DIV., OR WEATHER-MATIC DIV/ TELEDYNE INDUSTRIES.
IRRIGATION SHALL BE INSTALLED AS REQUIRED BY PLANT MATERIAL TYPE AND LOCATION. COVERAGE SHALL BE 100% AT TURF AND 50% AT SHRUB PLANTS.

KEYED NOTES

1. Refuse enclosure, see details.
2. Handicapped parking sign, see detail.
3. 2" PVC pipe under pavement for installing irrigation lines. Stub 5ft in inside building for irrigation controller, location per owners direction.
4. Two-coats traffic paint. Markings shall be 4" wide striping (yellow on cons, white on asphalt), as shown throughout the paved areas as shown.
5. Asphalt paving on base course, see Geotechnical Report.
6. Handicapped parking symbol, see detail. City of Albuquerque standard detail 2439.
7. Handicap ramp, see detail.
   All ramps shall comply with ADA requirements, 80-, flush with slope, 1:12 max slope, 1:10 max slope at side flares. The full width and depth of all ramps shall be covered per ADA for detectable warning surfacing.
8. Reinforced concrete wall as shown, 4-inch thick with 5 x 5 - 10 x 10 WWF, 6-ft wide unless shown otherwise. See details for joints.
9. Project monument sign (Ordinance) sign base under this contract, see detail. See site lighting plan.
10. Install wheelchair ramp per City of Albuquerque standard detail 2441, see detail.
11. Cut and remove existing curb and gutter. Install separate sidewalk and private entrance. Match back to match existing, see detail. Construct per C.O.A. std. dwg. 2430.
12. Landscaped area, see landscaping plan.
13. Pipe bollard, see detail.
14. Bicycle rack, see detail.
15. Stone covered landscape wall, 6'-4" high, see detail.
16. Existing adjoining properties chainlink fence along west property line as shown.
17. Chainlink fence, 6'-4" high, see detail.
18. 4' x 6' motorcycle parking space with signage. 12" x 18" sign displaying "MOTORCYCLE PARKING". Signs on sign standard with bottom of sign no less 48" above finish grade.
19. 30-FT flag pole with up lighting.
20. Adjoining property CMU wall.

ZONING DATA

LEGAL: LOT 40, ALAMEDA BUSINESS PARK, ALBUQUERQUE, NM
ADDRESS: 8532 CALLE ALAMEDA
SITE AREA: 0.6974 ACRES (30,488 SF)
ALLOWABLE BLDG AREA (30% SITE AREA): 13,230 SF)
ACTUAL BLDG AREA (30% SITE AREA): 9400 SF
ZONING: SU-2 FOR IP-SP (AS/AS PARC 0-10-2)

REQUIRED SETBACKS:
FRONT: 20-FT
SIDE: 10-FT
REAR: 10-FT

PROVIDED ON-SITE PARKING: 16 SPACES (INCLUDES 1 HD-VAN SPACE)
REQUIRED ON-SITE PARKING: 16 SPACES
OFFICE PARKING REQUIRED: 3000 SF / 200 = 15 SPACES
WAREHOUSE PARKING REQUIRED: 6400 SF / 2000 = 3 SPACES

PROVIDED ON-SITE LANDSCAPING: 5910 SF (30% NET LOT AREA)
REQUIRED ON-SITE LANDSCAPING: 2710 SF (10% OF 14,000 SF/NET)
NET LOT AREA (GROSS - BLDG): 30,488 - 9400 = 14,000 SF

GENERAL NOTES

1. Provide note to curbing and landscape drainage swales as required by the grading and drainage plan.
2. All earthwork and site preparation shall comply with the GRADING AND DRAINAGE PLAN.
3. Contractor shall remove all existing site improvements, utilities, unsuitable and plant materials, and shall dispose of them as required by the plans and specs.
4. All exterior concrete shall be 3000 PSI @ 28 days.

PROJECT NUMBER:
APPLICATION NUMBER:

THESE PLANS ARE CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED:
AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB SITE DEVELOPMENT PLAN APPROVALS:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

akt architects llc
P.O. BOX 3268
ALBUQUERQUE, NM 87190
P: (505) 881-1118
F: (505) 881-1119
akt@akt-architects.com

CONSULTANT

STATE OF NEW MEXICO
REGISTERED ARCHITECT

PROJECT

OFFICE/WAREHOUSE BUILDING FOR ARAPAHOE DRILLING

8532 CALLE ALAMEDA

ALAMEDA BUSINESS PARK

MARK	DATE	DESCRIPTION

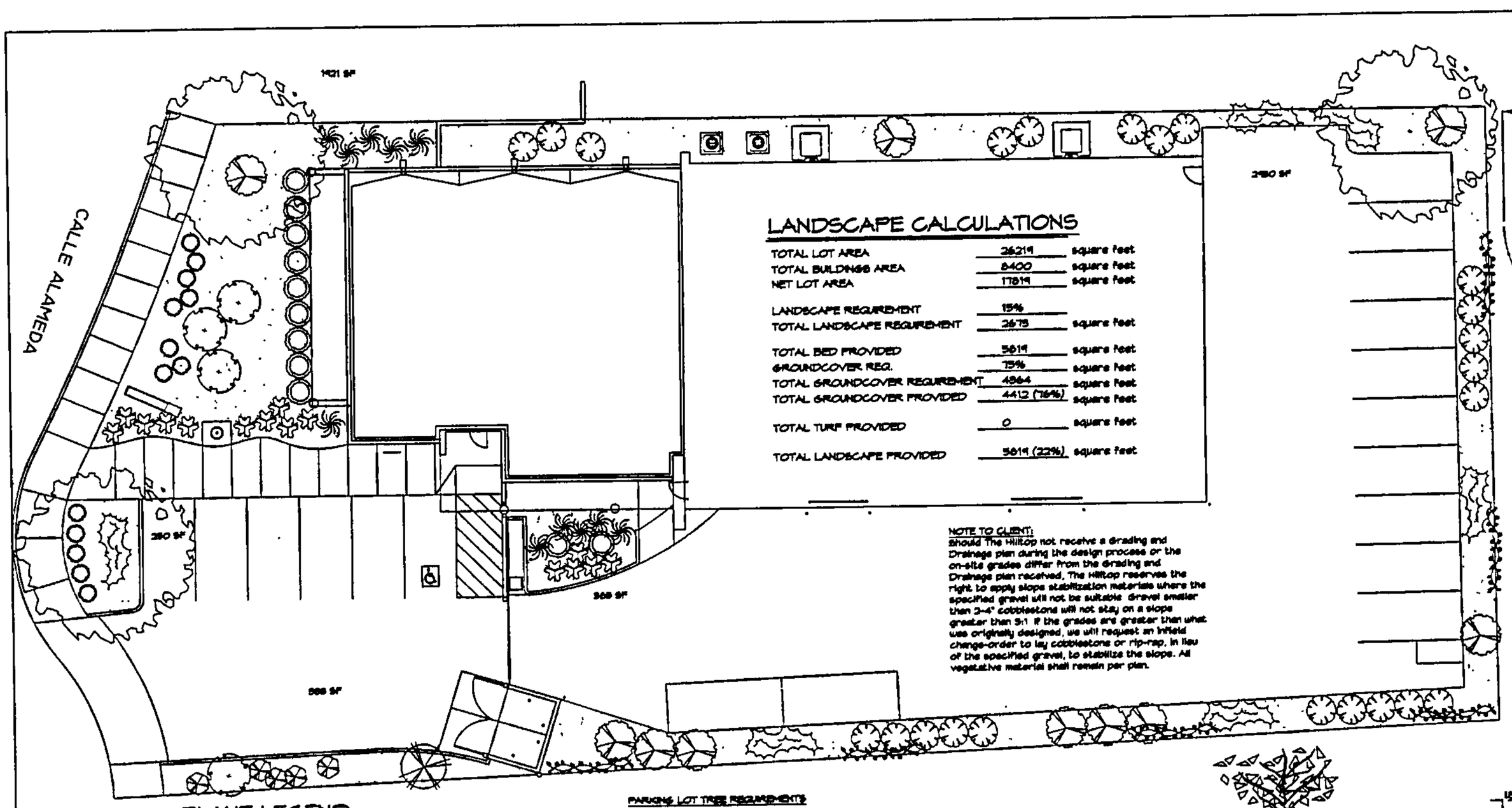
ISSUE DATE:

PROJECT NO:
COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

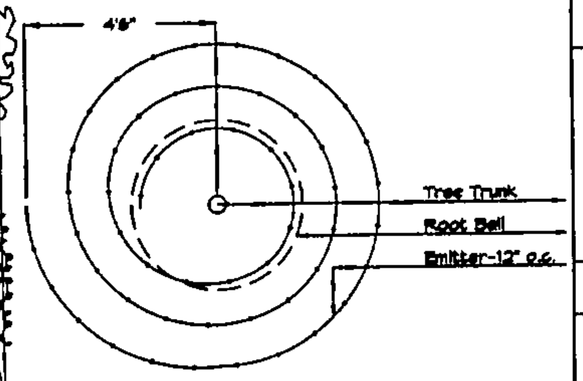
AS-001



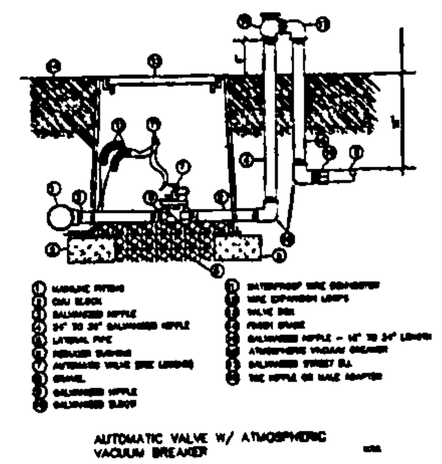
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	26219	square feet
TOTAL BUILDINGS AREA	8400	square feet
NET LOT AREA	17819	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2673	square feet
TOTAL BED PROVIDED	5619	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4964	square feet
TOTAL GROUNDCOVER PROVIDED	4412 (76%)	square feet
TOTAL TURF PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	5619 (22%)	square feet

NOTE TO CLIENT:
Should The Hilltop not receive a grading and Drainage plan during the design process or the on-site grades differ from the grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 3-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



Netafim Spiral Detail



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

PLANT LEGEND

CHINESE PISTACHE (M) 3
Pistacia chinensis
2" Cal.

PAMPAS GRASS (M+) 2
Cortaderia selloana
5 Gal. 100ft²

BUTTERFLY BUSH (M) 4
Buddleia davidii
5 Gal. 100ft²

MADENGRASS (M) 11
Miscanthus sinensis
5 Gal. 16ft²

GREYLEAF COTONEASTER (M) 4
Cotoneaster lucidifolia
5 Gal. 81ft²

UPRIGHT ROSEMARY (M) 11
Rosmarinus officinalis
5 Gal. 28ft²

CHAMISA (L) 22
Chrysothamnus nauseosus
1 Gal. 28ft²

LAVENDER (M) 19
Lavandula angustifolia
1 Gal. 4ft²

THREADGRASS (M) 19
Stipa tenuissima
1 Gal. 4ft²

HONEYSUCKLE (M) 26
Lonicera japonica 'Halliana'
1 Gal 144ft²
Unbaked-groundcover

WINTER JASMINE (L+) 21
Jasminum nudiflorum
1 Gal. 144ft²

TRUMPET VINE (M) 6
Campsis radicans
1 Gal.

SANTA ANA TAN GRAVEL WITH FILTER FABRIC

PARKING LOT TREE REQUIREMENTS:

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required = 2 Provided = 2

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

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance

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

Plant beds shall achieve 75% live ground cover at maturity

Santa Ana Tan gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.9' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 18 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

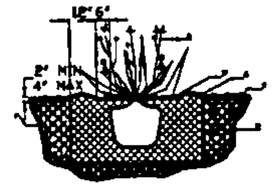
GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF BARK MULCH.
D. TURF AT FINISH GRADE.
E. UNDISTRUBED SOIL.

TREE PLANTING DETAIL
NTS



GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 4" DEPTH OF BARK MULCH
E. FINISH GRADE.
F. UNDISTURBED SOIL.

SHRUB PLANTING DETAIL
NTS

N

GRAPHIC SCALE

10 5 0 5 10

SCALE: 1" = 10'

Cont. Lic. #26458
7906 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
email@thehilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
#0007

ARAPAHOE OIL OFFICE
ALAMEDA BUSINESS PARK
ALBUQUERQUE, NM
LANDSCAPE PLAN

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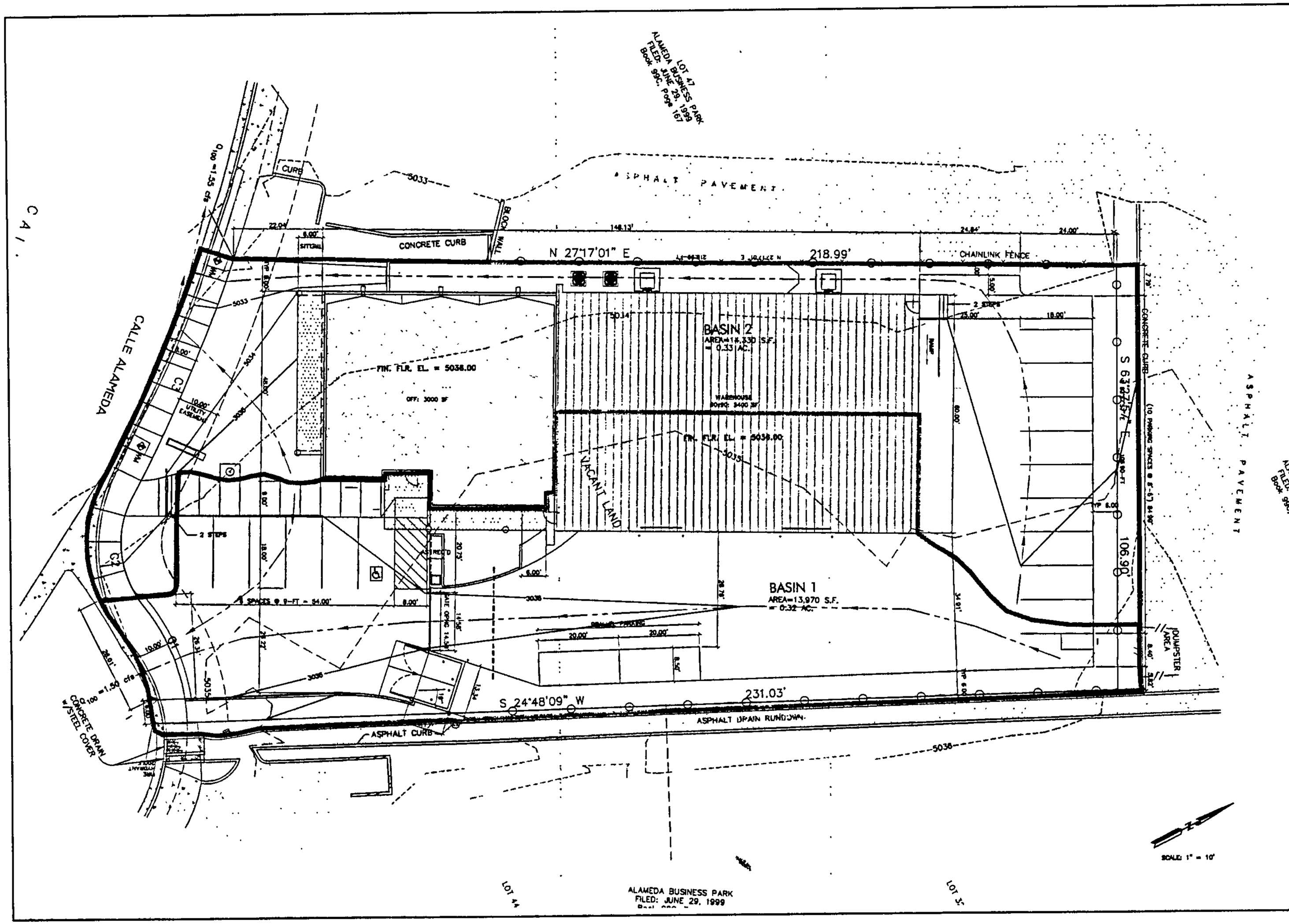
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION #	DATE
RAM	1	3-7-07

SHEET #
L1 of L1



REVISION	BY	DATE	MARK

DESIGNED BY:
DRAWN BY:
CHECKED BY:

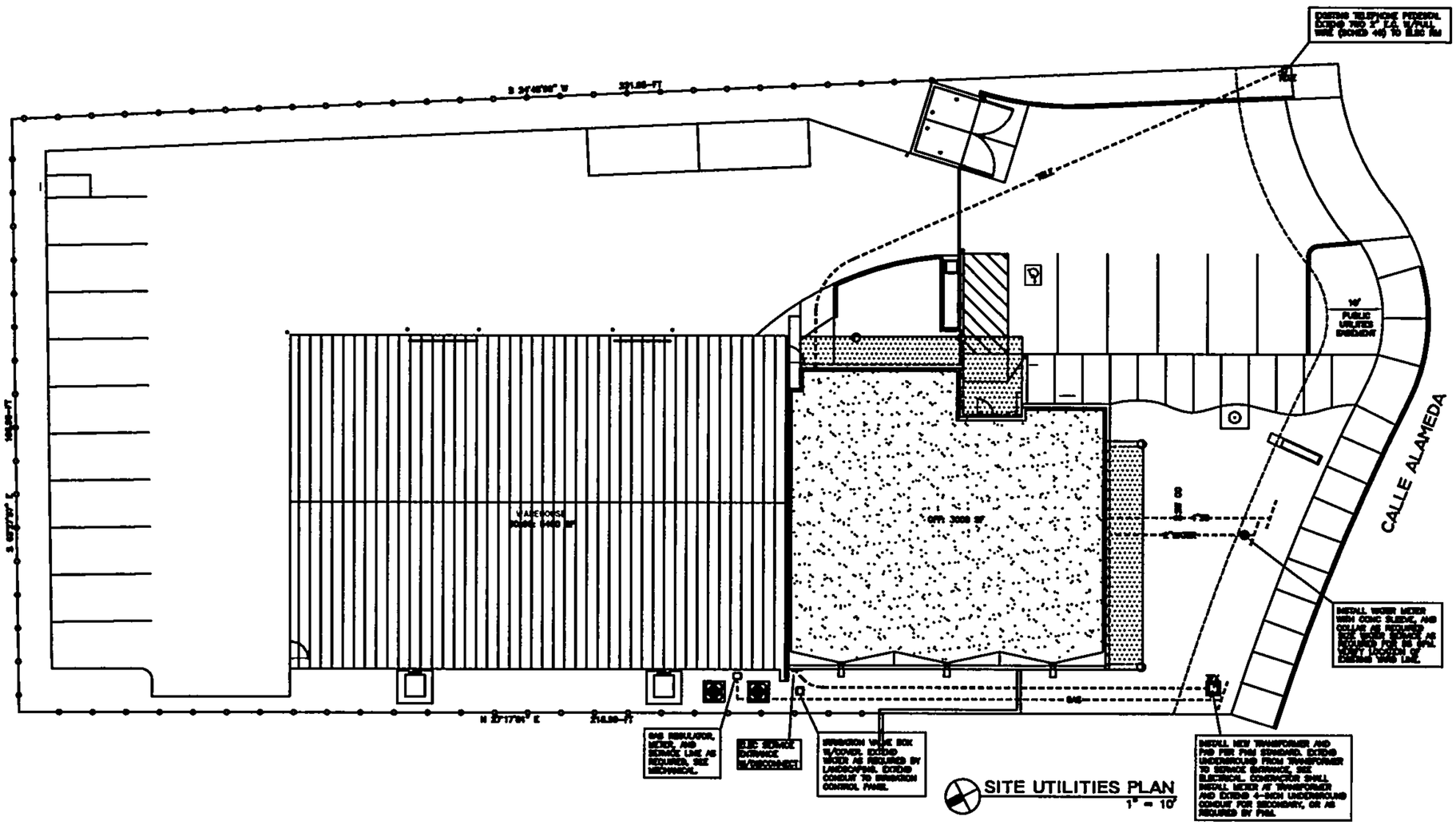
JEL & ASSOCIATES, LLC

ARAPAHO DRILLING

CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C1

1 OF 2



SITE UTILITIES PLAN
1" = 10'

WHERE WATER LINES CROSS EXISTING SEWER LINE THERE SHALL BE A MIN. 18-INCH VERTICAL SEPARATION OR MIN. 10-FT SEPARATION FROM THE POINT OF CROSSING TO ANY JOINTS IN THE SEWER LINE.

UTILITY COMPANIES

SANITARY SEWER:
CITY OF ALBUQUERQUE – WATER UTILITIES DEPT
400 PINO AVE SW
PO BOX 1293
ALBUQUERQUE, NM 87103
842-9500

WATER:
CITY OF ALBUQUERQUE – WATER WATER UTILITIES DEPT
400 PINO AVE SE
PO BOX 1293
ALBUQUERQUE, NM 87103
842-7646

ELECTRICITY AND GAS:
PUBLIC SERVICE COMPANY OF NEW MEXICO, PNM
241-2388

TELEPHONE:
QWEST
243-6846

UTILITY PLAN GENERAL NOTES:

A. UTILITY LINES AND SERVICE LOCATIONS ARE SHOWN RELATIVE TO SURVEY INFORMATION. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ALL UTILITY INSTALLATIONS. ALL VALVES SHALL BE COORDINATED AND INSTALLED PER CITY AND UTILITY COMPANY REQUIREMENTS.

B. ANY VALVES INSTALLED IN STREET OR CITY RIGHT OF WAY SHALL BE COORDINATED WITH AND INSTALLED PER THEIR SPECIFICATIONS AND REQUIREMENTS.

C. UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH AREA FREEZE DEPTH AND SERVICE ACCESSIBILITY.

D. INSTALLATION SHALL BE COMPLETE AND SHALL INCLUDE ALL EQUIPMENT AND LABOR, PIPE OR CONDUIT, METERS, BOXES, VALVES, BRACKETS, CONCRETE PADS, BOLLARDS, CUTTING OF EXISTING PAVING, WALLS, AND CURBS, TRENCHING, BACKFILL, COMPACTION, AND PATCHING OF EXISTING CONDITIONS. ALL TESTING IN ASSOCIATION WITH UTILITY INSTALLATION SHALL BE INCLUDED IN THE CONTRACT.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS AND FEES REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW OR EXTEND AND UPGRADE EXISTING SERVICES. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY WITH EACH RESPECTIVE UTILITY COMPANY, EXISTING UTILITY SERVICES AND EQUIPMENT AND PROPOSED LOCATIONS OF ALL NEW UTILITY SERVICES AND EQUIPMENT.

F. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE LOCAL CODE ENFORCEMENT OFFICERS AND THE LOCAL FIRE MARSHAL. ALL UTILITY INSTALLATIONS SHALL COMPLY WITH THE CODES AND REQUIREMENTS SET FORTH BY THE GOVERNING LOCAL AUTHORITIES.

G. ALL REMOVED AND ABANDONED VALVES SHALL BE RETURNED TO THE PROPERTY LINE AND CAPPED. SEE SURVEY FOR LOCATIONS OF EXISTING SERVICES.

akt architects, llc
P.O. BOX 3344
ALBUQUERQUE, NM 87190
PH (505) 311-1000
CELL (505) 310-7111

CONSULTANT

STATE OF NEW MEXICO
REGISTERED ARCHITECT
1286

PROJECT

OFFICE/WAREHOUSE BUILDING FOR ARAPAHOE DRILLING

8532 CALLE ALAMEDA

ALAMEDA BUSINESS PARK

MARK	DATE	DESCRIPTION

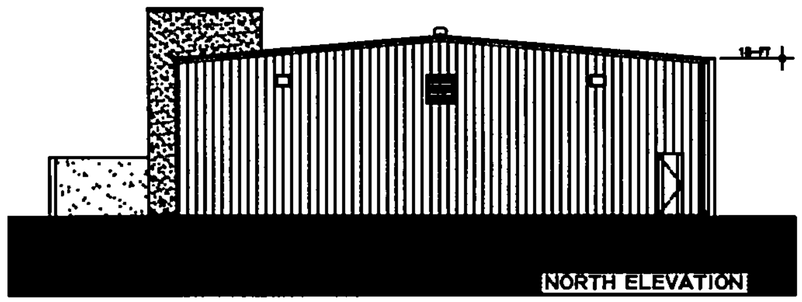
ISSUE DATE:

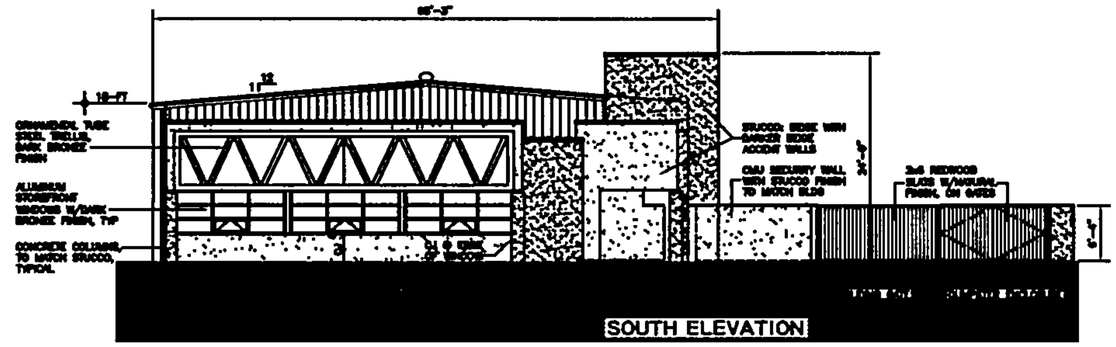
PROJECT NO:
COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

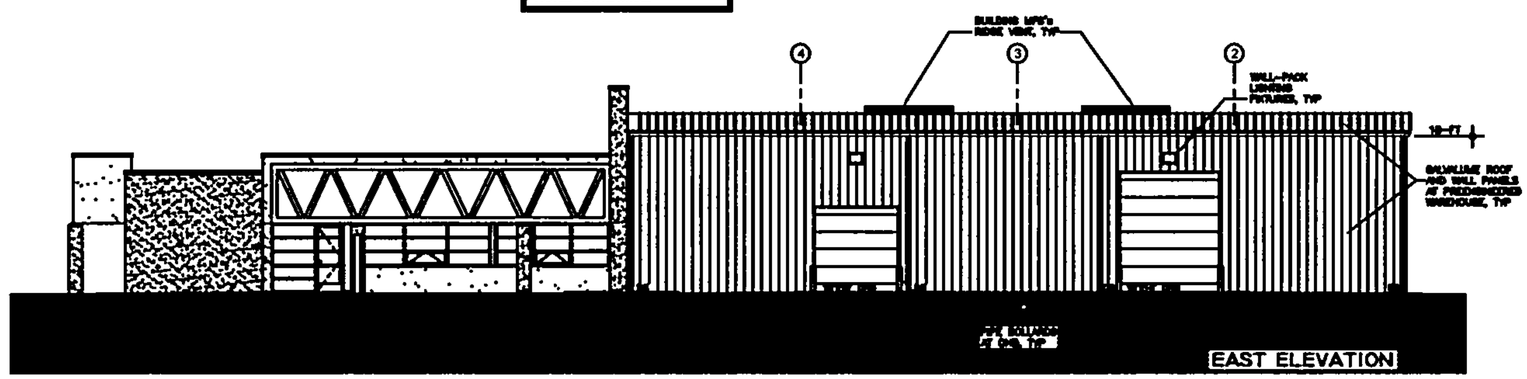
SITE UTILITIES PLAN

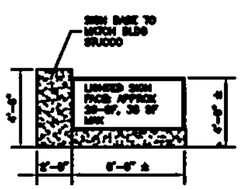
AS-002



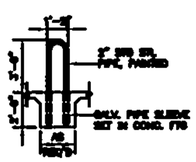


NOTE: ALL DIMENSIONS AND MATERIALS ON ELEVATIONS ARE THE SAME UNLESS NOTED OTHERWISE.

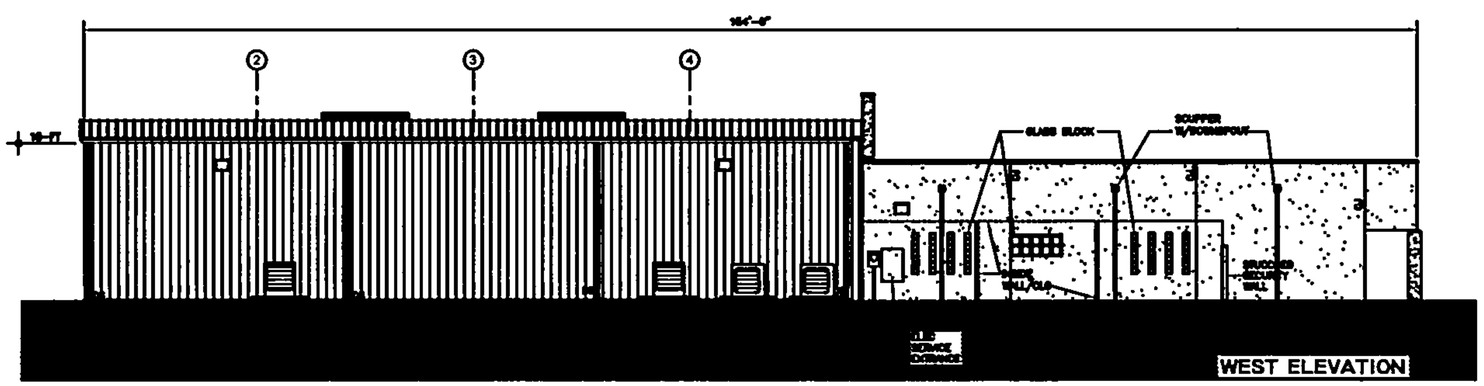




MONUMENT SIGN ELEV
1/4" = 1'-0"



BIKE RACK DETAIL
1/4" = 1'-0"



BUILDING ELEVATIONS
1/8" = 1'-0"

akt architects

P.O. BOX 3388
ALBUQUERQUE, NM 87190
T: (505) 884-1888
F: (505) 884-1889
E: (505) 255-1888
akt@akt-architects.com

CONSULTANT

STATE OF NEW MEXICO
NEW MEXICO
1386
REGISTERED ARCHITECT

PROJECT

OFFICE/WAREHOUSE BUILDING FOR ARAPAHOE DRILLING

8532 CALLE ALAMEDA

ALAMEDA BUSINESS PARK

MARK	DATE	DESCRIPTION

ISSUE DATE:

PROJECT NO:
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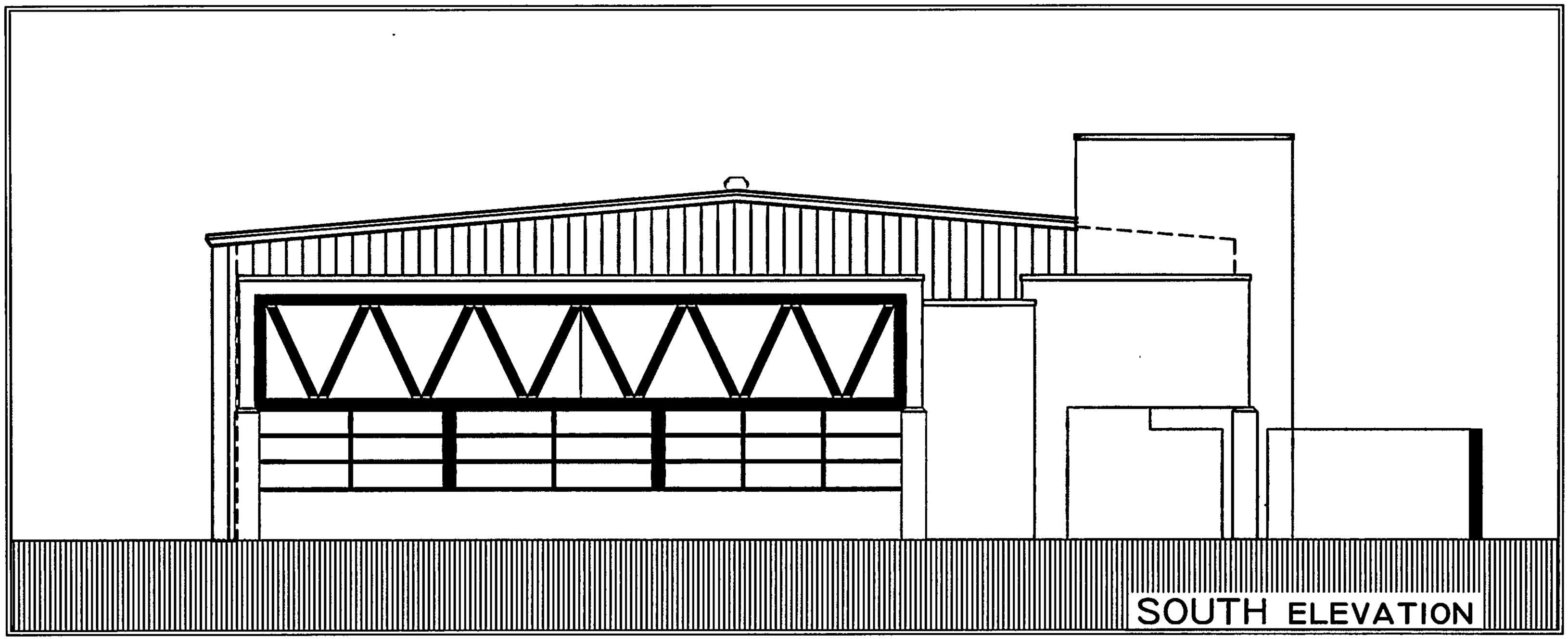
SHEET TITLE

BUILDING ELEVATIONS

A-201


SOUTH ELEVATION

JEL
& ASSOCIATES LLC

P.O. BOX 3180
250 BAZAN LOOP
CORRALES, NM 87048

jelassoc@comcast.net

March 19, 2007

City of Albuquerque
Development Review Section
600 Second Street NW
Albuquerque, NM 87102

RE: Grading and Drainage Plan For Arapaho Drilling, 8532 Calle Alameda, Albuquerque, NM, Zone Atlas C-16-Z.

To Whom It May Concern:

JEL and Associates, LLC (JEL), (Phone 823-1556) has analyzed above noted site with respect to storm drainage conveyance and offers the following commentary and preliminary analysis summary for your review and approval. As a matter of background the Atrisco Business Park was developed under a comprehensive plan that included addressing of issues such as traffic conveyance, utility availability and adequacy as well as storm water management. The approval of this special development allows for the direct discharge of storm water into the streets for collection by the storm drainage piping system to a constructed pond. These features are shown in the attached photo of the Zone Atlas Page C-16-Z as retrieved from the COA online GIS database.

A Zone Atlas Map identifying the location is included in the Architectural data for your use. In addition, the corresponding FIRM Map 35001C0136F is also attached. As can be seen the property lies in the area Designated Zone X, Areas determined to be outside the 500-year floodplain.

DRAINAGE PLAN

Site Location - As shown by the Vicinity Map C-16-Z, the 0.65-acre site is located approximately 200 feet east of the intersection of Paseo Alameda and Calle Alameda within the Alameda Business Park. The property is approximately 110 feet wide by 225 feet long. At present, the site is vacant. The properties surrounding the subject site are developed with commercial enterprises. The lot on which the proposed facility is to be constructed is part of an overall Special Use Permit issued by the City of Albuquerque for a business park.

Legal Description - Lot 45 Alameda Business Park, Albuquerque, New Mexico. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey.

Survey - Prepared by Harris Surveying and compiled from field measurement in March 2006. The benchmark for this property is based on Albuquerque Control Station No. "NDC-7-182" having an elevation of 5-64.50.

Flood Zone - As shown by Panel 136 of 825 of the National Flood Insurance Program Flood Boundary and Floodway Maps for the City of Albuquerque, New Mexico, dated November 19, 2003, this site lies outside the limits of the 100-year flood event.

Hydrologic Methods - The calculations attached analyze developed conditions for the 100-year, 6-hour and 100-year 10-day rainfall events. The process outlined in the DPM, Section 22.2 for Zone 2 was used to quantify the peak flow rates and volumes. As shown by these calculations, the proposed improvements generate 2.03-cfs above the existing conditions on the property.

Existing Conditions - Offsite runoff does not impact the project site. Flows within site travel towards the southwest and the valley floor. The existing site is covered with vegetation and should be considered a soil type "A" under the present condition. Flows generated within lot are discharged over the curb and gutter into the street or onto the adjoining property to the west.. At present a total of 1.02-cfs are generated within the on-site basins.

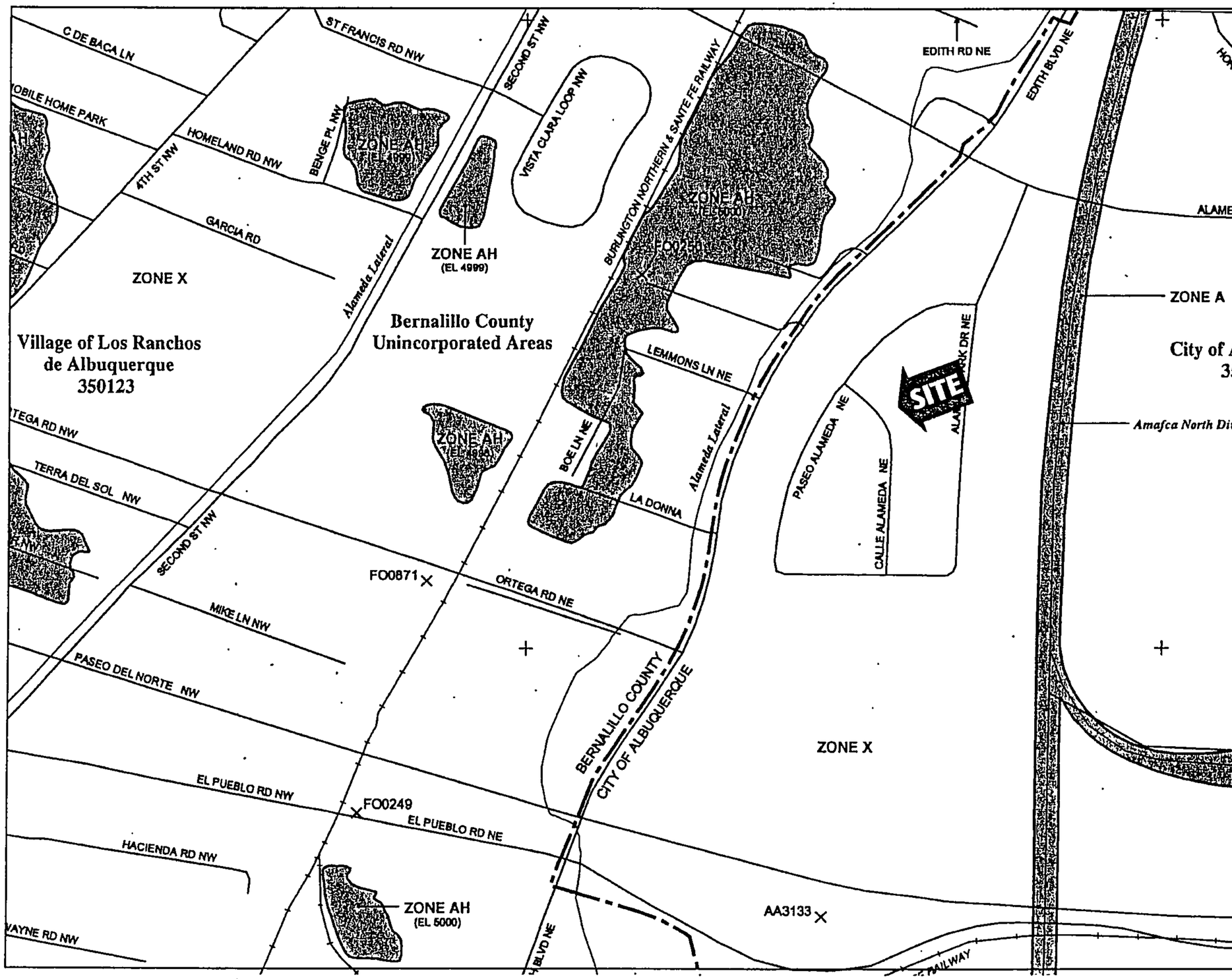
Proposed Conditions - The Owner is proposing to construct a single-story 8400 square foot warehouse and office building on the subject property. All flow from the roof area will be collected in roof drains to include overflow drains. These drain lines will discharge directly to the ground with erosion protection provided by splash blocks and rock surfacing. Calculations were run under the worst case scenario assuming that the entire lot was considered land treatment "A" where in fact some could be considered treatment "B". As can be seen from the attached calculations the net increase in flow over current volumes is 2.03-cfs under the 100-year event.

***Erosion Control Measures/SWPPP/*BMPs** – This site is fully contained and does not discharge into an MS4 or Waters of the United States. The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary silt fences at the property lines and wetting the soil to keep it from blowing. A copy of the BMP for protecting the site is attached and shall be fully implemented during the time of construction. In addition, a copy of the Construction Activities Storm Water Program Permitting Decision Tree is highlighted and attached for your use. The contractor shall promptly clean up any material excavated so that the excavated material is not susceptible to being washed down gradient or into the storage tanks. The contractor shall secure Topsoil Disturbance Permits prior to beginning construction.

Sincerely,

Edward J. Losinski, P.E.
Principal

EDWARD J. LOSINSKI
NEW MEXICO
11376
LICENSED PROFESSIONAL ENGINEER



MAP SCALE 1" = 500'

500 1000 FEET

METERS

PANEL 0136F

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 136 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0136	F
BERNALILLO COUNTY	350001	0136	F
LOS RANCHOS DE ALBUQUERQUE, VILLAGE OF	350123	0136	F

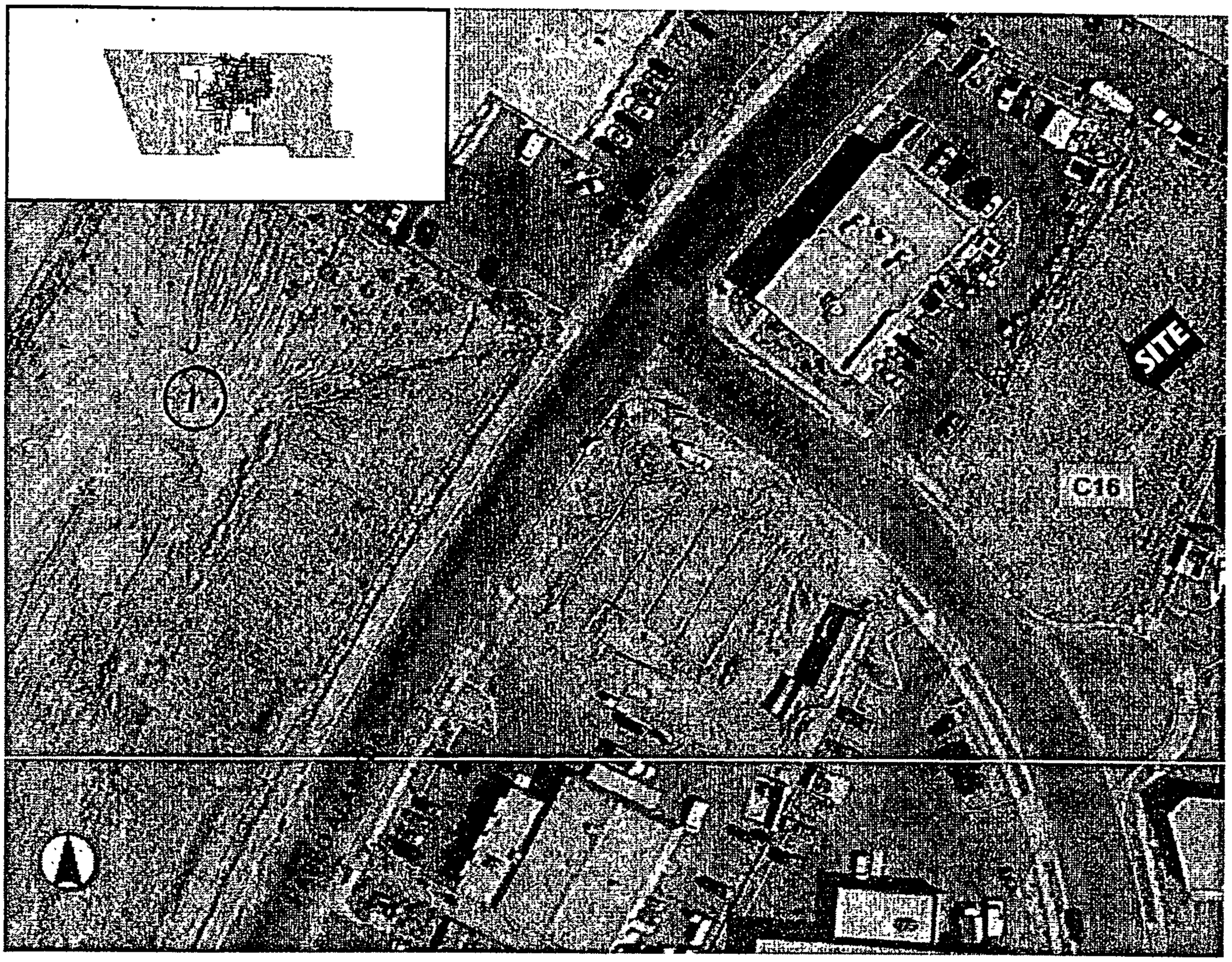
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
35001C0136F

MAP REVISED
NOVEMBER 19, 2003

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Zone Atlas C16

Alameda Business Park

(1) Pond approved for discharge of all storm drainage generated within Business Park Development

e.
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TABLE A-4. LAND TREATMENTS	
Treatment	**Land Condition**
* A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
* D	Impervious areas, pavement and roofs.
Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.	

PART A - PROCEDURE FOR 40 ACRE AND SMALLER BASINS

A simplified procedure for projects with sub-basins smaller than 40 acres has been developed based on initial abstraction/uniform infiltration precipitation losses and Rational Method procedures. For this procedure, Bernalillo County has been divided into four (4) Precipitation Zones.

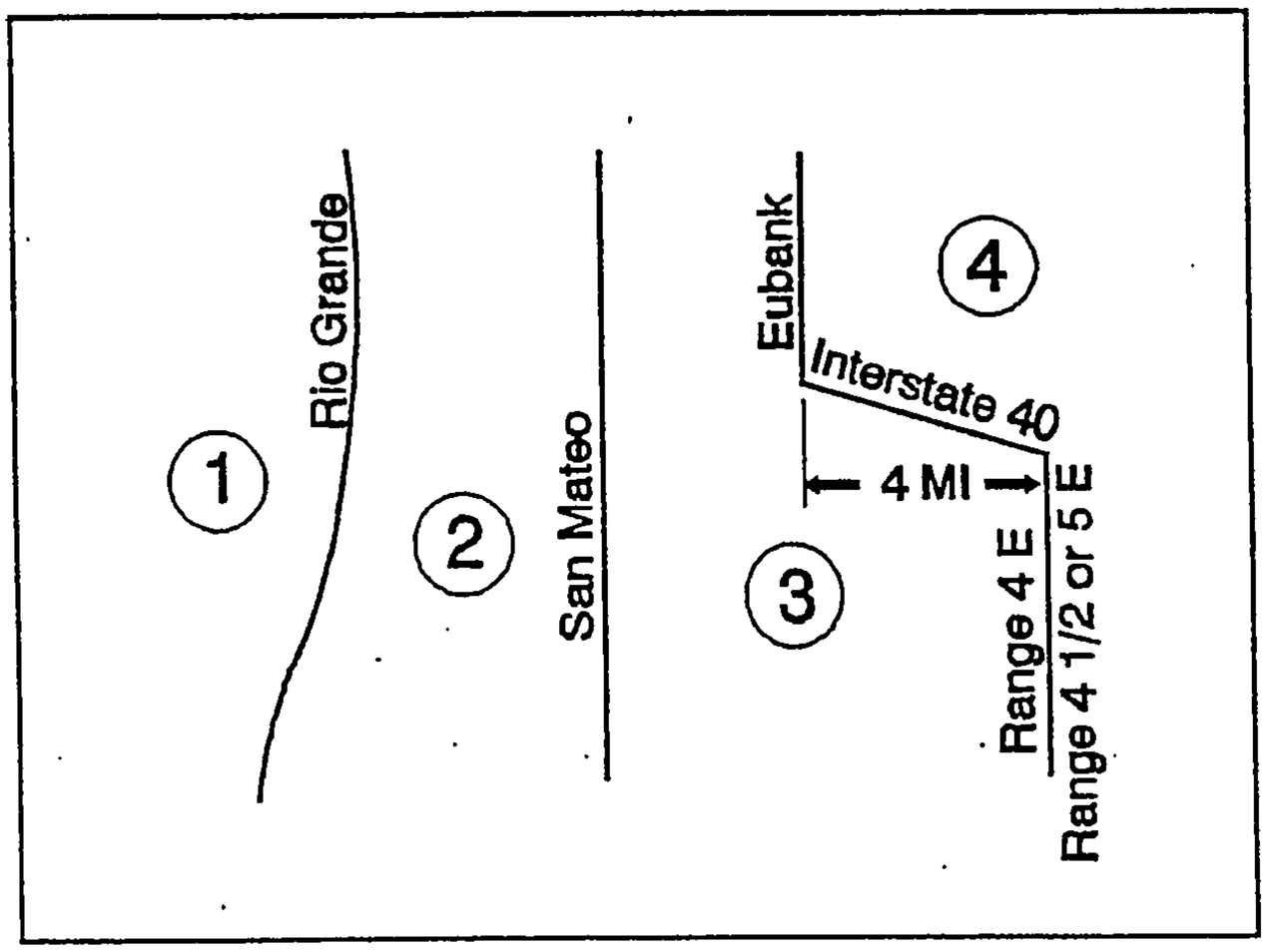
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

TOTAL AREA (acre)	0.3	Allowable Discharge (cfs)	4.0
Precipitation Zone	2	Discharge Volume (ft^3)	30856
TOTAL AREA (ft^3)	13939	Required Pond Volume (ft^3)	31472

Treatment Type	Acreage	Square Footage	Treatment Percentage
A	0.32	13,939	100.0%
B	0.00	0	0.0%
C	0.00	0	0.0%
D	0.00	0	0.0%

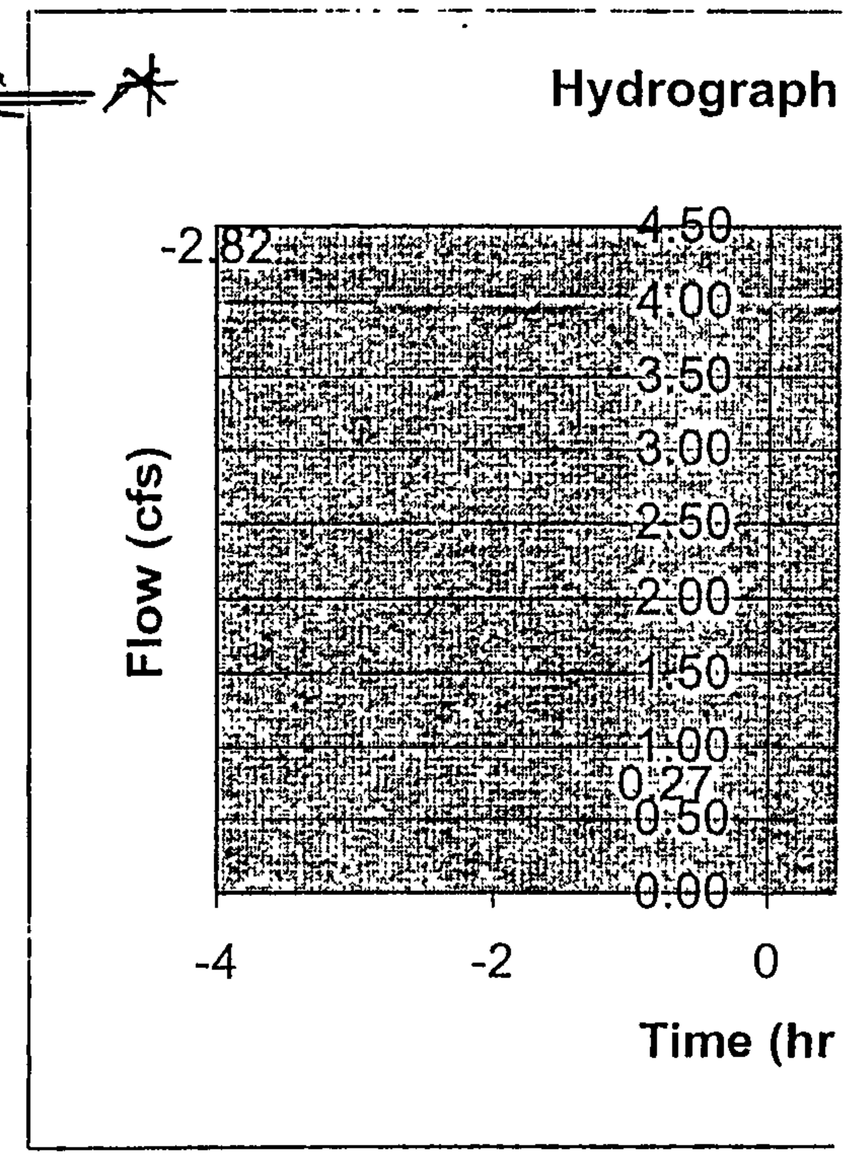
6-hour Storm	Peak Method	Rational Method
100-year Peak Discharge (cfs)	0.50	0.50
10-year Peak Discharge (cfs)	0.12	0.12
2-year Peak Discharge (cfs)	0.00	0.00

Excess Precipitation (in.) 100-year	0.53
Excess Precipitation (in.) 10-year	0.13
Excess Precipitation (in.) 2-year	0.00

100-year 6-hr Runoff Volume (acre-feet, ft^3)	0.01	616
10-year 6-hr Runoff Volume (acre-feet, ft^3)	0.00	151
2-year 6-hr Runoff Volume (acre-feet, ft^3)	0.00	0

$P_{1\text{-hr}}$ (in.)	2.01
$P_{6\text{-hr}}$ (in.)	2.35
$P_{24\text{-hr}}$ (in.)	2.75
$P_{4\text{-day}}$ (in.)	3.30
$P_{10\text{-day}}$ (in.)	3.95

100-year 10-day Runoff Volume (acre-feet, ft^3)	0.01	616
100-year 4-day Runoff Volume (acre-feet, ft^3)	0.01	616
100-year 24-hr Runoff Volume (acre-feet, ft^3)	0.01	616



Basin 1 Existing Conditions

TOTAL AREA (acre)	0.3	Allowable Discharge (cfs)	4.0
Precipitation Zone	2	Discharge Volume (ft^3)	1456
TOTAL AREA (ft^3)	13939	Required Pond Volume (ft^3)	1007

Treatment Type	Acreage	Square Footage	Treatment Percentage
A	0.00	0	0.0%
B	0.00	0	0.0%
C	0.00	0	0.0%
D	0.32	13,939	100.0%

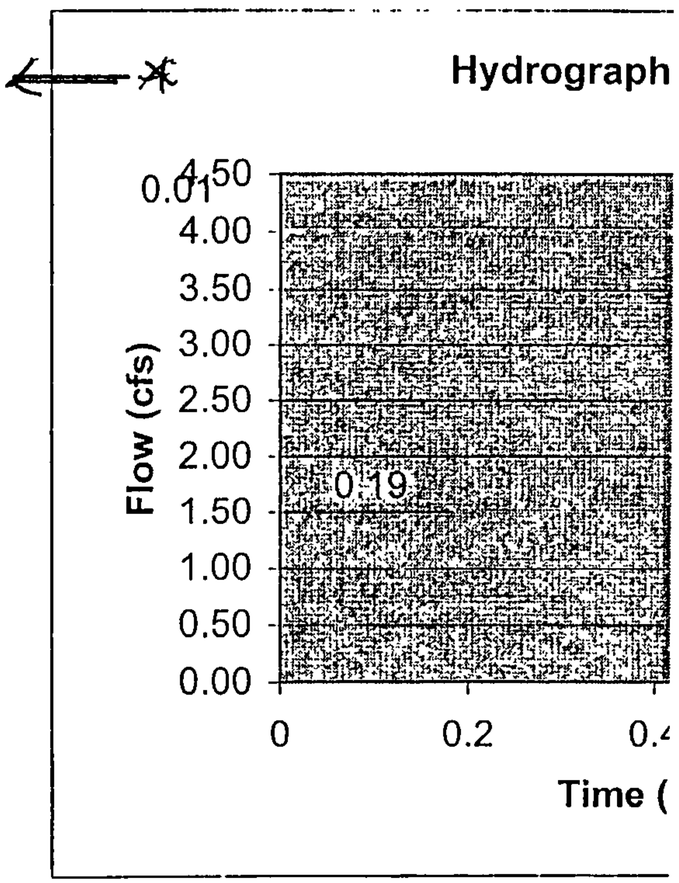
6-hour Storm	Peak Method	Rational Method
100-year Peak Discharge (cfs)	1.50	1.50
10-year Peak Discharge (cfs)	1.00	1.00
2-year Peak Discharge (cfs)	0.60	0.59

Excess Precipitation (in.) 100-year	2.12
Excess Precipitation (in.) 10-year	1.34
Excess Precipitation (in.) 2-year	0.79

100-year 6-hr Runoff Volume (acre-feet, ft^3)	0.06	2,463
10-year 6-hr Runoff Volume (acre-feet, ft^3)	0.04	1,557
2-year 6-hr Runoff Volume (acre-feet, ft^3)	0.02	918

P_{1-hr} (in.)	2.01
P_{6-hr} (in.)	2.35
P_{24-hr} (in.)	2.75
P_{4-day} (in.)	3.30
P_{10-day} (in.)	3.95

100-year 10-day Runoff Volume (acre-feet, ft^3)	0.10	4,321
100-year 4-day Runoff Volume (acre-feet, ft^3)	0.08	3,566
100-year 24-hr Runoff Volume (acre-feet, ft^3)	0.07	2,927



Basin 1 Post Development

TOTAL AREA (acre)	0.3	Allowable Discharge (cfs)	4.0
Precipitation Zone	2	Discharge Volume (ft^3)	-29609
TOTAL AREA (ft^3)	14375	Required Pond Volume (ft^3)	30244

Treatment Type	Acreage	Square Footage	Treatment Percentage
A	0.33	14,375	100.0%
B	0.00	0	0.0%
C	0.00	0	0.0%
D	0.00	0	0.0%

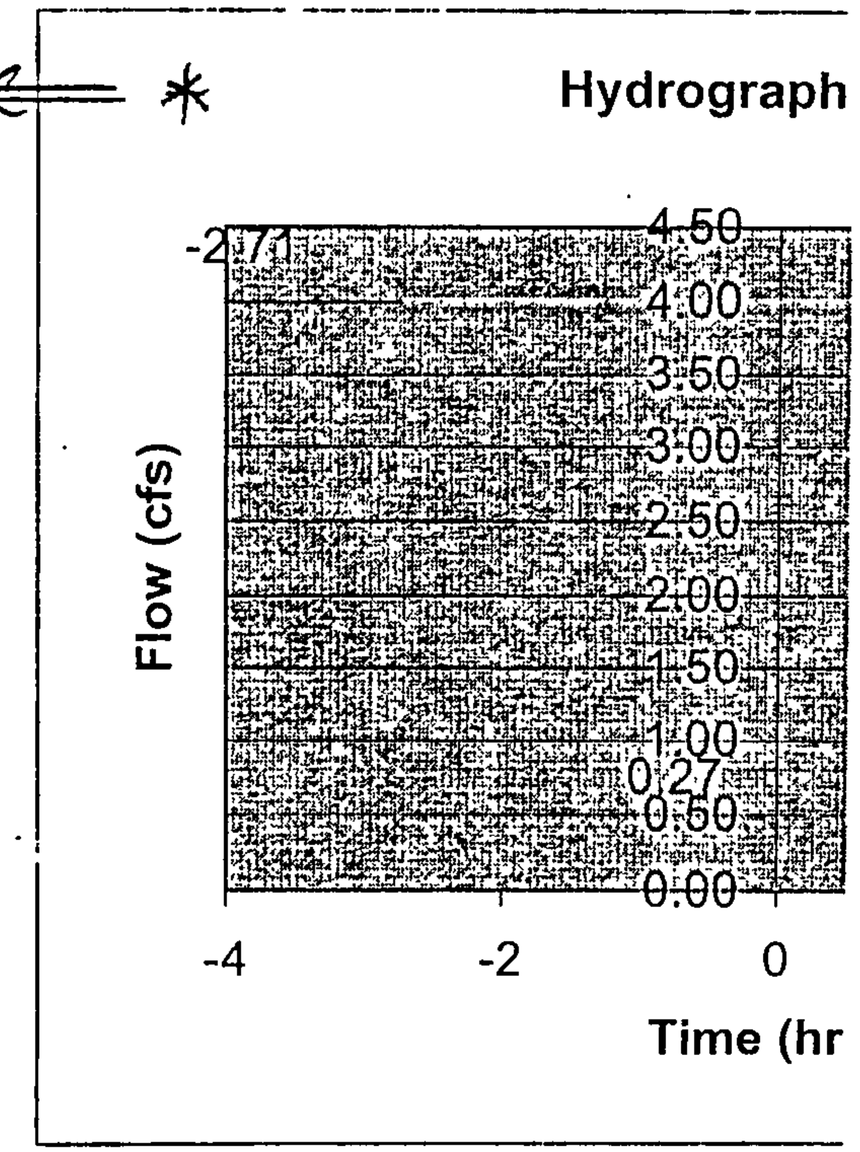
6-hour Storm	Peak Method	Rational Method
100-year Peak Discharge (cfs)	0.51	0.52
10-year Peak Discharge (cfs)	0.13	0.12
2-year Peak Discharge (cfs)	0.00	0.00

Excess Precipitation (in.) 100-year	0.53
Excess Precipitation (in.) 10-year	0.13
Excess Precipitation (in.) 2-year	0.00

100-year 6-hr Runoff Volume (acre-feet, ft^3)	0.01	635
10-year 6-hr Runoff Volume (acre-feet, ft^3)	0.00	156
2-year 6-hr Runoff Volume (acre-feet, ft^3)	0.00	0

P_{1-hr} (in.)	2.01
P_{6-hr} (in.)	2.35
P_{24-hr} (in.)	2.75
P_{4-day} (in.)	3.30
P_{10-day} (in.)	3.95

100-year 10-day Runoff Volume (acre-feet, ft^3)	0.01	635
100-year 4-day Runoff Volume (acre-feet, ft^3)	0.01	635
100-year 24-hr Runoff Volume (acre-feet, ft^3)	0.01	635



Basin 2 Existing Conditions

TOTAL AREA (acre)	0.3	Allowable Discharge (cfs)	4.0
Precipitation Zone	2	Discharge Volume (ft^3)	1718
TOTAL AREA (ft^2)	14375	Required Pond Volume (ft^3)	822

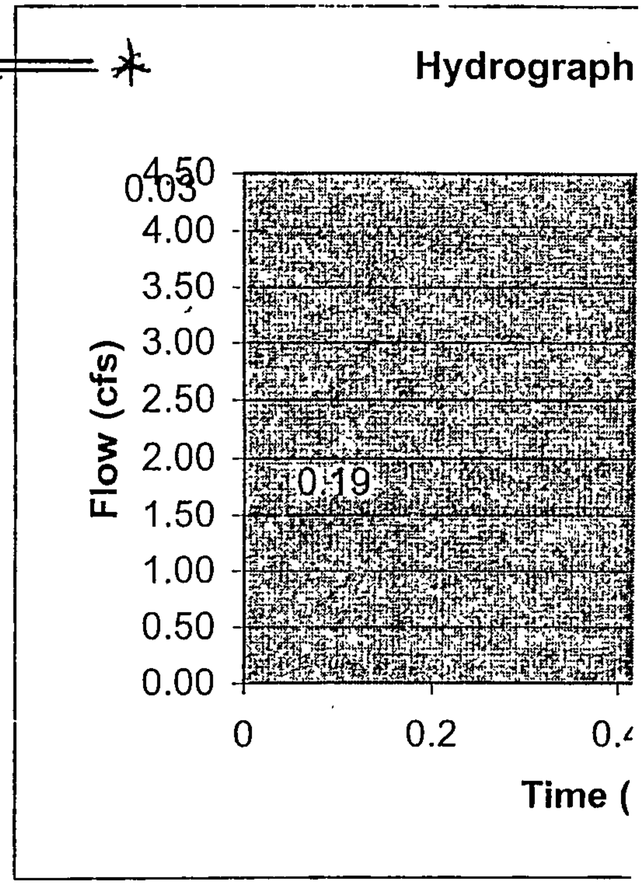
Treatment Type	Acreage	Square Footage	Treatment Percentage
A	0.00	0	0.0%
B	0.00	0	0.0%
C	0.00	0	0.0%
D	0.33	14,375	100.0%

6-hour Storm	Peak Method	Rational Method
100-year Peak Discharge (cfs)	1.55	1.55
10-year Peak Discharge (cfs)	1.04	1.04
2-year Peak Discharge (cfs)	0.61	0.61

Excess Precipitation (in.) 100-year	2.12
Excess Precipitation (in.) 10-year	1.34
Excess Precipitation (in.) 2-year	0.79

100-year 6-hr Runoff Volume (acre-feet, ft^3)	0.06	2,540
10-year 6-hr Runoff Volume (acre-feet, ft^3)	0.04	1,605
2-year 6-hr Runoff Volume (acre-feet, ft^3)	0.02	946

$P_{1\text{-}hr}$ (in.)	2.01
$P_{6\text{-}hr}$ (in.)	2.35
$P_{24\text{-}hr}$ (in.)	2.75
$P_{4\text{-}day}$ (in.)	3.30
$P_{10\text{-}day}$ (in.)	3.95

100-year 10-day Runoff Volume (acre-feet, ft^3)	0.10	4,456
100-year 4-day Runoff Volume (acre-feet, ft^3)	0.09	3,678
100-year 24-hr Runoff Volume (acre-feet, ft^3)	0.07	3,019

Basin 2 Post Development