

Completed

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1005410 Application #: 12DRB-70158
 Project Name: Richfield Park
 Agent: Forstbauer Surveying Co LLC Phone #:

Your request was approved on 8-6-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: OK clarify easement

PARKS / CIP:

PLANNING (Last to sign) OK 15 day appeal

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

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

6. **Project# 1005410**
12DRB-70157 VACATION OF PRIVATE EASEMENT
12DRB-70158 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- FORSTBAUER SURVEYING CO LLC agent(s) for JOHN E. & CYNTHIA A. MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 5-A, **RICHFIELD PARK** zoned SU-2 FOR IP OR SU-2 NC, located on ALAMEDA BETWEEN JEFFERSON AND WASHINGTON containing approximately 2.0192 acre(s). (C-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND TO PLANNING.**
7. **Project# 1008798**
12DRB-70152 EXT OF MAJOR PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) TRACT A TAOS UNIT 1 AT THE TRAILS & TRACT B TAOS AT THE TRAILS UNIT 2, **TAOS UNIT 2 AT THE TRAILS** zoned RD, located on TREEN LINE AVE BETWEEN OAKRIDGE AND UNIVERSE containing approximately 14.63 acre(s). (C-9) **DEFERRED TO 6/20/12 AT THE AGENT'S REQUEST.**
8. **Project# 1009288**
12DRB-70161 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- COMMUNITY SCIENCES CORP agent(s) for TWILIGHT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 19, & 20, **SUNDANCE ESTATES Unit(s) 1-B**, zoned R-LT, located on COLD CREEK BETWEEN LYON AND CACHE CREEK containing approximately .2389 acre(s). (B-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING.**
9. **Project# 1001946**
12DRB-70151 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for LOWES HOME IMPROVEMENT WAREHOUSE request(s) the above action(s) for all or a portion of Tract(s) A-1-B-1, **LOS ANGELES CENTER** zoned M-1 (SC), located on PASEO DEL NORTE BETWEEN SAN PEDRO AND INTERSTATE 25 containing approximately 15.8464 acre(s). (D-18) *[Deferred from 6/6/12]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LINE NOTES AND AGIS DXF.**

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- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1005410 Application #: 12.DRB-7006Z
Project Name: Richfield Park Subdivision
Agent: Mechenbier Construction Inc. Phone #:

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: J/A

PARKS / CIP:

PLANNING (Last to sign): plat approved

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
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This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1005410 Application #: 12DRB-70158
Project Name: Richfield Park
Agent: Forsthaus Surveying Co LLC Phone #:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: clarify earthwork

PARKS / CIP:

PLANNING (Last to sign): 15 by pfeal

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

From: Mortus, Mike <Mike_Mortus@cable.comcast.com>
To: Terese Forstbauer <forstsurv@aol.com>
Cc: Britain, Peter <Peter_Britain@cable.comcast.com>
Subject: RE: Replat of Lot 5-A, Richfield Park Subdivision
Date: Thu, May 31, 2012 10:05 am

***Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project.
For plat signature, please contact Peter Britain at:
P: 505-271-3640***

Please include this email when you bring the plat for signatures.

Thank you.

Mike Mortus
ABQ/Mile High Region
Construction Coordinator
505-271-3644 ofc
505-269-4006 cell



mike_mortus@cable.comcast.com

From: Terese Forstbauer [<mailto:forstsurv@aol.com>]
Sent: Thursday, May 24, 2012 2:16 PM
To: Fernando.Vigil@pnm.com; brandon.kauffman@nmgco.com; michele.redman@centurylink.com; Mortus, Mike; Britain, Peter
Subject: Replat of Lot 5-A, Richfield Park Subdivision

Greetings,

We are replatting this property to change the location of the private access easement only. The previous plat was file in 2009. I am forwarding the proposed replat and an improvement sketch for your use. Please let me know as soon as possible if you have any comments on this replat.

Terese Forstbauer
Forstbauer Surveying LLC
268-2112



forstsurv

NEW IM TEXT CHECK REPLY REPLY ALL FORWARD ACTION DELETE SPAM

Search Mail

RE: Replat of Lot 5-A, Richfield Park Subdivision

Brandon Kauffman to you show details

Today on AOL

New Mail 6

Old Mail

Drafts

Sent

IMs

Spam

Recently D...

AIM Sign In

Contacts

To Do's

Calendar

My Folders

Saved Mail 50

acad 6

agis

bernco

Terese:

I have reviewed the subject plat and found everything to be acceptable for approval by New Mexico Gas Company. Please feel free to contact me to schedul

Sincerely,

Brandon Kauffman
Right-of-Way Agent
New Mexico Gas Company
(505) 798-3398

P.O. Box 97500
MS BC22
Albuquerque, NM 87199-7500

From: Terese Forstbauer [mailto:forstsurv@aol.com]
Sent: Thursday, May 24, 2012 2:16 PM
To: Fernando Vigil@pnm.com; Brandon Kauffman; michele.redman@centurylink.com; mike_mortus@cable.comcast.com; peter_britain@cable.comcast.com
Subject: Replat of Lot 5-A, Richfield Park Subdivision

Greetings,

We are replatting this property to change the location of the private access easement only. The previous plat was file in 2009. I am forwarding the proposed replat and an im this replat.

Terese Forstbauer
Forstbauer Surveying LLC
268-2112

From: Chacon, Ashley <Ashley.Chacon@CenturyLink.com>
To: 'forstsurv@aol.com' <forstsurv@aol.com>
Cc: Abeyta, Rochelle <Rochelle.Abeyta@CenturyLink.com>
Subject: FW: Replat of Lot 5-A, Richfield Park Subdivision
Date: Tue, May 29, 2012 9:31 am

Terese,

The Lots 5-A-1 being a replat of Lot 5-A Richfield Park Subdivision Elena Gallegos Grant Plat is ready to be signed. Please give Rochelle a call at 505-245-6013 to set up a time and date to get the Mylar copy signed.

Also when you come to get the Mylar signed, we **require** that you bring this confirmation email with you.

Thank you
Ashlie

From: Redman, Michele
Sent: Thursday, May 24, 2012 3:12 PM
To: Chacon, Ashley
Subject: FW: Replat of Lot 5-A, Richfield Park Subdivision

Michele Ramirez
505-245-6628
Michele.redman@CenturyLink.com

From: Terese Forstbauer [mailto:forstsurv@aol.com]
Sent: Thursday, May 24, 2012 2:16 PM
To: Fernando.Vigil@pnm.com; brandon.kauffman@nmgco.com; Redman, Michele; mike_mortus@cable.comcast.com; peter_britain@cable.comcast.com
Subject: Replat of Lot 5-A, Richfield Park Subdivision

Greetings,

We are replatting this property to change the location of the private access easement only. The previous plat was file in 2009. I am forwarding the proposed replat and an improvement sketch for your use. Please let me know as soon as possible if you have any comments on this replat.

Terese Forstbauer
Forstbauer Surveying LLC
268-2112

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: Vigil, Fernando <Fernando.Vigil@pnm.com>
To: Terese Forstbauer <forstsurv@aol.com>
Subject: RE: Replat of Lot 5-A, Richfield Park Subdivision
Date: Thu, May 24, 2012 2:36 pm

Looks okay to me Terese.

***Fernando Vigil SR/WA
Senior Land Specialist
PNM Land Services Department
Office Phone:(505) 241-4434
FaX: (505) 241-2376***

From: Terese Forstbauer [<mailto:forstsurv@aol.com>]
Sent: Thursday, May 24, 2012 2:16 PM
To: Vigil, Fernando; brandon.kauffman@nmgco.com; michele.redman@centurylink.com;
mike_mortus@cable.comcast.com; peter_britain@cable.comcast.com
Subject: Replat of Lot 5-A, Richfield Park Subdivision

Greetings,

We are replatting this property to change the location of the private access easement only. The previous plat was file in 2009. I am forwarding the proposed replat and an improvement sketch for your use. Please let me know as soon as possible if you have any comments on this replat.

Terese Forstbauer
Forstbauer Surveying LLC
268-2112

DXF Approval 1005410

Sammons, Joshua R. [jsammons@cabq.gov]

Sent: Monday, May 28, 2012 12:38 PM

To: Forstbauer, Terese

Cc: Gricius, Michelle A [mgricius@cabq.gov]; Gauden, Tim H. [tgauden@cabq.gov]

Good Morning,

The DXF for 1005410 has been approved. I will forward on the approval form.

Thanks,

Joshua Sammons

GIS Coordinator

AGIS - Planning Department

City of Albuquerque

(505) 924-3921

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1005410

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Since the infrastructure list is tied to the site plan, a recorded SIA is required for approval.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 6-20-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1005410

AGENDA ITEM NO: 2

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

The existing joint access easement (recorded Feb 12, 2009) must be vacated prior to placing a building over a portion of the easement.

The proposed joint access easement must be provided prior to site plan approval. Provide recording information (date of recording, book, and page).

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development

DATE: JUNE 20, 2012
505-924-3991

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: May 8, 2012
Date Site Plan Approved: 6-20-12
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1005410
DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

RICHFIELD PARK, LOT 5-A
PROPOSED NAME OF ~~PLAT~~ *site plan*

LOT 5-A, RICHFIELD PARK SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		0-6'	Mod Taper	Alameda Blvd. WBLs	Lot 5-A, East PL	60' West of East PL	/	/	/
		Varies	Median Modification	Alameda Blvd.	At Site Entrance		/	/	/
		6"	Waterline & FH	Alameda Entrance	128'± West of East PL		/	/	/
		4"	SAS Serv Conn	Alameda Blvd.	Along South PL		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 Street signage and striping per COA DPM

2 Water infrastructure to include water services, valves and valve boxes, fittings and restraints

3 Residential Streetlights per DPM

AGENT / OWNER

Fred C. Arfman, PE

NAME (print)

Isaacson & Arfman, P.A.

FIRM

Fred C. Arfman 05-08-12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John P. ... 6-20-12
DRB CHAIR - date

KS ... 06-20-12
TRANSPORTATION DEVELOPMENT - date

A. Pate 06/20/12
UTILITY DEVELOPMENT - date

Anthony C. ... 6-20-12
CITY ENGINEER - date

Carl S. Dumont 6-20-12
PARKS & RECREATION - date

AMAFA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/24/2012 Issued By: E08375 137520

Category Code **910**
2012 070 062

Application Number: 12DRB-70062, Major - Sdp For Building Permit

Address:

Location Description: ALAMEDA BLVD NE BETWEEN JEFFERSON ST NE AND WASHINGTON ST NE

Project Number: 1005410

Applicant

MECHENBIER CONSTRUCTION INC.
JOHN E. MECHENBIER
8500 WASHINGTON ST NE STE A-5
ALBUQUERQUE NM 87111
505-314-7700

Agent / Contact

MECHENBIER CONSTRUCTION INC.
JOHN E. MECHENBIER
8500 WASHINGTON ST NE STE A-5
ALBUQUERQUE NM 87111
505-314-7700

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
TOTAL:		\$480.00

City Of Albuquerque
Treasury Division

2/24/2012 11:28AM LOC: ANNX
WS# 007 TRANS# 0033
RECEIPT# 00154536-00154536
PERMIT# 2012070062 TRSSVG
Trans Amt \$480.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00
CK \$480.00
CHANGE \$0.00

Thank You

5410

DXF Electronic Approval Form

DRB Project Case #: 1005410

Subdivision Name: RICHFIELD PARK / LOT 5A

Surveyor: RONALD A FORSTBAUER

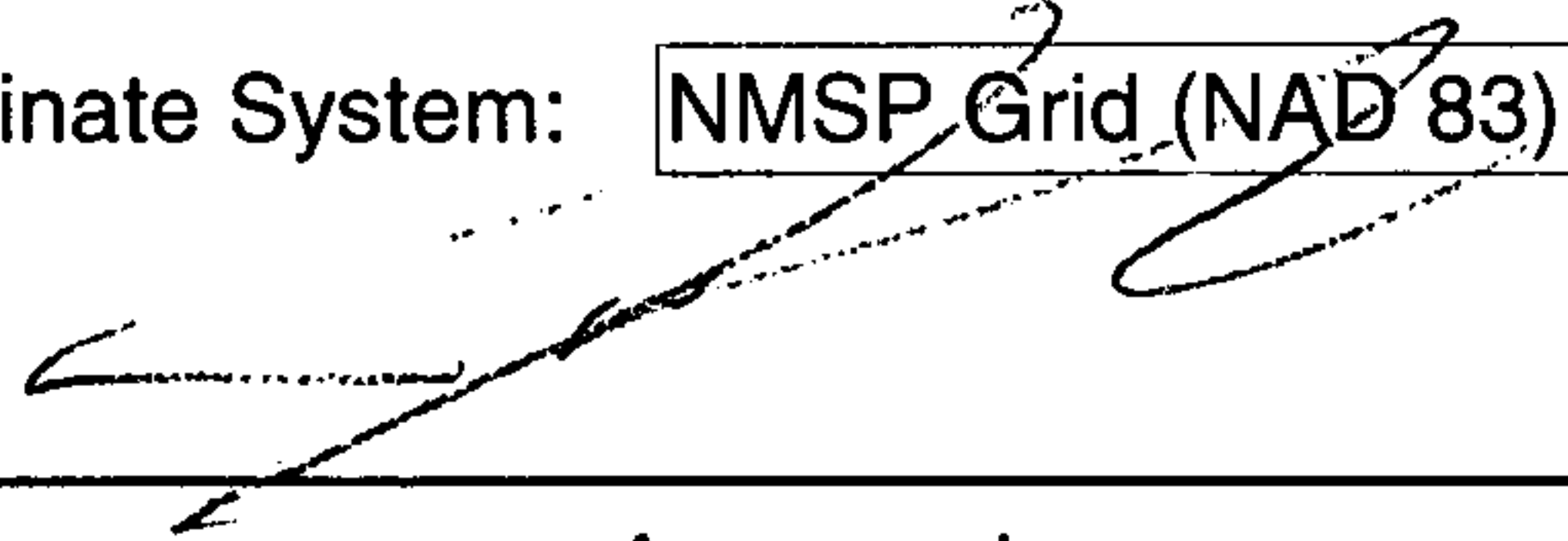
Contact Person: TERESE FORSTBAUER

Contact Information: 5052682112

DXF Received: 5/25/2012

Hard Copy Received: 5/25/2021

Coordinate System: NMSP Grid (NAD 83)



Approved

5/28/12

Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc 5410 to agiscov on 5/28/2012 Contact person notified on 5/28/2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/25/2012 Issued By: BLDAVM 148561

Category Code **910**
2012 070 157

Application Number: 12DRB-70157, Vacation Of Private Easement

Address:

Location Description: ALAMEDA BETWEEN JEFFERSON AND WASHINGTON

Project Number: 1005410

Applicant

JOHN E. & CYNTHIA A. MECHENBIER

8500 WASHINGTON NE, SUITE A5
ALBUQUERQUE NM 87113

Agent / Contact

FORSTBAUER SURVEYING CO LLC
TERESE FORSTBAUER
4116 LOMAS BLVD NE
ALBUQUERQUE NM 87110

FORSTSURV@AOL.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$45.00
TOTAL:		\$65.00

City of Albuquerque Treasury
Date: 5/25/2012 Office: ANNEX
Stat ID: W5000008 Cashier: TRSCCS
Batch: 271 Trans #: 33
Permit: 2012070157
Receipt Num 00019293
Payment Total: \$65.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$45.00
Check Tendered : \$280.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/25/2012 Issued By: BLDAVM 148564

Category Code **910**
2012 070 158

Application Number: 12DRB-70158, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ALAMEDA BETWEEN JEFFERSON AND WASHINGTON

Project Number: 1005410

Applicant

JOHN E. & CYNTHIA A. MECHENBIER

8500 WASHINGTON NE, SUITE A5
ALBUQUERQUE NM 87113

Agent / Contact

FORSTBAUER SURVEYING CO LLC
TERESE FORSTBAUER
4116 LOMAS BLVD NE
ALBUQUERQUE NM 87110

FORSTSURV@AOL.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	\$215.00
TOTAL:		\$215.00

City of Albuquerque Treasury
Date: 5/25/2012 Office: ANNEX
Stat ID: W5000008 Cashier: TRSCCS
Batch: 271 Trans #: 33
Permit: 2012070158
Receipt Num 00019292
Payment Total: \$215.00
0903 DRB Actions
Check Tendered : \$215.00
\$280.00



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL. NE FAX: 346-2017
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: FORSTSURV@FORSTBAUERSURVEYING.COM
 APPLICANT: JOHN E. & CYNTHIA A. MECHENBIER PHONE: 314-7700
 ADDRESS: 8500 WASHINGTON NE, SUITE A5 FAX: _____
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: NO ADDITIONAL

DESCRIPTION OF REQUEST: VACATE PRIVATE ACCESS EASEMENT, REPEAT LOT 5-A TO VACATE SAID EASEMENT & GRANT NEW PRIVATE ACCESS EASEMENT
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

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

Lot or Tract No. 5-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: RICHFIELD PARK
 Existing Zoning: SU-2 FOR IPOR Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): C17 SU2NC UPC Code: 10170643003901104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
Project # 1005410

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.0192
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BL. NE
 Between: JEFFERSON ST and WASHINGTON ST

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE TERESE C. FORSTBAUER DATE 5/25/2012
 (Print Name) FORSTBAUER SURVEYING LLC BY TERESE C. FORSTBAUER Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70157</u>	<u>VPE</u>		<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>12 DRB - 70158</u>	<u>P&F</u>		<u>\$ 215.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				<u>\$ 280.00</u>

Hearing date June 6, 2012
 Staff signature & Date 5-25-12 Project # 1005410

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) 24 copies
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** 6 copies
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)** 24 copies
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14")
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)** 6 copies
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)- |**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

FORSTRAUER SURVEYING LLC
 BY TERESE C. FORSTRAUER
 Applicant name (print)
 Terese C. F. J/25/2012
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 12 - DRB - 70157

5-25-12
 Planner signature / date
 Project # 1005410

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

FORSTRAVER SURVEYING LLC
 BY TERESE C. FORSTRAVER
 Applicant name (print)
TERESE C. FORSTRAVER 5/25/2012
 Applicant signature / date

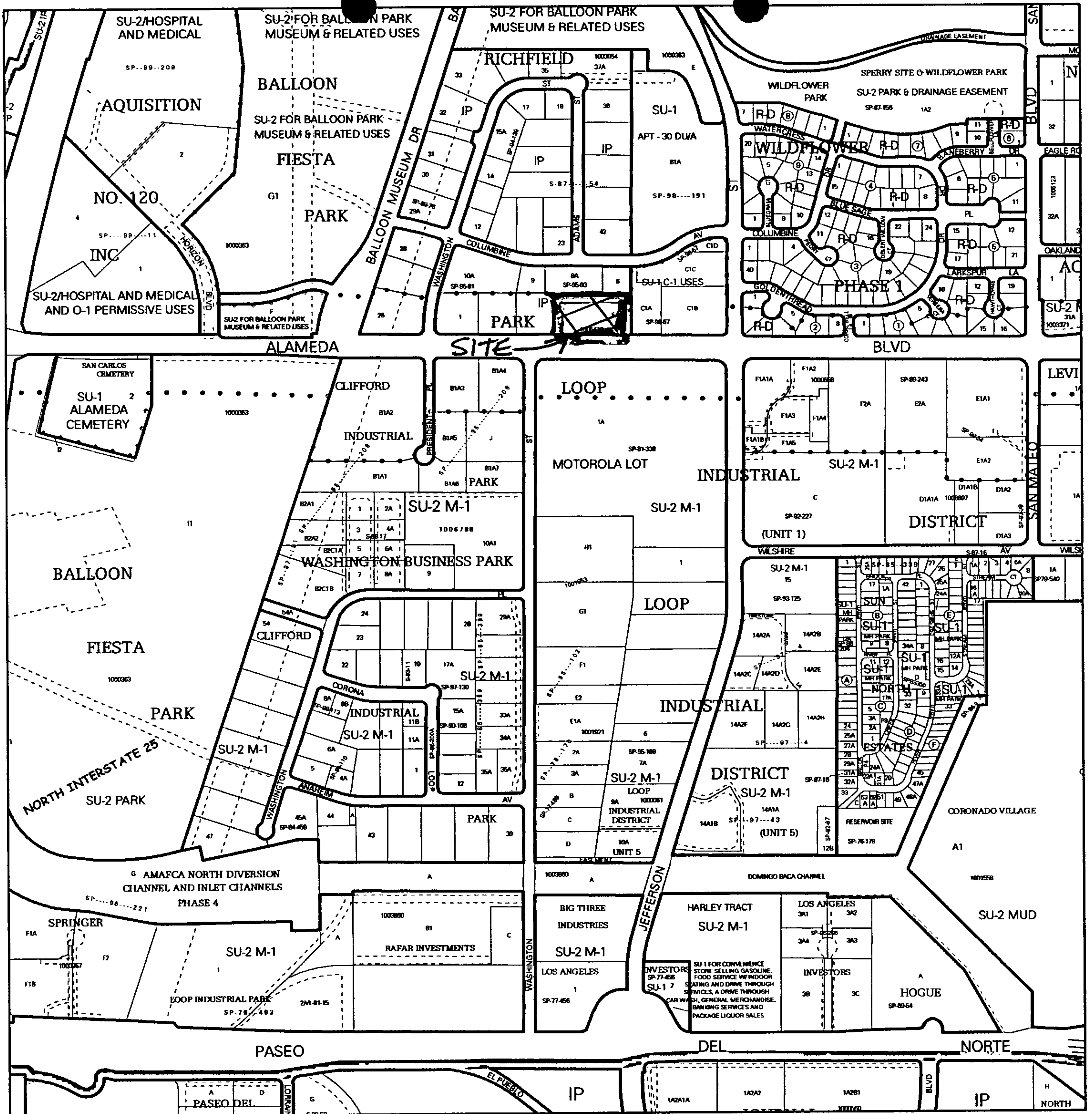


Form revised October 2007

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

Application case numbers
12 - DRB - 70158

_____ 5-25-12
 Planner signature / date
 Project # 1005410



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 2/4/2010

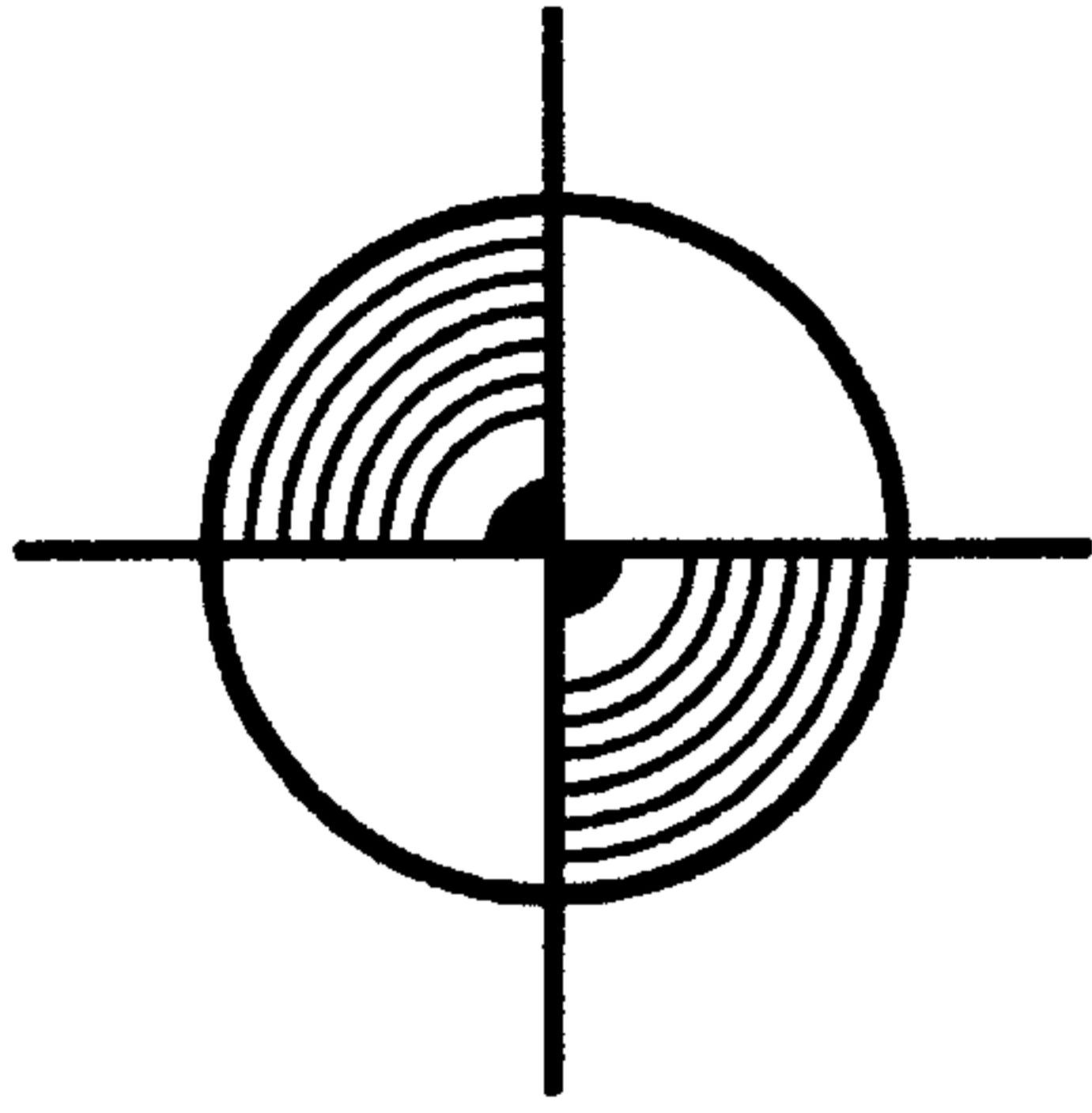
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

Feet



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

May 25, 2012

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Lot 5-A, Richfield Park Subdivision, Albuquerque, NM
Project #1005410

Forstbauer Surveying LLC, agent for John E. and Cynthia A. Mechenbier, requests vacation of a private access easement shown on the plat filed 2/12/2009, Book 2009C, Page 26 and Preliminary / Final Plat approval for the replat vacating said private access easement and granting a new private access easement approved by the beneficiaries of the existing easement. The vacation and replat are necessary to allow for future development per site development plan for building permit.

**4116 Lomas Boulevard NE • Albuquerque, NM 87110 • (505) 268-2112
Fax (505) 346-2017 • email: forstsurv@forstbauersurveying.com**

DT Land Development LLC
D & T Weaks, LLC
Timothy L., O.D. and Joan Weaks

Development Review Board
City of Albuquerque

Re: Vacation of a joint access easement within Lot 5-A, Richfield Park
Subdivision as the same is shown and designated on February 12, 2009, Book
2009C, Page 26

Dear Development Review Board:

D & T Weaks LLC is the owner of Lot 1, Richfield Park Subdivision, Timothy L.
Weaks, O.D. and Joan Weaks are the owners of Lot 2, Richfield Park
Subdivision and DT Land Development LLC is the owner of Lot 3, Richfield Park
Subdivision and are also beneficiaries of a joint access easement granted by
said plat of Lot 5-A.

We hereby authorize Forstbauer Surveying LLC as agent for John and Cynthia
Mechenbier (owners of Lot 5-A, Richfield Park Subdivision) to submit
Development Review Board application for vacation of said joint access
easement on said Lot 5-A with the understanding that the replat which
vacates said private access easement will also grant a new cross access
easement for the benefit of Lots 1, 2 and 3, Maintenance of said new access
easement will be the responsibility of Lot 5-A.

Sincerely,

D & T Weaks, LLC (owner of Lot 1, Richfield Park Subdivision)
By: T. Weaks Date: 5/14/12

Title Managing Partner

Timothy L. Weaks, O.D. Weaks, Joan Weaks, (owners of Lot 2, Richfield Park
Subdivision)

T. Weaks Date: 5/14/12
O.D. Weaks Date: 5/14/12
Joan Weaks Date: 5/14/12
DT Land Development LLC

DT Land Development LLC (owner, Lot 3, Richfield Park Subdivision)

By: [Signature] Date: 5-16-12

Title MANAGER

John E. and Cynthia A. Mechenbier

8500 Washington NE Suite A-5
Albuquerque, NM 87113

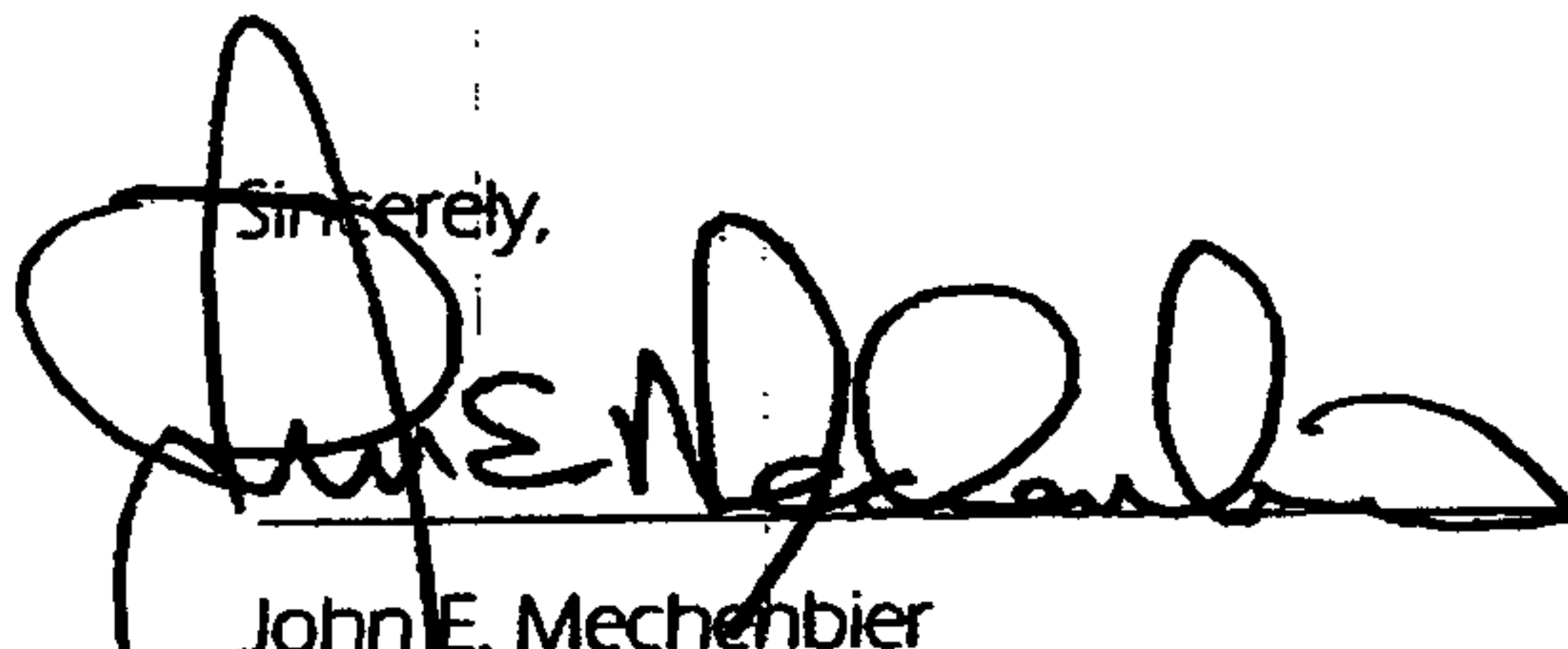
Development Review Board
City of Albuquerque

Re: Vacation of a private joint access easement within Lot 5-A, Richfield Park
Subdivision as the same is shown and designated on replat filed 2/12/ 2009,
Book 2009C, Page 26

Dear Development Review Board:

As owners of said Lot 5-A, we hereby authorize Forstbauer Surveying LLC to
submit Development Review Board application for vacation of said private joint
access easement on said Lot 5-A . A new easement benefitting Lots 1, 2, 3 and
5-A will be granted by replat. Maintenance will be the responsibility of Lot 5-A.

Sincerely,

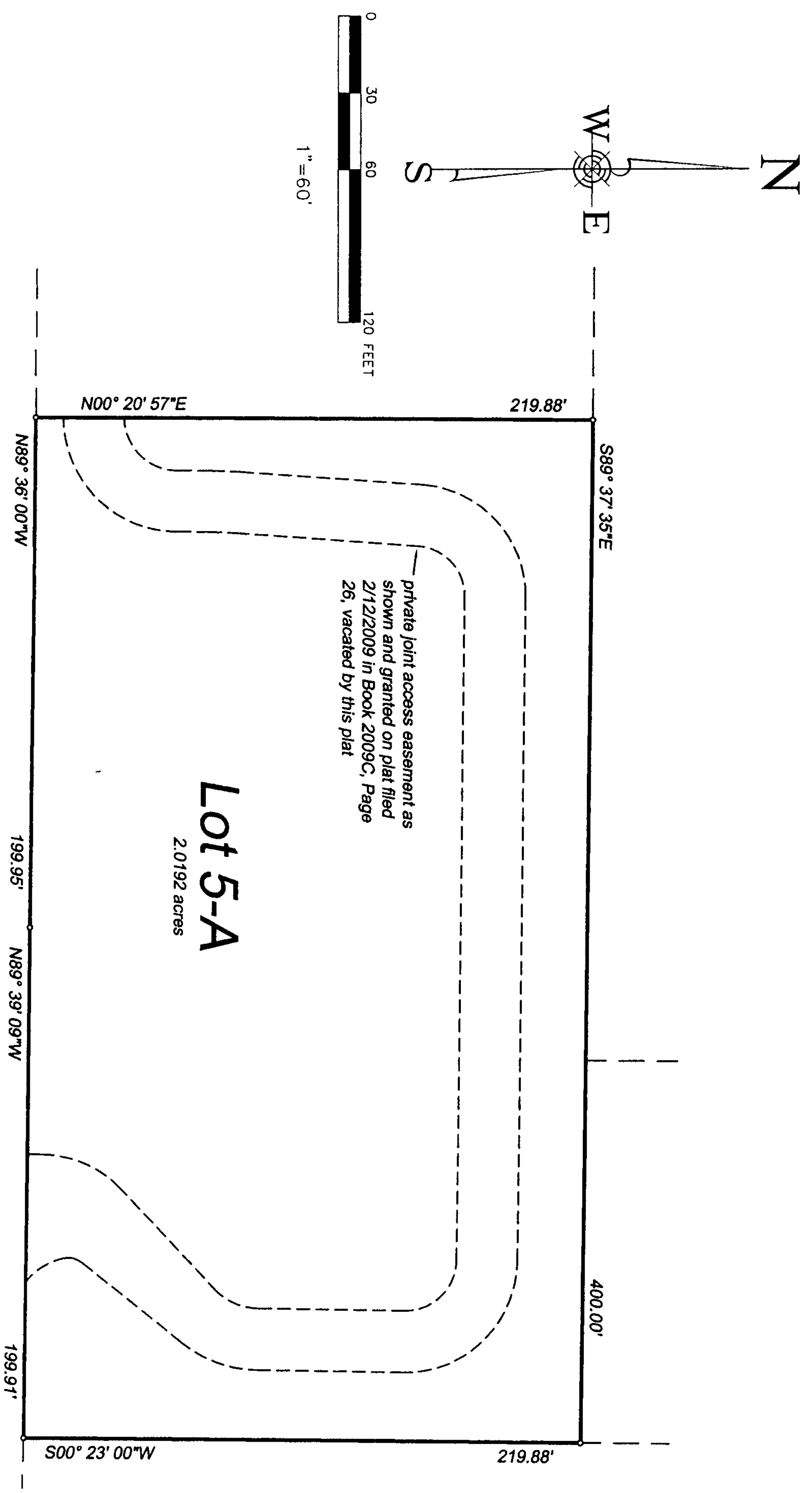
 Date: 5/24/12

John E. Mechenbier

 Date: 5/24/12

Cynthia A. Mechenbier

Exhibit - Access Easement to be Vacated



Alameda Boulevard NE
(124' right-of-way)

No. 1 April 11, 2012

Cloud, Jack W.

From: Kilpatrick, David

Sent: Wednesday, April 11, 2012 7:32 AM

To: Cloud, Jack W.

Subject: 1005410

Zoning comments.

The site plan shows 2 monument signs. 1 is allowed as per page 37 of the North I 25 plan.

The free standing monument signs are required to have a 10 foot setback from the front property lone. 14-16-3-5 (B) (2) (b)

The Alameda overlay zone requires parking to be on the side and rear of the property away from Alameda. Page 27 E 3 Alameda overlay zone.

An application for a variance was received for the above items for the May 15 hearing. If the variances are not approved then the site plan must be altered to conform to zoning regulations.

Since this is a retail office the zoning should be stated to be SU-2 NC on page 1 of the site plan. Delete the IP reference.

Note 52 on page shows bollard lighting. No drawing is shown on site details on page 2. Note that up lighting is not allowed as per page 33 g in the I25 sector plan.

David Kilpatrick
Zoning Enforcement



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2012-05-08

Project# 1008830

12DRB-70119 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

AFRA CONSTRUCTION agent(s) for PARADISE RV PARK request(s) the referenced/ above action(s) for Tract 3E, **TOWN OF ATRISCO GRANT**, ROW 2, UNIT A, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9)

AMAFCA No comments.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT The submittal note indicates this site was resubmitted to EPC, and was heard in January 2011. However, City records indicate this site is scheduled to be heard at EPC on May 10, 2012. Please clarify. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line.

Right of way dedication may be required.

Sheets SP-1 and SP-2 are both titled "Site Plan for Building Permit" and both have signature blocks. Is Sheet SP-1 the Site Plan for Subdivision (SPSUB)? The applicant did not request SPSUB approval. Sheet SP-2 is the Site Plan for Building Permit (SPBP) and should have the signature block.

City records indicate the private access easement (also referred to as "Leonidas Lane NW") is located on Tracts 3B, 3C, 3D, and 3E. Please revise the property line to indicate this.

Define the limits of the Leonidas Lane private access easement; provide recording information. Please provide a copy of the plat for this area. The beneficiaries for this easement must be defined.

A 34-foot wide "roadway easement access" is shown on the SPSUB. This easement must be a private access easement. In addition, if an easement is proposed, it must be shown on the SPSUB and the SPBP. Was Tract 5 an initial beneficiary of the Leonidas Lane private access easement? Please clarify. Recording information must be provided.

All access points along Avalon Road NW and Volcano Road NW must be shown on all site plans.

The as-built information provided for Leonidas Lane indicates that the face of curb is 9'-4½" from the Tract 2 property line; Leonidas Lane is defined as 36' F-F. Revise the plan accordingly.

Clearly show the extents of the existing paving on Leonidas Lane (Tract 3D per the as-built information provided), Volcano Road, and Avalon Road NW. Define pavement widths.

There is no phase line differentiating Phase II and III.

Define the width of all proposed entrances.

Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building.

Clarify what items will be built under work order.

Show all ramps and provide details.

All ramps within City right of way must have truncated domes.

Please clarify the limits of all paving.

Sheet C-03, "Typical Offsite Roadway Sections"

- Leonidas Lane is 36' F-F, not 32'. The as-built information provided for Leonidas Lane indicates that the face of curb is 9'-4½" from the Tract 2 property line. Leonidas Lane is a private access easement, not right of way.
- As-built information provided for Volcano Road NW define a 40' F-F roadway section, not 32'. The applicant is responsible for a minimum of 24' of roadway, not 20'.
- Note that Leonidas Lane is a private roadway.
- Note 3 states "Public Roadway." What is this note tied to?
- The infrastructure list provided has a note used only for CIP projects; please remove.

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

Refer to comments from Zoning Enforcement plus any public hearing comments. A landscape buffer is required along north property line. Only one free standing sign (the truck wash) is allowed on Tracts 3A – 3E per Z-97-83,

It appears the signature block should be on Sheet SP-2 only – please remove from SP-1, and put Sheet SP-1 behind SP-2. Existing truck wash building and access points on Tract 3B need to be shown to scale on Sheet SP-1.

Phase II & III of this project requires EPC approval; the site plan needs to be modified to 'ghost' or remove any representation of development on Tract 5 other than necessary access and drainage easements.

Colored elevations are needed; specific colors need to be called out on elevation Sheet A-01.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1005410

Application No. 12-DRB-70062

TO:

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/20/12

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

SUBMITTAL DESCRIPTION: Revise site plan with drainage easement
maintenance and beneficiaries information

RECEIVED
JUN 13 2012
HYDROLOGY
SECTION

CONTACT NAME: John Mechenbier

TELEPHONE: 314-7700 EMAIL: jmechenbier@mechenbier.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1005410

Application No. 12-DRB - 70062

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: April 23, 2012

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

Submittal Description:

The following documents are included:

Letter authorizing Fred Arfman to act as agent

Revised plan documents:

- S1.1 Site plan
 - Updated easement information
 - New entry drive location
- L1.1 Landscape plan with planting scheme for new drive entry location

RECEIVED
APR 18 2012

CONTACT NAME: John Mechenbier

TELEPHONE: 314-9706 EMAIL: jmechenbier@mechenbier.com

Complete

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1005410 Application #: 12DRB-7006Z
 Project Name: Richfield Park Subdivision
 Agent: Mechenbier Construction Inc. Phone #:

Your request was approved on 6-20-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: OK
OK 5/A

PARKS / CIP:

PLANNING (Last to sign): OK
OK File plat, 15 day appeal period

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

folded
DELIVERED - THIS SHEET & THREE COPIES 8/29/12

RECEIVED BY: [Signature]

Ende Hea-cil 1:30pm-3:30pm

SUSAN SPRING

228-8648

Soc 7D

RAY MARQUEZ

190 ~~STEWART~~

marilyn moldanero
924-3997

Pada Dodge
Klan

DMD
dept. municipal
develop.

Susanne Bush

CITY
Parks + Rec.
Bill Coleman
Pino yards
new const.
857-8683



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPLICATION INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Mechenbier Construction Inc. PHONE: 314-7700
 ADDRESS: 8500 Washington St NE Suite A-5 FAX: 314-7799
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com
 Proprietary interest in site: owner List all owners: John E + Cynthia A Mechenbier

DESCRIPTION OF REQUEST: new site development plan for building permit for retail/business development on subject property

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

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

Lot or Tract No. 5A, Being a replat of Lots 4 & 5 Block: --- Unit: ---
 Subdiv/Addn/TBKA: Richfield Park Subdivision
 Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No _____
 Zone Atlas page(s): C-17 UPC Code: 101706430039011104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB Proj #1005410 (App #07-70292); 1007062; ZA97-104; ZA-94-267

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.0192
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd NE
 Between: Jefferson St NE and Washington St NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE: [Signature] DATE: 2/24/12
 (Print Name) JOHN E. MECHENBIER Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>17DRB - 70062</u>	<u>SBP</u>	---	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	---	<u>ADV</u>	---	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	---	<u>CMF</u>	---	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	---	---	---	\$ ---
<input checked="" type="checkbox"/> Case history #s are listed	---	---	---	\$ ---
<input type="checkbox"/> Site is within 1000ft of a landfill	---	---	---	\$ ---
<input type="checkbox"/> F.H.D.P. density bonus	---	---	---	\$ ---
<input type="checkbox"/> F.H.D.P. fee rebate	---	---	---	\$ ---
Hearing date <u>March 21, 2012</u>				Total <u>\$ 480.00</u>

Staff signature & Date: [Signature] 2-24-12 Project # 1005410

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- N/A* 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - N/A* Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - 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
 - N/A* Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB *North 1-25*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - N/A* 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature - *on file for previous DRB submittal*
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

JOHN E. MECHENBIEBER
MECHENBIEBER CONST INC

 Applicant name (print)

 Applicant signature / date *2/24/12*

Form revised October 2007



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB - 70062

 Planner signature / date *2-24-12*

Project # *1005410*

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 6, 2012 To March 21, 2012

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

2-24-12
(Date)

I issued 1 signs for this application, 2-24-12 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005410

May 17, 2012

City of Albuquerque
Planning Department

Re: DRB Project No. 1005410
Application No. 12DRB-70062
4545 Alameda Blvd NE

Gentlemen:

As owner of the above mentioned property, I hereby authorize Fred Arfman of Isaacson and Arfman, P.A. to act as agent on my behalf at the DRB meeting on April 23, 2012 for the subject development.

Sincerely,

Mechenbier Construction Inc.

John E. Mechenbier, President
4545 Alameda NE LLC



John E. Mechenbier, Managing Member



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1005410

Wednesday, March 21, 2012

Comments must be received by:

Wednesday, March 14, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 21, 2012** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **March 20, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1004355

12DRB-70063 MAJOR - 2YEAR
SUBDIVISION IMPROVEMENT
AGREEMENT EXTENSION (2YR
SIA)

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO, INC request(s) the referenced/ above action(s) for **VISTA VIEJA SUBDIVISION Unit 2**, zoned RD, located on VISTA DEL SOL DR NW between GO WEST RD NW and SCENIC RD NW containing approximately 40.86 acre(s). (D-9)

Project# 1005354

12DRB-70060 VACATION OF
PUBLIC RIGHT-OF-WAY
12DRB-70061 VACATION OF
PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the referenced/ above action(s) for a portion of MILL POND ROAD NW and EASEMENT adjacent to Tract 2-E-1, **ARBOLERA DE VIDA UNIT 2B** zoned S-MI, located on at the terminus of ASPEN AVE NW west of 12TH ST NW containing approximately 6.0172 acre(s). (H-13)

Project# 1005410

12DRB-70062 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT


MECHENBIER CONSTRUCTION INC. request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5A, **RICHFIELD PARK SUBDIVISION** zoned SU-2 NC, located on the north side of ALAMEDA BLVD NE between JEFFERSON ST NE and WASHINGTON ST NE containing approximately 2.0192 acre(s). (C-17)

Project# 1008435

12DRB-70053 VACATION OF
PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC. request(s) the referenced/ above action(s) for all or a portion of PANORAMA/ TRAMWAY BOULEVARD NE adjacent to Tract N-2 **TANOAN PROPERTIES** and Tracts 17 & 18 **HIGH DESERT SUBDIVISION** zoned R-D, located on the west side of TRAMWAY BLVD NE north of ACADEMY RD NE containing approximately 5.2885 acre(s). (E-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, March 3, 2012.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPLICATION INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Mechenbier Construction Inc. PHONE: 314-7700
 ADDRESS: 8500 Washington St NE Suite A-5 FAX: 314-7799
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com
 Proprietary interest in site: owner List all owners: John E + Cynthia A Mechenbier

DESCRIPTION OF REQUEST: new site development plan for building permit for retail/business development on subject property
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. 5A, Being a replat of Lots 4 & 5 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Richfield Park Subdivision
 Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No _____
 Zone Atlas page(s): C-17 UPC Code: 101706430039011104

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
DRB Proj #1005410 (App #07-70292); 1007062; ZA 97-104; ZA-94-267

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.0192
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd NE
 Between: Jefferson St NE and Washington St NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE: [Signature] DATE: 2/24/12
 (Print Name) JOHN E MECHEMBIER Applicant: Agent:

FOR OFFICIAL USE ONLY

MECHEMBIER CONSTRUCTION INC Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>IDRB - 70062</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 480.00</u>

Hearing date March 21, 2012

[Signature] 2-24-12 Staff signature & Date

Project # 1005410

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** Maximum Size: 24" x 36"
- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ 6 copies of the Infrastructure List, if relevant to the site plan
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** Maximum Size: 24" x 36"
- N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - X Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - ✓ Solid Waste Management Department signature on Site Plan
 - X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - X Letter briefly describing, explaining, and justifying the request
 - N/A Letter of authorization from the property owner if application is submitted by an agent
 - X ✓ Copy of the document delegating approval authority to the DRB *North 1-25*
 - X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - X Completed Site Plan for Building Permit Checklist
 - N/A 6 copies of the Infrastructure List, if relevant to the site plan
 - X TIS/AQIA Traffic Impact Study form with required signature - *on file for previous DRB submittal*
 - ✓ Copy of Site Plan with Fire Marshal's stamp
 - ✓ Fee (see schedule)
 - X List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** Maximum Size: 24" x 36"
- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JOHN E. MECHANBTER
MECHANBTER CONSTRUCTION

Applicant name (print) _____
 Applicant signature / date *[Signature]* / *2/24/12*

Form revised October 2007



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<i>[Signature]</i>	2-24-12
<input checked="" type="checkbox"/> Fees collected	12DRB - 70062		Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project #	1005410
<input checked="" type="checkbox"/> Related #s listed	_____		

February 8, 2012

To: Development Review Board, City of Albuquerque

Subject: 4545 Alameda Project Information

Legal Description: Lot 5A, being a replat of Lots 4 and 5, Richfield Park Subdivision

Zoning: The property is zoned SU-2, Special Neighborhood Zone, with the additional description of IP (Industrial Park) or SU-2 NC (Neighborhood Commercial) usages.

Project Description:

Mechenbier Construction Inc. proposes to construct a neighborhood retail/office complex on the site. The project consists of two buildings, to be constructed in a single phase, for leasing to a mix of prospective retail and business tenants.

The eastern building comprising 10,080 s.f. is expected to be occupied primarily by retail tenants, including food services such as a coffee and/or sandwich shop. Some business use is also anticipated. By providing a contemporary, attractive retail facility with good traffic circulation and ease of access, the opportunity to draw retail food services and medical services to the area could be addressed and help meet the needs of residents and area employees without long commute times and distances. The site includes a shared outdoor dining area on the south side of the eastern building.

The western building comprising 5,994 s.f. is expected to be leased primarily to medical offices, with some retail usage also possible.

Site and Traffic Circulation:

Traffic entry to the property shall be via east and west-bound Alameda Blvd. at the east end of the property and via the shared access easement with Lot 3 Richfield Park Subdivision on the west end of the property. On-site traffic flow is two-way throughout.

Additional Remarks:

Mechenbier Construction Inc. is excited to help fulfill the needs for neighborhood services for the area's residential and business sector base, as well as providing job opportunities in the community. Also, given the development's close proximity to Balloon Fiesta Park, an aesthetically pleasing facility with food services helps meet the demand for such services during Balloon Fiesta and enhances the visitor experience.

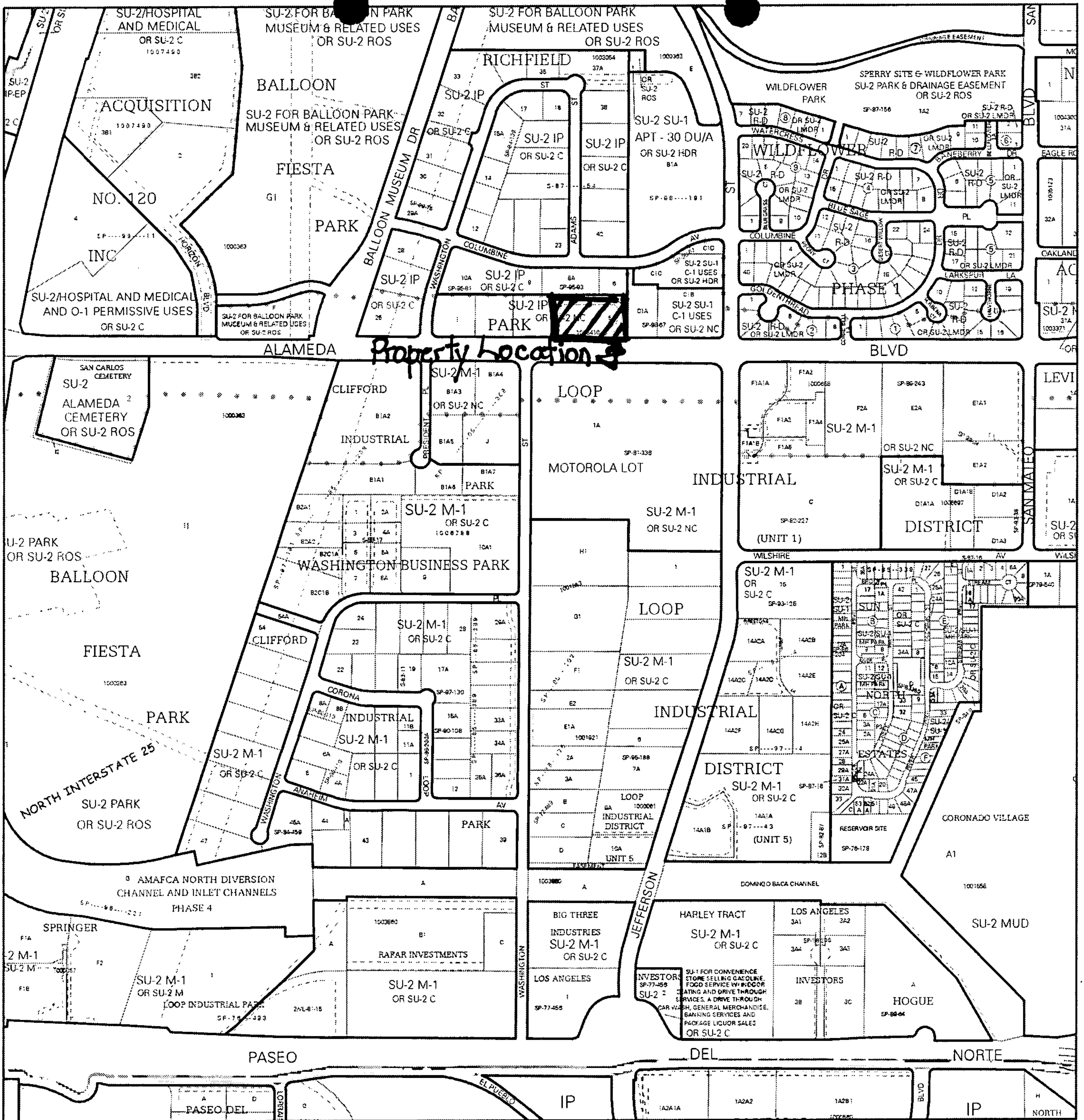
Sincerely,



John Mechenbier
Mechenbier Construction Inc.

8500 Washington St., NE • Suite A-6
Albuquerque, NM 87113

Office: 505 314-7700 • Fax: 505 314-7799



For more current information and more details visit: <http://www.cabq.gov/gis>

Albuquerque Geographic Information System

Map amended through: 1/24/2011

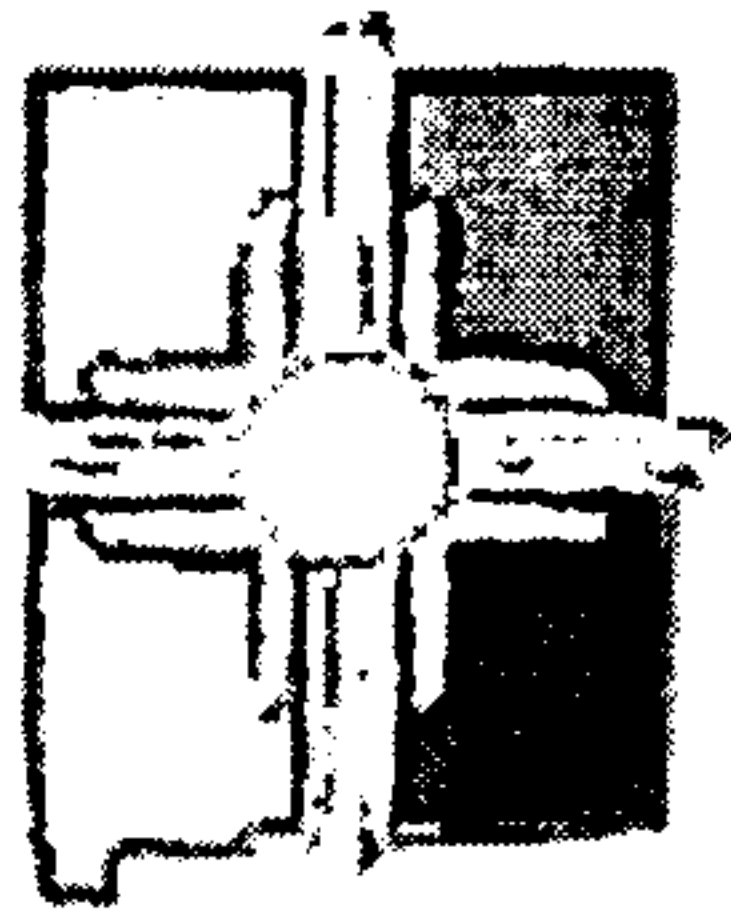
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



NEW MEXICO DEPARTMENT OF
TRANSPORTATION
MOBILITY FOR EVERYONE

District Three Office - Albuquerque

January 20, 2008

Mr. Terry O. Brown, P.E., PTOE
P. O. Box 92051
Albuquerque, NM 87199

Subject: Proposed Mechenbier Office and Retail Development
NM 528 (Alameda Boulevard) West of the Jefferson Intersection
Albuquerque, Bernalillo County, District Three

Dear Mr. Brown:

I am writing you this letter to inform you that the Final Traffic Impact Study (TIS) for the proposed Mechenbier Office and Retail Development, dated October 10, 2007, has been approved. The proposed development is located along the north side of NM 528 (Alameda Boulevard) West of the Jefferson intersection.

The following offsite improvements will be required in conjunction with the approval of the TIS for the proposed development:

- 1) There shall an auxiliary right turn lane designed and constructed along WB NM 528 in advance requested access. The length of the right turn lane shall meet the 40 MPH design requirement for right turn deceleration lanes as listed in the state's Access Management Manual.
- 2) The driveway, as shown in exhibit A-2, will be constructed and shall be a shared driveway with the property to the east
- 3) An eastbound NM 528 left turn lane into the development will be constructed.
- 4) The median opening west of the development will be closed.
- 5) The recommendations on sheets 18 and 19 of the report shall be implemented.

The following information will be required in conjunction with our approval:

1. A driveway permit for the shared driveway will be submitted by the developer.
2. All geometric details associated with the proposed improvements listed above must be approved by the NMDOT. Any schematic layout for the proposed improvements that is contained in the report is for **informational purposes** only and should not be considered as an approved final design.
3. Detailed construction plans for the proposed driveway and roadway improvements will need to be submitted to my office for approval. The driveway design must meet all applicable ADA requirements.
4. Grading and drainage plans, must be submitted to Ms. Rae Van Hoven, NMDOT Drainage Engineer, for review and approval. Ms. Van Hoven can be reached at 827-5323.

Bill Richardson
Governor

Rhonda G. Faught P.E.
Cabinet Secretary

Commission

Johnny Cope
Chairman
District 2

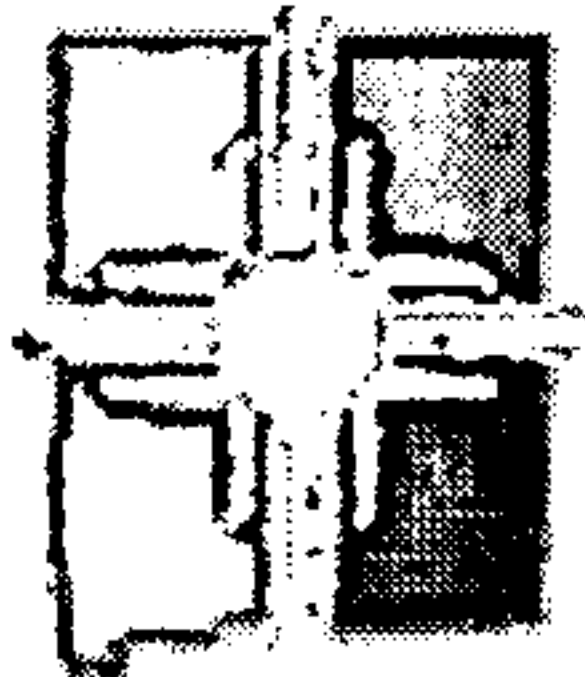
David Schutz
Vice Chairman
District 5

Gregory T. Ortiz
Secretary
District 6

Norman Assed
Commissioner
District 3

Jim Franken
Commissioner
District 4

John L. Hummer
Commissioner
District 1



NEW MEXICO DEPARTMENT OF
TRANSPORTATION
MOBILITY FOR EVERYONE

5. Traffic Control Plan (T.C.P.) for any construction activities that impact NM 528 (Alameda Boulevard) will need to be submitted for my review and approval.
6. Cultural resources approval will need to be obtained from Ms. Gwyneth Duncan for disturbance to the State R/W. Duncan can be reached at 827-5100.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo

Digitally signed by Tony Abbo
DN: CN = Tony Abbo, C = US, O
= NMDOT, OU = Traffic
Reason: I am the author of this
document

Date: 2008.01.20 20:04:44 -07'00'

Tony Abbo, P.E., P.T.O.E.

District Three Traffic Engineer

cc: Terry Doyle
Christina Bahl
File

REVISIONS

NO.	DATE	DESCRIPTION

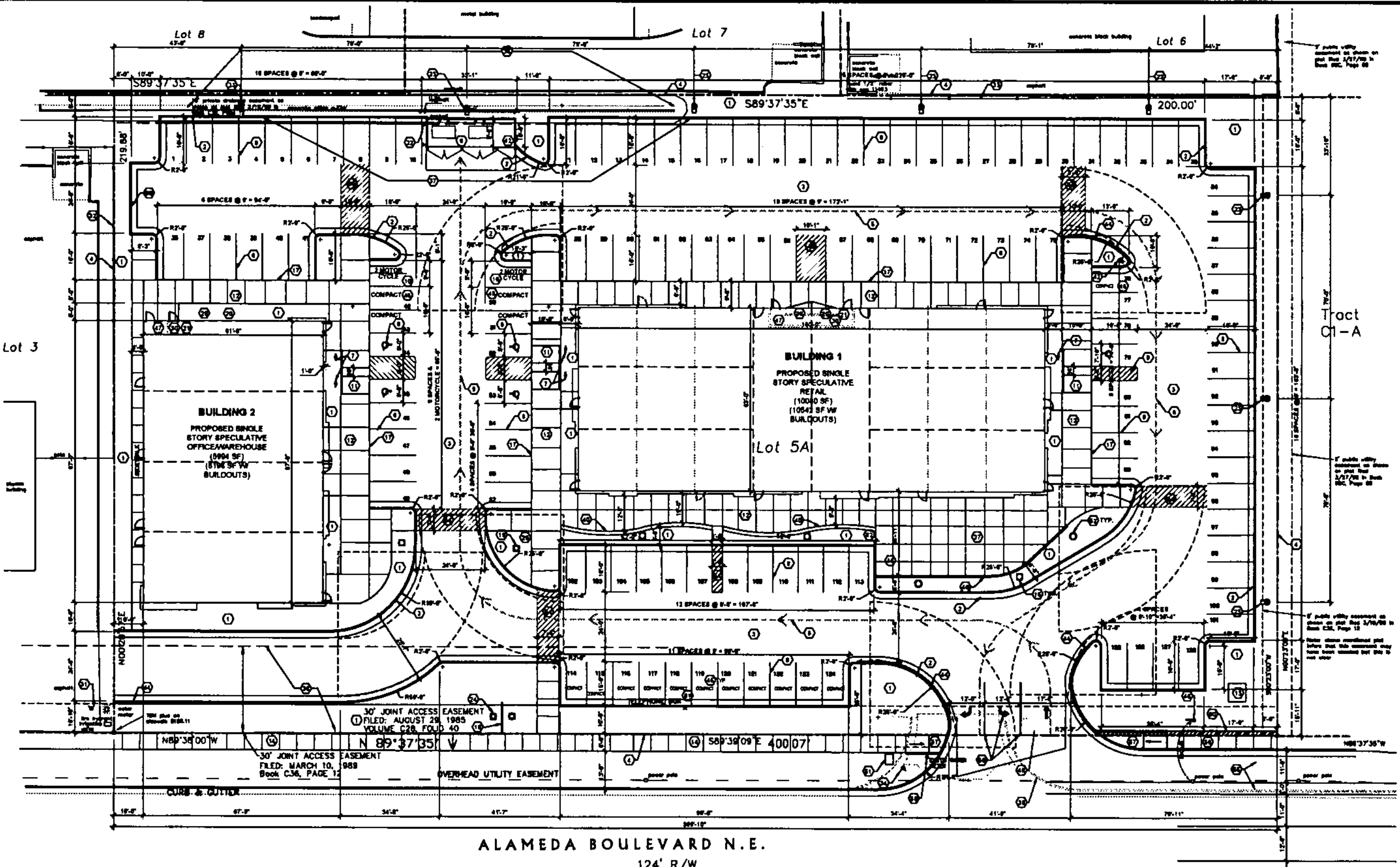
SCALE: 1" = 20'-0"
 PLAN DATE: FEB 13, 2012
 FILE NAME:
 SITE:
 DRAWN BY: L. KUENN

PROPOSED RETAIL/OFFICE BUILDINGS
 LOT 5A RICHFIELD PARK SUBDIVISION
 4545 ALAMEDA BOULEVARD N.E.
 ALBUQUERQUE, NEW MEXICO 87113

MECHENBER
 CONSTRUCTION INC.
 10000 1ST AVENUE N.W.
 ALBUQUERQUE, NM 87107
 TEL: 505.263.1111
 FAX: 505.263.1112

SITE PLAN FOR BUILDING PERMIT

- KEYED NOTES:**
- LANDSCAPED AREA REFER TO LANDSCAPE PLAN L1.1.
 - STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
 - ASPHALT PAVING @ DRIVEWAYS AND AT PARKING STALLS.
 - PROPERTY LINE.
 - WASTE COLLECTION ROUTE.
 - REFUSE PAD APPROX. AND ENCLOSURE WITH RECYCLING AREA, WITH GREASE TRAP & PROOF PROOF YARD FOOT HYDRANT, PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL M81.2 THROUGH EN1.2.
 - POLE MOUNTED HANDICAP PARKING SIGN PER CITY OF ALBUQUERQUE STANDARDS. SEE M81.2.
 - PARKING STALL STRIPING, TYPICAL.
 - PAINT ED HANDICAP PARKING SYMBOL.
 - MOTORCYCLE/MOPED PARKING AREA.
 - HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX. SLOPE.
 - NEW CONCRETE SIDEWALK, WIDTH AS DETAIL. MINIMUM UNOBSTRUCTED WIDTH SHALL BE 8'-0".
 - TRANSFORMER LOCATION PAD MOUNTED, PER PMS SPECIFICATIONS.
 - EXISTING 6" CITY SIDEWALK.
 - DECORATIVE POLE LIGHTING OR LIGHT BOLLARDS ALONG SOUTH FRONT OF BUILDING ALONG THE SIDEWALK NOT EXCEEDING 18 FT. HT. SEE DETAIL G81.2.
 - BIKE RACK. SEE DETAIL L81.2.
 - TURNDOWN SIDEWALK.
 - NON-ARREST SIGN. SEE DETAIL R81.2.
 - FLAGPOLE, 30' HIGH POLE VARNISHED ALUMINUM FINISH.
 - GAS METER LOCATIONS (12 TOTAL) 4 AT BLDG 1, 4 AT BLDG 2.
 - ROOF ACCESS HATCH & LADDER LOCATION.
 - 8" STEEL BOLLARDS, FILL W/ CONCRETE. SEE DETAIL W81.2.
 - POLE LIGHT SEE DETAIL G81.2. ADDITIONAL LIGHTING TO BE WALL PACKS ATTACHED ON BUILDING. ALL LIGHTING ILLUMINATION TO MEET ALL APPLICABLE ORDINANCES.
 - NON-ARREST SIGN LIGHTING, GROUND MOUNTED WITH DEFLECTOR.
 - DIRECTIONAL SIGNAGE. SEE W81.2.
 - ELECTRICAL METER LOCATION.
 - TENANT SHARED OUTDOOR DINING AREA.
 - EXISTING HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX. SLOPE.
 - MAIL BOX LOCATION.
 - TELEPHONE DISAGGREGATION PANEL ROOM.
 - EXISTING FIRE HYDRANT.
 - EXISTING CHAIN LINK FENCE TO REMAIN - ON ADJACENT PROPERTY.
 - EXISTING WOOD FENCE TO REMAIN - ON ADJACENT PROPERTY.
 - NEW PUBLIC FIRE HYDRANT.
 - EXISTING DRIVEWAY. REPLACE WITH LANDSCAPING.
 - 3" JOINT ACCESS EASEMENT TO ADJACENT TO REMAIN.
 - CURB CUTS AT 18" O.C. TO PERM. FLOW TO PONDING AREA. SEE GRADING AND DRAINAGE PLAN.
 - EXISTING DRIVE CUT.
 - NOT USED.
 - 8'-0" HIGH SCREEN WALL, STUCCO COLOR TO MATCH BUILDING.
 - SEATING WALL, TOP OF WALL AT 3" ABOVE GROUND LEVEL. WALL DEPTH 18". STUCCO COLOR TO MATCH BUILDING.
 - NEW PRIVATE FIRE HYDRANT.
 - NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX. SLOPE.
 - NO PARKING, FIRE LANE. CURB TO BE PAINTED/NOTED AS SUCH (LOCATION DENOTED BY DASHED LINE ON PLAN).
 - ALL COMPACT SPACES TO BE STAMPED WITH THE WORD "COMPACT" ON THE PAVEMENT.
 - RELOCATE EXISTING POWER POLE WITHIN UTILITY EASEMENT.
 - FIRE SPRINKLER RISER AND PORTABLE WATER BACKFLOW PREVENTER ROOM.
 - RELOCATED ENTRY DRIVE.
 - STAMP PAVEMENT TO ALLOW FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
 - NO PARKING. CURB TO BE PAINTED YELLOW TO DESIGNATE AS SUCH.
 - NEW WATER METER, 1" SERVICE, 3" METER.
 - EXISTING BOLLARD.
 - NOT USED.
 - PAINT STRIPES ON PAVEMENT FOR PEDESTRIAN CROSSWALK.
 - NEW DECELERATION LANE AND BIKE LANE.
 - NEW 6" CITY SIDEWALK PER CITY STANDARDS.
 - NEW HANDICAP RAMP PER CITY STANDARDS. 1:12 MAX. SLOPE.
 - CAP OFF EXISTING WATER METER. SEE CONCEPTUAL SITE UTILITY PLAN.
 - NEW LANE STRIPING AND DIRECTIONAL ARROWS AT ACCESS POINT PER C.D.A. STANDARDS.
 - NEW SIDEWALK EASEMENT.
 - RELOCATE EXISTING TELEPHONE BOX.
 - EXTERIOR LOCKER FOR BIKE HELMETS, GEAR, ETC.



PROJECT DESCRIPTION:

ADDRESS: 4545 ALAMEDA BOULEVARD NE
 ALBUQUERQUE, NM 87113
 LEGAL DESCRIPTION: LOT 5A BEING A REPLAT OF LOTS 4 AND 5, RICHFIELD PARK SUBDIVISION
 OWNER: JOHN E & CYNTHIA A MECHENBER
 UPC: 101708430039011104
 ZONE MAP: C-17
 ZONING: SU-2 (DESCRIPTION: IP OR SU-2 NC)
 TOTAL SITE AREA: 88,004 SF
 DEVELOPED AREA: 88,004 SF
 CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)
 OCCUPANCY GROUPS: M RETAIL, B OFFICE
 GROSS BUILDING AREA (INCLUDES OVERHANGS & POPOUTS): 18,738 SF
 NET FLOOR AREA: 18,074 SF
 NET LOT AREA: 88,004 SF
 LESS BUILDING FOOTPRINT AREA: 18,738 SF
 NET LOT AREA: 71,228 SF
 TOTAL LANDSCAPE PROVIDED: 15,103 SF
 LANDSCAPE % NET LOT AREA: 21.2 %
 BUILDING USAGE & OCCUPANCY AREAS:
 THE BUILDING WILL BE USED PRIMARILY FOR RETAIL WITH POSSIBLE OFFICE OR MEDICAL USE IN SOME OF THE SPACE. IT IS ESTIMATED THAT APPROXIMATELY 10,080 S.F. SHALL BE RETAIL SPACE (M OCCUPANCY), AND APPROXIMATELY 5,994 S.F. OF THE TOTAL SQUARE FOOTAGE SHALL BE OFFICE/MEDICAL SPACE (B OCCUPANCY).
 TRAFFIC CIRCULATION:
 TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

REQUIRED PARKING:

RETAIL (M)	10,080/200	=	51
BUSINESS (B)	5,994/200	=	30
TOTAL PARKING REQUIRED			81

TOTAL PARKING PROVIDED: = 128

COMPACT SPACES ALLOWED (33% OF 128): = 42
COMPACT SPACES PROVIDED: = 40

TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1: = 4
TOTAL HANDICAP PROVIDED: = 5

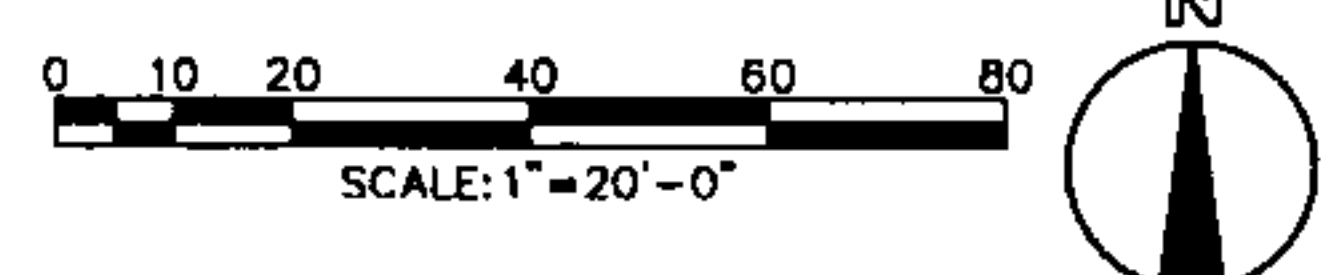
TOTAL MOTORCYCLE/MOPED REQUIRED: = 3
TOTAL MOTORCYCLE/MOPED PROVIDED: = 4

TOTAL BIKE SPACES REQUIRED 81/20: = 4
TOTAL BIKE SPACES PROVIDED: = 6

PATIO/OUTDOOR DINING AREA: = 938 S.F.

EXTERIOR BENCH SEATING:
 TOTAL SEATING REQUIRED (213 LIN FT/25 FT) = 9
 EXTERIOR DINING SEATING (MIN.) = 16
 BENCH HIGH WALL SEATING (104 LIN FT/24) = 52
TOTAL SEATING PROVIDED: = 68

A MINIMUM OF 25% OF SEATING TO BE SHADED

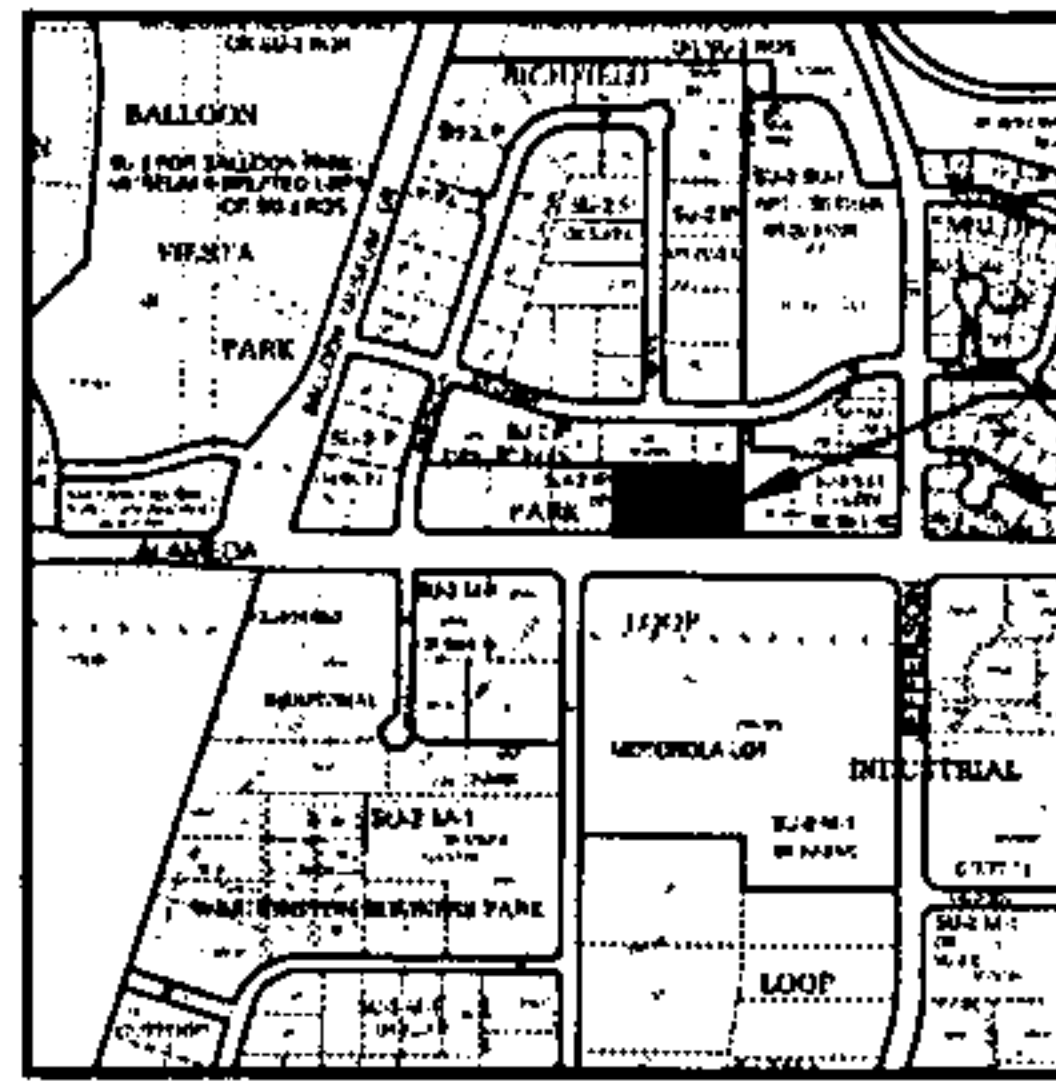


PROJECT NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

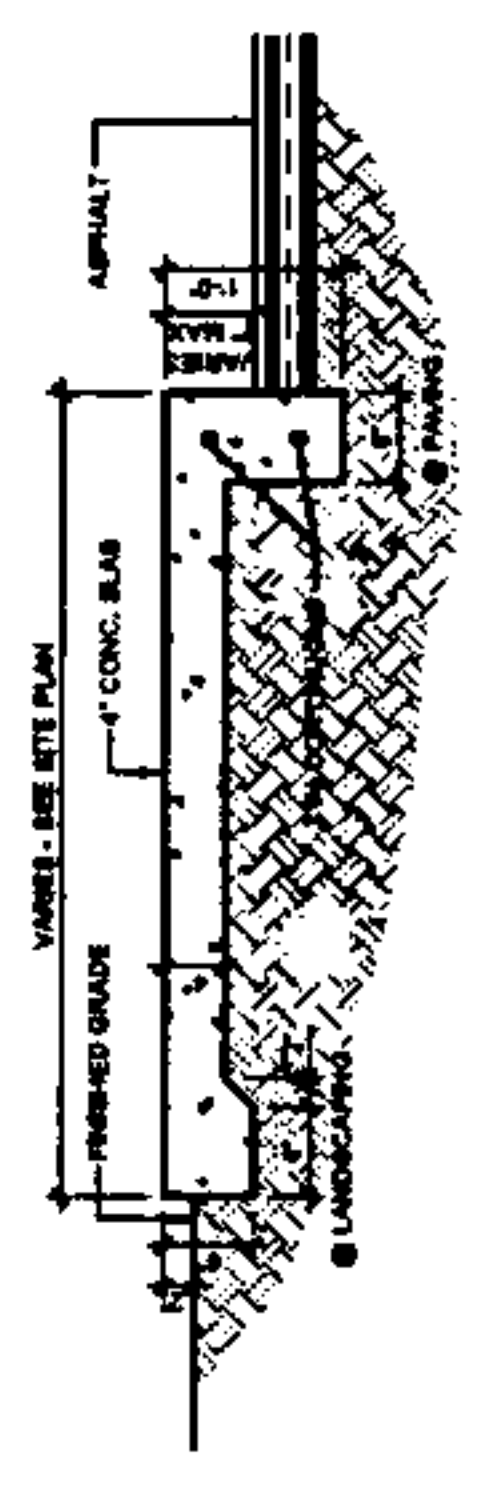


VICINITY MAP: C-17-Z

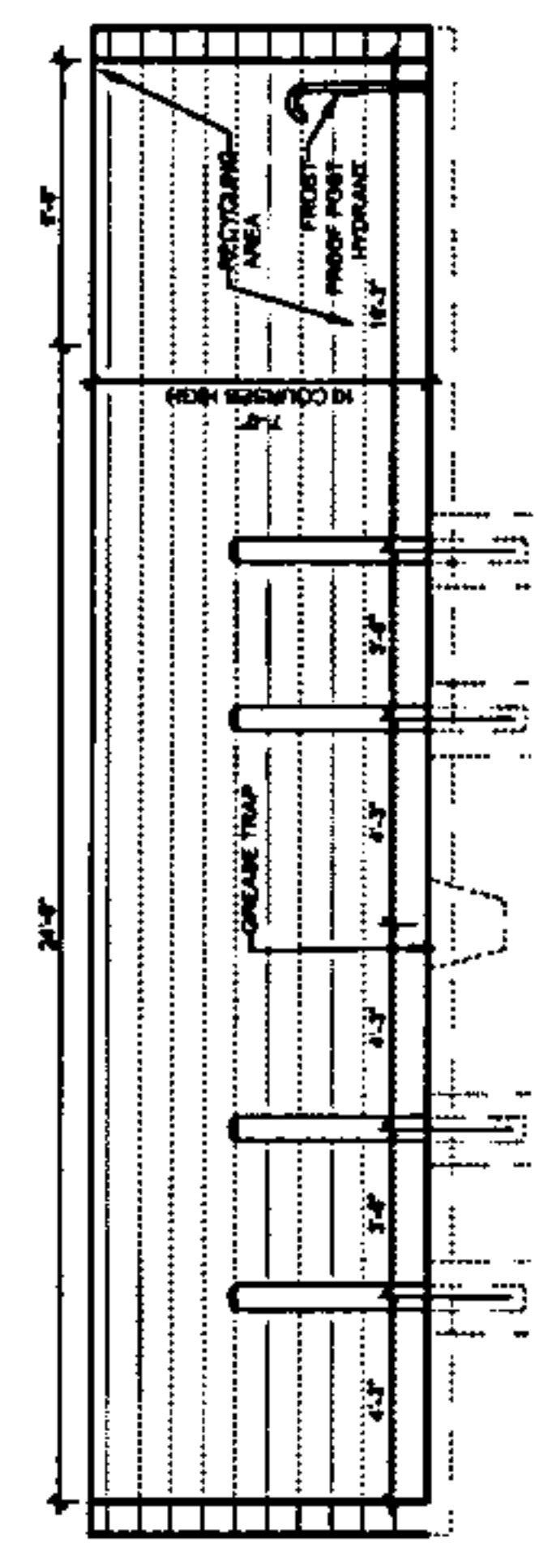
SITE PLAN FOR BUILDING PERMIT

SITE DETAILS

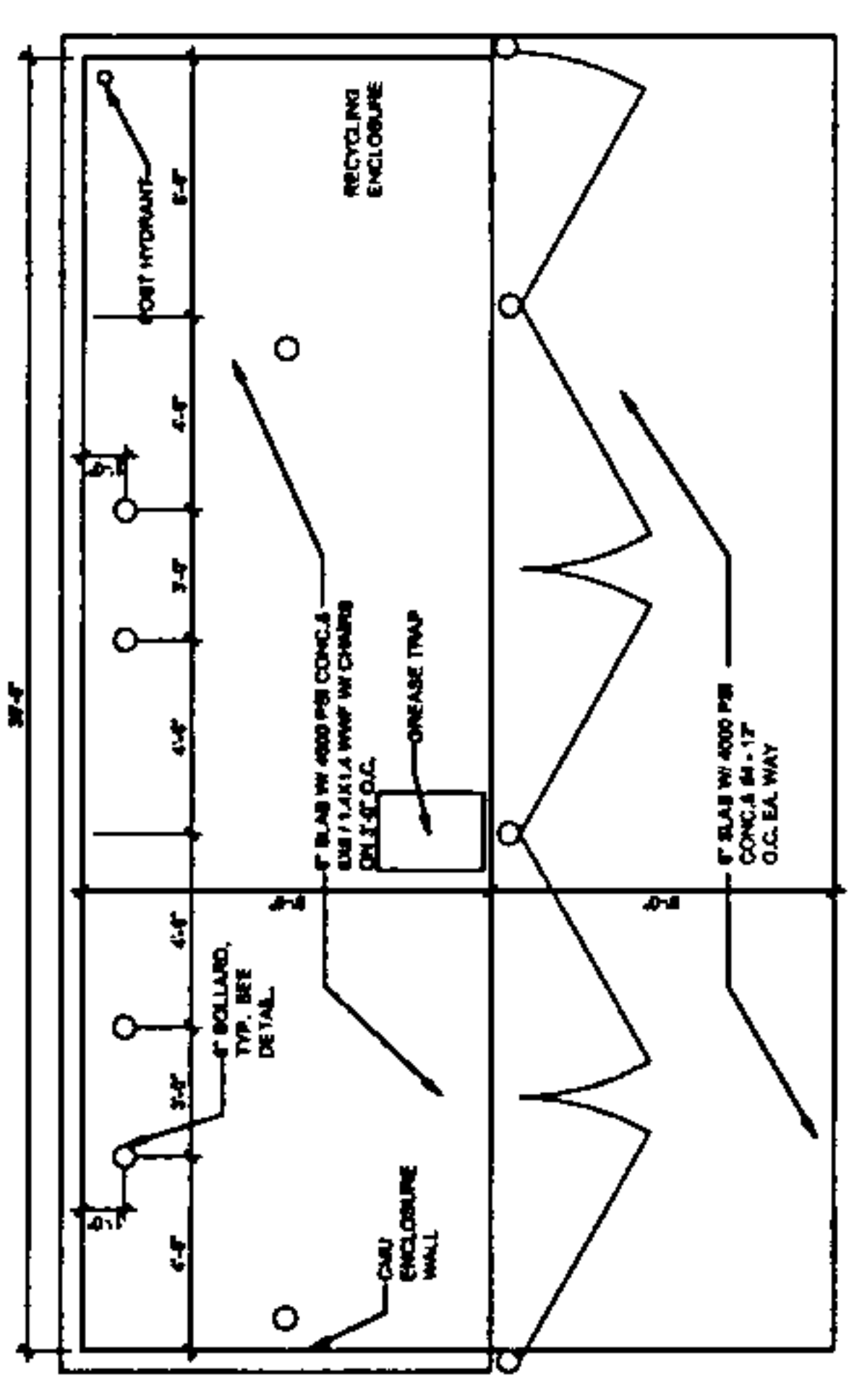
SITE DETAILS



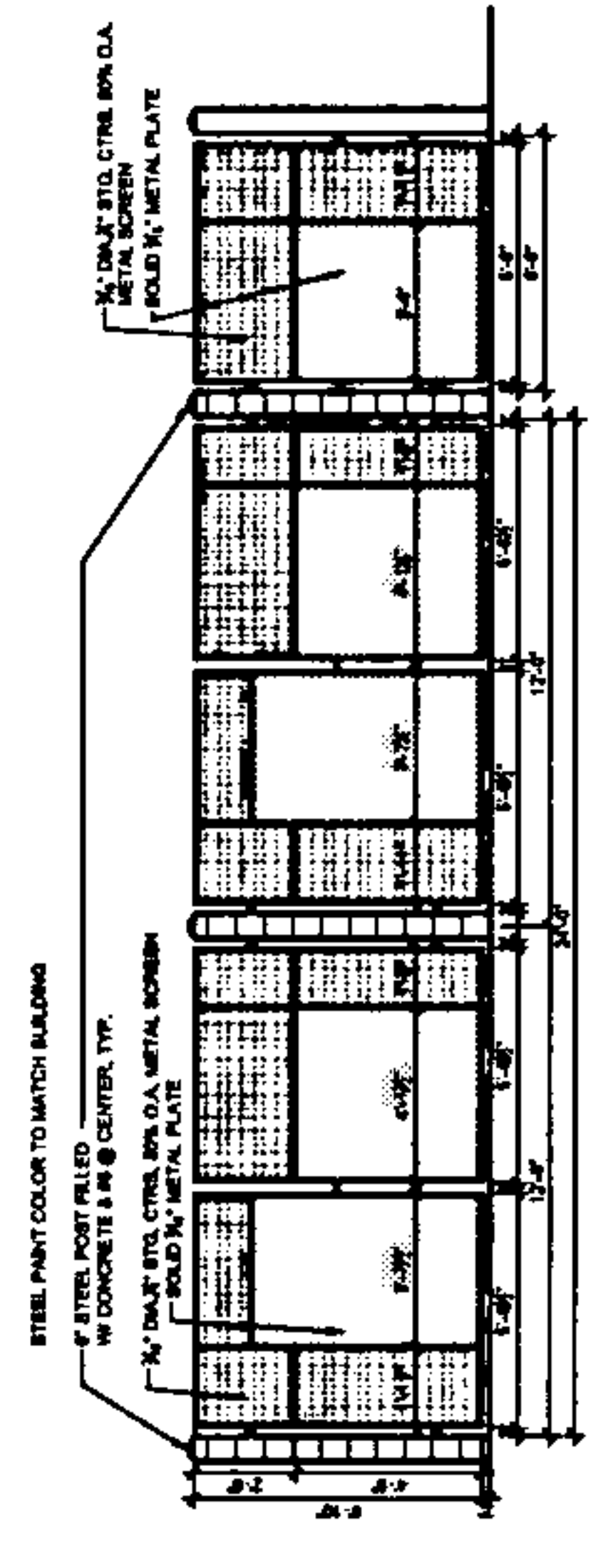
A SIDEWALK SECTION
1/4" = 1'-0"



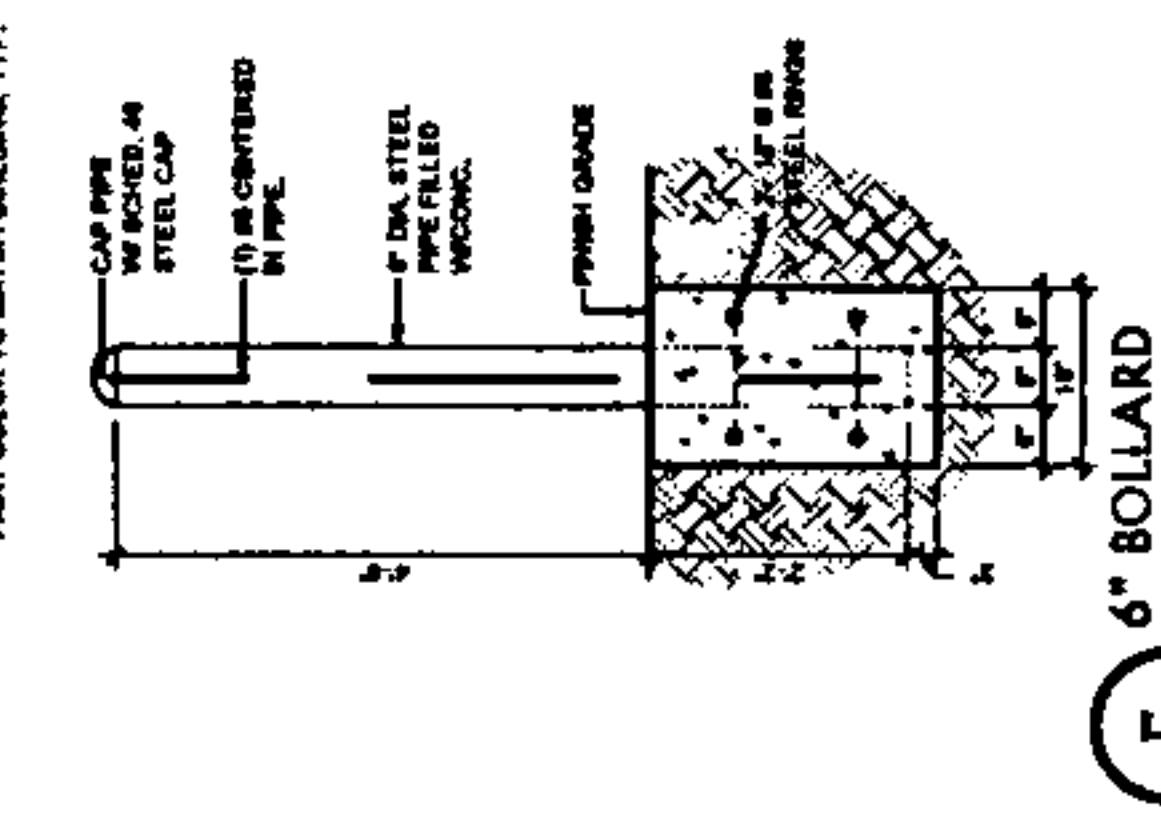
B DUMPSTER ENCLOSURE
1/4" = 1'-0"



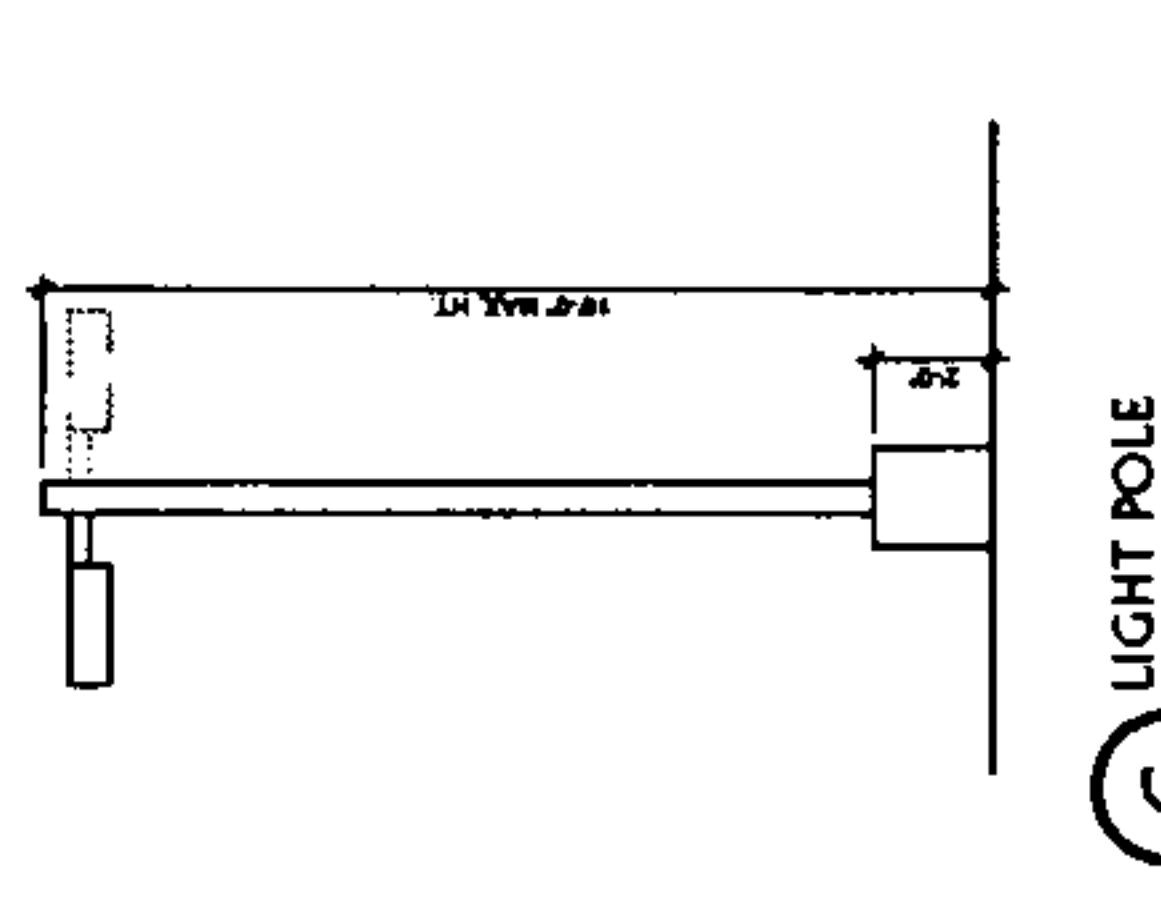
C REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



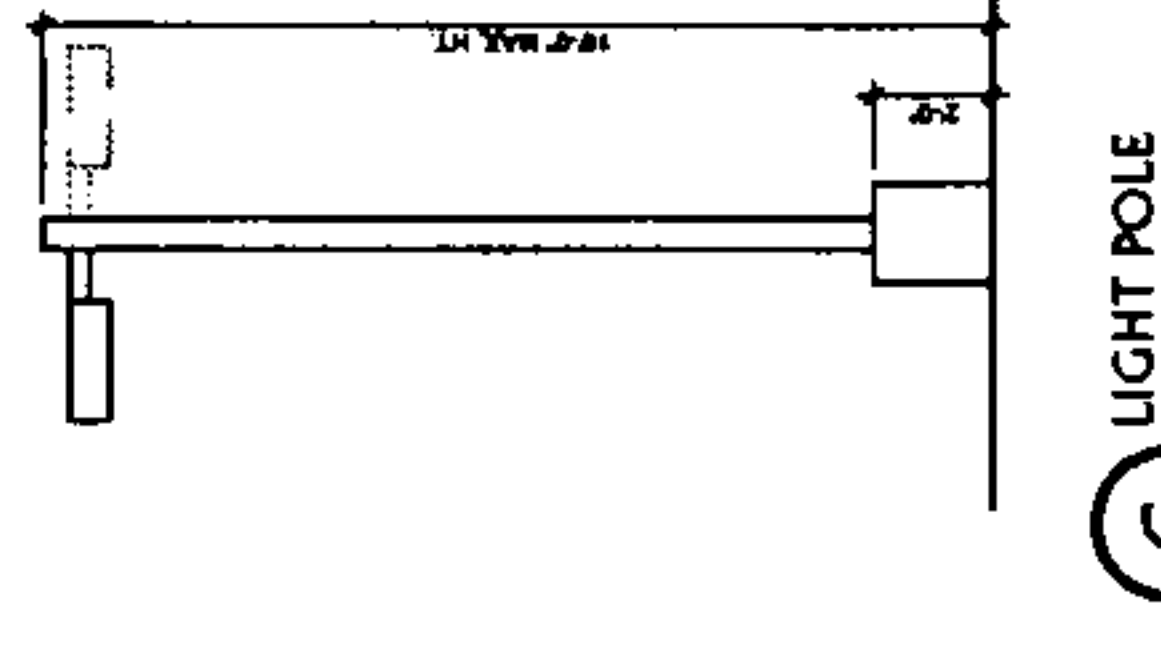
D FRONT ELEVATION REFUSE & RECYCLING ENCLOSURE
1/4" = 1'-0"



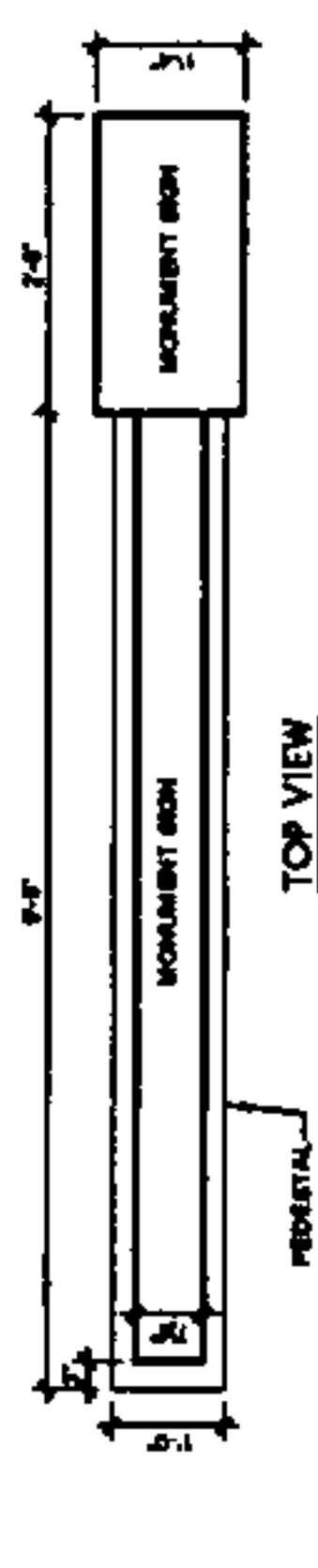
E REAR ELEVATION REFUSE & RECYCLE ENCLOSURES
1/4" = 1'-0"



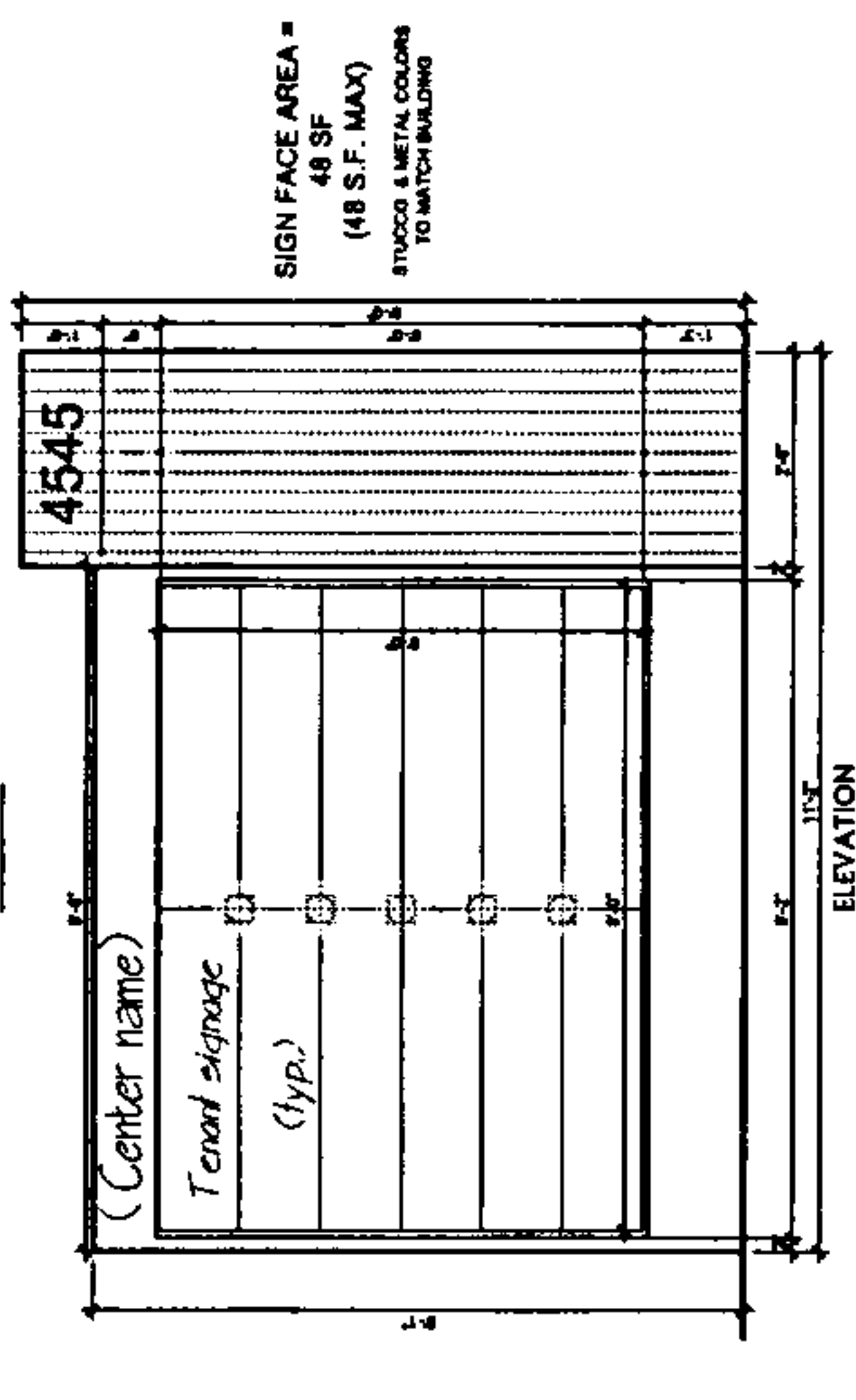
F 6" BOLLARD
1/4" = 1'-0"



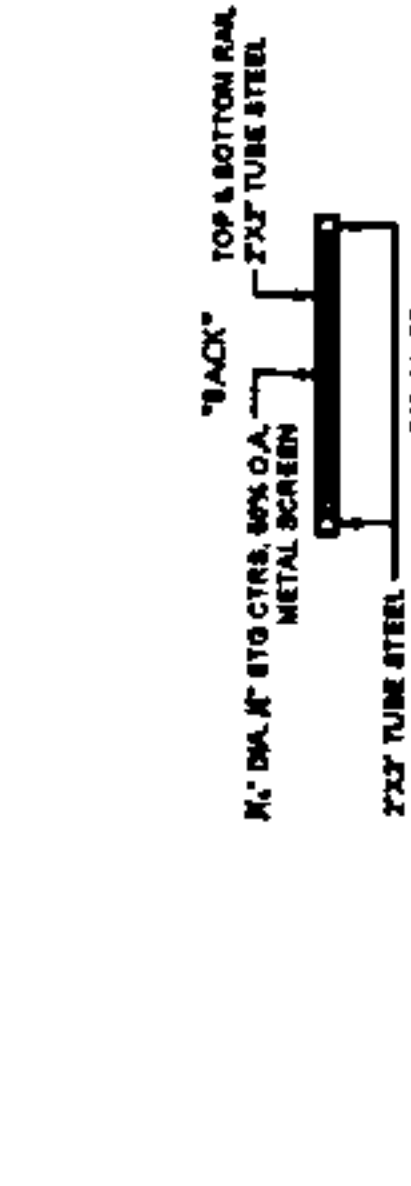
G LIGHT POLE
1/4" = 1'-0"



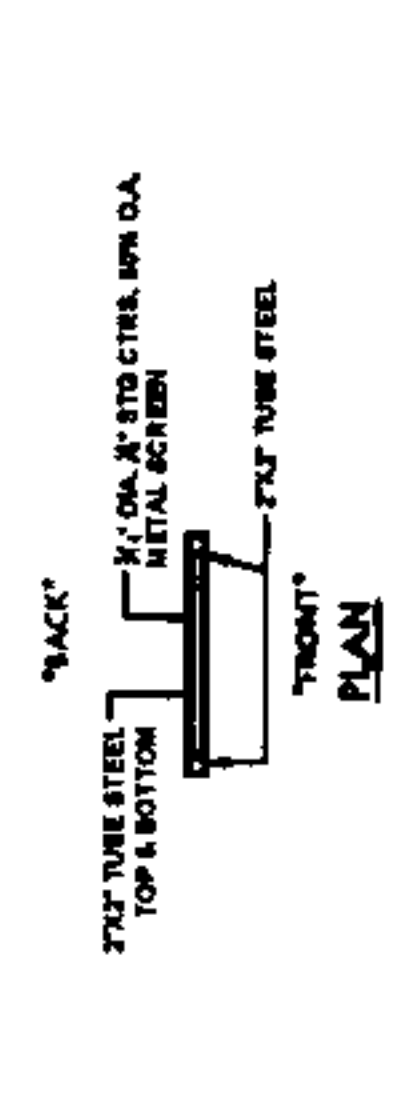
H MONUMENT SIGN (TWO SIDES SIMILAR)
1/4" = 1'-0"



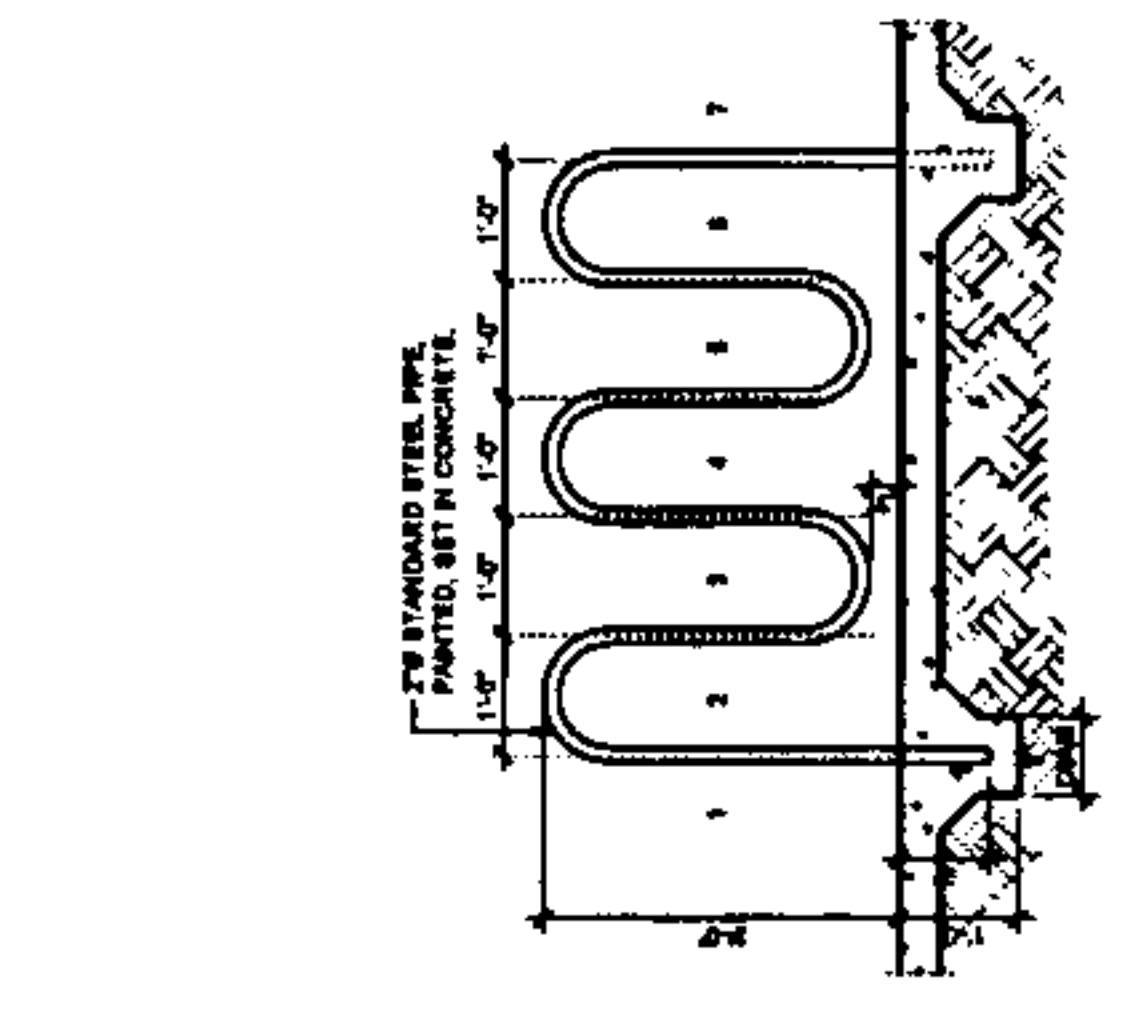
I MONUMENT SIGN (TWO SIDES SIMILAR)
1/4" = 1'-0"



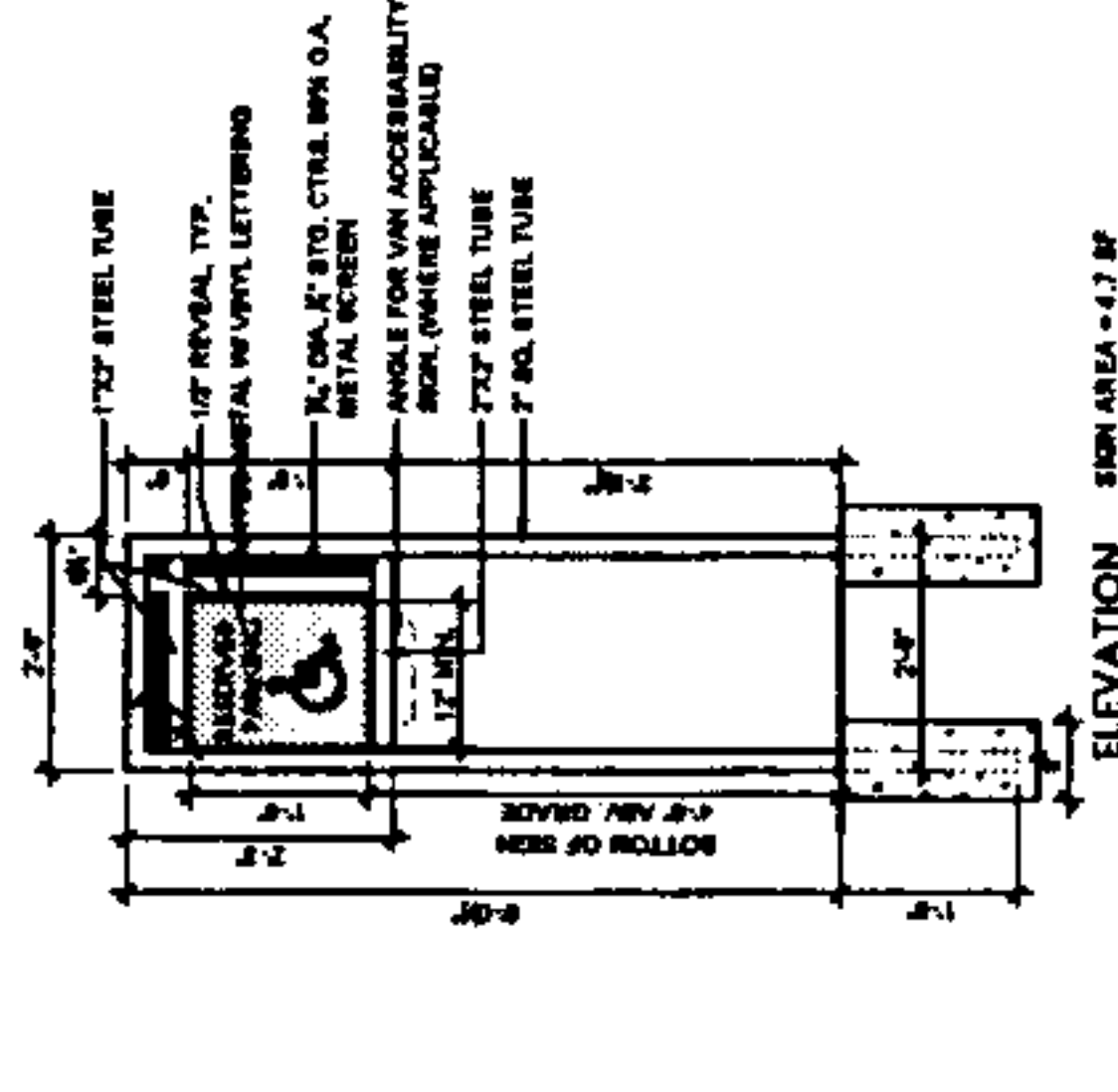
J DIRECTIONAL SIGNAGE
1/4" = 1'-0"



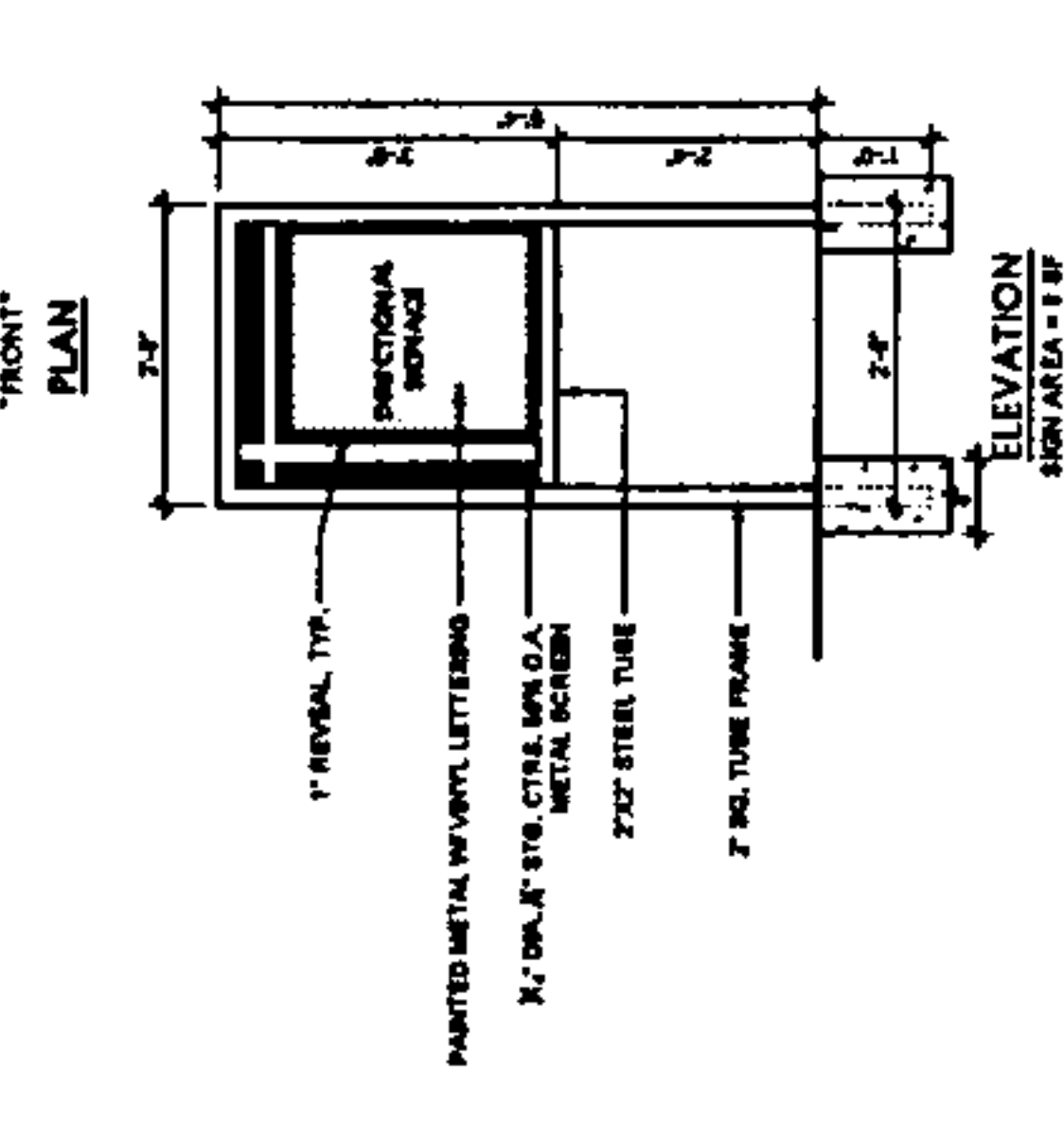
K HANDICAP SIGNAGE
1/4" = 1'-0"



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



M DIRECTIONAL SIGNAGE
1/4" = 1'-0"



N HANDICAP SIGNAGE
1/4" = 1'-0"

PLANT LEGEND

Qty.	Symbol	Common Name	Installed Size	Height/Spread Coverage	Water Use (Per Plant (Per Year))	Drip Emitters
6	⊗	Fraxinus	2" B&B	16'x12'	Medium	Medium 8-2 gph
6	⊗	Azulm Purple Ash	2" B&B	40'x35'	Medium	Medium 8-2 gph
11	⊗	Cercis	2" B&B	40'x30'	Medium	Medium 8-2 gph
5	⊗	Blackthorn Honey Locust	2" B&B	36'x28'	Medium	Medium 8-2 gph
9	⊗	Pinus nigra	15-QH	20'x20'	Medium	Medium 8-2 gph
9	⊗	Pinus strobus	15-QH	20'x20'	Medium	Medium 8-2 gph
9	⊗	Cedrus atlantica	15-QH	20'x20'	Medium	Medium 8-2 gph
9	⊗	Weeping Blue Alder Cedar	15-QH	20'x20'	Medium	Medium 8-2 gph
10	⊙	Thymus	1-QH	5' x 50" w/	Medium	2-2 gph
41	⊙	Corylopsis glaberrima	1-QH	15' x 15" w/	Medium	2-2 gph
44	⊙	Elaeagnus pungens	5-QH	10'x10' 30' x 130' w/	Medium	2-2 gph
72	⊙	Colonnade Juniper	5-QH	30' x 21' x 180' w/	Medium	2-2 gph
20	⊙	Eriogonum fasciculatum	1-QH	30' x 40" w/	Low	2-1 gph
15	⊙	Fragaria virginiana	5-QH	35' x 45" w/	Low	2-1 gph
19	⊙	Asperula parviflora	5-QH	20' x 38" w/	Low	2-1 gph
34	⊙	Juniperus horizontalis	5-QH	33' x 11' x 180' w/	Low	2-1 gph
103	⊙	Berberis	1-QH	5' x 45" w/	Medium	2-2 gph
20	⊙	Pinus mugo	5-QH	30' x 40" w/	Medium	2-2 gph
22	⊙	Rhapidosaphis indica	5-QH	20' x 44" w/	Medium	2-2 gph
38	⊙	Rosa rugosa	5-QH	30' x 41" w/	Low	2-1 gph
37	⊙	Sorbus	1-QH	18' x 18" w/	Medium	2-1 gph
42	⊙	Sorbus	1-QH	18' x 18" w/	Medium	2-1 gph
81	⊙	Nepeta	1-QH	15' x 75" w/	Medium	2-2 gph

LANDSCAPE DATA

CROSS LOT AREA: 11,004 SF
LESS BUILDING(S): 18,238 SF
NET LOT AREA: 71,326 SF

REQUIRED LANDSCAPE: 10% OF NET LOT AREA
PROPOSED LANDSCAPE: 15,103 SF (21%)
PERCENT OF NET LOT AREA: 21%

HIGH WATER USE TURF: NONE PROPOSED

REQUIRED STREET TREES: PROVIDED AT 30' O.C. SPACING STREET
REQUIRED PARKING LOT TREES: PROVIDED AT 1 PER 10 SPACES (128 SPACES) = 13
TOTAL REQUIRED TREES (P. CAL.): 24
TOTAL PROPOSED TREES (P. CAL.): 27

REQUIRED LANDSCAPE COVERAGE: 11,327 SF MIN. (15,103 SF x 75%)
PROVIDED LANDSCAPE COVERAGE: 11,326 SF (75%)

NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND BLOWER: 1 HOUR/2-3 DAYS A WEEK
SPRING: 1 HOUR/2-3 DAYS A WEEK
SUMMER: 1 HOUR/2-3 DAYS A WEEK
FALL: 1 HOUR/2-3 DAYS A WEEK
WINTER: 1 HOUR/2-3 DAYS A WEEK

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO THE OWNER A MAINTENANCE SCHEDULE FOR EACH YEAR (PER PERMANENT PERIOD MODEL #20) PER CITY OF ALBUQUERQUE.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE.

THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY.

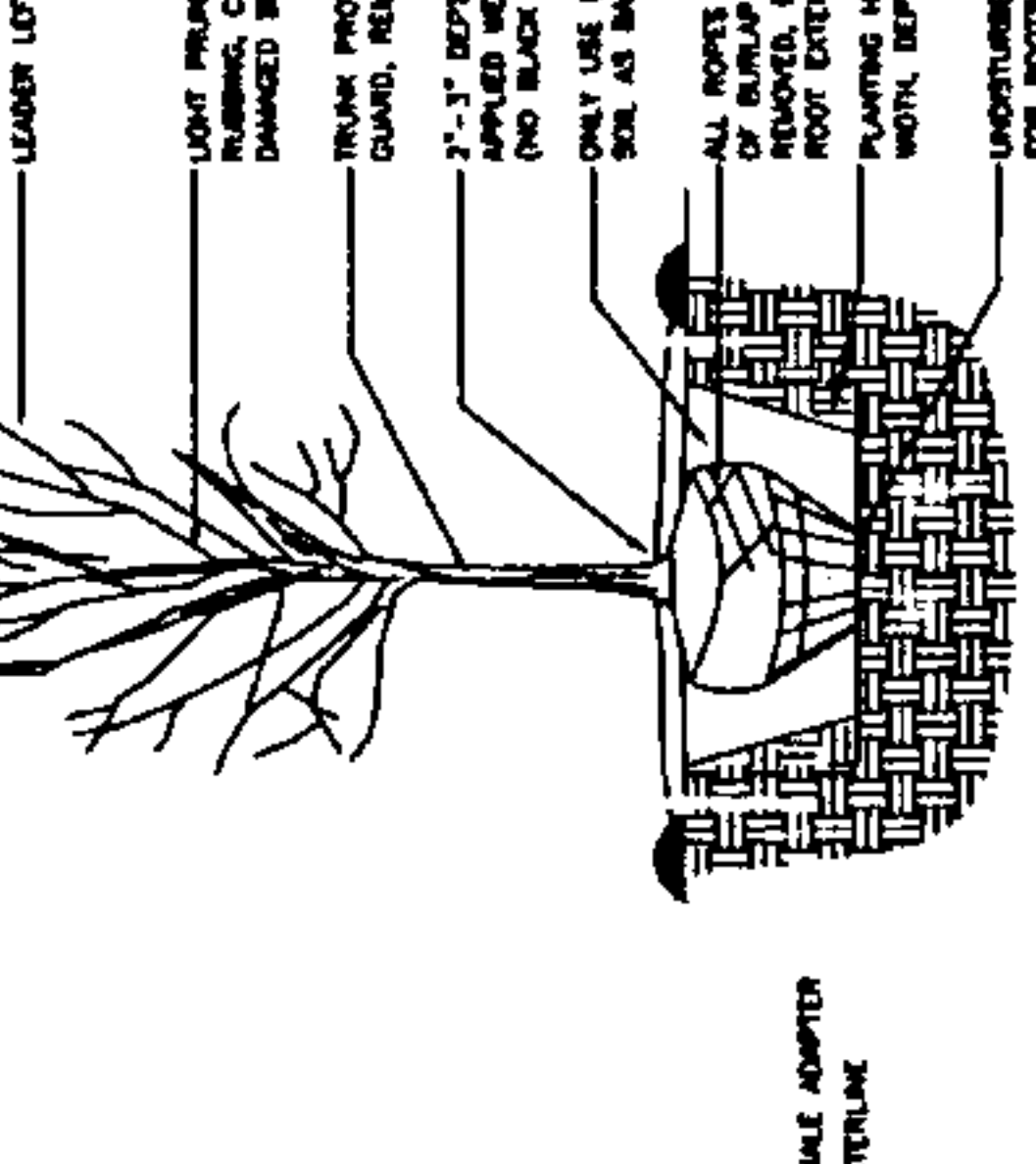
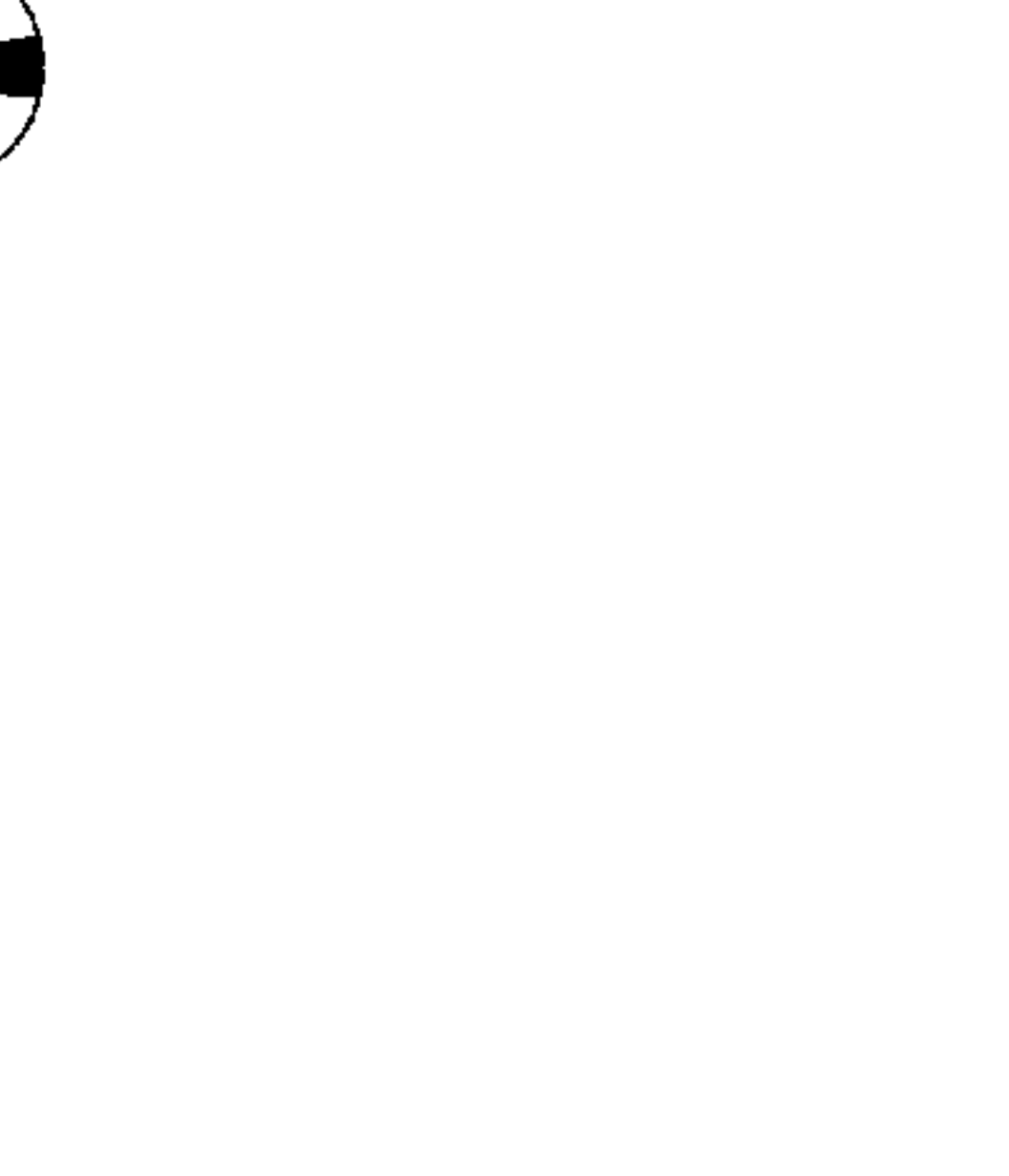
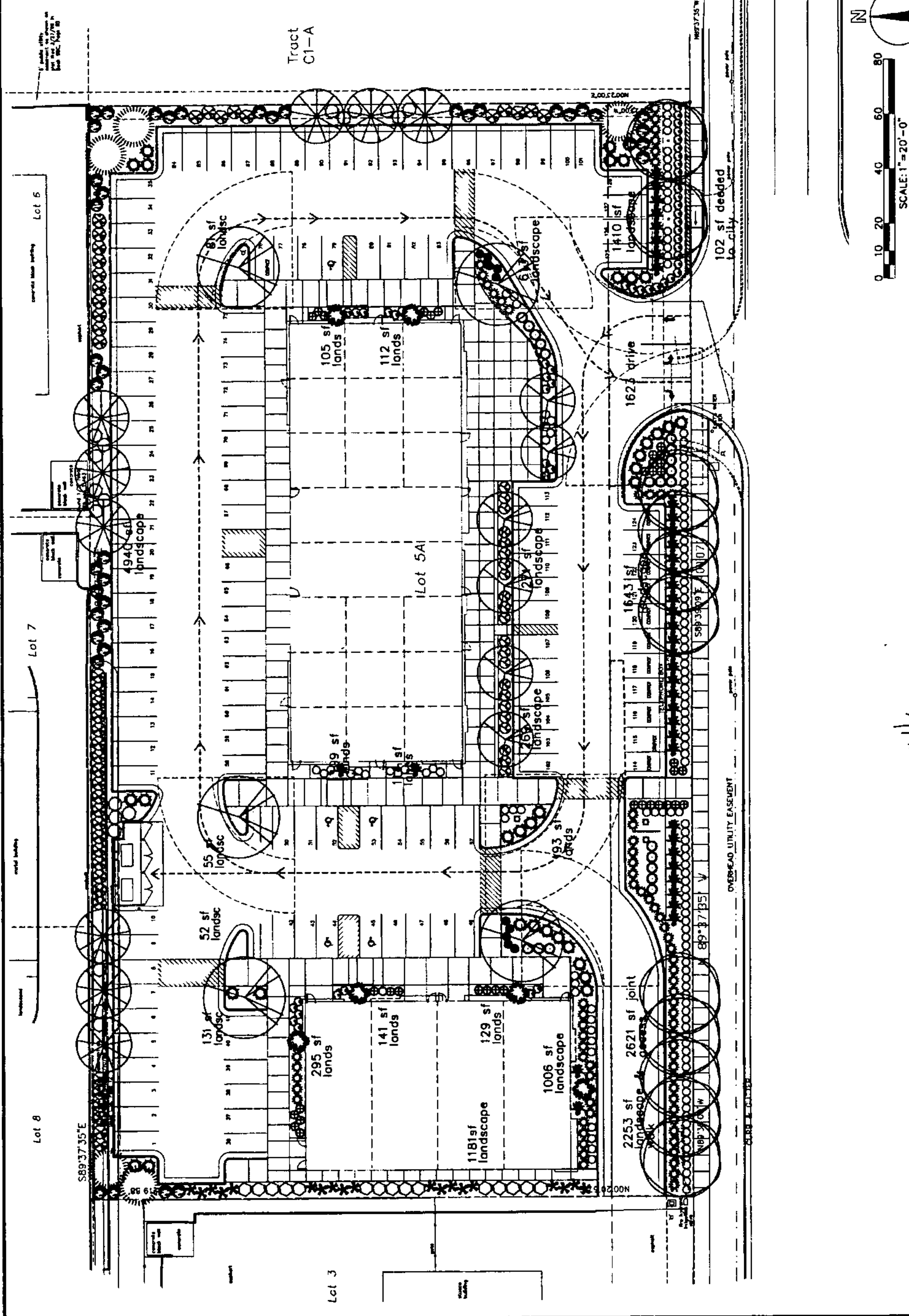
LANDSCAPE AREAS TO BE MULCHED WITH MOUNTAIN BROWN CRUSHER FINES GRAVEL MULCH AT 2" DEPTH OVER FILTER FABRIC.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PRODUCTS OR THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE.

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS.

NO PARKING BRACE SHALL BE MORE THAN 8' FROM A TREE.

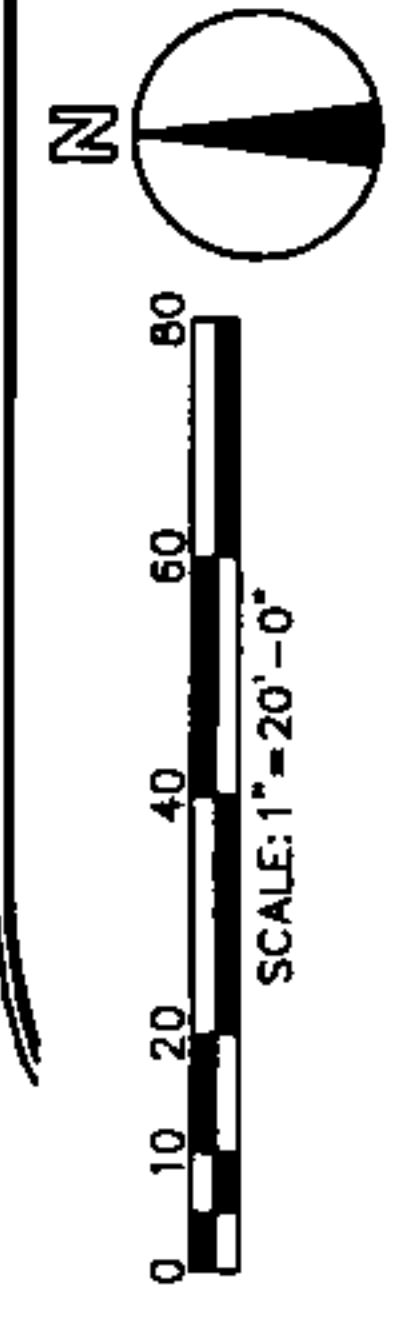
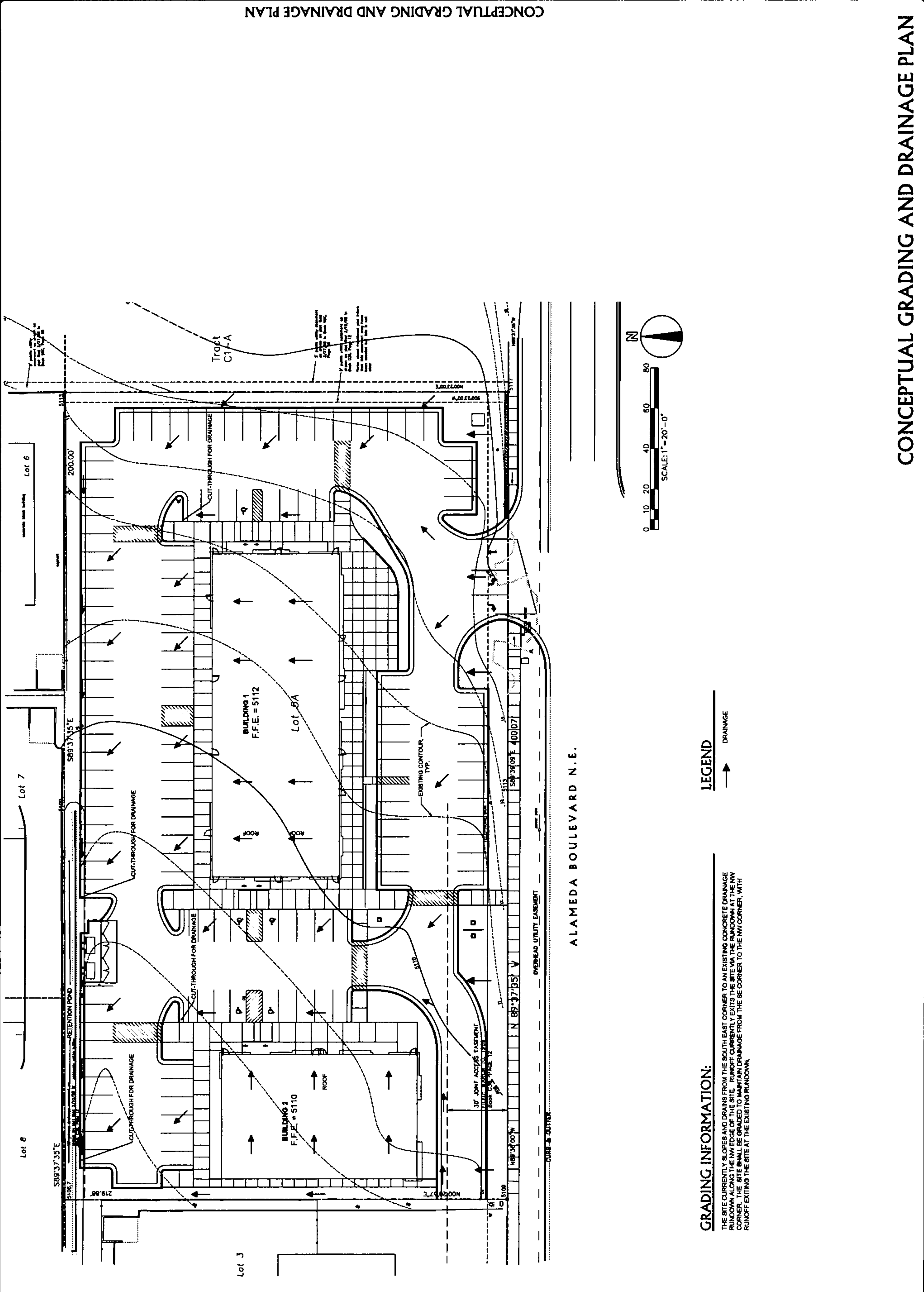
growing
better
Up
Heads
LANDSCAPE CONTRACTORS
WWW.HEADSUPPLANDSCAPE.COM
P. O. BOX 10597
ALBUQUERQUE, NM 87184
505.898.6615
606.898.2105 (fax)
design@hulb.com



LANDSCAPE PLAN FOR BUILDING PERMIT

RP BACKFLOW/MASTER VALVE DETAIL

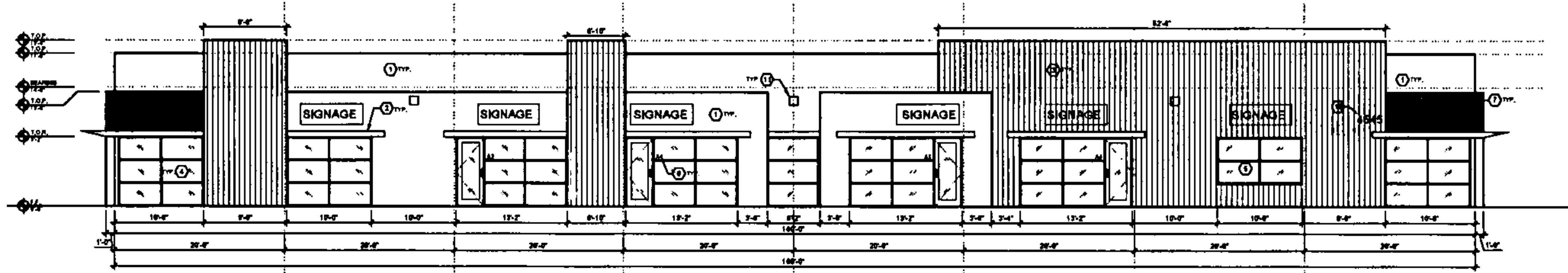
TREE PLANTING DETAIL



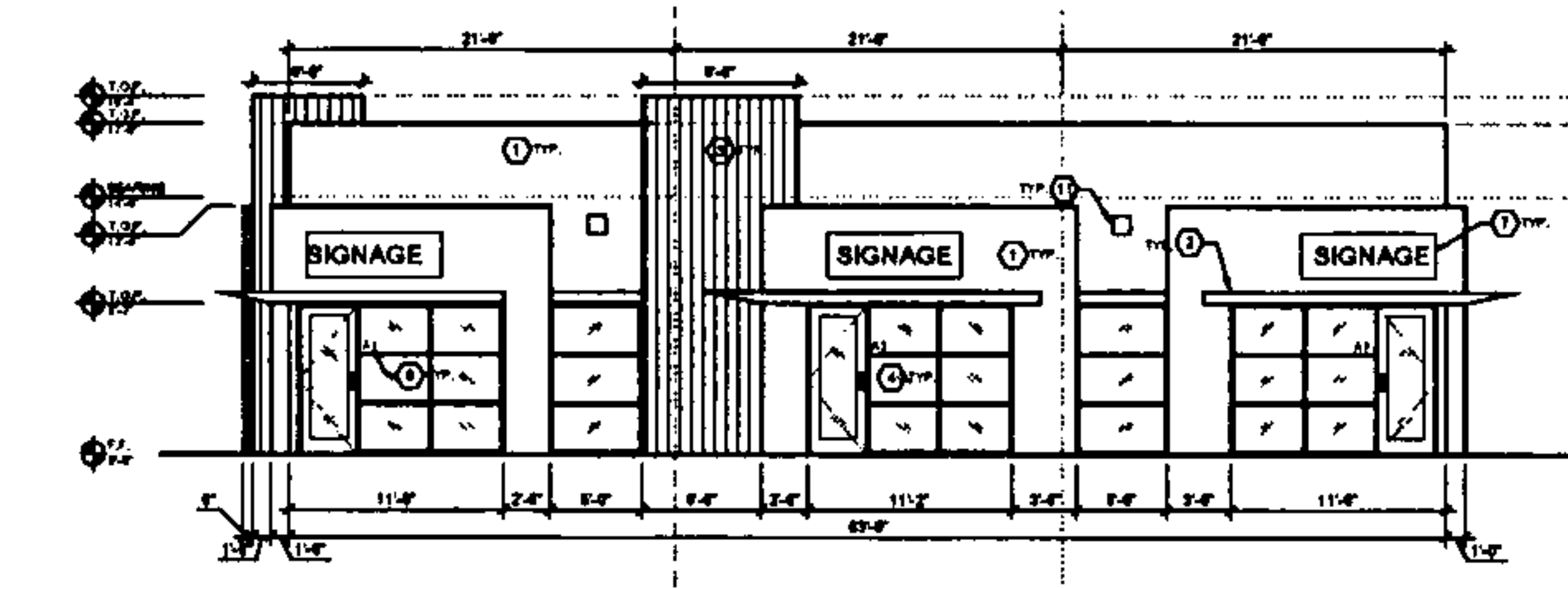
LEGEND
 DRAINAGE

GRADING INFORMATION:
 THE SITE CURRENTLY SLOPES AND DRAINS FROM THE SOUTH EAST CORNER TO AN EXISTING CONCRETE DRAINAGE RUNOFF ALONG THE NW EDGE OF THE SITE. RUNOFF CURRENTLY EXISTS THE SITE VIA THE RUNDOWN AT THE NW CORNER. THE SITE SHALL BE GRADED TO MAINTAIN DRAINAGE FROM THE SE CORNER TO THE NW CORNER, WITH RUNOFF EXITING THE SITE AT THE EXISTING RUNDOWN.

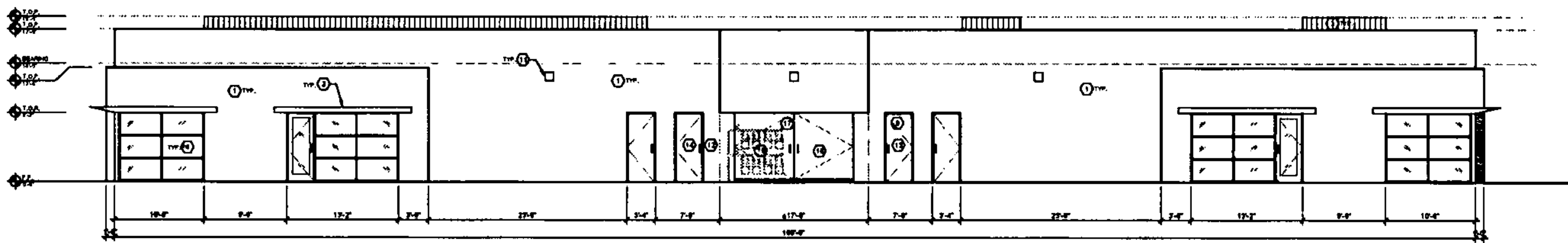
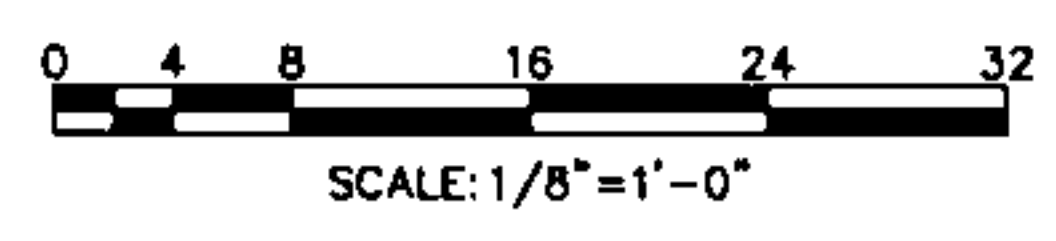
CONCEPTUAL GRADING AND DRAINAGE PLAN



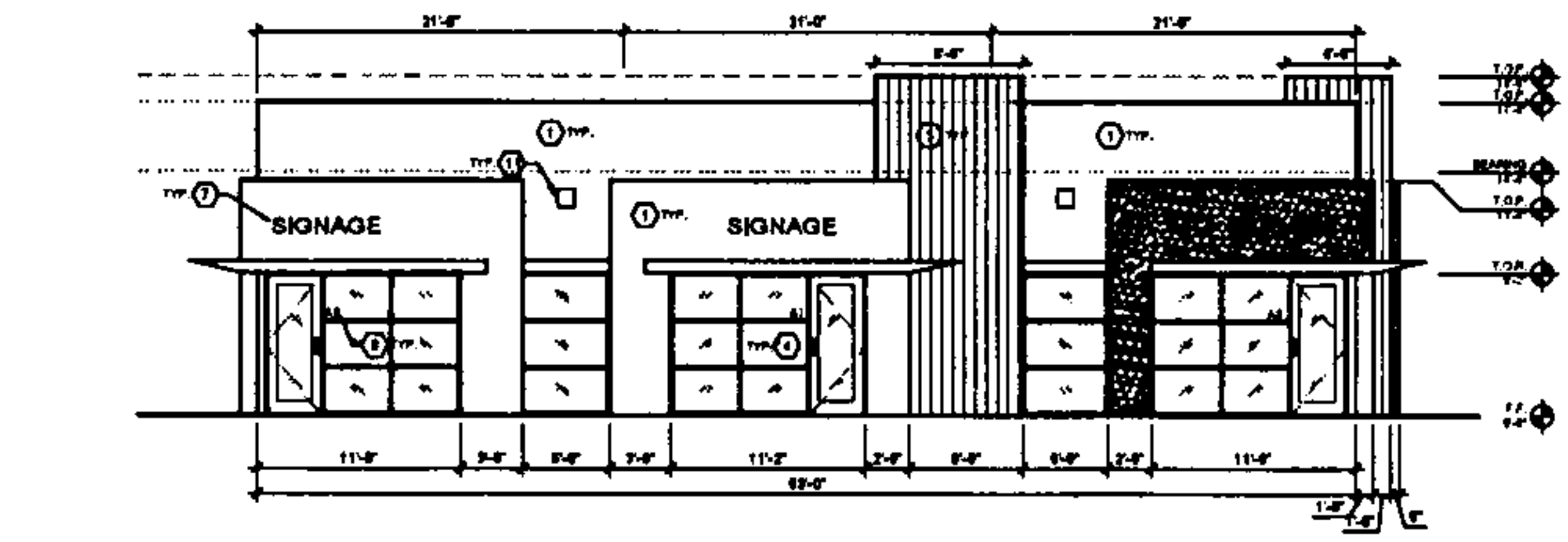
A BUILDING 1 SOUTH ELEVATION
1/8" = 1'-0"



C BUILDING 1 EAST ELEVATION
1/8" = 1'-0"



B BUILDING 1 NORTH ELEVATION
1/8" = 1'-0"






D BUILDING 1 WEST ELEVATION
1/8" = 1'-0"

KEYED NOTES:

1. ELASTOMERIC STUCCO SYSTEM, REFER TO EXTERIOR FINISH LEGEND.
2. CLEAR ANODIZED ALUMINUM SHADE STRUCTURE.
3. METAL FINISH, REFER TO EXTERIOR FINISH LEGEND.
4. CLEAR ANODIZED ALUMINUM STORE FRONT WITH TINTED GLASS.
5. CLEAR ANODIZED ALUMINUM WINDOW.
6. NOT USED.
7. STOREFRONT SIGN WITH CUT OUT LETTERS, MAX. LETTER HEIGHT 1'-0". LOGO NO LARGER THAN A RECTANGLE OF 8 SQ. FT., MAXIMUM OF 2 SIGNS PER TENANT, MAXIMUM ONE SIGN PER FACADE PER TENANT, TOTAL SIGNAGE AREA TO BE A MAX. 1% OF FACADE.
8. BUFE DESIGNATION ON STOREFRONT, LETTERING 8" HIGH.
9. ROOF HATCH ACCESS TO ROOF LOCATED IN TELEPHONE OBMARICATION PANEL ROOM.
10. BUILDING ADDRESS LETTERS, VISIBLE FROM STREET, MAX. 17" HIGH & MAX. 12" ABOVE GRADE.
11. WALL PANEL.
12. FIRE DEPARTMENT RINCE BOX.
13. ENTRY TO TELEPHONE OBMARICATION PANEL ROOM.
14. ENTRY TO FIRE RISER & POTABLE WATER BACKFLOW PREVENTER ROOM.
15. GAS METERS.
16. ELECTRIC SWITCHGEAR, MAIN BREAKER & ELECTRIC METERS.
17. GATED ENCLOSURE FOR ELECTRICAL SWITCHGEAR AND METERS, AND GAS METERS, PAINTED TO MATCH STUCCO.

EXTERIOR FINISH LEGEND:

-  ELASTOMERIC STUCCO SYSTEM, COLOR OFF-WHITE
SEE RENDERING FOR APPROXIMATE COLOR
-  ELASTOMERIC STUCCO SYSTEM, COLOR LIGHT-MEDIUM BEIGE SAND
SEE RENDERING FOR APPROXIMATE COLOR
-  SILVER - GREY METAL (NON-LOW REFLECTIVE)
SEE RENDERING FOR APPROXIMATE COLOR

BUILDING 1 EXTERIOR ELEVATIONS

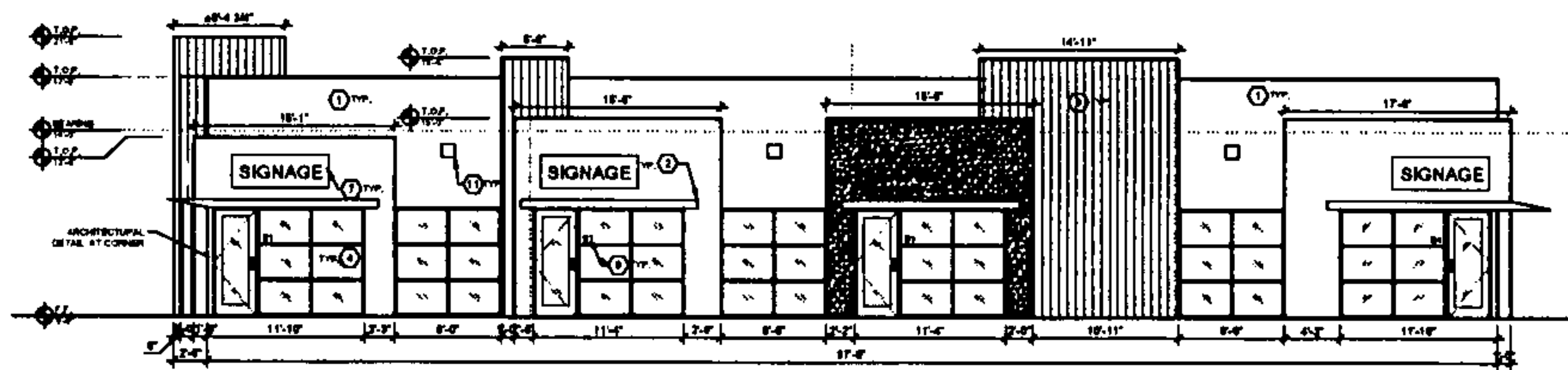
REVISIONS	

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

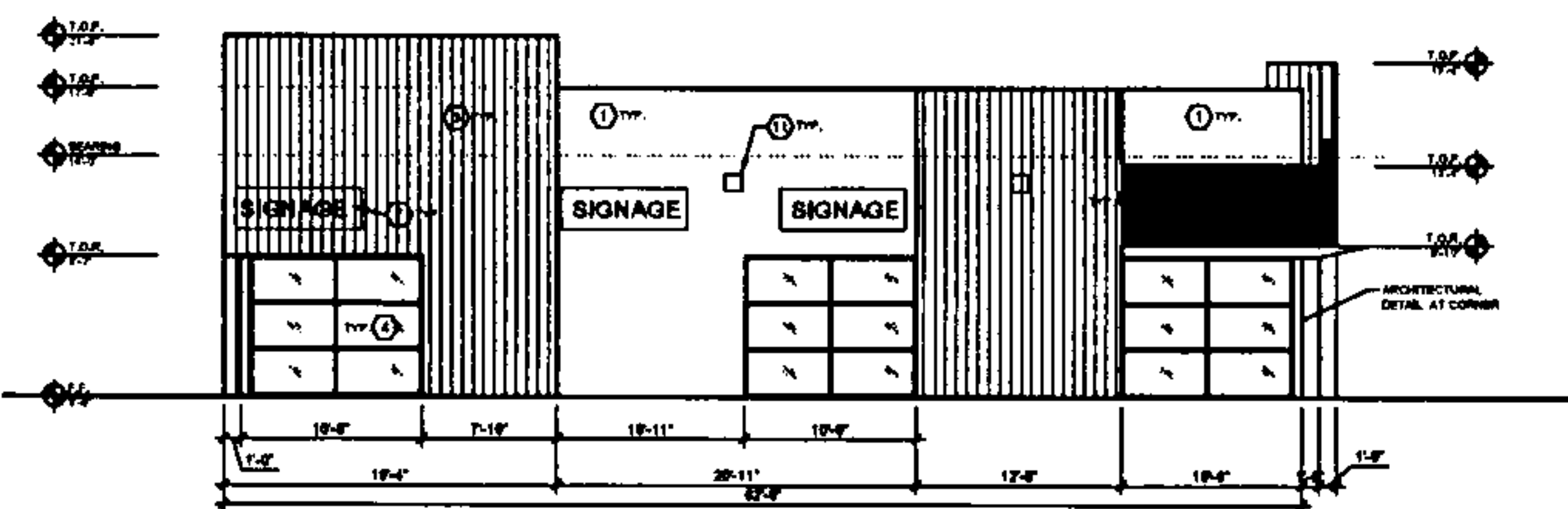
PLAN DATE: FEB. 23, 2012

FILENAME: ALAMEDA

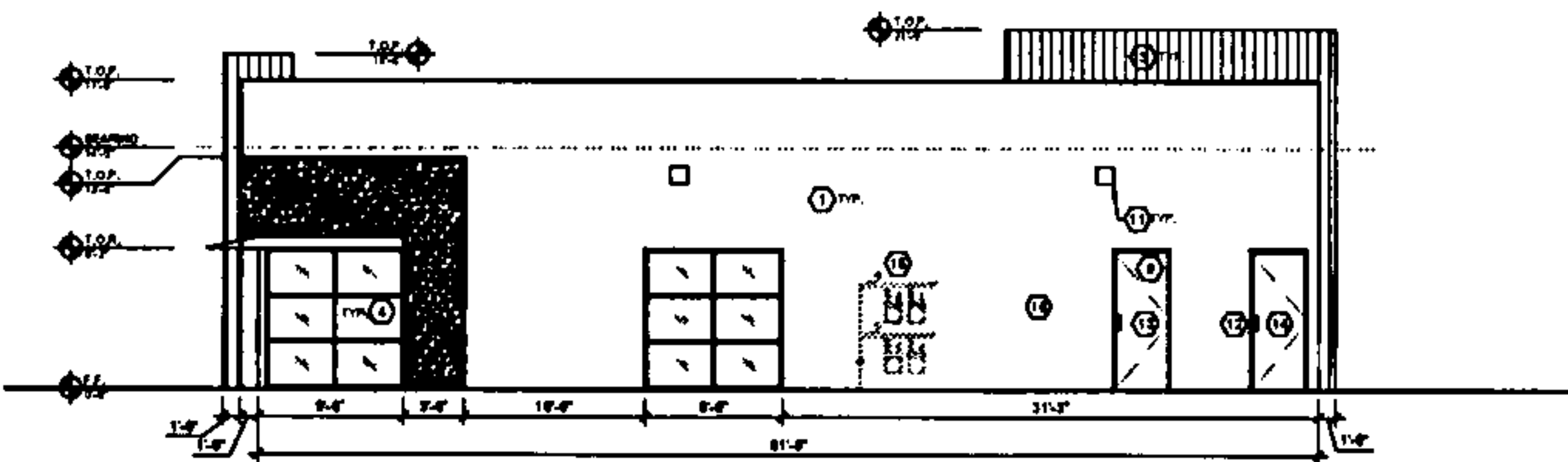
DRAWN BY: L. KUENN



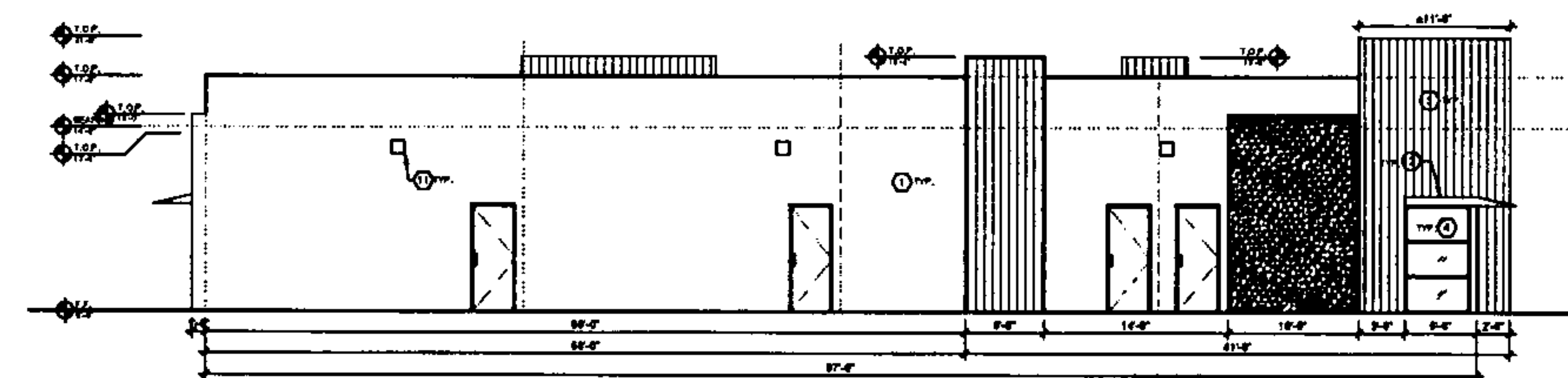
A BUILDING 2 EAST ELEVATION
1/8" = 1'-0"



B BUILDING 2 SOUTH ELEVATION
1/8" = 1'-0"



C BUILDING 2 NORTH ELEVATION
1/8" = 1'-0"






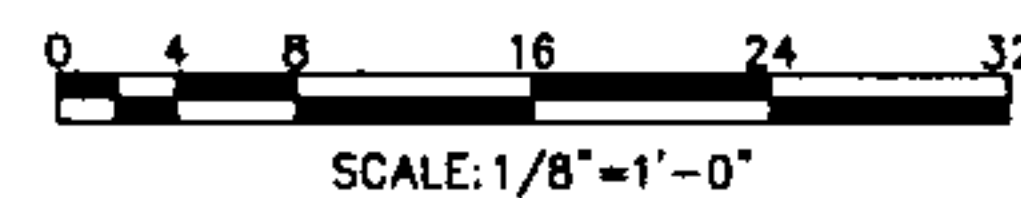
D BUILDING 2 WEST ELEVATION
1/8" = 1'-0"

KEYED NOTES:

1. ELASTOMERIC STUCCO SYSTEM, REFER TO EXTERIOR FINISH LEGEND.
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3. METAL FINISH; REFER TO EXTERIOR FINISH LEGEND.
4. CLEAR ANODIZED ALUMINUM STORE FRONT WITH TINTED GLASS.
5. NOT USED.
6. NOT USED.
7. STOREFRONT SIGN WITH CAPT CUT LETTERS. MAX. LETTER HEIGHT 1'-0". LOGO NO LARGER THAN A RECTANGLE OF 3 SQ. FT. MAXIMUM OF 2 SIGNS PER TENANT. MAXIMUM ONE SIGN PER FACADE PER TENANT. TOTAL SIGNAGE AREA TO BE A MAX. 10% OF FACADE.
8. ALFES DESIGNATION ON STOREFRONT. LETTERING 8" HIGH.
9. ROOF HATCH ACCESS TO ROOF LOCATED IN TELEPHONE DEMARCATION PANEL ROOM.
10. NOT USED.
11. WALL PANEL.
12. FIRE DEPARTMENT INBOX BOX.
13. ENTRY TO TELEPHONE DEMARCATION PANEL ROOM.
14. ENTRY TO FIRE RUBER & POTABLE WATER BACKFLOW PREVENTER ROOM.
15. GAS METERS.
16. ELECTRIC SWITCHBOARD, MAIN BREAKER & ELECTRIC METERS.

EXTERIOR FINISH LEGEND:

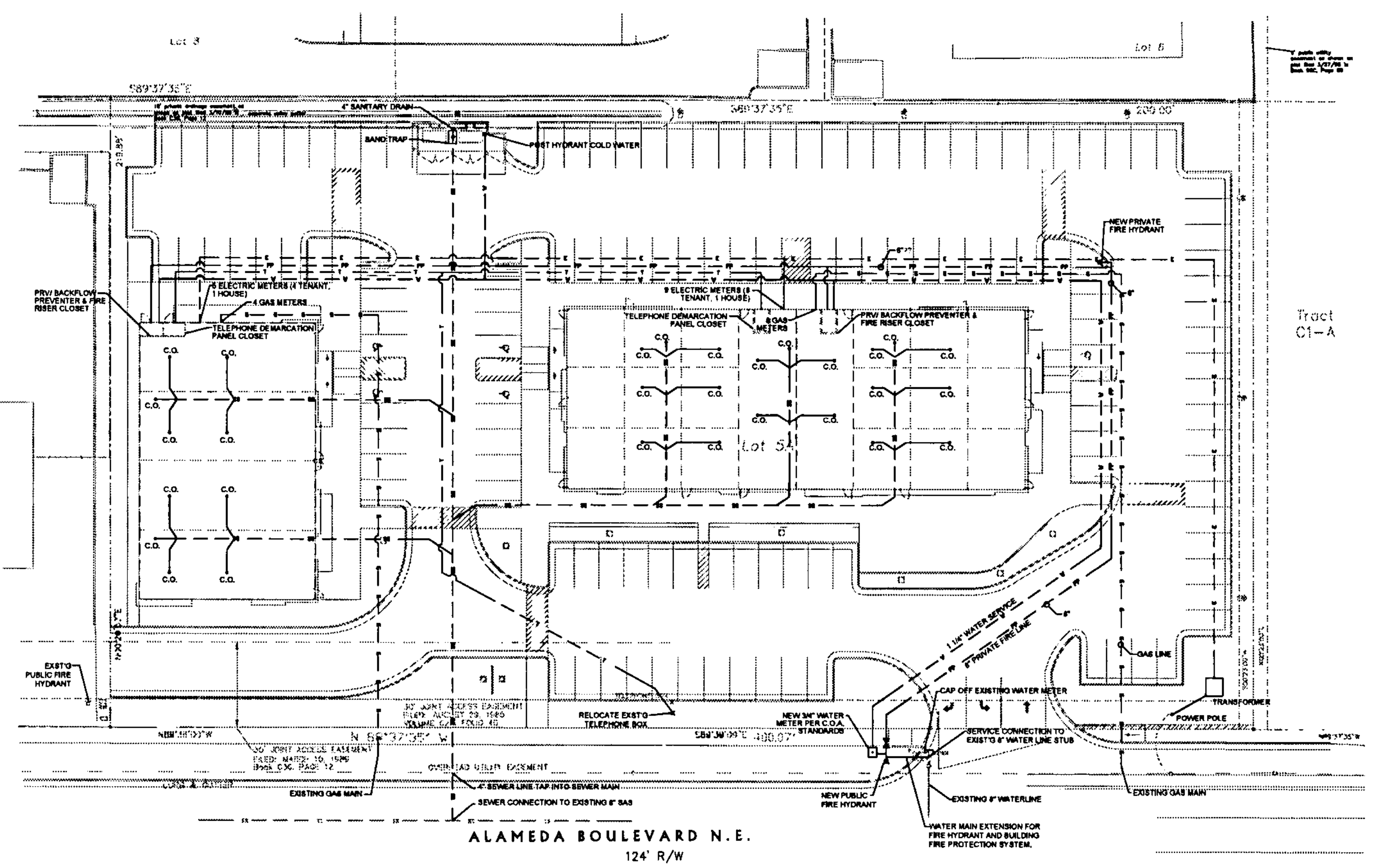
-  ELASTOMERIC STUCCO SYSTEM; COLOR OFF-WHITE. SEE RENDERING FOR APPROXIMATE COLOR.
-  ELASTOMERIC STUCCO SYSTEM; COLOR LIGHT/MEDIUM BEIGE SAND. SEE RENDERING FOR APPROXIMATE COLOR.
-  SILVER - GRY METAL (NONLOW REFLECTIVE). SEE RENDERING FOR APPROXIMATE COLOR.



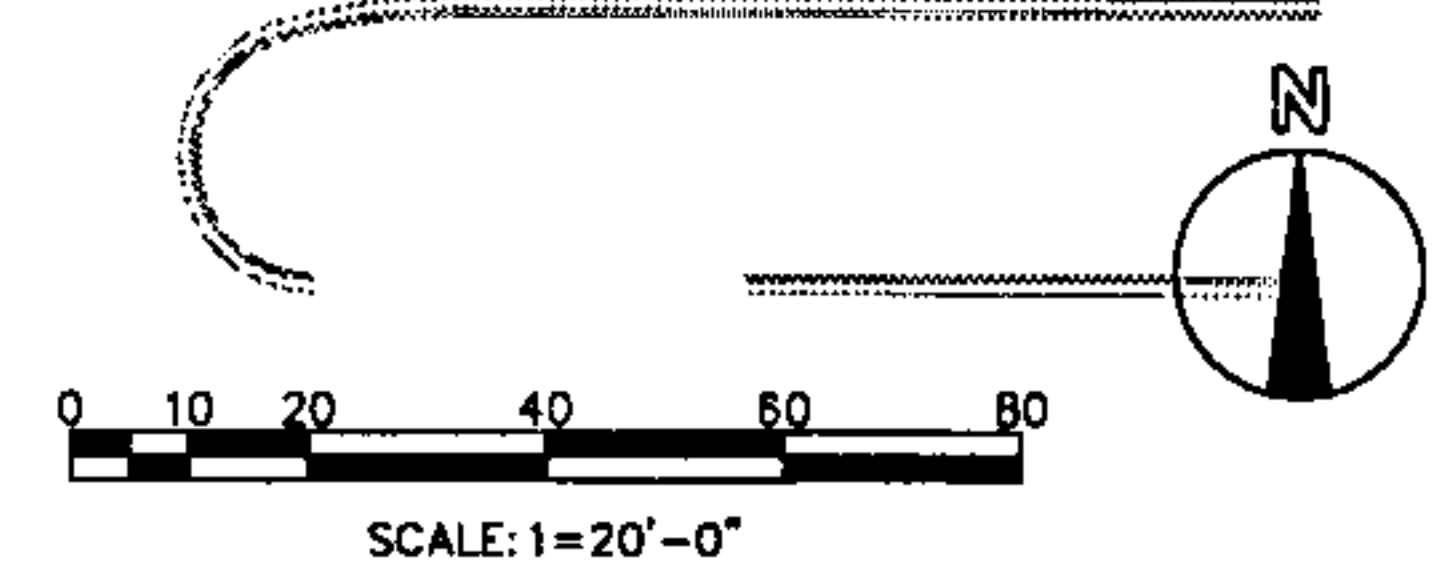
BUILDING 2 EXTERIOR ELEVATIONS

PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA AVENUE, N.E.
ALBUQUERQUE, NEW MEXICO 87113





ALAMEDA BOULEVARD N.E.
124' R/W



SHEET
U1
OF X

REVISIONS
SCALE: 1"=20'-0"
PLAN DATE: FEB. 23, 2012
FILENAME: ALAMEDA UTIL
DRAWN BY: L. KUENN

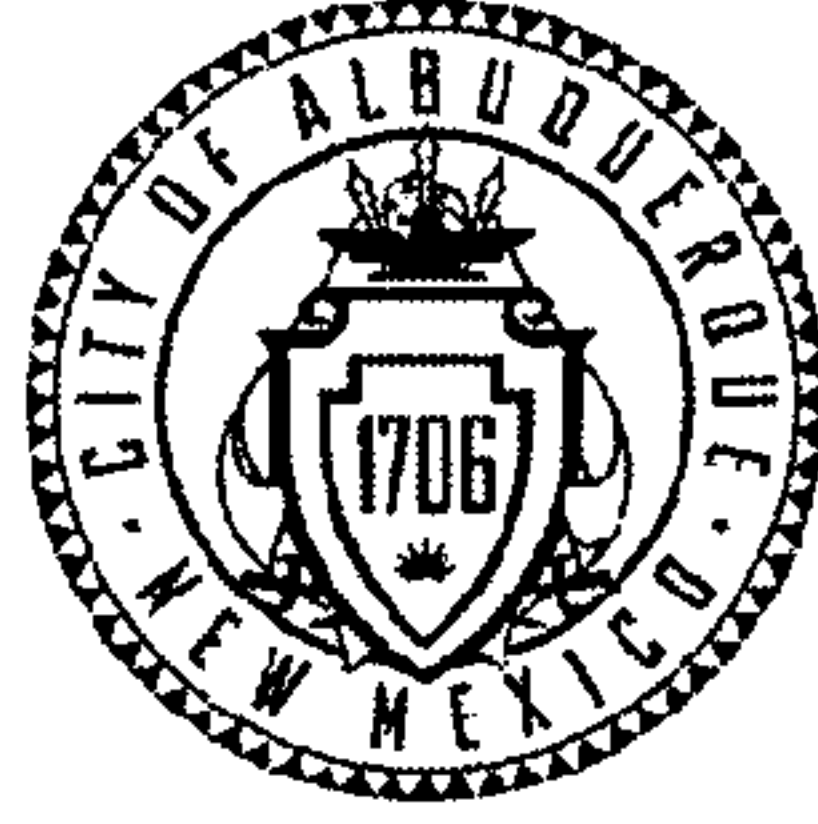
PROPOSED RETAIL/OFFICE BUILDINGS
LOT 5A RICHFIELD PARK SUBDIVISION
4545 ALAMEDA BLVD NE
ALBUQUERQUE, NEW MEXICO 87113

MECHENBER
CONSULTING INC
1100 N. 2nd St. Suite 100
Albuquerque, NM 87102
Phone: (505) 243-1234
Fax: (505) 243-1235
www.mechenber.com

CONCEPTUAL SITE UTILITY PLAN

4545 Alameda Blvd NE





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 30, 2012

Laura Kuenn
Mechenbier Construction, Inc.
8500 Washington St. NE, Suite A-5
PHONE: 505-314-7700/**FAX:** 505-314-7799
E-mail: lkuenn@mechenbier.com

Dear Laura:

Thank you for your inquiry of **January 30, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 5A, BEING A REPLAT OF LOTS 4 & 5, RICHFIELD PARK SUBDIVISION, LOCATED ON ALAMEDA BOULEVARD NE BETWEEN JEFFERSON STREET NE AND WASHINGTON STREET NE** zone map **C-17**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. "R"

***Steve Wentworth**, 8919 Boe Ln. NE/87113-2328 897-3052 (h)
David Lindner, 10407 4th St. NW/87114 898-4465 (h)

WILDFLOWER AREA N.A. "R"

***Larry T. Caudill**, 4915 Watercress NE/87113 857-0596 (h)
Tony Perry, 4909 Watercress NE/87113 797-7098 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

February 1, 2012

To: Alameda North Valley Assn. "R"
Steve Wentworth, 8919 Boe Ln. NE, Albuquerque NM 87113-2328
Dave Lindner, 10407 4th St. NW, Albuquerque NM 87114

Wildflower Area N.A. "R"
Larry T. Caudill, 4915 Watercress NE, Albuquerque NM 87113
Tony Perry, 4909 Watercress NE, Albuquerque NM 87113

Subject: DRB submittal for Lot 5A, Being a replat of Lots 4 & 5, Richfield Park Subdivision

Dear Neighborhood Association Representatives,

I'm writing to inform you of Mechenbier Construction Inc.'s upcoming DRB submittal of a site development plan for the property named above located at 4545 Alameda Boulevard NE on the north side of Alameda Blvd. between Jefferson St. and Washington St. The property is zoned SU-2, Special Neighborhood Zone, with the additional description of IP (Industrial Park Zone) or SU-2 NC usages. The site plan proposes the construction of 2 buildings for leasing to a mix of prospective retail and business tenants.

The eastern building comprising 10,080 s.f. is expected to be primarily occupied by retail tenants, including food services such as a coffee and/or sandwich shop. Some business use is also anticipated. The North I-25 Sector Plan's 1984 land use and transportation survey indicated the "greatest perceived need for commercial services in the area" was for a restaurant, with a 77% response rate.¹ The need for retail food service area remains. By providing a new, attractive retail facility with good traffic circulation and ease of access, the opportunity to draw retail food services to the area could be addressed and help meet the dining needs of residents and workers in the community without having to commute long distances. The site includes a shared outdoor dining area on the south side of the eastern building.

The western building comprising 5,994 s.f. we expect to be leased primarily to medical offices, with some retail usage also possible.

We intend the development to be a positive presence in meeting the needs of the current residential and business sector base.

Please contact us if you have any questions or concerns.

Sincerely,



John Mechenbier
Mechenbier Construction Inc.

1. *North Interstate 25 Sector Plan*, City of Albuquerque Planning Dept. Jan. 1998, p. 17.

Enclosure

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87113 ALBUQUERQUE NM 87113

Postage	\$0.45	0109
Certified Fee	\$2.95	Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.35	07
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	02/01/2012

Sent To: Tony Perry - Willabrown Area NA
 Street, Apt. No.: 4909 Watercress NE
 or PO Box No.:
 City, State, ZIP+4: ALBUQUE NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

2820 9229 0001 0470 1102

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Return Receipt Fee (Endorsement Required)	\$2.35	07
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	02/01/2012

Sent To: Mr. Larry Adill - Willabrown Area NA
 Street, Apt. No.: 4915 Watercress NE
 or PO Box No.:
 City, State, ZIP+4: ALBUQUE NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

9990 9229 0001 0470 1102

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	02/01/2012

Sent To: Mr. Dave Lindner - Alameda North Valley Assn
 Street, Apt. No.: 10407 4th Street NW
 or PO Box No.:
 City, State, ZIP+4: ALBUQUE NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

2002 9229 0001 0470 1102

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ALBUQUERQUE NM 87113 ALBUQUERQUE NM 87113

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	02/01/2012

Sent To: Mr. Steve Wentworth - Alameda North Valley Assn
 Street, Apt. No.: 8919 Boe Ln. NE
 or PO Box No.:
 City, State, ZIP+4: ALBUQUERQUE NM 87113-2328

PS Form 3800, August 2006 See Reverse for Instructions

9990 9229 0001 0470 1102

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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.


 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**
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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- 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.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 81 provided: 128
Handicapped spaces (included in required total) required: 4 provided: 5
Motorcycle spaces (in addition to required total) required: 3 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4 provided: 6
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. 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
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. 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.
- Single Phase

SHEET #2 LANDSCAPING PLAN

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 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 UTILITY PLAN

- 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)

SHEET #5 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 (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle facade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- 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.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1005410

Application No. 12-DRB-70062

TO:

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/20/12

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

SUBMITTAL DESCRIPTION: Revise site plan with drainage easement
maintenance and beneficiaries information, replat coordination,
& median clarifications

RECEIVED
JUN 13 2012
HYDROLOGY
SECTION

CONTACT NAME: John Mechenbier

TELEPHONE: 314-7700 EMAIL: jmechenbier@mechenbier.com

4545 Alameda Blvd NE



4545 Alameda Blvd NE

