DRB CASE ACTION LOG
(Preliminary/Final)

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

DRB Application No.: 11DRB - 70169 Project # 1005437
Project Name: Northern Addn.
Agent: ARIA ARCHITECTURE & The Survey Office Phone No.:

Your request was approved on 5-29-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: resolve site plan & ROW

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

☐ **PARKS / CIP**:

PLANNING (Last to sign):

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Complete

DRB CASE ACTION LOG

~~(Preliminary/Final)~~
(Site Plan - Building Permit)

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

DRB Application No.: 11DRB-70158 Project # 1005437
Project Name: Northern Addn
Agent: Aria Architecture & The Survey Oc. Phone No.:

Your request was approved on 6-29-17 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION**: address comments

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

☐ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Bring in 4 copies
3 for City use for me
no need to bring in plat.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 15, 2011
DRB Comments

ITEM # 11

PROJECT # 10005437 APPLICATION # 10-70158

RE: Lots 5A, 7, 8, & 9, Block 5, Northern Addition

This site is within the McClellan Park Sector Development Plan. Reference on the site plan to parking requirements of the McClellan Park Sector Plan Section IV. 7 is only for retail uses on Marble; it appears the proposed addition will be manufacturing and must comply with the Zoning Code requirements per Section IV. 8 (one space/ 3 employees of largest shift or one space/ 1,000 sq ft, whichever is greater). Parking calculations need to revised and expanded to provide land use type that is the basis for parking numbers.

Signature line must be provided on site plan for the City Metropolitan Redevelopment Agency. A Landscape Plan is needed per the Site Development Plan for Building Permit Checklist.

Proposed building cannot be approved crossing lot lines unless built to code with firewalls on the property lines; proposed plat must be recorded prior to site plan sign-off.

_____

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE: 6-15-11 (ASBP)

7. **Project# 1008203**
10DRB-70359 MINOR - TEMP DEFR SWDK CONST
10DRB-70351 MAJOR - AMENDED SDP BP/SUBD

ISAACSON AND [redacted]FMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ALBUQUERQUE SOUTH .(TBKA SAGE & UNSER),** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED.**

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

8. **Project# 1005437**
10DRB-70360 SKETCH PLAT REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for JEFF JINETTE request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9A, Block(s) 5, Tract(s) , **NORTHERN ADDITION Unit(s) ,** zoned SU-2 C, located on MARBLE AVE NW BETWEEN 1ST ST NW AND 2ND ST NW containing approximately .49 acre(s). [REF:] (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. Other Matters: None.
ADJOURNED: 9:50

dypress landscaping for drainage

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 22, 2010
DRB Comments

ITEM # 8

PROJECT # 1005437 APPLICATION # 10-70360

RE: Lots 7 – 9, Block 5, Northern Addition

This site is within the McClellan Park Sector Development Plan (not the Downtown 2010 Plan, which lies south of Slate Street between 3rd Ave and the Railroad Right of Way). An advertised public hearing by DRB will be required; DRB will then make a recommendation to the Albuquerque Development Commission. Drawings will need to be at a standard scale.

The proposal to have customer parking separated from the retail use by the manufacturing area does not appear to meet the definition of a 'suitable space for vehicular storage.' An alternative site layout, with the parking lot along First Street and truck access off Marble should be considered – portions of the existing building may need to be removed along the alley. Also refer to comments from Transportation Development, and the requirements of the Development Process Manual.

Reference on the site plan to parking requirements of the McClellan Park Sector Plan Section IV. 7 are for retail uses on Marble; it appears the proposed addition will be manufacturing and must comply with the Zoning Code requirements per Section IV. 8 (one space/ 3 employees of largest shift or one space/ 1,000 sq ft, whichever is greater). Time restricted parking might qualify for Shared Parking Reduction per § 14-16-3-1(E)6(b) of the Zoning Code, but generally parking is not allowed in access areas even for a limited time. See previous comments regarding an alternative site layout.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE : 12-22-10 (SK)

DRB CASE ACTION LOG

REVISED 10/08/07

AMENDED SITE PLANS:
- SUBD
- BUILDING A.

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

DRB Application No.: 10DRB~ 70042 Project # 1005437

Project Name: MARBLE BREWERY

Agent: Phone No.:

Your request was approved on 2-17-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
- ❑ UTILITIES:
- ❑ CITY ENGINEER / AMAFCA:
- ❑ PARKS / CIP:
- ☑ PLANNING (Last to sign): ~~provide latest approved plan as sheet 2~~
- ❑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ❑ **3 copies of the approved site plan. Include all pages.** — plus mylar
  - ❑ ~~**County Treasurer's signature must be obtained prior to** the recording of the plat **with the County Clerk.**~~
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Created On:

3. **Project# 1007871**
09DRB-70379 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70380 SIDEWALK WAIVER
09DRB-70381 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for BISHOP'S COMPOUND, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS UNIT 3 [**TBKA **BISHOP'S COMPOUND],** zoned R-LT, located on CANDELARIA RD NW between RIO GRANDE BLVD NW and CALLE SAN YSIDRO NW containing approximately 1.3379 acre(s). (G-12) *[Deferred from 1/6/10, 1/27/10]* **DEFERRED TO 3/10/10 AT THE AGENT'S REQUEST.**

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

4. **Project# 1005437**
10DRB-70042 MAJOR - AMENDED SDP BP/SUBD

MARBLE BREWERY request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SU-2** located on MARBLE AVE SW BETWEEN 1ST NW AND 2ND ST NW (J-14) **THE AMENDED SITE PLAN FOR BUILDING PERMIT AND SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO INCLUDE THE LATEST APPROVED PLAN AS SHEET 2, AND 3 COPIES OF THE APPROVED SITE PLAN PLUS MYLAR.**

5. **Project# 1008069**
10DRB-70026 EPC APPROVED SDP FOR BUILD PERMIT
10DRB-70027 EPC APPROVED SDP FOR SUBDIVISION
10DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JOSHUA SKARSGARD agent(s) for RESOLUTION EQUITITES LLC request(s) the above action(s) for all or a portion of Lot(s) 13 & portions of 20 &21, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 MU, located on HOLLY AVE NE BETWEEN WYOMING NE AND PASEO DEL NORTE NE containing approximately 1.75 acre(s). (C-19)*[Deferred from 1/27/10]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR CASE PLANNER APPROVAL. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CASE PLANNER'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/10, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMPLETION OF THE SITE PLANE FOR SUBDIVISION AND COPY OF AGIS DXF FILE.**

HEARING DATE 2-17-10 (ASBP)

✓

#10

Pretend this is a blue sheet ☺

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

REVISED 9/28/05

complete 6/19/07

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

DRB Application No.: **07DRB-00559 (SBP)** Project # **1005437**

Project Name: **MARBLE BREWERY**

Agent: STUDIO SOUTHWEST ARCHITECTS Phone No.: 843-9639

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5-16-07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Approved by ADC, Several
- ☐ & Comments and 3 copies of the
- ☐ site plan
- ☐ _____

- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1005437

✓

#6

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

REVISED 9/28/05

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

DRB Application No.: **07DRB-00559 (SBP)** Project # **1005437**

Project Name: **MARBLE BREWERY**

Agent: STUDIO SOUTHWEST ARCHITECTS Phone No.: 843-9639

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5-16-07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Approved by ADC, Several
- ☐ Comments and 3 copies of the
- ☐ site plan
- ☐ _____

- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1005437

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 16, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1003717
07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indefinitely Deferred on 3/28/07]* (L-14) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: TO PROVIDE A K-TURN AT THE SOUTH END OF THE VACATION.**

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

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

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

MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION,** zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s).[REF: DRB-97-6] *[Deferred from 5/16/07]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.**

3. Project # 1000365
07DRB-00584 Minor-SiteDev Plan BldPermit/EPC
07DRB-00585 Minor- SiteDev Plan Subd/EPC

MASTERWORKS ARCHITECTS INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or any portion of Lot(s) 2, 3, 4 and 19, 20, 21, Block(s) 1, **UNITY ADDITION,** zoned SU-1 RT, located on RHODE ISLAND ST SE between CENTRAL AVE SE and ZUNI SE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** (K-19) **THE SITE PLAN FOR BUILDING PERMIT APPLICATION #07DRB-00584 WAS WITHDRAWN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NARROWER DRIVE PADS AND PLANNING FOR 3 COPIES.**

07DRB-00073 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1 RT, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07 & 5/09/07]* (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/2007 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/4/2007 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1003993**
07DRB-00591 Minor-SiteDev Plan BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT,** zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: EPC07-00113, EPC07-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** *[Indef deferred on 5/16/07]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER DEFERRED TO 5/23/07.**

5. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Deferred from 05/02/07 & 05/09/07]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND INFRASTRUCTURE LIST ITEMS TO BE PLACED ON THE SITE PLAN AND TO PLANNING FOR 3 COPIES.**

6. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL BY ADC SEVERAL COMMENTS AND 3 COPIES OF THE PLAN.**

7.	**Project # 1000504** 07DRB-00378 Minor-SiteDev Plan BldPermit	NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07] [Deferred from 5/09/07]* (E-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS AND POSSIBLE INFRASTRUCTURE AND PLANNING FOR 2 COPIES.**
	07DRB-00364 Minor-Prelim&Final Plat Approval	SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07] [Deferred from 5/09/07]* (E-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

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

8.	**Project # 1005176** 07DRB-00581 Minor-Prelim&Final Plat Approval 07DRB-00582 Minor-Subd Design (DPM) Variance	ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN HERRERA AND TERRI SANCHEZ request(s) the above action(s) for all or any portion of Lot(s) 2-A, **HERRERA REDIVISION,** zoned R-D residential and related uses zone, located on 90th ST SW , between SAN YGNACIO SW and SAGE SW containing approximately 2 acre(s). [REF: 06DRB01403] (L-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE NOTE 5 AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED.**

9. **Project # 1000809**
07DRB-00519 Minor-Ext of SIA for Temp Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS,** zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07]* (K-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF THE SIDEWALKS WAS APPROVED.**

10. **Project # 1005123**
06DRB-01550 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s) [Indef Deferred from 11/01/06] (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1004820**
06DRB-01008 Minor- Final Plat Approval

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] **[Carmen Marrone, EPC Case Planner]** *[Final plat indef deferred from 7/19/06]* (B-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. Project # 1005544
07DRB-00587 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for T. M. SUNDARAM & RADHA SUNDARAM request(s) the above action(s) for Lot(s) 263-A, 263-B & 263-C, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned C-2, located on ILIFF RD NW between COORS NW and I-40 containing approximately 5 acre(s). (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CLARIFICATION OF PRIVATE WATER AND SANITARY SEWER EASEMENTS AND ADDITION OF PUBLIC EASEMENTS AND CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENTS, MAINTENANCE AND BENEFICIARY STATEMENT AND TO RECORD THE PLAT.**

13. Project # 1005548
07DRB-00592 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for CARSON & DIANE LEMMON, CHRISTINE HODSON AND PATRICK FERRON request(s) the above action(s) for all or any portion of Lot(s) 45 & 46, **COUNTRY HILLS UNIT ONE @ VENTANA RANCH**, zoned R-LT located on TAPATIO DR NW between LOS PRADOS RD NW and VALLE VERDE RD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. Project # 1005401
07DRB-00593 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION,** zoned O-1, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 07DRB-00233] *[Deferred from 5/16/07]* (H-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.**

15. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION,** zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). *[Defer from 05/02/07]* (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

16. **Project # 1005549**
07DRB-00594 Minor-Sketch Plat or Plan

VINCENT MARTINEZ request(s) the above action(s) for all or any portion of Lot(s) 19 & 20, **ANDERSON ADDITION,** zoned S-R, located on MCKINLEY NW between 8th ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for May 9, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 9, 2007 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005437 **AGENDA ITEM NO: 5**

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An infrastructure list may be required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 5/16/07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 9, 2007

0

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 9, 2007
DRB Comments

ITEM # 5

PROJECT # 1005437 APPLICATION # 07-00559

RE: Marble Brewery/spbp

1. A replatting action is required as part of this submittal.

2. The Cover Sheet and the First Floor Plan Sheet are not part of the required submittal. Please delete these sheets. The first sheet should be the site plan with the signature block. DRB does not approve floor plans. The agents' listing can appear on the site plan sheet.

3. Please make sure any re-submittals and the original site plan have sheets in the proper order as required on the SPBP Checklist. Review is much easier.

4. What is the planned height of the brewery? There are 2 heights listed on the site plan sheet.

5. The site plan sheet has language related to landscaping. Please remove the notes.

6. The proposed block wall or fencing around the patio must have a DRB approved design because it is visible from public right of way. An elevation with dimensions and materials and colors and materials should be included in the site plan. Be sure to follow the requirements in Section 14-16-3-19 of the Zone Code.

7. Details on the type of patio furniture is also needed. An elevation with materials, dimensions, colors and number of tables and benches/chairs planned is needed.

8. Is building mounted lighting only planned? Details on down lighting only are needed.

9. Are there any structures within 20 feet of the site?

Agent was called on 5/8/07 and asked to re-submit a complete SPBP that follows the checklist and the McClellan Park Sector Plan Requirements. Planning's review will begin when the new submittal is received.

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

#15 completed 5/18/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00531 (P&F)** Project # **1005437**

Project Name: **NORTHERN ADDITION**

Agent: ABQ ENGINEERING Phone No.: 255-7802

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/16/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Richard Dinwiddie 5/18/07
- ☐ _____
- ☐ _____
- ■ *p4350Y _____

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1005437

#15

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00531 (P&F)** Project # **1005437**

Project Name: **NORTHERN ADDITION**

Agent: ABQ ENGINEERING Phone No.: 255-7802

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/16/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Received _____
- ☐ _____
- ☐ _____
- ■ *p4350Y _____

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1005437

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 16, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1003717
07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indefinitely Deferred on 3/28/07]* (L-14) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: TO PROVIDE A K-TURN AT THE SOUTH END OF THE VACATION.**

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

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

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

MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION,** zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s).[REF: DRB-97-6] *[Deferred from 5/16/07]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.**

3. Project # 1000365
07DRB-00584 Minor-SiteDev Plan BldPermit/EPC
07DRB-00585 Minor- SiteDev Plan Subd/EPC

MASTERWORKS ARCHITECTS INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or any portion of Lot(s) 2, 3, 4 and 19, 20, 21, Block(s) 1, **UNITY ADDITION,** zoned SU-1 RT, located on RHODE ISLAND ST SE between CENTRAL AVE SE and ZUNI SE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** (K-19) **THE SITE PLAN FOR BUILDING PERMIT APPLICATION #07DRB-00584 WAS WITHDRAWN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NARROWER DRIVE PADS AND PLANNING FOR 3 COPIES.**

07DRB-00073 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1 RT, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07 & 5/09/07]* (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/2007 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/4/2007 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1003993**
07DRB-00591 Minor-SiteDev Plan
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT,** zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: EPC07-00113, EPC07-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** *[Indef deferred on 5/16/07]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER DEFERRED TO 5/23/07.**

5. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Deferred from 05/02/07 & 05/09/07]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND INFRASTRUCTURE LIST ITEMS TO BE PLACED ON THE SITE PLAN AND TO PLANNING FOR 3 COPIES.**

6. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL BY ADC SEVERAL COMMENTS AND 3 COPIES OF THE PLAN.**

7.	**Project # 1000504** 07DRB-00378 Minor-SiteDev Plan BldPermit	NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07] [Deferred from 5/09/07]* (E-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS AND POSSIBLE INFRASTRUCTURE AND PLANNING FOR 2 COPIES.**
	07DRB-00364 Minor-Prelim&Final Plat Approval	SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07] [Deferred from 5/09/07]* (E-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

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

8.	**Project # 1005176** 07DRB-00581 Minor-Prelim&Final Plat Approval 07DRB-00582 Minor-Subd Design (DPM) Variance	ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN HERRERA AND TERRI SANCHEZ request(s) the above action(s) for all or any portion of Lot(s) 2-A, **HERRERA REDIVISION,** zoned R-D residential and related uses zone, located on 90th ST SW , between SAN YGNACIO SW and SAGE SW containing approximately 2 acre(s). [REF: 06DRB01403] (L-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE NOTE 5 AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED.**

9. **Project # 1000809**
07DRB-00519 Minor-Ext of SIA for Temp Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS,** zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07]* (K-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF THE SIDEWALKS WAS APPROVED.**

10. **Project # 1005123**
06DRB-01550 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s) [Indef Deferred from 11/01/06] (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1004820**
06DRB-01008 Minor- Final Plat Approval

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] **[Carmen Marrone, EPC Case Planner]** *[Final plat indef deferred from 7/19/06]* (B-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1005544**
07DRB-00587 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for T. M. SUNDARAM & RADHA SUNDARAM request(s) the above action(s) for Lot(s) 263-A, 263-B & 263-C, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned C-2, located on ILIFF RD NW between COORS NW and I-40 containing approximately 5 acre(s). (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CLARIFICATION OF PRIVATE WATER AND SANITARY SEWER EASEMENTS AND ADDITION OF PUBLIC EASEMENTS AND CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENTS, MAINTENANCE AND BENEFICIARY STATEMENT AND TO RECORD THE PLAT.**

13. **Project # 1005548**
07DRB-00592 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for CARSON & DIANE LEMMON, CHRISTINE HODSON AND PATRICK FERRON request(s) the above action(s) for all or any portion of Lot(s) 45 & 46, **COUNTRY HILLS UNIT ONE @ VENTANA RANCH**, zoned R-LT located on TAPATIO DR NW between LOS PRADOS RD NW and VALLE VERDE RD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005401**
07DRB-00593 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION,** zoned O-1, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 07DRB-00233] *[Deferred from 5/16/07]* (H-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.**

15. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION,** zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). *[Defer from 05/02/07]* (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

16. **Project # 1005549**
07DRB-00594 Minor-Sketch Plat or Plan

VINCENT MARTINEZ request(s) the above action(s) for all or any portion of Lot(s) 19 & 20, **ANDERSON ADDITION,** zoned S-R, located on MCKINLEY NW between 8th ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for May 9, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 9, 2007 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005437 **AGENDA ITEM NO: 6 & 15**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 16, 2007

0

5437

DXF Electronic Approval Form

DRB Project Case #: 1005437

Subdivision Name: NORTHERN ADDN LOT 9A

Surveyor: DAVID R VIGIL

Contact Person: FRANCIS PHILLIPS

Contact Information: 877-5469

DXF Received: 5/14/2007 Hard Copy Received: 5/14/2007

Coordinate System: NMSP Grid (NAD 27)

Approved

5-14-2007
Date

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

AGIS Use Only

Copied fc **5437** to agiscov on **5/14/2007** Contact person notified on **5/14/2007**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 2, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005185**
   07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07 & 4/11/07 & 4/25/07]* (F-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL**

PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07 & 4/11/07 & 4/25/07]* (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

2. **Project # 1005493**
   07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

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3. **Project # 1003973**
   07DRB-00365 Major-Preliminary Plat Approval
   07DRB-00366 Minor-Sidewalk Waiver
   07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07 & 4/25/07]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAVIER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[*Deferred from 3/07/2007*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07 & 05/02/07].* (R-16, Q-16, R-15, R-17, S-

14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.**

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

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

6. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Defered from 05/02/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

7. **Project # 1005049**
07DRB-00488 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER,** zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). **[Maggie Gould, EPC Case Planner]** *[Deferred from 4/18/07]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.**

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

8. **Project # 1000809**
07DRB-00519 Minor-Ext of SIA for Temp Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS,** zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07]* (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**

9. **Project # 1005529**
07DRB-00537 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION,** zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1004717**
07DRB-00534 Major-Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION,** zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**

11.	**Project # 1003655** 07DRB-00522 Minor-Extension of Preliminary Plat	ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12.	**Project # 1003703** 07DRB-00521 Minor-Extension of Preliminary Plat	ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES,** zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**
13.	**Project # 1003800** 07DRB-00539 Minor-Extension of Preliminary Plat	LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. Project # 1003674
07DRB-00532 Minor-Final Plat Approval
07DRB-00533 Minor-Vacation of Private Easements

JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. Project # 1003885
07DRB-00523 Minor-Prelim&Final Plat Approval
07DRB-00525 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, BELL TRADING POST HOMES (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15TH St NW and 16TH St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

16. Project # 1004228
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] *[Defer from 05/02/07]* (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

17. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION,** zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). *[Defer from 05/02/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**

18. **Project # 1005528**
07DRB-00536 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS,** zoned R-1 located on UTE RD NW between 47TH ST NW and 50TH ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

19. **Project # 1000337**
07DRB-00526 Minor-Sketch Plat or Plan

DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1,** zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005437 **AGENDA ITEM NO: 17**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 5-16-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 2, 2007

0

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 2, 2007
DRB Comments

ITEM # 17

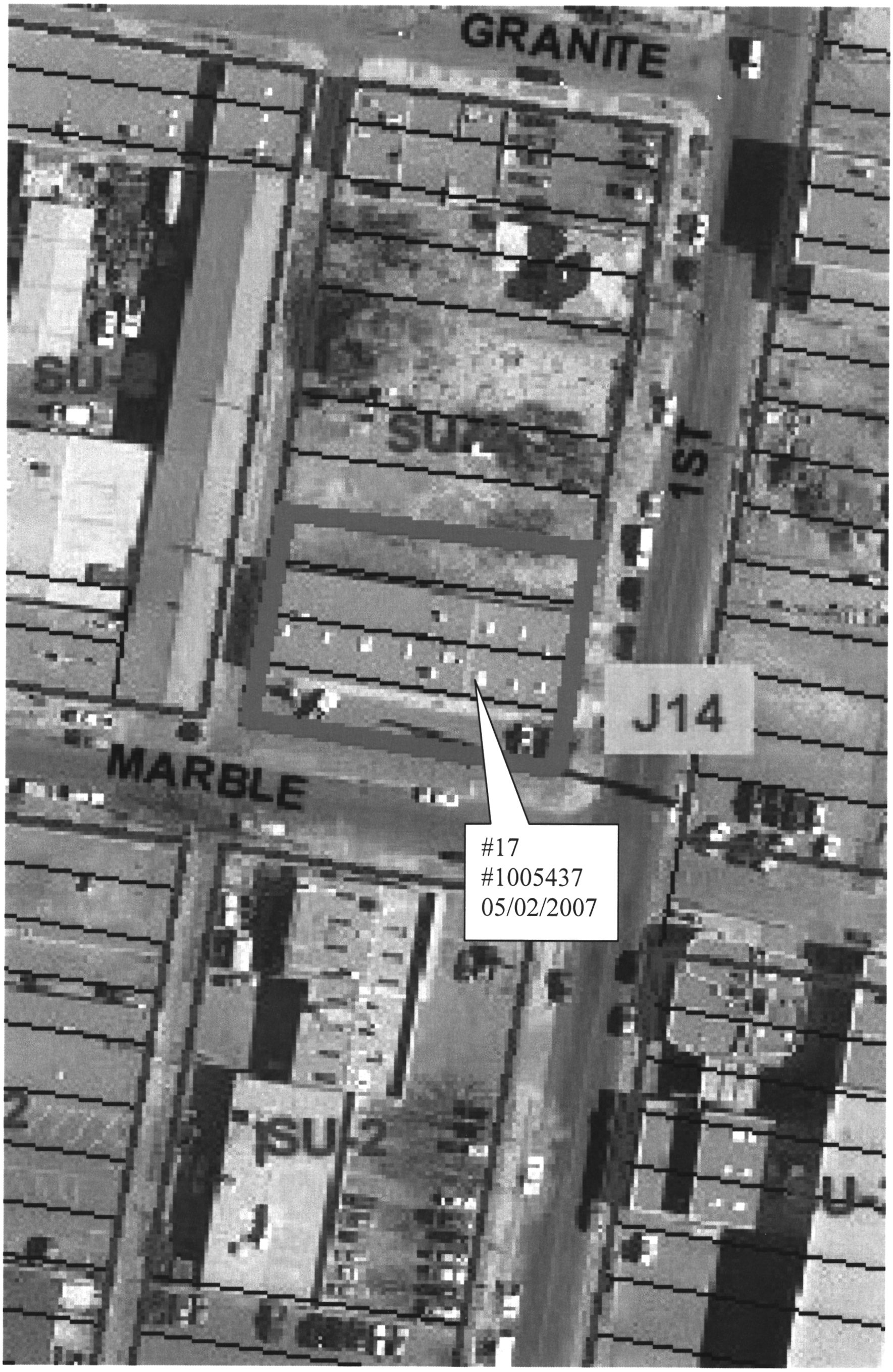
PROJECT # 1005437 APPLICATION # 07-00531

RE: Lots 9-12, Northern Addition/p&f

A Site Development Plan for Building Permit is required prior to Planning approving the platting action request.

Andrew Garcia

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


GRANITE
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#17
#1005437
05/02/2007
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005437 **AGENDA ITEM NO: 6 & 15**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 16, 2007

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005437 **AGENDA ITEM NO: 17**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 5-16-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 2, 2007

0

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 9, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order:
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:40 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002591**
   07DRB-00464 Major-One Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX**, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22) **A ONE YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. Project # 1002642
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00556 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS AT 98TH ST AND TOWER RD, CROSS ACCESS EASEMENTS AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. Project # 1004361
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES,** zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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4. Project # 1005354
07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

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

5. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

6. **Project # 1004997**
07DRB-00557 Minor-SiteDev Plan BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for 98TH TOWER JACK LLC request(s) the above action(s) for all or any portion of Lot(s) B-1-A, **TOWER WEST SUBDIVISION,** zoned SU-1 for C-1 and R-2 uses, located on TOWER RD SW between 98TH ST SW and 97TH ST SW containing approximately 2 acre(s). [REF: 06EPC00952, 06EPC00953, 07EPC00105] **[Catalina Lehner, EPC Case Planner]** (L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE CITY STANDARD WORK DRAWING NUMBERS, A WIDER CROSS ACCESS SIMILAR TO THE PLAT AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

7. **Project # 1004772**
07DRB-00560 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). *[Deferred from 05/09/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.**

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

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK,** zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07] [Deferred from 5/09/07]* (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

07DRB-00364 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK,** zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07] [Deferred from 5/09/07]* (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

9. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION,** zoned SU-1 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] **[Stephanie Shumsky, EPC Planner]** *[Def.11/22/06,1/24/07 & 2/7/07]* (K-15 & K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, ADDITIONAL SANITARY SEWER EASEMENTS ALONG THE ALLEY (5-FEET) AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES.**

07DRB-00555 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or any portion of Lot(s)16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION,** zoned SU-2 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: 06DRB01632] (K-15 & K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER AND SEWER EASEMENT AND TO PLANNING FOR APS LANGUAGE, AGIS DXF FILE AND TO RECORD.**

10. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Defered from 05/02/07 & 5/09/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

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

11. Project # 1005349
07DRB-00511 Minor-Prelim&Final Plat Approval

ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION,** zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] *[Indef deferred 4/25/07]* (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OPENING NEW ACCOUNTS, TAPPING PERMITS AND SIDEWALK CONSTRUCTION AND TO PLANNING FOR AGIS DXF FILE, CROSS ACCESS EASEMENT AND TO RECORD.**

12. Project # 1004617
07DRB-00542 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY agent(s) for TONY & MYRA GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 100, Block(s) A, **LA VICTORIA,** zoned C-2 located on BLUEWATER NW between YUCCA NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06DRB00721] *[Final plat indef deferred form 5/09/07]* (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/17/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROOF THAT THE CONDITIONAL USE WAS REINSTATED FOR THE PROPERTY. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. Project # 1003128
07DRB-00514 Minor-Prelim&Final Plat Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2 for C-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s).*[Indef deferred 4/25/07]*(C-18)
THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING

FOR AGIS DXF FILE, ZONING DESIGNATION ON THE PLAT AND TO RECORD.

14. **Project # 1000365**
07DRB-00073 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07 & 5/09/07]* (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

15. **Project # 1004228**
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] *[Defer from 05/02/07]* (F-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

16. **Project # 1005536**
07DRB-00553 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or any portion of Lot(s) 57-58-59, ROSSITER ADDITION (to be known as **BACA TOWNHOMES SUBDIVISION**) zoned R-2 located on 12TH ST NW between GRIEGOS RD NW and CANDELARIA BLVD NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005537**
07DRB-00554 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for the NE ¼, NW ¼, SEC 8, 11N 2E, (to be known as **VENTANA OESTE**) zoned A-1 located on DEL OESTE RD NW between CORN MOUNTAIN PLACE NW and COYOTE CANYON PLACE NW containing approximately 40 acre(s).(B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005538**
07DRB-00558 Minor-Sketch Plat or Plan

URS agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A-1 thru 4-A-4, **MESA DEL SOL**, zoned SU-2 Planned Community, located on UNIVERSITY BLVD SE between SOLAR MESA SE and MESA DEL SOL BLVD SE containing approximately 33 acre(s). [REF: 06DRB01612] (R-15/S-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005539**
07DRB-00561 Minor-Sketch Plat or Plan

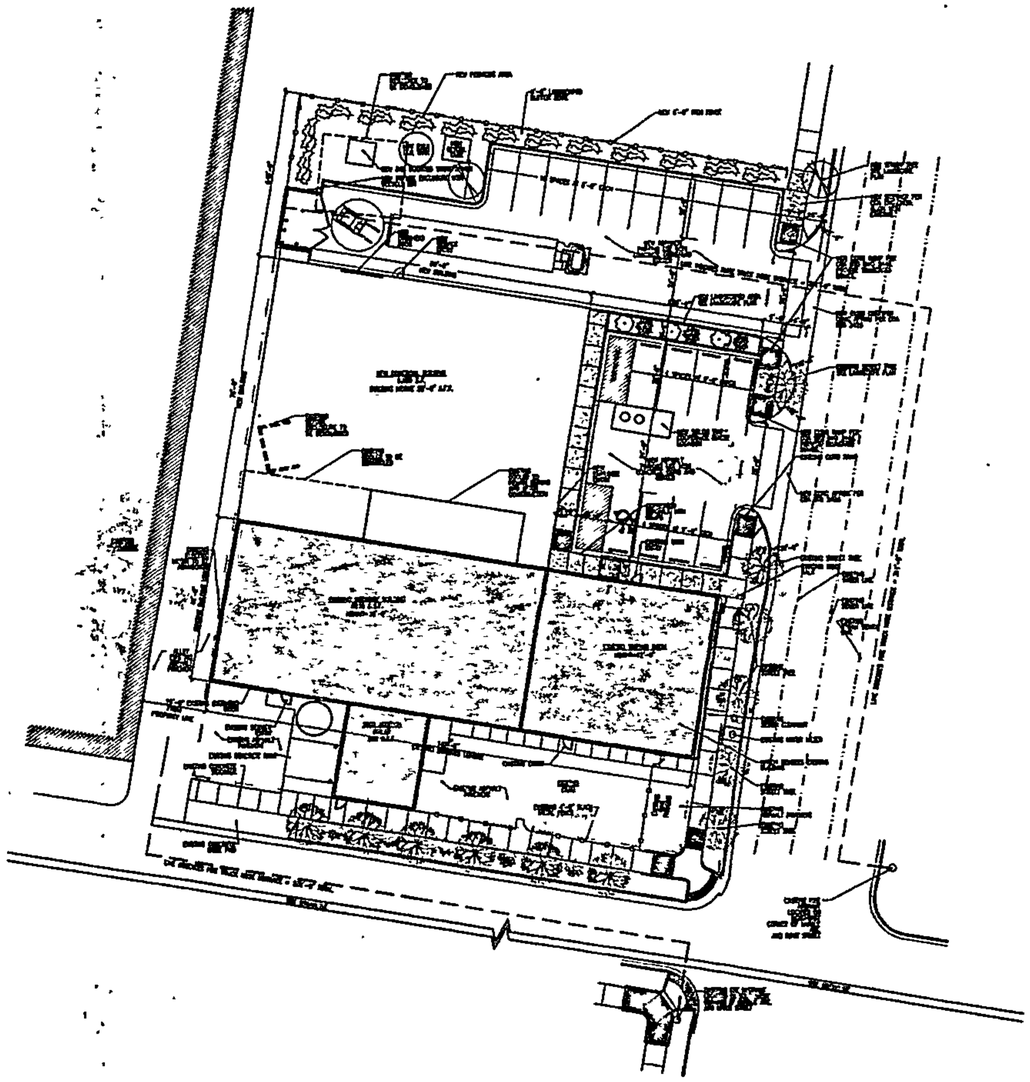
WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 - SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). (C-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005540**
07DRB-00562 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3,** zoned SU-2 – SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 1000922] (C-11/D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for May 2, 2007. **THE DRB MINUTES FOR MAY 2, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.



A1 OVERALL SITE PLAN, MARBLE BREWERY NEW BUILDING ADDITION
1"=20'

PLAN NORTH TRUE NORTH

SITE CALCULATIONS

OFF STREET PARKING REQUIREMENTS
PER MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND
MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLAN

RETAIL-FOOD AND DRINK	0	2486 GSF	0
WAREHOUSE	1/2000	5532 GSF	3
MANUFACTURING	1/1000	6520 GSF	7
SUBTOTAL			10

10% REDUCTION (300' FROM BUS ROUTE) <1>

REDUCTION OF 1/2 OF EXISTING ON STREET PK <1>

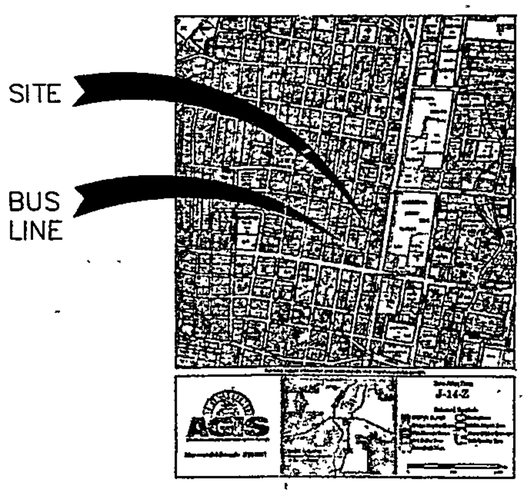
TOTAL SPACES REQUIRED	8
TOTAL SPACES PROVIDED	18
ADA PARKING REQUIRED	1 PER 25 PK
ADA PARKING PROVIDED	1
MOTORCYCLE PARKING REQUIRED	1 PER 25 PK
MOTORCYCLE PARKING PROVIDED	1
BICYCLE PARKING REQUIRED	1 PER 20
BICYCLE PARKING PROVIDED	8

LANDSCAPE BUFFER — 6' WIDE BETWEEN ADJACENT RESIDENTIAL PROVIDED 6' WIDE IRRIGATED LANDSCAPE STRIP

SCREEN — 6' HIGH SCREEN BETWEEN PARKING AND ADJACENT RESIDENTIAL PROVIDED 6' HIGH WOOD FENCE

LANDSCAPE REQUIREMENTS
PER MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND
MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLAN

STREET TREES — REQUIRED AND PROVIDED ALONG FIRST STREET



C5 VICINITY PLAN
N.T.S.

PLAN NORTH

PROJECT NUMBER: 10005437
APPLICATION NUMBER: 10-70158

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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 Engineer, Transportation Division	06-29-11 Date
Water Utility Development	06/29/11 Date
Parks & Recreation Department	6/29/11 Date
City Engineer	6-29-11 Date
City Metropolitan Redevelopment Agency	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	8-9-11 Date

* Environmental Health, if necessary

ARIA

ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

MARBLE BREWERY NEW BUILDING ADDITION
111 MARBLE
ALBUQUERQUE, NM

Architect/Engineer
STATE OF NEW MEXICO
KATHLEEN KESS LOUDERMILK
No. 3740
REGISTERED ARCHITECT
6/21/2011

ARIA SUBMITTAL 6/30/2011

MARK	DATE	DESCRIPTION
2	6/29/11	DRB COMMENTS
1	6/21/11	DRB COMMENTS

ISSUE:	DRB SUBMITTAL
PROJECT NO:	1001
CAD DWG FILE:	1001-AS101
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE:	6/1/11

SHEET TITLE
SITE PLAN

AS101

4/30/2007

#1 RECEIVED CONDITIONAL USE (07 ZHE - 00321) 2007
FOR LOT 12 BLOCK 5.

MINOR PLAT ACTION - COMBINED LOT 12, 11, 10, 9 = 5/18/2007
1 LOT (9-A)

SDBP APP'D BY DRB · THAT 5/28/2007
ADDED PATIO (SOUTH SIDE), PARKING (SUPPOSED
TO THE NORTH · + COOLING UNITS

~~AA 200~~ AA$ - SDP FOR BP ~~3/14/2008~~ DRB
ADD STAGE, EXPAND SEATING IN PATIO, 7/2008
ADD LANDSCAPING, SILO. 4/2009
7/2009

SDBP · TO APP NEW STORAGE ~~3/2010~~ & 2/2010
BLDG TO S. SIDE · 6/2011

SKETCH PLAT 12/2010
TO ADD 8,7,5·A · (TOTAL AREA
OF MARBLE
.6474 AC.

CONDITIONAL USE · 6/20/2011
14·16·2·17 (B)

(A)

ACCESSORY → SMALLER THAN PRINCIPLE.

COVER ADD'L ~~SF~~ (SEATING)

I
SF
$ SALES

> TAP ROOM TO
51% OF TOTAL
+ NEW CONDITIONAL USE SF
OR
ZONE CHANGE.
SU·1.

(FEB) ADC (DEC)

MAPLE
BREWERY

#1

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

MARBLE BREWERY, INC. request(s) a special exception to Section 14. 16. 2. 17. (B). (18).: a **CONDITIONAL USE** to allow for the proposed manufacturing of beer in kegs and bottles for [redacted] on all or a portion of Lot(s) 12, Block(s) 5, Northern Addition, zoned SU-2 and located at **111 MARBLE AVE NW** (J-14)

Special Exception No: ..... **07ZHE - 00321**
Project No: **1005437**
Hearing Date: 04-17-07
Closing of Public Record: 04-17-07
Date of Decision: **04-30-07**

STATEMENT OF FACTS: The applicant, Marble Brewery, Inc., requests a conditional use to allow for the proposed manufacturing of beer for wholesale in kegs and bottles. Mr. Jeff Jinnett, one of the officers of the company, testified at the hearing that the proposed use will not cause injury to the neighborhood, adjacent properties, or the community, nor will it be damaged by surrounding structures or activities. He further testified that his company proposes to occupy an existing vacant warehouse on the property and upgrade it for beer manufacturing. The company also intends to have a tasting room on site. The proposed hours of operation will be 8:00 AM to 5:00 PM seven days a week depending on the demand. The applicant indicated that there will be no exhaust or fumes emitted from the proposed brewery, and that the operation will be non-intrusive due to being situated in an industrial area. The applicant stated that they plan to fully comply with landscaping, lighting, signage, and noise abatement regulations. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

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

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on May 15, 2007 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the Zoning Hearing Examiner's decision letter. Appeals

are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

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

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

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

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

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
Jeff Jinnett, 4056 Cerrillos Rd, Ste F-6, Santa Fe, NM 87507

To: The City of Albuquerque, Zoning Department
From: Marble Brewery
Subject: Application for Conditional Use
Date: 3/12/07

This letter, along with the attached site plan and application are a request for a conditional use to operate a retail business within a manufacturing business. The Marble Brewery will be located at:
111 Marble Ave. NW
Albuquerque, NM 87102
The brewery's primary business will be to produce (manufacture) beer in both kegs and bottles for wholesale distribution. The brewery will also include a tasting room for retail beer sales for both on and off premise consumption. Per regulation, we do not intend to sell any single container of 16 ounces or less for off premise consumption.

Thank You.

Jeff Jinnett
505-690-0997

CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JEFF JINNETT (RYAN STAUDHAMMER, AGENT) request(s) a special exception to Section P. 79 IV. A. 2. and 14-16-2-17(B)(11): a CONDITIONAL USE to alllow for existing outdoor activity (musical entertainment) at the Marble Brewery outdoor patio in a SU-2/C zone on all or a portion of Lot(s) 9A, Block(s) 5, NORTHERN ADDN zoned SU-2, located at 111 MARBLE AVE NW (J-14)

Special Exception No:..... **09ZHE-80369**
Project No: ..... **Project# 1008038**
Hearing Date: 11-17-09
Closing of Public Record: 11-17-09
Date of Decision: 11-30-09

STATEMENT OF FACTS: The applicant, Jeff Jinnett, requests a conditional use to allow for existing outdoor activity (musical entertainment) at the Marble Brewery outdoor patio in an SU-2/C zone. Ryan Staudhammer, agent for the applicant, testified if approved they will have live music outdoors on their bandstand. Days and hours of such activity will be Thursday through Saturday from 8:00 p.m. to 11:30 p.m. He indicated that there is sufficient off-street parking. They will comply with all lighting and noise ordinances. Mr. Staudhammer was advised that if this request were approved that a condition would be placed on the approval stating that if this business were to be sold; the approval would not apply to any new owners. There are several letters of support noted in the file. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

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

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved with conditions.

CONDITION:

1. This approval will be immediately vacated if this business is sold.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on December 15, 2009 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

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

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

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

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

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Jeff Jinnett, 4056 Cerrillos Road, Suite F6, 87507
Ryan Staudhammer, 111 Marble Avenue NW, 87102

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

ADMINISTRATIVE AMENDMENT

Category Code 940
2014 010 029

04/09/2014 Issued By: E08375 233232

Application Number: 14AA-10029 Amndt Site Development Plan - Bld Prmt

Address:

Location Description: CORNER OF 1ST AND MARBLE

Project Number: 1005437

Applicant
DANIEL PUZAK

21 BROKERAGE ST
EDGEWOOD NM 87015
5055062314

Agent / Contact
DANIEL PUZAK

21 BROKERAGE ST
EDGEWOOD NM 87015
5055062314

Application Fees

APN Fee	
Conflict Mgmt Fee	
AA Actions	**$45.00**
TOTAL:	**$45.00**

City of Albuquerque Treasury
Date=4/9/2014 Office=ANNEX
Stat ID=WS000007 Cashier=TRSDLF
Batch= 3491 Trans #=23
Permit= 2014010029
Receipt Num 00191449
Payment Total=$45.00
0905 AA Actions $45.00
VISA Tendered = $45.00

Andrea Santana

From: Gaulden, Tim H. [tgaulden@cabq.gov]
Sent: Wednesday, June 22, 2011 9:03 AM
To: andrea@thesurveyoffice.com
Subject: PROJECT #1005437

The DXF file for project number 1005437 (Northern Addition) has been approved.

Tim Gaulden
GIS Coordinator
(505) 924-3805

Albuquerque Geographic Information System

5437

DXF Electronic Approval Form

DRB Project Case #: 1005437

Subdivision Name: NORTHERN ADDITION BLOCK 5 LOT 7-A

Surveyor: ANTHONY L HARRIS

Contact Person: ANDREA SANTANA

Contact Information: 998-0303

DXF Received: 6/22/2011 Hard Copy Received: 6/22/2011

Coordinate System: NMSP Grid (NAD 83)

Approved

6-22-11

Date

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

AGIS Use Only

Copied fc **5437** to agiscov on **6/22/2011** Contact person notified on **6/22/2011**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/07/2011 Issued By: E08375 111705

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 158** **Category Code 910**

Application Number: **11DRB-70158**, Amended Sdp For Bp

Address:

Location Description: MARBLE BETWEEN 1ST AND 2ND

Project Number: 1005437

Applicant
JEFF JINNETT, PRESIDENT MARBLE

4056 CERILLOS RD
SANTA FE NM 87504
505-690-0997

Agent / Contact
Aria Architecture
Daniel Puzak
227 Jefferson St Ne
Albuquerque NM 87108
506-2314

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

6/7/2011 10:45AM LOC: ANNX
WS# 006 TRANS# 0008
RECEIPT# 00134230-00134230
PERMIT# 2011070158 TRSSVC
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
VI $70.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/21/2011 Issued By: BLDAVM 113239

Category Code 910
2011 070 169

Application Number: **11DRB-70169**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 1ST ST BETWEEN MARBLE AND GRANITE

Project Number: 1005437

Applicant
MARBLE AVE PROPERTIES, LLC

60 EAST SAN FRANCISCO ST, SUITE 313
SANTA FE NM 87501
424-1882

Agent / Contact
The Survey Office

333 Lomas Blvd Ne
Albuquerque NM 87114
998-0303

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$215.00**
	TOTAL:	**$235.00**

City Of Albuquerque
Treasury Division

6/21/2011 12:13PM LOC: ANNX
WS# 010 TRANS# 0003
RECEIPT# 00302144-00302144
PERMIT# 2011070169 TRSCCS
Trans Amt $235.00
Conflict Manag. Fee $20.00
DRB Actions $215.00
CK $235.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/04/2010 Issued By: E08375 67461

Permit Number: **2010 070 042** **Category Code 910**

Application Number: 10DRB-70042, Major - Amended Sdp Bp/Subd

Address:

Location Description: MARBLE AVE SW BETWEEN 1ST NW AND 2ND ST NW

Project Number: 1005437

Applicant
Marble Brewery

111 Marble Ave Nw
Albuquerque NM 87102
243-2739

Agent / Contact
Marble Brewery

111 Marble Ave Nw
Albuquerque NM 87102
243-2739

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$65.00**

City Of Albuquerque
Treasury Division

2/4/2010 4:11PM LOC: ANNX
WS# 006 TRANS# 0054
RECEIPT# 00115629-00115629
PERMIT# 2010070042 TRSGXG
Trans Amt $65.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
VI $65.00
CHANGE $0.00

Thank You

DRB CASE ACTION LOG
(Preliminary/Final)

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

DRB Application No.: 11DRB-70169 Project # 1005437
Project Name: Northern Addn.
Agent: ARIA ARCHITECTURE & The Survey Office Phone No.:

Your request was approved on 5-29-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION:** resolve site lines & ROW

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):**

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

DRB CASE ACTION LOG

~~(Preliminary/Final)~~ (Site Plan- Building Permit)

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

DRB Application No.: 17DRB-70158 Project # 1005437

Project Name: Northern Addn

Agent: Aria Architecture & The Survey Oc. Phone No.:

Your request was approved on 5-29-17 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION**: address comments

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

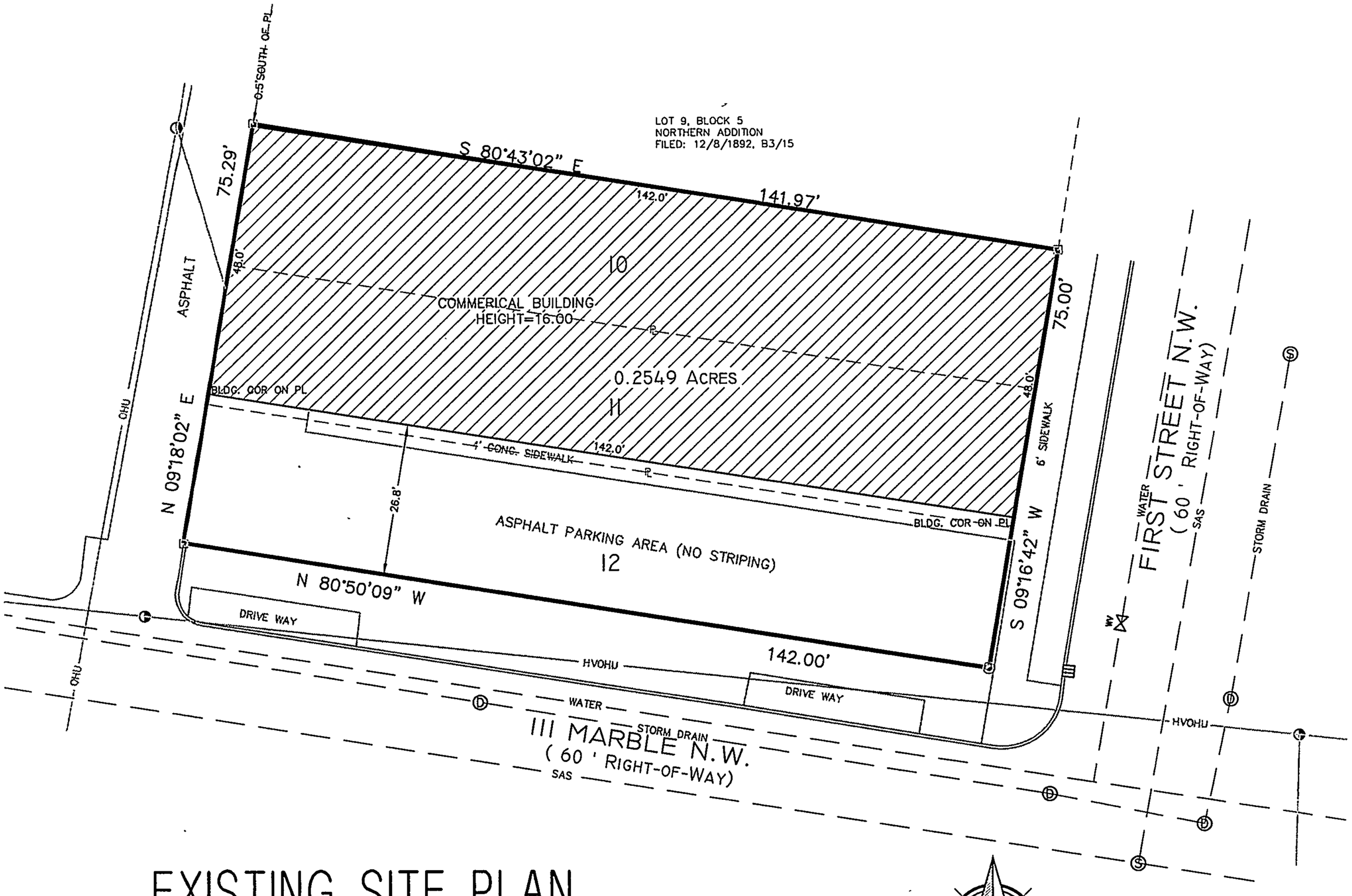
☐ **PARKS / CIP**:

☑ **PLANNING (Last to sign)**:

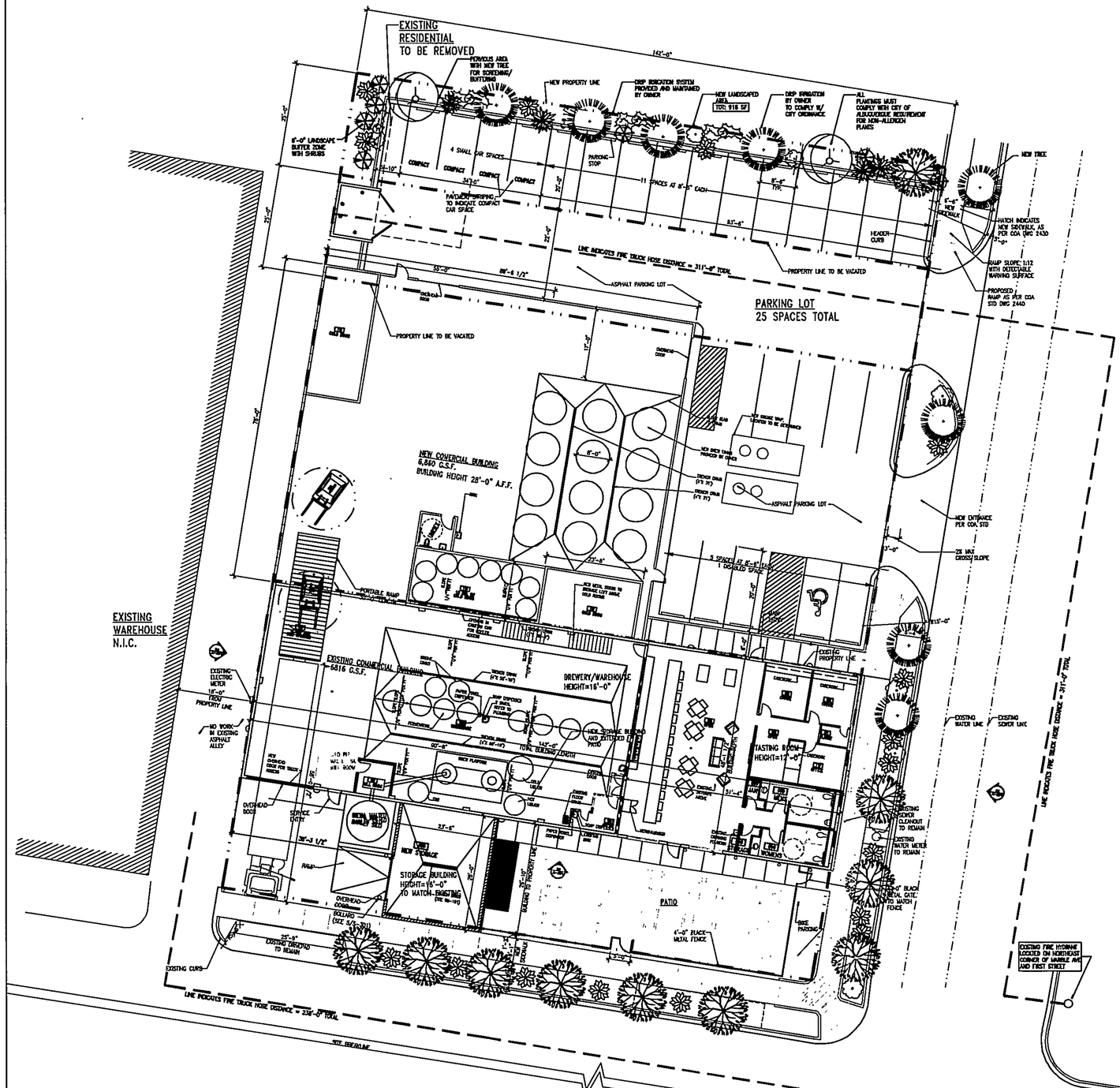
☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**



EXISTING SITE PLAN



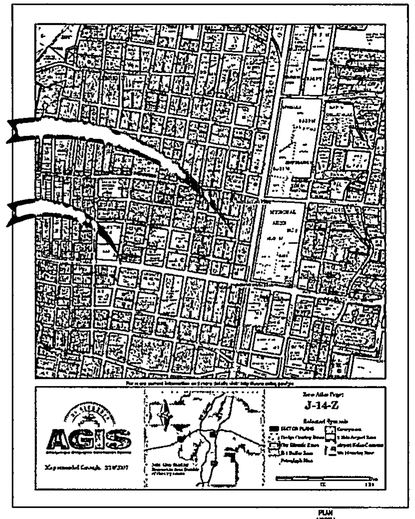
A1 OVERALL SITE PLAN, MARBLE BREWERY NEW BUILDING ADDITION
1"=10'

SITE CALCULATIONS

PARKING REQUIREMENTS

PARKING PER SECTION N.7 OF THE McCLELAND PARK SECTOR PLAN

TOTAL SPACES -->	26 SPACES
TOTAL SPACES WITH 10% REDUCTION -->	23 SPACES
TOTAL SPACES PROVIDED -->	28 SPACES
HC REQUIRED -->	1 SPACE
HC PROVIDED -->	1 SPACE
MOTORCYCLE REQUIRED -->	1 SPACE
MOTORCYCLE PROVIDED -->	1 SPACE



D5 VICINITY PLAN
N.T.S.

ARIA
ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

OWNER

MARBLE BREWERY NEW BUILDING ADDITION
111 MARBLE
ALBUQUERQUE, NM

Architect Engineer

STATE OF NEW MEXICO
KATHLEEN K. LOUDERMILK
No. 003740
REGISTERED ARCHITECT

CONSULTANT/ENGINEER

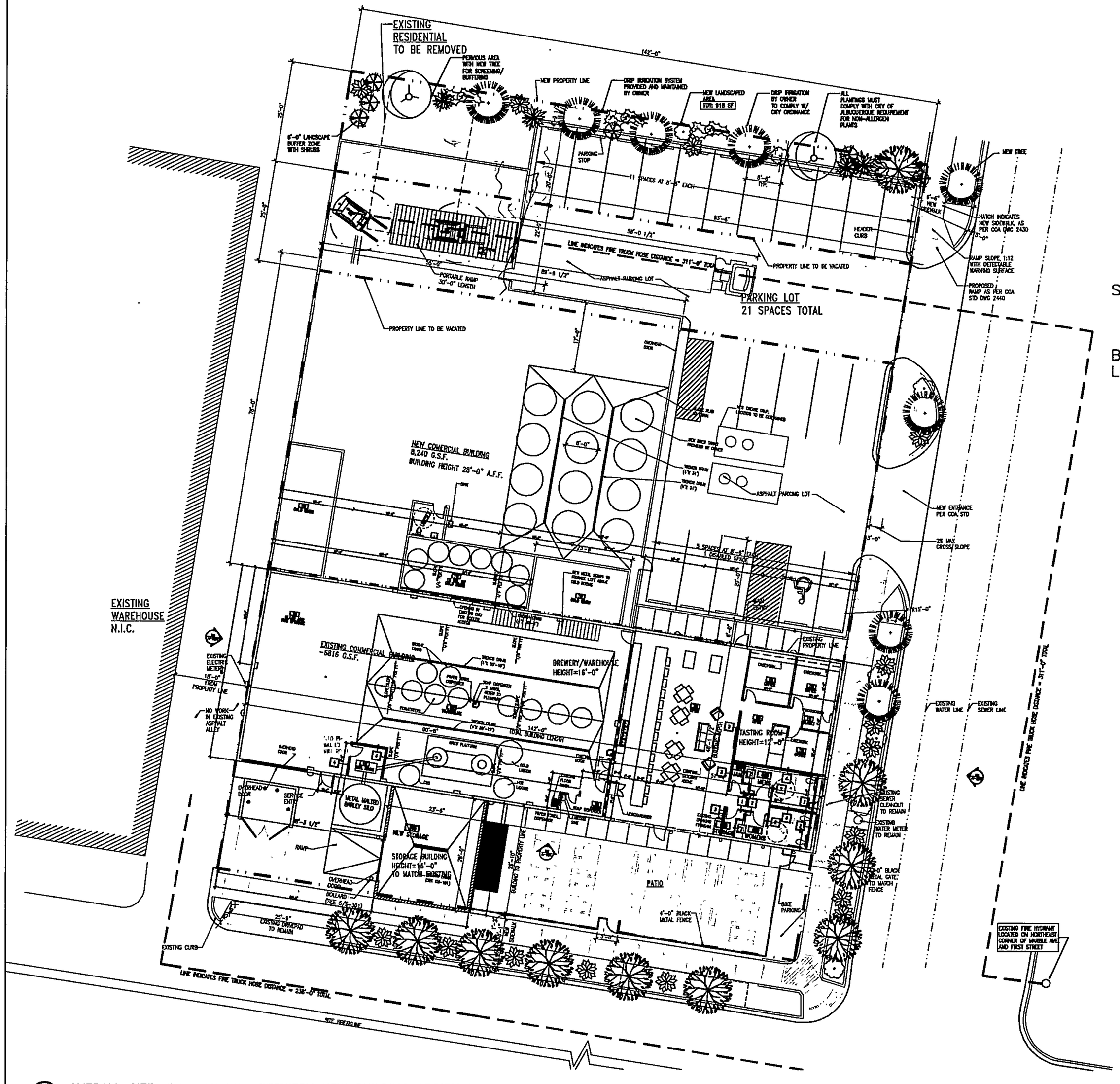
MARK	DATE	DESCRIPTION
ISSUE:		SKETCH PLAT REVIEW
PROJECT NO:		0110
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		12/21/10

SHEET TITLE

SITE PLAN

2

AS-101



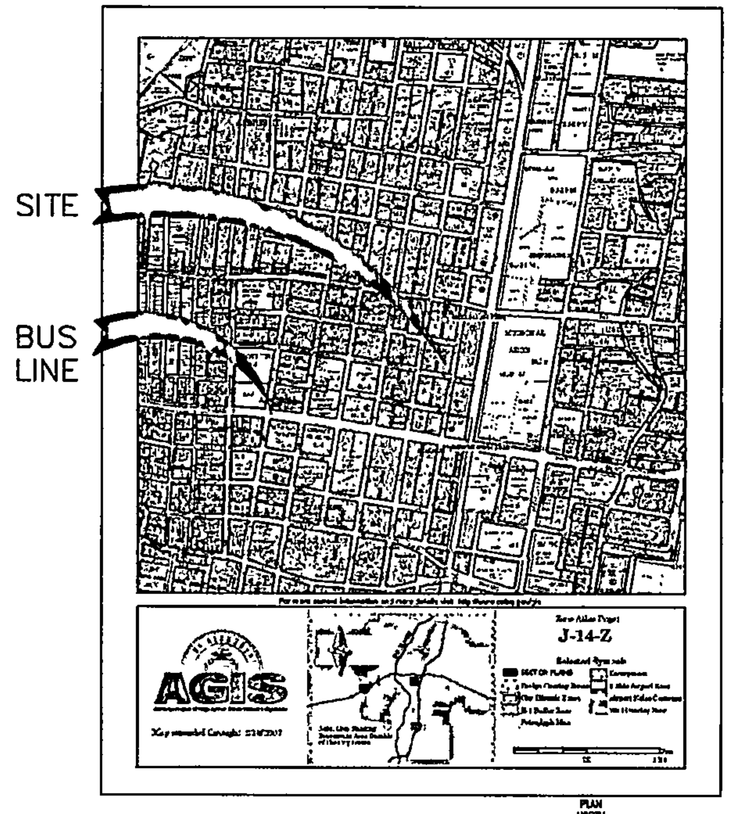
A1 OVERALL SITE PLAN, MARBLE BREWERY NEW BUILDING ADDITION
1"=10'

SITE CALCULATIONS

PARKING REQUIREMENTS

PARKING PER SECTION IV.7 OF THE MCCLELLAND PARK SECTOR PLAN

TOTAL SPACES —>	26 SPACES
TOTAL SPACES WITH 10% REDUCTION —>	23 SPACES
TOTAL SPACES PROVIDED —>	28 SPACES
HC REQUIRED —>	1 SPACE
HC PROVIDED —>	1 SPACE
MOTORCYCLE REQUIRED —>	1 SPACE
MOTORCYCLE PROVIDED —>	1 SPACE



D5 VICINITY PLAN
N.T.S.

ARIA
ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE |505 506 2314|505 573 1583

OWNER

MARBLE BREWERY NEW BUILDING ADDITION
111 MARBLE
ALBUQUERQUE, NM

Architect Engineer

STATE OF NEW MEXICO
KATHLEEN K. LOUDERMILK
No. 003740
REGISTERED ARCHITECT

CONSULTANT/ENGINEER

MARK	DATE	DESCRIPTION
ISSUE:		SKETCH PLAT REVIEW
PROJECT NO:		0110
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		12/21/10

SHEET TITLE
SITE PLAN OPTION 3

3

AS-101

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ County Submittal
- ___ EPC Submittal

- ___ Zone Map Amendment (Establish or Change Zoning)

P
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): The Survey Office PHONE: 998.0303
ADDRESS: 333 Lomas Blvd NE FAX: 998.0305
CITY: ABQ STATE NM ZIP 87114 E-MAIL: andrea@thesurveyoffice.com

APPLICANT: Marble Avenue Properties, LLC PHONE: 424.1882
ADDRESS: 60 East San Francisco St, Suite 313 FAX:
CITY: Santa Fe STATE NM ZIP 87501 E-MAIL: leffjinnett@marblebrewery.com
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: Eliminate lot lines between four existing lots Creating one lot.

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

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

Lot or Tract No. 5A, 7, 8, 9-A Block: 5 Unit: N/A
Subdiv/Addn/TBKA: Northern Addition
Existing Zoning: SU-2 Proposed zoning: SU-2 (same) MRGCD Map No N/A
Zone Atlas page(s): J-14-Z UPC Code: 101405831720743504
101405831520143505
101405831419543503

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005437, 1008038, 1008344

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): .6518 acres
LOCATION OF PROPERTY BY STREETS: On or Near: 1st
Between: Marble and Granite

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

SIGNATURE Andrea Santana DATE 6/20/11
(Print) Andrea Santana Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers: 11DRB-70169

Action	S.F.	Fees
P&F	___	$ 215.00
CMF	___	$ 20.00
___	___	$ ___
___	___	$ ___
___	___	$ ___
		Total $ 235.00

Hearing date June 29, 2011

6-21-11
Planner signature / date

Project # 1005437

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.**

N/A 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
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A 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
N/A 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.

Andrea Santana
Applicant name (print)
Andrea Santana 6/21/11
Applicant signature / date

ALBUQUERQUE NEW MEXICO 1706

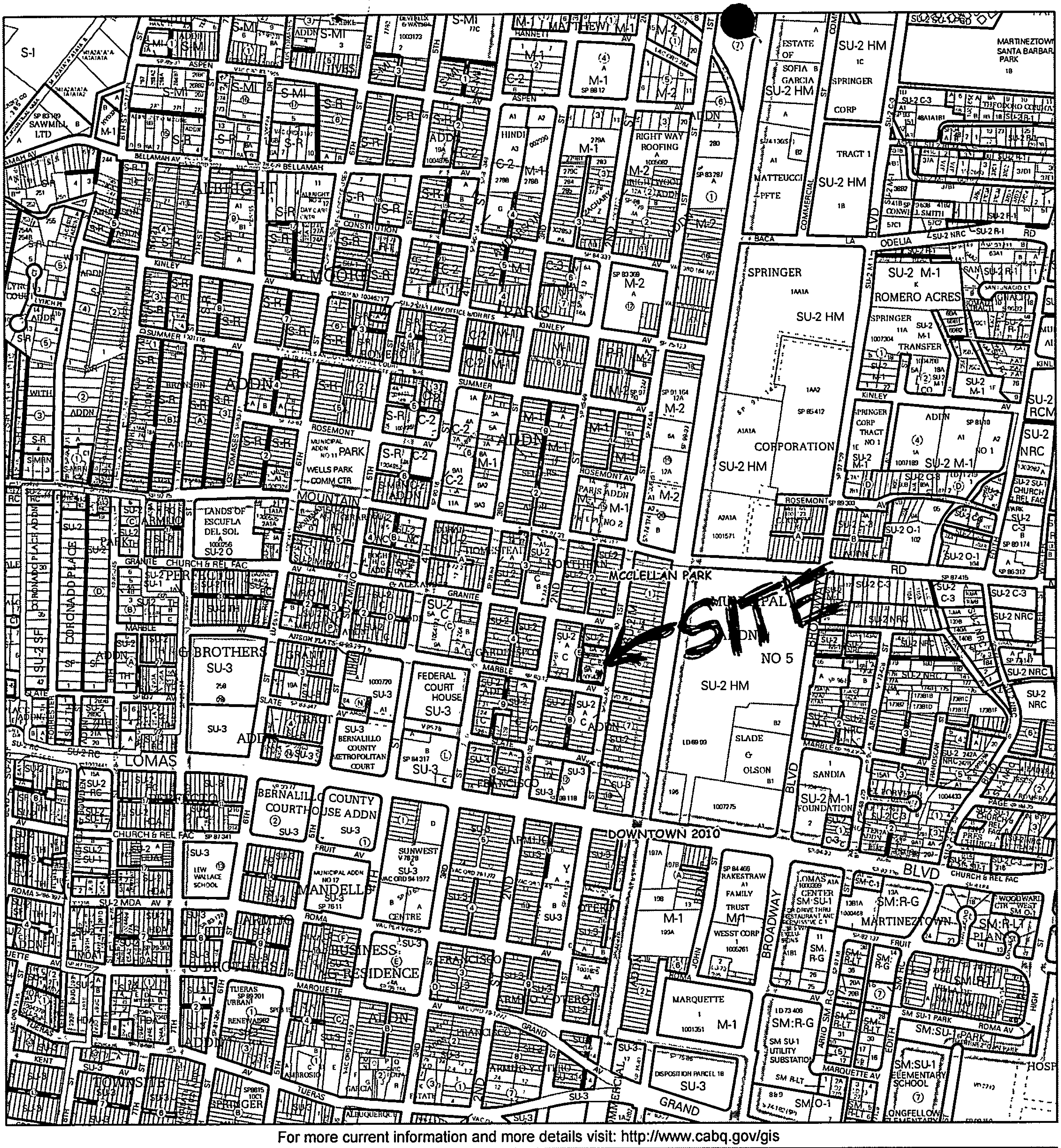
Form revised **October 2007**

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

Application case numbers
11DRB - 70169
- -
- -

6-21-11
Planner signature / date

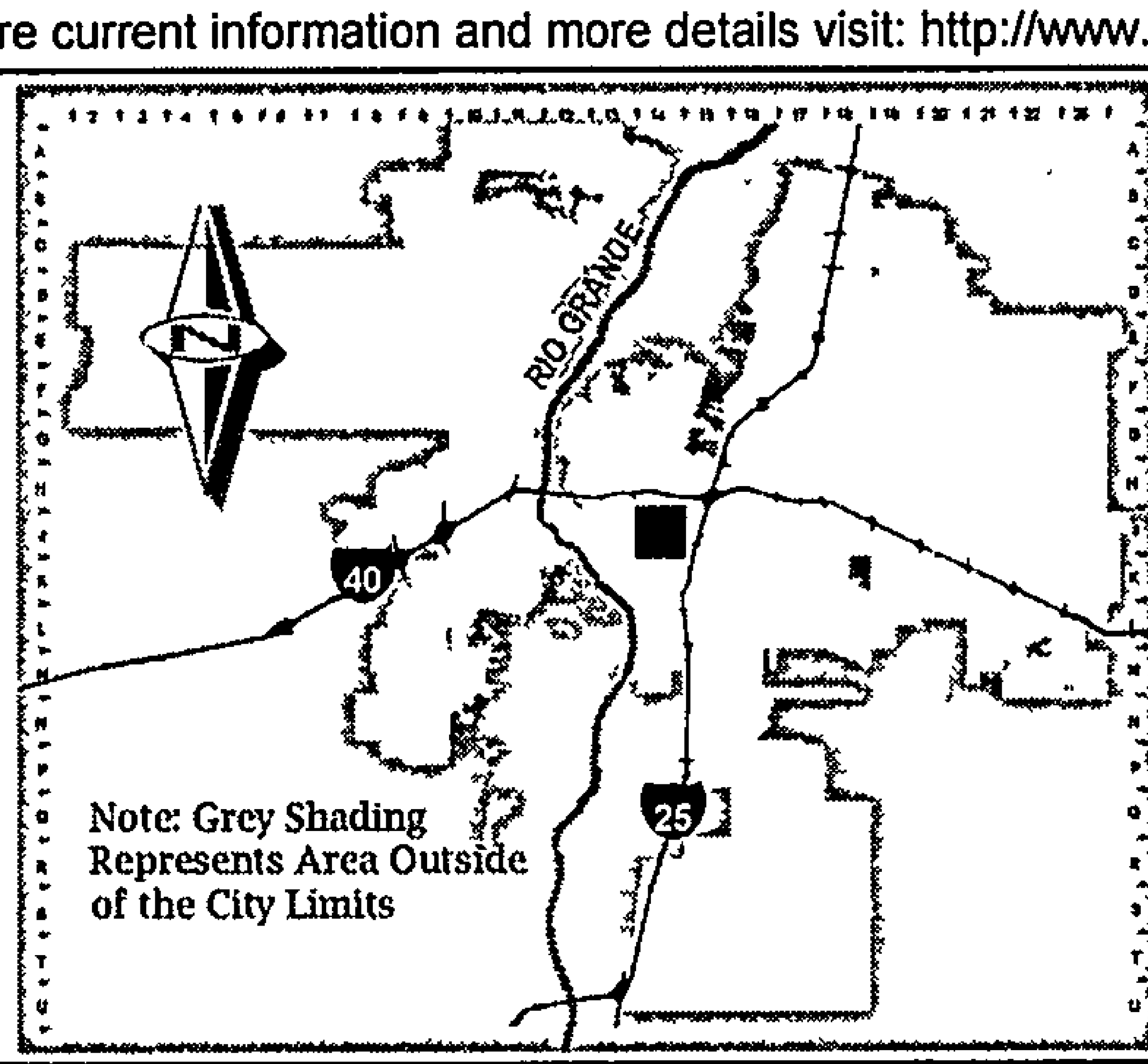
Project # 1005437



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-14-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

The Survey Office

<<333 Lomas BoulevardNE<>Albuquerque, NM 87102>>
505-998-0303 Phone 505-998-0305 Fax
WWW.THESURVEYOFFICE.COM>><<ANDREA@THESURVEYOFFICE.COM

June 20, 2011

Development Review Board Members
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87102

RE: Lots 5-A, 7, 8 & 9-A, Block 5, Northern Addition
1st Street NW
Minor Subdivision: Eliminate lot lines between four (4) existing lots creating one (1) lot.

Dear Board Members,

We are requesting on behalf of our clients a lot line elimination between four (4) existing lots creating one (1) lot in order to build on said property.

Best Regards,

Andrea Santana

6/21/2011

RE DRB PROJECT # 10005437

APPLICATION # 10-70158

(1) PROVIDE A SEPARATE LANDSCAPE PLAN

(2) RECALCULATE PARKING REQUIREMENTS

(3) MAKE DIMENSIONS & TEXT LEGIBLE ON AS101

(4) STATUS OF REPLAT - IT IS BEING SUBMITTED TODAY (6/21/2011)
THE REPLAT WAS USED TO PREPARE THE REVISED SHEET AS101 SUBMITTED HEREIN.

(5) TRUNCATED DOMES NEEDED ON CROSSWALKS WITHIN ALL PUBLIC ROW.S.

(6) ADEQUATE WIDTH OF SIDEWALK FROM PUBLIC ROW TO FRONT DOOR.

(7) DEPRESSED PAVEMENT AT AISLE FOR ADA PARKING SPACE

(8) THE OWNER HAS OMITTED THE PORTABLE LOADING RAMP

(9) ~~THE~~ SIGNATURE LINE FOR CITY METROPOLITAN REDEVELOPMENT AGENCY WAS ADDED

(10) MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLANS ARE REFERENCED FOR PARKING & LANDSCAPING + ZONING REQUIREMENTS

KATHLEEN LOUDERMILK, AIA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision
- X for Building Permit / Amended
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): DANIEL PUZAK PHONE: 506 2314

ADDRESS: ARIA ARCHITECTURE 227 JEFFERSON ST NE FAX: ———

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: daniel@ariaarchitecture.com

APPLICANT: JEFF JINNETT, PRESIDENT MARBLE ~~BREWERY~~ AVENUE PROPERTIES LLC PHONE: 505 690 0997

ADDRESS: 4056 CERRILLOS ROAD FAX: ———

CITY: SANTA FE STATE NM ZIP 87504 E-MAIL: jeffjinn@hotmail.com

Proprietary interest in site: OWNER List all owners: MARBLE AVENUE PROPERTIES LLC

DESCRIPTION OF REQUEST: AMMENDMENT OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. 5A, 7, 8 AND 9A Block: 5 Unit: ———

Subdiv/Addn/TBKA: NORTH ADDITION

Existing Zoning: SU-2 C Proposed zoning: NO CHANGE MRGCD Map No ———

Zone Atlas page(s): J-14-Z UPC Code: 5A : 1014 058 317 207 43 506

7&8 : 1014 058 315 201 43 505

9A : 1014 058 314 195 43 503

CASE HISTORY:

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

06-DRB-00559, 01-DRB-00673, 01AA-00502

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 2 No. of **proposed** lots: 1 Total area of site (acres): 0.65 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: 111 MARBLE AVENUE NW & 1013 FIRST AVE NW

Between: ——— and ———

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: DEC 22 2010

SIGNATURE ——— DATE 6/6/2011.

(Print) DANIEL PUZAK Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB-70158	ASBP	___	$ 50.00
———-———-———	CMF	___	$ 20.00
———-———-———	———	___	$ ———
———-———-———	———	___	$ ———
———-———-———	———	___	$ ———
			Total

Hearing date ~~June 15, 2011~~ June 29, 2011 $ 70.00

6-7-11
Planner signature / date

Project # 1005437

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

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

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 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) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☒ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
N/A Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule) 76.00
✓ List any original and/or related file numbers on the cover application

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

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

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

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

DANIEL POZAK
Applicant name (print)

Applicant signature / date
JUNE 6, 2011

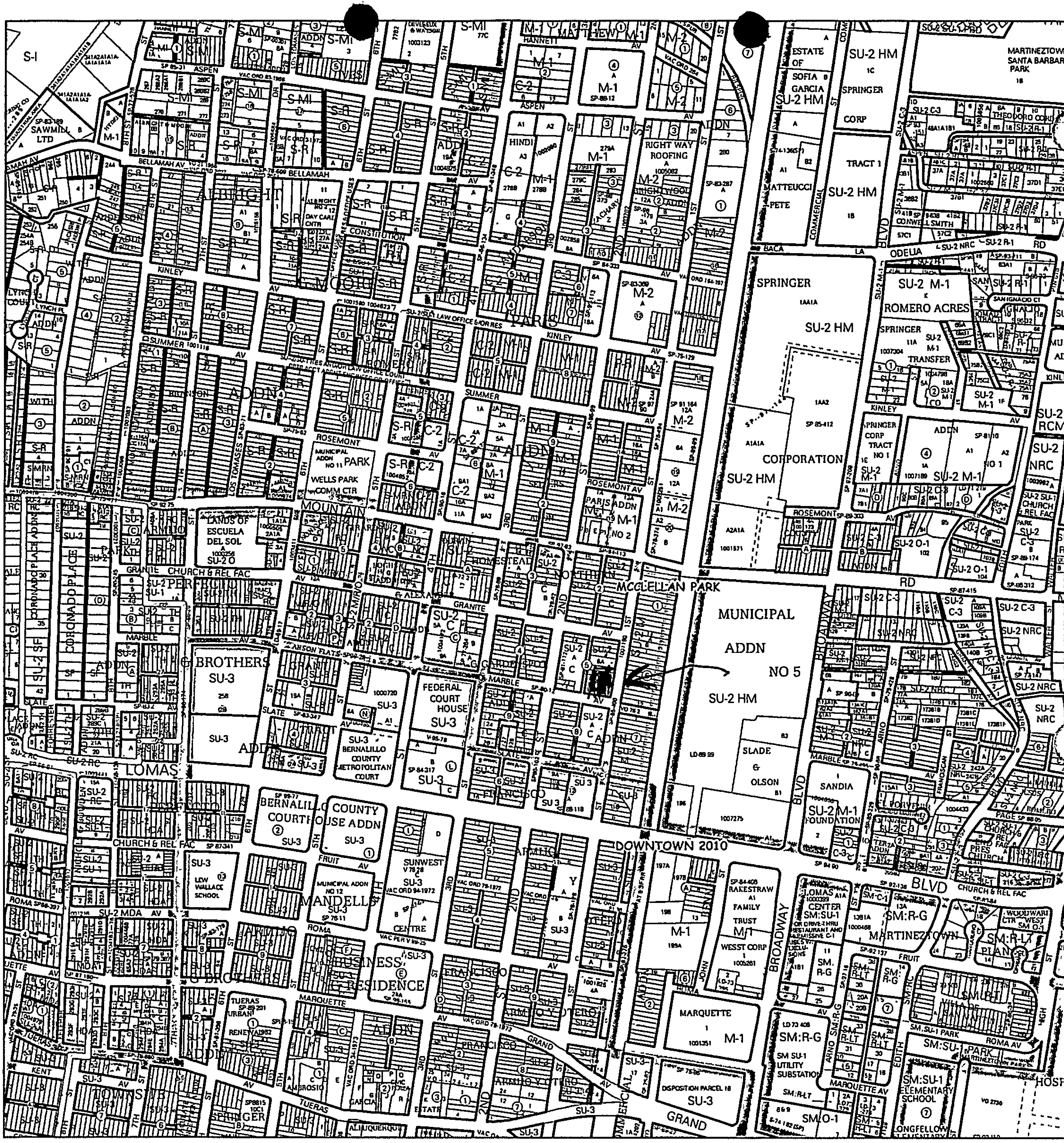
Form revised **October 2007**

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

Application case numbers
11DRB - - 70158
- -
- -

6-2-11
Planner signature / date

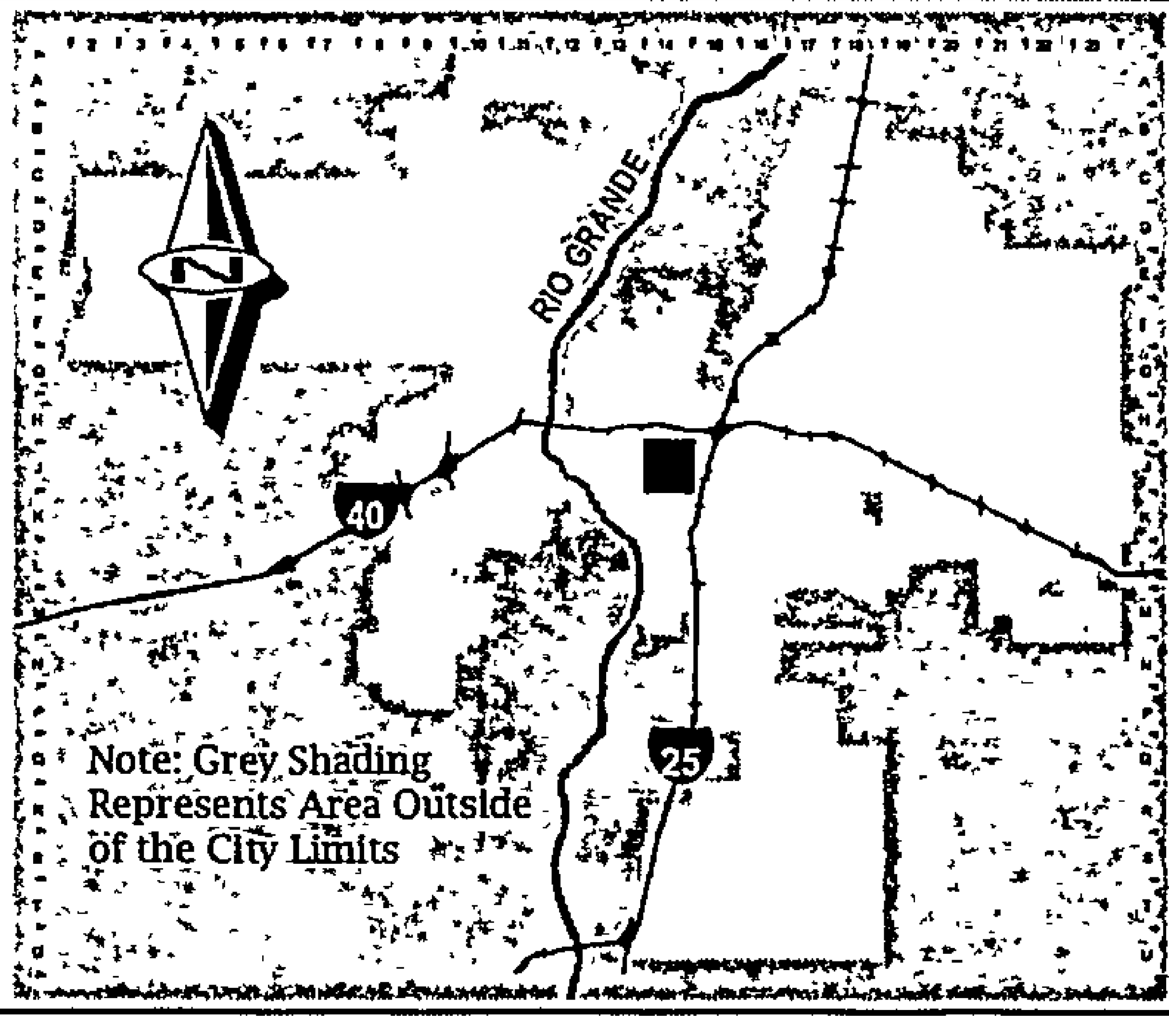
Project # 1005437



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-14-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

June 6, 2011

City of Albuquerque Planning Department
Plaza Del Sol Office Building

Re: Marble Brewery

To Whom It May Concern:

This letter serves as a brief project description for the proposed project at the northwest corner of Marble Avenue and First Street in the Maclellan Park District.

The proposed project is an addition to the existing Marble Brewery. Since opening in 2008, the brewery has brought business and patronage to the neighborhood. Marble's success is such that existing production capacity falls short of market demand necessitating expansion. The proposed project consists of a new addition to house additional fermenting tanks and product storage. The project reconfigures and expands existing parking and provides a new trash enclosure and loading area.

The project requires that a newly acquired parcel zoned as SU-2/C be combined with the existing parcel. A re-plat is currently being reviewed. If there are any additional questions please don't hesitate to contact us.

Sincerely,

Daniel Puzak, Owner
Aria Architecture, LLC
227 Jefferson Street NE
Albuquerque, NM 87018
505-506-2314

SP

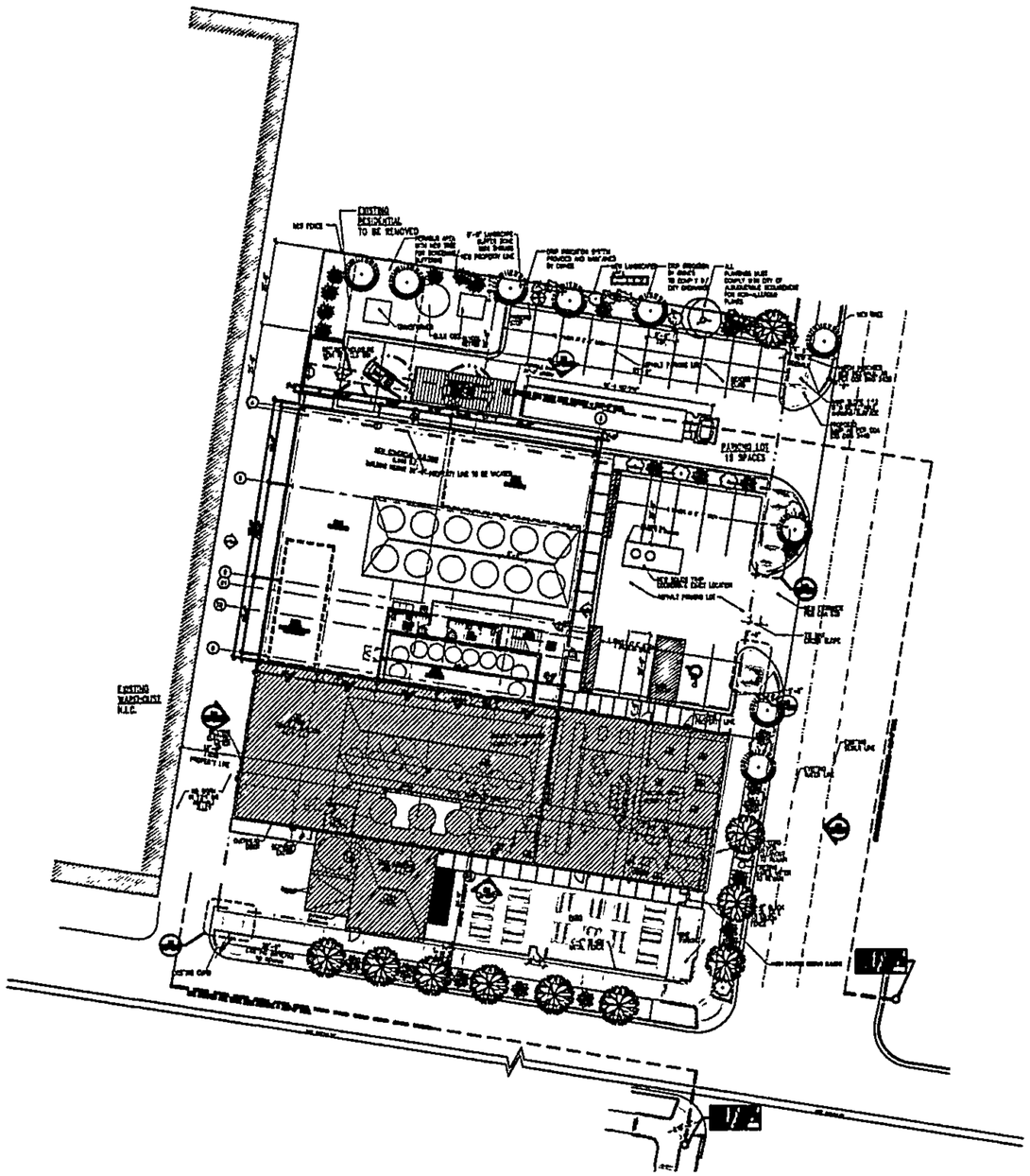
SDP BP REQUEST UTR

SITE CALCULATIONS

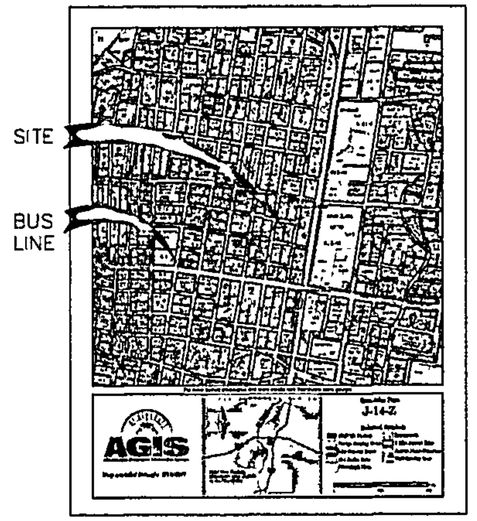
PARKING REQUIREMENTS

PARKING PER SECTION IV.7 OF
THE McCLELAND PARK SECTOR PLAN

TOTAL SPACES -->	18 SPACES
TOTAL SPACES PROVIDED -->	18 SPACES
HC REQUIRED -->	1 SPACE
HC PROVIDED -->	1 SPACE
MOTORCYCLE REQUIRED -->	1 SPACE
MOTORCYCLE PROVIDED -->	1 SPACE
BICYCLE SPACES REQUIRED	4 SPACES
BICYCLE SPACES PROVIDED	4 SPACES



A1 OVERALL SITE PLAN, MARBLE BREWERY NEW BUILDING ADDITION
1"=20'



C5 VICINITY PLAN
N.T.S.

PROJECT NUMBER: 1005437
APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ARIA

ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

MARBLE BREWERY NEW BUILDING ADDITION

111 MARBLE
ALBUQUERQUE, NM

Architect/Engineer

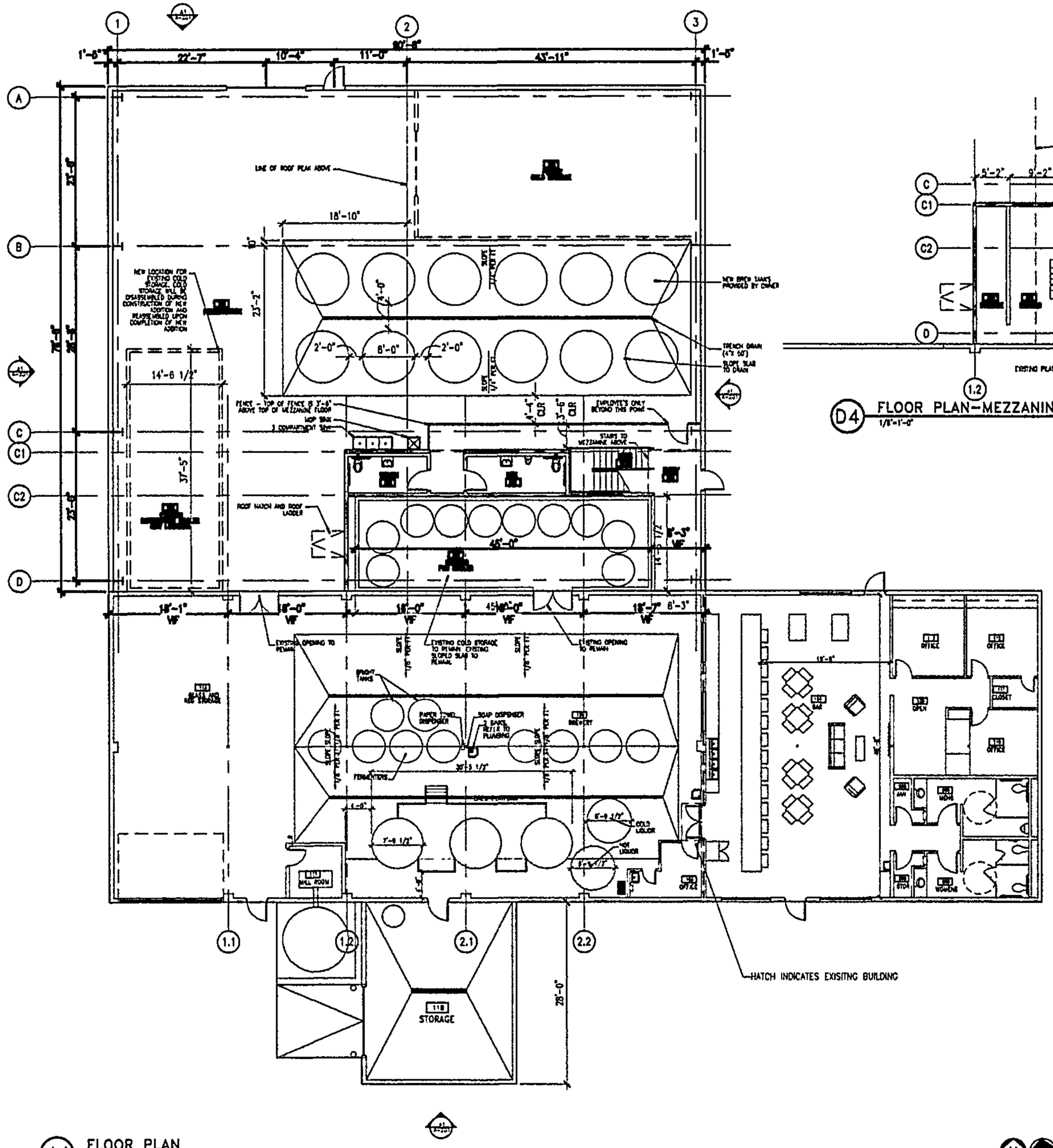
STATE OF NEW MEXICO
KATHLEEN K. LOUDERMILK
No. 003740
REGISTERED ARCHITECT

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		1001
CAD DWG FILE:		1001-AS101
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE.		6/1/11

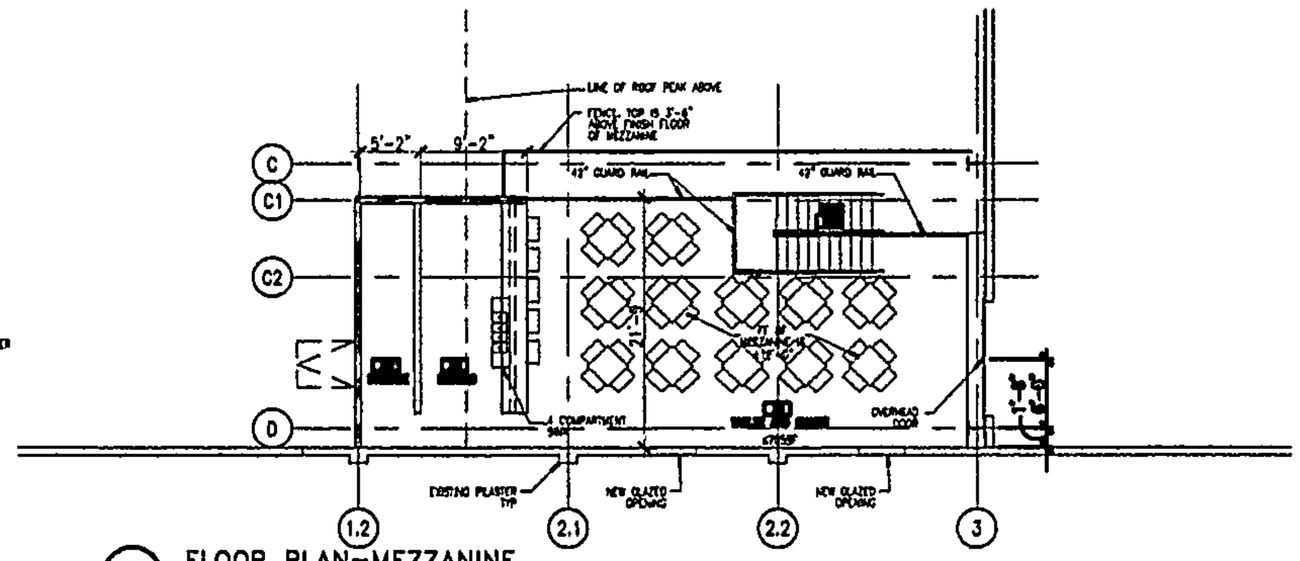
SHEET TITLE

SITE PLAN

AS101



A1 FLOOR PLAN
1/8"=1'-0"



D4 FLOOR PLAN--MEZZANINE
1/8"=1'-0"

ARIA

ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573 5583

MARBLE BREWERY NEW BUILDING ADDITION

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ALBUQUERQUE, NM

Architect/Engineer

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MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO.		1001
CAD DWG FILE:		1001-A101.DWG
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE.		6/1/11

SHEET TITLE

FLOOR PLAN

A101

EXISTING SITE DRAINAGE:

THIS 0.65 ACRE SITE IS LOCATED AT THE NORTHWEST CORNER OF MARBLE AVE. AND 1ST STREET WITH AN ADDRESS OF 111 MARBLE AVENUE. IT CONSISTS OF THE EXISTING MARBLE BREWERY BUILDING, A GRAVEL PARKING LOT AND AN EXISTING RESIDENCE. THE SITE IS BOUNDED ON THE NORTH BY A RESIDENCE, ON THE WEST BY AN ALLEY AND EXISTING BUILDING, ON THE EAST BY FIRST STREET AND ON THE SOUTH BY MARBLE AVE. THE SITE CURRENTLY DRAINS FROM WEST TO EAST WITH THE EXISTING BREWERY DRAINING NORTH TO SOUTH. ALL OF THE DRAINAGE FLOWS TO THE STREET AND THEN INTO AN EXISTING DROP INLET LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION. THE EXISTING SITE CURRENTLY DISCHARGES 2.34 CFS TO THE STREETS.

THE SITE DOES NOT LIE WITHIN A FLOOD PLAIN ALTHOUGH 1ST STREET ADJACENT TO THE SITE IS LOCATED IN A ZONE AO FLOOD PLAIN WITH A DEPTH OF ONE FOOT.

PROPOSED SITE DRAINAGE:

THIS PROJECT IS AN EXPANSION OF THE EXISTING BREWERY. THE RESIDENCE TO THE NORTH OF THE PROPERTY WILL BE DEMOLISHED TO MAKE ROOM FOR THE EXPANSION. THE EXISTING LOT LINES WILL BE ELIMINATED WITH A REPLAT. ALL PARKING LOTS WILL BE PAVED AND THE SITE WILL MAINTAIN THE SAME DRAINAGE PATTERN THAT CURRENTLY EXISTS.

THE CHANGE IN LAND USE WILL INCREASE THE EXISTING FLOW BY 0.62 CFS TO 2.96 CFS TOTAL DISCHARGE. THIS INCREASE IN FLOW AMOUNTS TO A VOLUME OF 1350 CUBIC FEET. THIS VOLUME IS CONTAINED WITHIN THE TWO WATER HARVESTING AREAS SHOWN ON THE PLAN. THE EXPANSION WILL NOT CAUSE ANY FLOWS TO ENTER 1ST STREET AND WILL NOT HAVE A NEGATIVE AFFECT ON THE FLOOD PLAIN.

Weighted E Method

Existing On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year Weighted E (ac-ft)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (ac-ft)	10-Year Volume (ac-ft)	10-Year Flow cfs
Ex. Building	10,670	0.24	0%	0	0%	0.00	0%	0.00	100%	0.24	2.120	0.043	1.15	1.340	0.027	0.77
Ex. Parking Lot	11,091	0.25	0%	0	0%	0.00	100%	0.25	0%	0.00	1.130	0.024	0.60	0.520	0.011	0.44
Ex. Residence	6,678	0.15	0%	0	90%	0.14	0%	0.00	10%	0.02	0.914	0.012	0.39	0.386	0.005	0.18
												Total Flow	2.34			

Proposed On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year Weighted E (ac-ft)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (ac-ft)	10-Year Volume (ac-ft)	10-Year Flow cfs
Ex. Building	10,670	0.24	0%	0	0%	0.00	0%	0.00	100%	0.24	2.120	0.043	1.15	1.340	0.027	0.77
Ex. Parking Lot	11,091	0.25	0%	0	2%	0.01	0%	0.00	98%	0.25	2.093	0.044	1.18	1.319	0.026	0.79
Ex. Residence	6,678	0.15	0%	0	25%	0.04	0%	0.00	75%	0.11	1.785	0.023	0.63	1.075	0.014	0.40
												Total Flow	2.96			

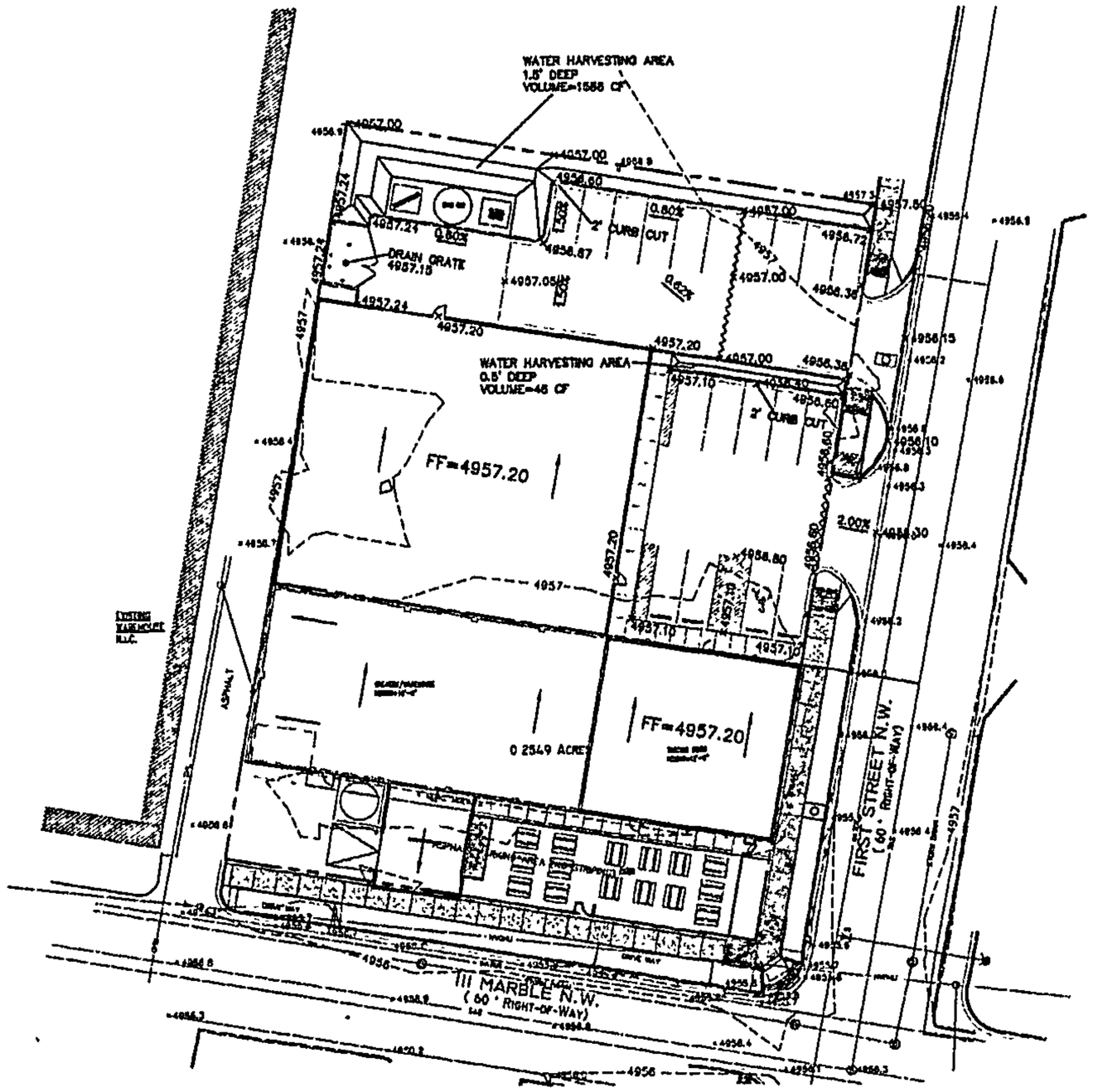
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 2	100-Year	10 - Year
E_a	0.53	0.13
E_b	0.78	0.26
E_c	1.13	0.52
E_d	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q_a	1.58	0.38
Q_b	2.28	0.95
Q_c	3.14	1.71
Q_d	4.70	3.14



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. THIS PROPERTY IS LESS THAN 1.0 ACRE AND WILL NOT BE REQUIRED TO FILE A NPDES PERMIT WITH EPA.

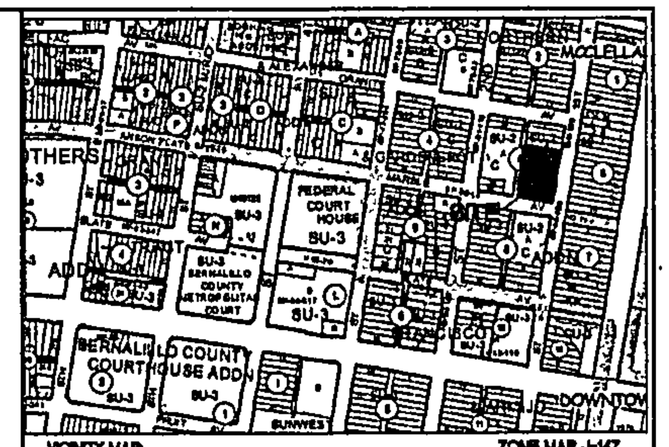
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 758-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



VICINITY MAP ZONE MAP J-14Z

FIRM MAP 35001C0334G

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING GAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- WATER BLOCK

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

MARBLE BREWERY
1ST ST AND MARBLE ST

GRADING PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

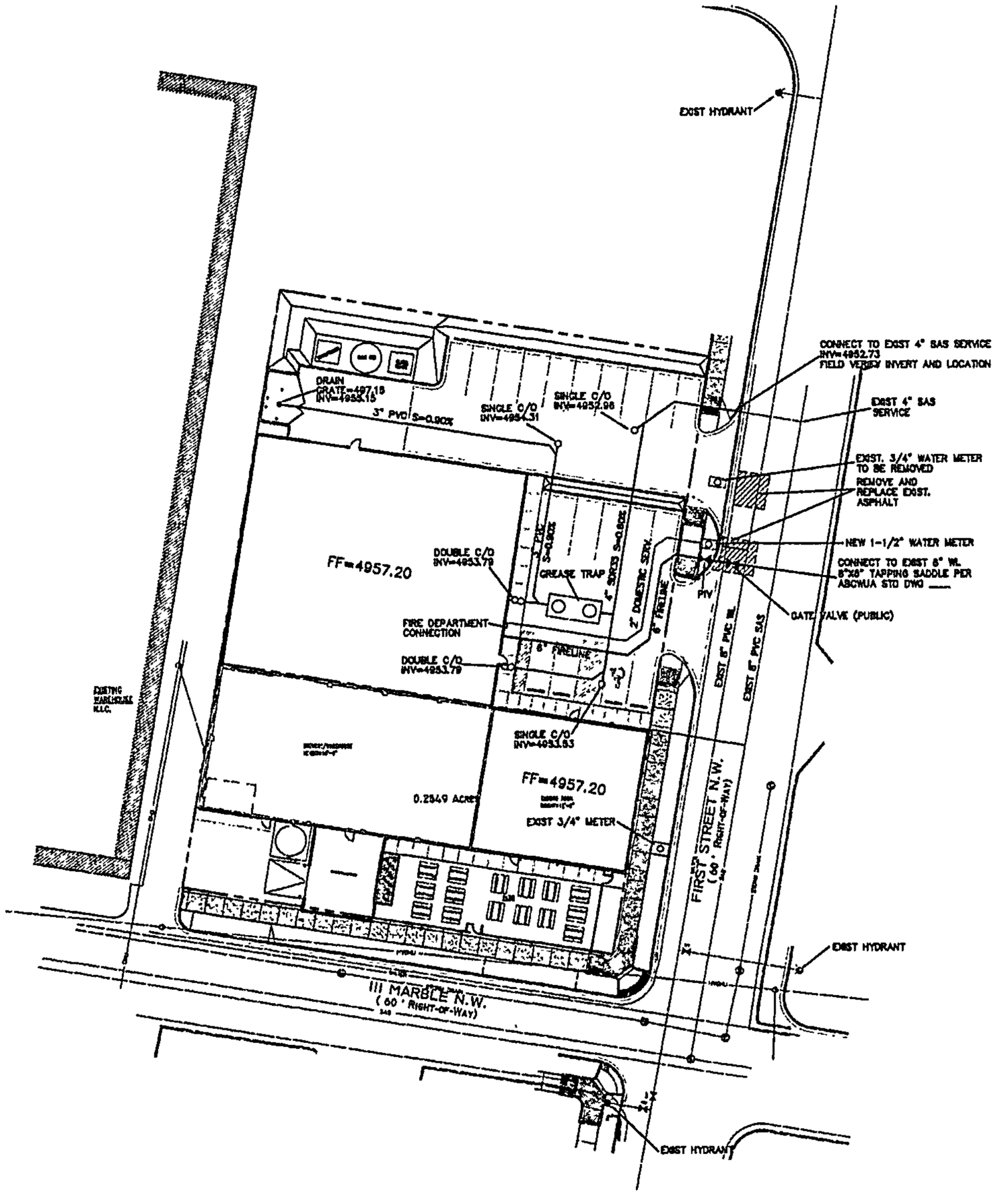
DRAWN BY pm

DATE 4-20-11

DRAWING 210067-GRB.DWG

SHEET # 1

JOB # 2010067



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

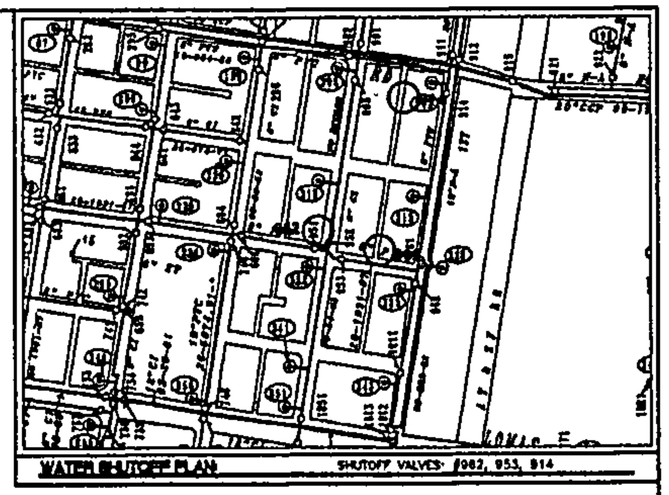
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE



THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

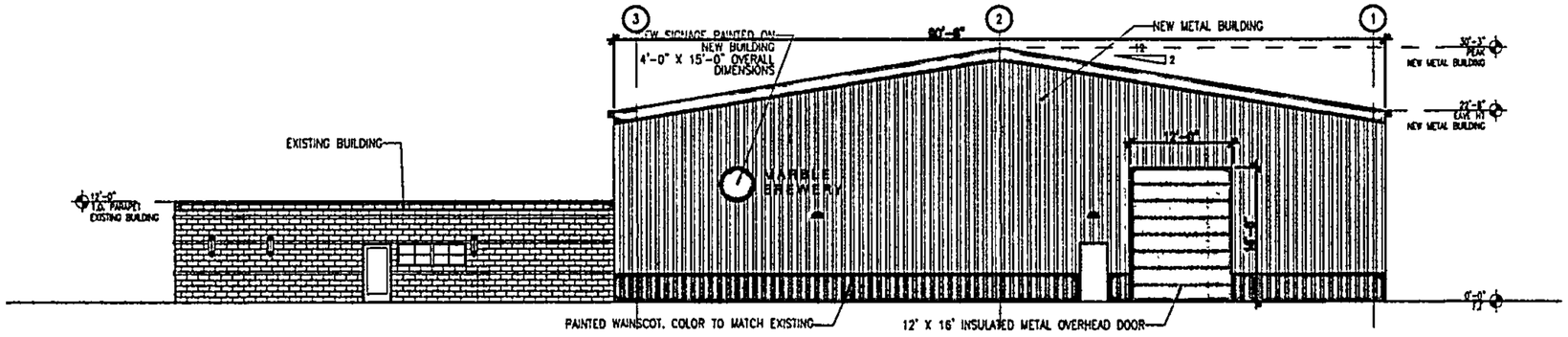
ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

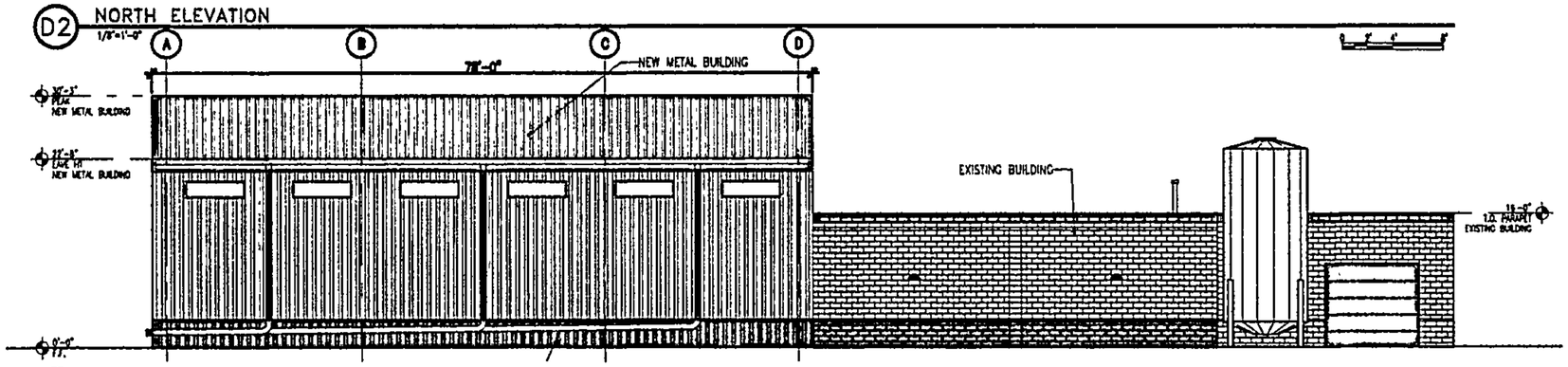
MARBLE BREWERY
1ST ST AND MARBLE ST
MASTER UTILITY PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

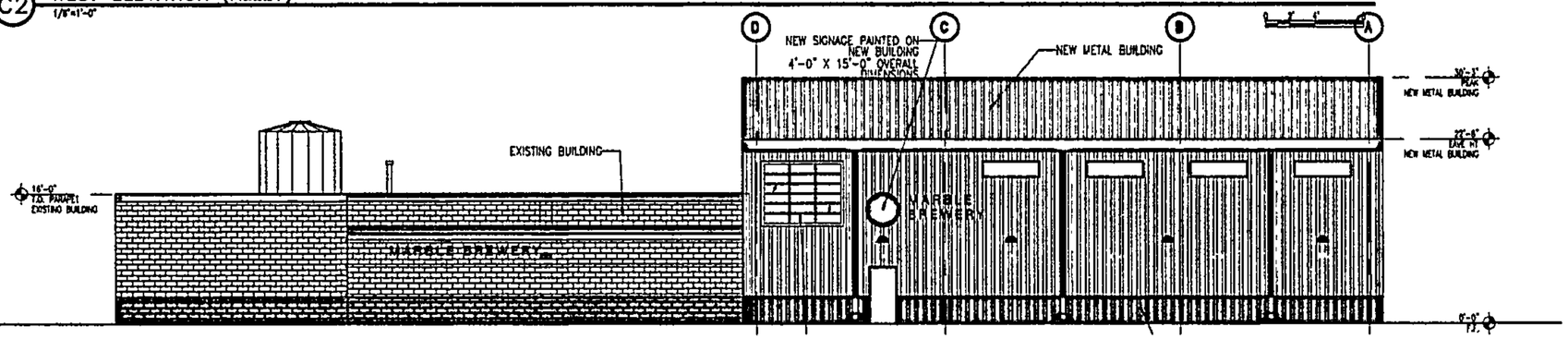
DRAWN BY: pm
DATE: 4-20-11
DRAWING: 210087-GRB.DWG
SHEET #: 1
JOB #: 2010087



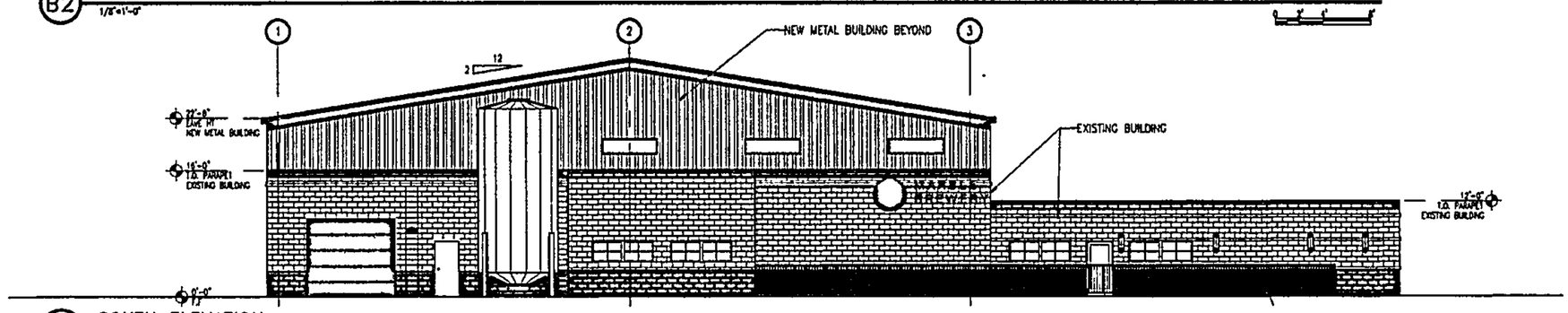
D2 NORTH ELEVATION
1/8"=1'-0"



C2 WEST ELEVATION (ALLEY)
1/8"=1'-0"



B2 EAST ELEVATION
1/8"=1'-0"



A2 SOUTH ELEVATION
1/8"=1'-0"

ARIA

ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

MARBLE BREWERY NEW BUILDING ADDITION

111 MARBLE
ALBUQUERQUE, NM

Architect/Engineer

STATE OF NEW MEXICO
KATHLEEN K. LOUDERMILK
No. 003740
REGISTERED ARCHITECT

MARK	DATE	DESCRIPTION

ISSUE:	DRB SUBMITTAL
PROJECT NO.	1001
CAD DWG FILE.	
DRAWN BY:	CAD
CHECKED BY:	PROJECT ARCH
DATE	6/1/11

SHEET TITLE

BUILDING ELEVATIONS

A201

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.

Katherine Yuhnke

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)

N/A 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: 1 provided: 1

  Handicapped spaces (included in required total) required: 1 provided: 1
  Motorcycle spaces (in addition to required total) required: 1 provided: 1

- ✓ B. Bicycle parking & facilities
  - ✓ 1. Bicycle racks, spaces required: 4 provided: 4
  - N/A 2. Bikeways and other bicycle facilities, if applicable

- N/A 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

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.

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.
N/A 8. Describe irrigation system – Phase I & II . . .
___ 9. Backflow prevention detail
✓ 10. Planting Beds, indicating square footage of each bed
NA 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 12. Responsibility for Maintenance (statement) NOTE
✓ 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1. NOTE
___ 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

✓ 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 façade elements- windows, doors, etc.
✓ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

dypress landscaping for drainage

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 22, 2010
DRB Comments

ITEM # 8

PROJECT # 1005437 **APPLICATION # 10-70360**

RE: Lots 7 – 9, Block 5, Northern Addition

This site is within the McClellan Park Sector Development Plan (not the Downtown 2010 Plan, which lies south of Slate Street between 3rd Ave and the Railroad Right of Way). An advertised public hearing by DRB will be required; DRB will then make a recommendation to the Albuquerque Development Commission. Drawings will need to be at a standard scale.

The proposal to have customer parking separated from the retail use by the manufacturing area does not appear to meet the definition of a 'suitable space for vehicular storage.' An alternative site layout, with the parking lot along First Street and truck access off Marble should be considered – portions of the existing building may need to be removed along the alley. Also refer to comments from Transportation Development, and the requirements of the Development Process Manual.

Reference on the site plan to parking requirements of the McClellan Park Sector Plan Section IV. 7 are for retail uses on Marble; it appears the proposed addition will be manufacturing and must comply with the Zoning Code requirements per Section IV. 8 (one space/ 3 employees of largest shift or one space/ 1,000 sq ft, whichever is greater). Time restricted parking might qualify for Shared Parking Reduction per § 14-16-3-1(E)6(b) of the Zoning Code, but generally parking is not allowed in access areas even for a limited time. See previous comments regarding an alternative site layout.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

MARBLE
BREWERY

12/13/10

To Whom It May Concern:

This letter authorizes Daniel Puzak of Aria Architecture to serve as the representative for Marble Brewery in all matters to do with the City of Albuquerque regarding approvals and permits for construction at our current building location and any expansion.
If you have any questions, I can be reached at (505) 690-0997.

Thank You.

Jeff Jinnett

Jeff Jinnett, President
Marble Brewery

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Jeff Jinette PHONE: 505-690-0997

ADDRESS: 111 Marble Ave. NW FAX:

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: List **all** owners:

DESCRIPTION OF REQUEST: Sketch plat/plan review

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

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

Lot or Tract No. Lots 7, 8 & 9A Block: 5 Unit:

Subdiv/Addn/TBKA: Northern Addition

Existing Zoning: SU-2-C Proposed zoning: No Change MRGCD Map No

Zone Atlas page(s): J-14 UPC Code: 101405831419543503/101405831520143305

CASE HISTORY:

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

1008038/1008344/1005437

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? Jo

No. of **existing** lots: 3 No. of **proposed** lots: 1 Total area of site (acres): +/- .49

LOCATION OF PROPERTY BY STREETS: On or Near: Marble Ave. NW

Between: 1st Street NW and 2nd Street NW

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

SIGNATURE DATE 12/14/10

(Print) Ronald R. Bohannan, P.E. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - ____ - 70360	SK	___	$ 0
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total $ 0

Hearing date ☒ Dec. 22, 2010

12-14-10
Planner signature / date

Project # 1005437

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

x Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
x Zone Atlas map with the entire property(ies) clearly outlined
x Letter briefly describing, explaining, and justifying the request
X List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 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) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

Ronald R. Bohannan, P.E.
Applicant name (print)
12/14/10
Applicant signature / date

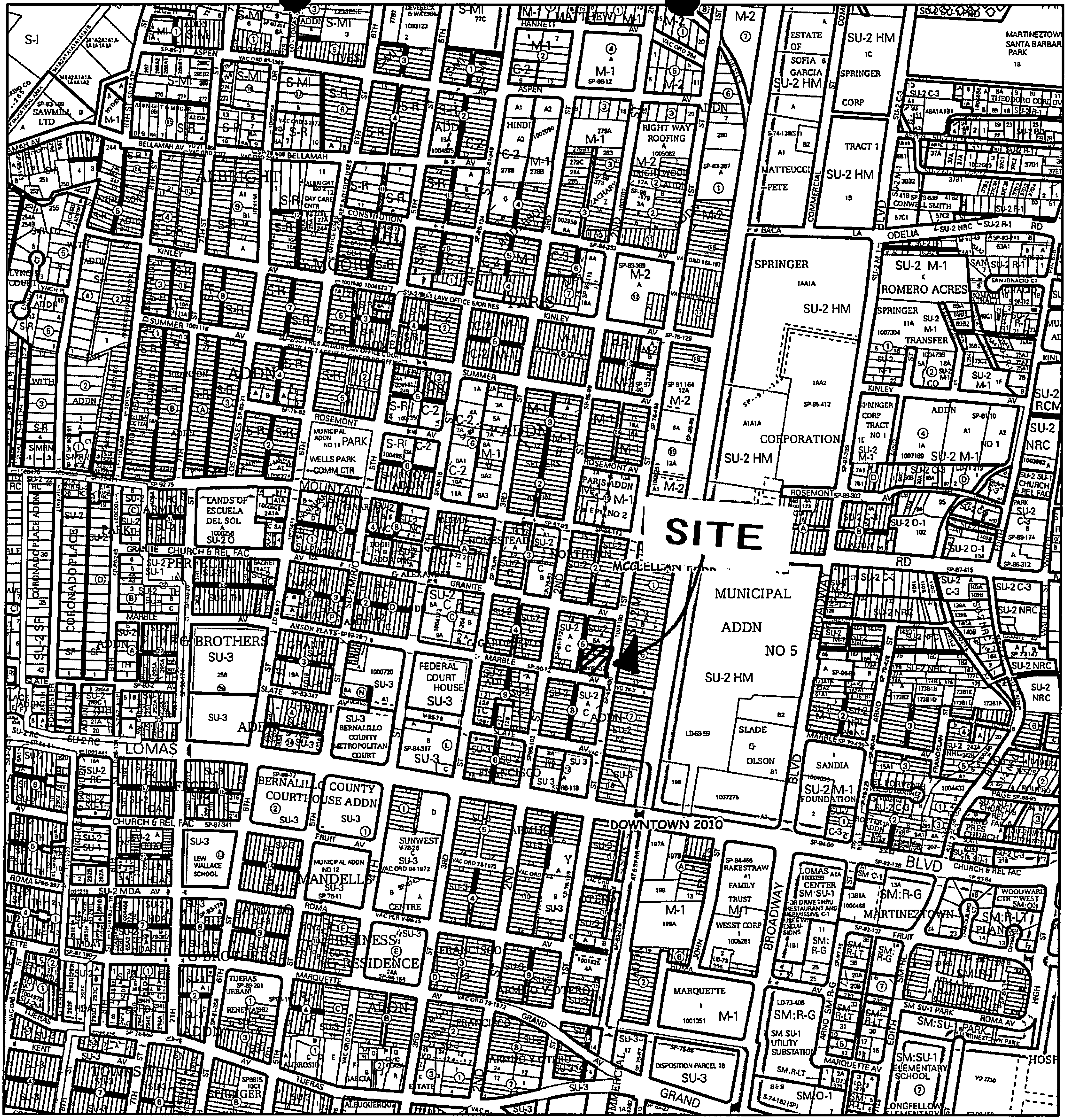
Form revised **October 2007**

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

Application case numbers
10DRB - ____ - 72360
____ - ____ - ____
____ - ____ - ____

12-14-10
Planner signature / date

Project # 1005437



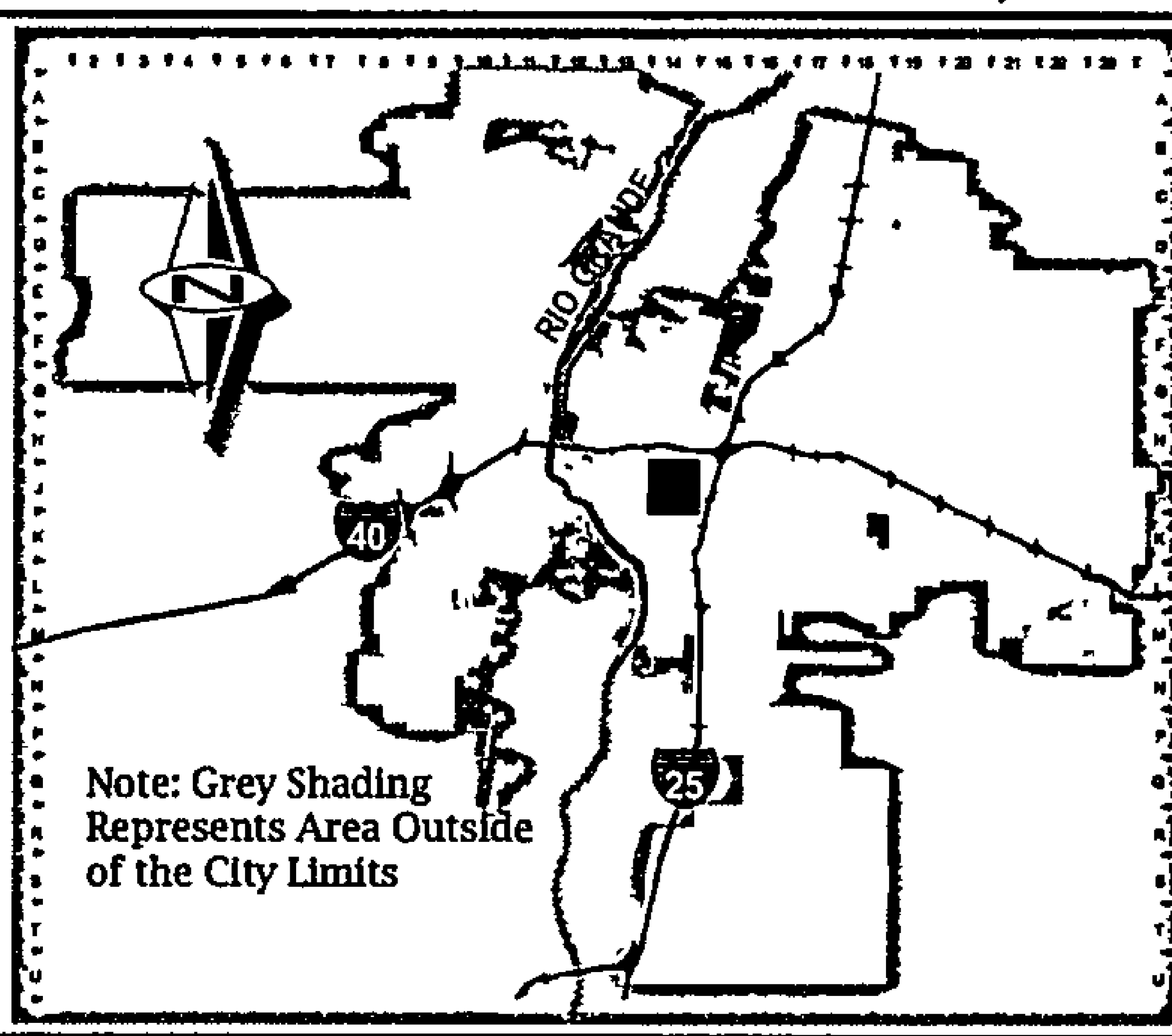
For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE

AGIS

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-14-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

0 750 1,500

gw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

December 13, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: SKETCH PLAN & PLAT REVIEW – MARBLE BREWERY EXPANSION
111 MARBLE NW
ZONE ATLAS PAGE J-14

Dear Mr. Cloud:

Tierra West LLC in conjunction with ARIA Architecture, on behalf Jeff Jinette, requests sketch plan and plat review and comments of the accompanying plan for the expansion of the existing Marble Brewery, located at 111 Marble NW. The site lies within the boundaries of the Downtown 2010 Sector Development Plan and meets the criteria for review by the Planning Director.

Marble Brewery is looking to purchase the two residential lots to the north and expanding the Brewery warehouse to those lots.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Daniel Puzak
Jeff Jinette

JN: 2010067
RRB/kdk

Z:\2010\2010067\2010067 Jack Cloud Sketch Plan Review Ltr. 12-13-10 doc

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
	V	___ Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
P		___ for Subdivision
		___✓ for Building Permit
		___ Administrative Amendment (AA)
		___ IP Master Development Plan
D		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
L		___ Storm Drainage Cost Allocation Plan

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

APPLICANT: MARBLE BREWERY PHONE: 505-243-2739

ADDRESS: 111 MARBLE AVE. NW FAX: 505-924-1206

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: Jeff@MarbleBrewery.com

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Request for permit to build a 600sqft storage addition to our building

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. 9-12 Block: 5 Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU2C Proposed zoning: SAME MRGCD Map No _____

Zone Atlas page(s): J-14 UPC Code: _____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005437

_____

CASE INFORMATION:

Within city limits? ✓Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 4 No. of **proposed** lots: 4 Total area of site (acres): 1

LOCATION OF PROPERTY BY STREETS: On or Near: MARBLE AVE.

Between: First St. and SECOND St.

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

SIGNATURE _____ DATE 2-4-10

(Print) JEFF JINNETT Applicant: ☑ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

☐	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒	All checklists are complete	10DRB - _____ - 70042	ASBP	___	$ 45.00
☒	All fees have been collected	_____ - _____ - _____	CMF	___	$ 20.00
☒	All case #s are assigned	_____ - _____ - _____		___	$ _____
☒	AGIS copy has been sent	_____ - _____ - _____		___	$ _____
☒	Case history #s are listed	_____ - _____ - _____		___	$ _____
☐	Site is within 1000ft of a landfill	_____ - _____ - _____		___	$ _____
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	Hearing date February 17, 2010			$ 65.00

2-4-10

Planner signature / date

Project # 1005437

used

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

❑ AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

- ✓ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- ✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy –
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing and justifying the request
- ~~Letter of a~~uthorization from the property owner if application is submitted by an agent
- ✓ Copy of EPC or DRB Official Notice of Decision
- ✓ Fee (see fee schedule)
- ✓ Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>

- ✓ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ✓ Office of Neighborhood Coordination inquiry response, notifying letter, and certified mail receipts

❑ AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- ___ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- ___ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Copy of EPC or DRB Official Notice of Decision
- ___ Fee (see fee schedule)
- ___ Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>

- ___ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ___ Office of Neighborhood Coordination inquiry response, notifying letter, and certified mail receipts

❑ WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)

(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- ___ Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Fee (see fee schedule-included with application)
- ___ Any relevant file numbers (case history of previous development applications) must be listed on cover application
- ___ Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- ___ Proposed Site Plan set: cover sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (**3** copies- 11" x 17")
- ___ For collocation on public utility pole: the PNM approved site plan set for the proposed WTF (**1** copy)
- ___ For free-standing WTFs: photo simulation- before and after proposed WTF
- ___ Site Plan sheets must be stamped by a registered engineer or architect.
- ___ Copy of approved Site Plan being amended by adding the proposed WTF, if applicable (**1** copy)
- ___ Zone Atlas maps- 1 showing Zoning and 1 showing Land Use, with the subject site clearly outlined and indicated
- ___ For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- ___ For collocation on public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- ___ Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- ___ Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] <u>Note: Notarized statement and affidavit must be on separate pages</u>.
- ___ Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- ___ For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- ___ Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- ___ Copy of letters to <u>both</u> contacts for each neighborhood association(s), with certified return receipts
- ___ AGIS list of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]

NOTE: There are additional requirements for WTFs to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

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

Jeff Jinnett
Applicant's Name **(please print!)**

Applicant's Signature

2-4-2010
Date

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

<u>Application case numbers:</u>
10DRB - 70042
_____ - _____
_____ - _____

2-4-10
Planner's Signature / Date

Project #: 1005437

Form revised: Oct 04, June 09

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"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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
__ 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 Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ 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.

_____
Applicant name (print)

_____
Applicant signature / date

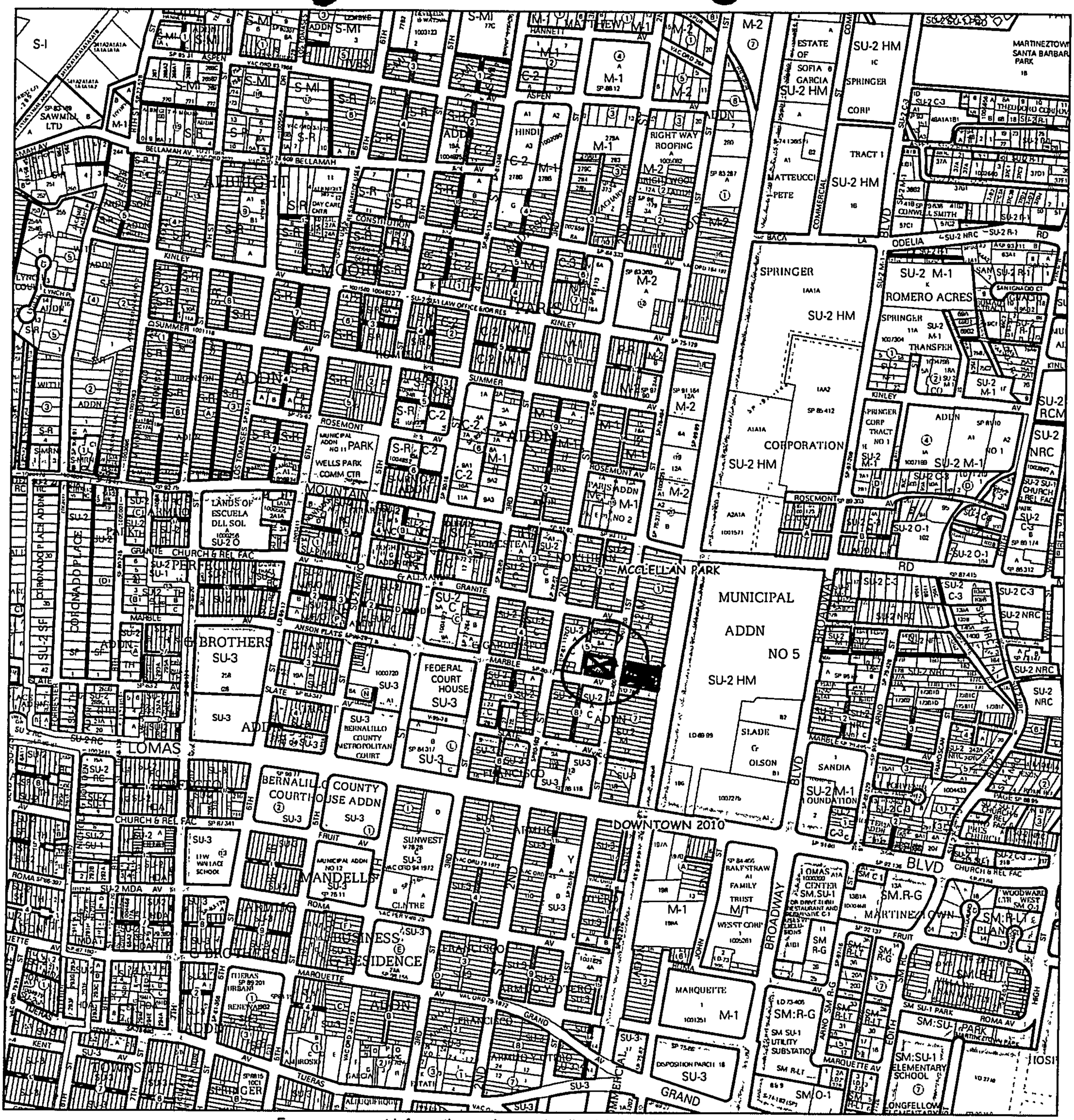
Form revised **October 2007**

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

_____
Planner signature / date

Project # _____



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

MARBLE
BREWERY
Albuquerque, New Mexico

2/4/10

To Whom It May Concern:

It is our intent to build an approximately 600 square foot storage addition to our building at 111 Marble Ave. NW. This addition will be used to store pallets of packaging materials for our brewery. The new addition will be built on the south side of our building on an area that is currently unused. We will build it to match the construction and aesthetics of our current building.

Thank You,

Jeff Jinnett, President
Marble Brewery

4. **Project # 1003993**
07DRB-00591 Minor-SiteDev Plan BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT,** zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: EPC07-00113, EPC07-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** *[Indef deferred on 5/16/07]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER DEFERRED TO 5/23/07.**

5. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Deferred from 05/02/07 & 05/09/07]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND INFRASTRUCTURE LIST ITEMS TO BE PLACED ON THE SITE PLAN AND TO PLANNING FOR 3 COPIES.**

6. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately .1 acre(s). *[Deferred from 05/09/07]* (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL BY ADC SEVERAL COMMENTS AND 3 COPIES OF THE PLAN.**

5/2007
PLANNING DELEGATION
ADC SDP FOR BP

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 16, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003717**
   07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indefinitely Deferred on 3/28/07]* (L-14) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: TO PROVIDE A K-TURN AT THE SOUTH END OF THE VACATION.**

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] **Free-Standing Tower -OR-** [ ] **Concealed Tower**

Private Development [ ] **EPC** [X] **DRB** [ ] **LUCC** [ ] **Liquor Submittal**

[X] **Administrative Amendments (AA's)**

City Project [ ] **Special Exception Application** (ZHE) [ ]

CONTACT NAME: JEFF JINNETT

COMPANY NAME: MARBLE BREWERY

ADDRESS/ZIP: 111 MARBLE AVE NW ALBUQUERQUE NM 87102

PHONE: 505-690-0997 FAX: 505-424-1206

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LEGAL DESCRIPTION

LOCATED ON 111 MARBLE AVE NW, ALBUQUERQUE NM 87102

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN _____ AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-14).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

City of Albuquerque

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

Date: 2/3/2010

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on 2-3-2010 (date)

TO CONTACT NAME: Jeff Vinzetti
COMPANY/AGENCY: MARBLE BREWERY
ADDRESS/ZIP: 111 MARBLE AVE 87102
PHONE/FAX #: 690-0997 924-1201

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at 111 MARBLE Ave. NW

zone map page(s) J-17.

Our records indicate that as of 2/3/2010 (date), there were **No Affected Neighborhood and/or Homeowner Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Patricia Martin

OFFICE OF NEIGHBORHOOD COORDINATION

Planningnonacontactformltr (12/03/07)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/28/2009 Issued By: PLNSDH

Permit Number: **2009 010 052** **Category Code 940**

Application Number: 09AA-10052, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: 111 MARBLE NW

Project Number: 1005437

Applicant
Jeff Jinette
4056 Cerillos Rd
Santa Fe NM 87507
690-0987

Agent / Contact
Daniel Puzak Studio Sw Architects
2101 Mountain Rd Nw

843-9639

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	$45.00
	TOTAL:	**$45.00**

SIGNED OFF
SDP FOR BP DRB

City Of Albuquerque
Treasury Division

4/28/2009 3:12PM LOC: ANNX
WS# 008 TRANS# 0033
RECEIPT# 00104792-00104792
PERMIT# 2009010052 TRSASR
Trans Amt $45.00
AA Actions $45.00
VI $45.00
CHANGE $0.00

Thank You

AA DRB

APPLICATION NO. 09AA-10052	PROJECT NO. 1005437
PROJECT NAME MARBLE BREWERY	
APPLICANT / AGENT DANIEL PUZAK	PHONE NO. 843-9639
ZONE ATLAS PAGE J-14	DATE SUBMITTED 04/28/09

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:
Administrative Amendments (AA's)	F: 04/28/09 D: F: D: A: 5.13.09	F: 5.13.09 D: F: D: A: 5.15.09		F: 5.15.09 D: F: D: A: 5.15.09	F: D: F: D: A:	
Minor Plat / Major Final Plat	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:
Vacation-Private Easement	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:

Project Number 1005437

Plans checked out 4.30.09 RS

fowarded to Jack 5.18.09 RS

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days

**Pulled by Agent (P)

F = forwarded

D = disapproved

A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review

Called Applicant: | Date Returned: | Developer Days:

Date Released: 4/30/09

Print Name: DANIEL PUZAK

Signed:

Second Review

Called Applicant: | Date Returned: | Developer Days:

Date Released:

Print Name:

Signed:

Third Review

Called Applicant: | Date Returned: | Developer Days:

Date Released:

Print Name:

Signed:

Fourth Review

Called Applicant: | Date Returned: | Developer Days:

Date Released:

Print Name:

Signed:

DRB AA

APPLICATION NO. 09 AA - 10052	PROJECT NO. 1005437
PROJECT NAME MARBLE BREWERY	
EPC APPLICATION NO.	(c) 269 - 1675
APPLICANT / AGENT DANIEL PUZAK	PHONE NO. 843-9639
ZONE ATLAS PAGE J - 14	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 5/15/09	DATE

COMMENTS:

~~**UTILITY DEV (505) 924-3989**~~ TRANSPORTATION DEV. (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Tony Sd	DATE 5-13-09	DATE

COMMENTS:

1. APPROVAL IS FOR CHANGES SHOWN IN RED.
2. CHANGES SHOWN IN RED ARE AS-BUILT.
3. THERE ARE NO PERMANENT TABLES INSTALLED IN OUTDOOR PATIO AREA.
4. APPLICANT OR APPLICANTS AGENT SHOULD PROVIDE A LETTER WITHDRAWING ORIGINAL AA (08AA-10044) DATED 3-14-08 AND PROVIDING AN EXPLANATION THAT COMBINES AA (08AA-10044) AND (09AA-10052).

~~**TRANSPORTATION DEV (505) 924 3990**~~ UTILITY DEV. (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RAH	DATE 5/15/09	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED N/A	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 06-25-09	DATE

COMMENTS:

Revised 3/3/04

(Return form with plat / site plan)

DRB AA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): DANIEL PUZAK STUDIO SW ARCHITECTS PHONE: 505-843-9639

ADDRESS: 2101 MOUNTAIN RD NW FAX: 505-843-9683

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: DPUZAK@STUDIOSWARCH.COM

APPLICANT: JEFF JINETTE PHONE: 505-690-0997

ADDRESS: 4056 CERILLOS RD FAX: 505-424-1206

CITY: SANTA FE STATE NM ZIP 87507 E-MAIL: JEFF@MARBLEBREWERY.COM

Proprietary interest in site: ___ List all owners: MARBLE BREWERY INC / JEFF JINETTE PRESIDENT

DESCRIPTION OF REQUEST: REDUCE ON SITE PARKING BY FOUR SPACES TO ALLOW FOR 5' HIGH WOOD STORAGE FENCE. 8 ON STREET SPACES ARE AVAILABLE FOR USE

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. 10, 11, 12 Block: 5 Unit: ___

Subdiv/Addn/TBKA: NORTHERN ADDITION CITY OF ALBUQ. / MCCLELLAN PARK

Existing Zoning: SU-2C Proposed zoning: SU-2C

Zone Atlas page(s): J-14-Z UPC Code: 1-014-058-313-193-43503 MRGCD Map No 350010C0334E

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07DRB-00559

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): .2549 ACRES

LOCATION OF PROPERTY BY STREETS: On or Near: 111 MARBLE NW

Between: 1ST NW and 2ND NW

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

SIGNATURE [signature] DATE 4.28.09

(Print) DANIEL PUZAK Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
09AA-___-10052	ASBP	P(4)	$45.00
___-___-___	___	___	$___
___-___-___	___	___	$___
___-___-___	___	___	$___
___-___-___	___	___	$___
			Total $45.00

Hearing date N/A

Sandy Handley 04/29/09

Planner signature / date

Project # 1005437

STUDIO SW ARCHITECTS

TO: Jack Cloud DRB Chair
City of Albuquerque Planning Department
5-15-09
RE: 111 Marble, Marble Brewery AA, Aplication #08AA-10044 dated March 14th, 2008

As agent for the Marble Brewery, we would like to withdraw the AA submitted by owner Jeff Jinette, dated March 14th, 2008 (application #08AA-10044). The revised AA submitted by Daniel Puzak of Studio Southwest Architects incorporates all of the previous site plan amendments that were not processed in this original AA. Please attach this letter to the file and don't hesitate to contact us if you have any further questions on this matter.

Studio Southwest Architects Inc.

Sincerely,

Daniel Puzak
Studio Southwest Architects
2101 Mountain Rd NW
Albuquerque, NM 87104
Phone: 505-843-9639
Fax: 505-843-9683
Email: Dpuzak@studioswarch.com

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
130 Grant Avenue, Suite 102
Santa Fe, NM 87501
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

RECEIVED
MAR 11 2009
LAND DEVELOPMENT SECTION

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.
__ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
__ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of EPC or DRB Notice of Decision (not required for WTF)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>
__ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, the following materials are required for application submittal in addition to **all** those listed above:
__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

DANIEL PUZAK
Applicant name (print)

4/28/09
Applicant signature / date

Form revised June 04, **October 2004**

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

Application case numbers
09AA-____-10052
____-____-____
____-____-____

Sandy Handley 04/28/09
Planner signature / date

Project # 1005437

ADMINISTRATIVE AMENDMENT INFORMATION SHEET

The Planning Department is authorized to approve minor changes to approved Site Development Plans. Minor changes may include expansion of building square footage not greater than 10% and/or other changes that will not have a harmful impact on adjacent property or street circulation. Refer to *Zoning Code* Section 14-16-2-22(A)(6).

Application Requirements

Administrative Amendment Applications are submitted at the Development and Building Services front counter. Each request is assigned an Application number and a Project number. Applications must include the following:

- ☐ Completed Application Form with fee submittal
- ☐ Letter of Authorization from the Property Owner (if application is submitted by an agent)
- ☐ *Zone Atlas* page clearly denoting the subject site
- ☐ Copy of the most recent Official Notice of Decision pertaining to the subject site
- ☐ A letter describing the project and indicating the percent change in heated square footage (if applicable)
- ☐ 1 copy of the previously approved plan set (typically the DRB-approved set)
- ☐ 5 copies of the revised plan, including all relevant plan sheets. The plans must be clearly dated and labeled as revisions and all proposed changes must be clearly denoted. Changes to parking calculations, landscaping calculations and similar plan elements must be clearly indicated.
- ☐ Materials pertinent to Notification (if applicable, see below)

Notification

Amendments proposing a building expansion of more than 2% of the approved square footage and/or amendments which may substantially aggrieve* any person require notification by the applicant. In such instances, the *Zoning Code* requires notification to 2 officers of all Recognized Neighborhood Associations that bound or are adjacent to the subject site and notification to adjacent property owners. The term "adjacent," as it relates to Administrative Amendments, includes property contiguous to the subject site and property that would be contiguous if not for public rights-of-way. Therefore, properties across an alley or street from the subject site are considered adjacent. When notification is required, the following materials must be submitted with the application:

- ☐ Developer Inquiry Sheet (completed) from the Office of Neighborhood Coordination (924-3914) plus Notifying Letter (copy) and Certified Mail Receipts
- ☐ *Zone Atlas* page highlighting adjacent properties (for which notice has been provided), List of adjacent property owners receiving notice, Notifying Letter (copy) and Certified Mail Receipts

Ownership of adjacent property can be determined by using the Bernalillo County Assessor's web site: www.bernco.gov/assessor. **Notification letters** must clearly describe the project, identify the location of the subject property, provide a phone number for a project contact person, and indicate the phone number for the City Planning Department: 924-3860. The reverse side of this form provides a sample notification letter. Failure to adequately notify may result in delay, denial or forfeiture of approval.

Process / Timeframe

Upon receipt of a complete application, the request is reviewed by Hydrology, Utility Development, and Transportation Planning before final review by the Development Review Division. Oftentimes the Zoning Enforcement office also reviews the submittal, particularly if the request relates to signage. The entire process typically takes 10 or more business days.

Appeal

There is a 15-day period from the date of the final approval for filing appeals with the Planning Department. Appeals to Administrative Amendments are made to the City Council through the Land Use Hearing Officer.

* *Applicants who have reason to believe that one or more persons may be substantially aggrieved by a proposed Administrative Amendment shall comply with the Notification process specified above. Significant delays will result if the Development Review Division determines that adequate Notification has not been provided.*

Initial Printing: June, 04; revised: August o4

Administrative Amendment Sample Notification Letter

To be sent by the applicant via Certified Mail to Neighborhood Association representatives and by First Class Mail to adjacent property owners

Date
To
Address
City/State/Zip

Dear *Property Owner / Neighborhood Association Representative*:

This letter is to inform you that application for an Administrative Amendment to an approved Site Development Plan will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about *date*. **The City's review process will take a minimum of 15 days** (from the postmarked date of this letter), whereupon a final decision will be rendered. A copy of the Planning Department's ***Administrative Amendment Information Sheet*** is enclosed to help you better understand this process.

The specifics of the project are as follows:

- *INDENTIFY THE LOCATION OF REQUEST & SIZE OF THE SITE*
- *PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY*
- *DESCRIBE THE REQUEST: WHAT IS BEING CHANGED OR EXPANDED AND WHY*
- *INDICATE HOW THE CHANGES WILL COMPLEMENT THE EXISTING (OR APPROVED) DEVELOPMENT*
- *ADDRESS ANY ITEMS THAT MIGHT BE OF CONCERN TO NEARBY OWNERS / RESIDENTS*

If you have questions about this proposal, please call me at _____.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Nolean Smith, Current Planning Division, at 924-3860. Ms. Smith can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Sincerely,

Name
Title
Company

Administrative Amendments to Site Development Plans

It is essential to understand the original site plan approval process. The vast majority of AA's (Administrative Amendments) are based on site plans originally approved by the EPC (Environmental Planning Commission). Almost every site development plan approved by the EPC includes conditions of approval that *must be met*. These conditions are reviewed in the DRB (Development Review Board) process before applicants can proceed to building permit. In reviewing AA's, our office rarely approves changes to site plans that are contrary to the conditions established by the EPC.

- Submittals must include a Notice of Decision from EPC. Sometimes the Notice of Decision cannot be found with a really old approval, say from the 1960's or 1970's. But in most cases, a Notice of Decision is available in our file room.

- Applications must be complete at the time of submittal. If there are any questions about what is required, call Russell Brito, 924-3337. In many instances, applications have been submitted for over a week before they are reviewed.

- Submittals must include a copy of the approved site development plan for building permit. The recommendation is for applicants to submit all sheets of the approved plan set.

- Submittal of a DRB decision is only useful if the project was first approved by the DRB. This is rarely the case. The EPC has approval authority for most sites for which site plans are required.

NOTICE:

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007

MARBLE
BREWERY

4/27/09

City of Albuquerque

To Whom It May Concern:

This letter is a request for an administrative amendment to the site plan for the Marble Brewery, 111 Marble Ave. NW. In order to keep our site better organized, we have the need for some outdoor storage for pallets and other packing materials. It is our intent to enclose an approximately 14 foot by 17 foot area of our parking lot for this purpose. We intend to enclose the area with a five foot wood picket fence. Our parking lot is large enough to absorb the use space for this purpose.

Thank you,

Jeff Jinnett, President
Marble Brewery

MARBLE
BREWERY

4/27/09

City of Albuquerque

To Whom It May Concern:

This letter authorized Daniel Puzak to act as our agent in the matter of administrative amendments to the Marble Brewery.

Sincerely,

Jeff Jinnett, President
Marble Brewery

4. **Project # 1003993**
07DRB-00591 Minor-SiteDev Plan BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT,** zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: EPC07-00113, EPC07-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** *[Indef deferred on 5/16/07]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER DEFERRED TO 5/23/07.**

5. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Deferred from 05/02/07 & 05/09/07]* (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND INFRASTRUCTURE LIST ITEMS TO BE PLACED ON THE SITE PLAN AND TO PLANNING FOR 3 COPIES.**

6. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately .1 acre(s). *[Deferred from 05/09/07]* (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL BY ADC SEVERAL COMMENTS AND 3 COPIES OF THE PLAN.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 16, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003717**
   07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indefinitely Deferred on 3/28/07]* (L-14) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: TO PROVIDE A K-TURN AT THE SOUTH END OF THE VACATION.**

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPIABLE	--> 2 SPACES @ 1/2000 SF -->	2 SPACES @ 1/2000 SF
SEATING 60 OCCUPANTS	--> 20 SPACES @ 1/15 SF -->	20 SPACES @ 1/15 SF
OFFICE 6 OCCUPANTS	--> 3 SPACES @ 1/200 SF -->	3 SPACES @ 1/200 SF
TOTAL SPACES	-->	25 SPACES
TOTAL SPACES WITH 10% REDUCTION	-->	23 SPACES
TOTAL SPACES REQUIRED	-->	23 SPACES
TOTAL SPACES PROVIDED	-->	23 SPACES
HC REQUIRED	-->	1 SPACE
HC PROVIDED	-->	1 SPACE
MOTORCYCLE REQUIRED	-->	1 SPACE
MOTORCYCLE PROVIDED	-->	1 SPACE

PROJECT NUMBER: 1005437

APPLICATION NUMBER: 07DRB-00559

Is an Infrastructure List required? ( ) Yes (X) No If Yes, then a set of approved DRC 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 Engineer, Transportation Division	5-16-07 Date
Water Utility Development	5-16-07 Date
Parks & Recreation Department	6-13-07 Date
City Engineer	5-16-07 Date
N/A * Environmental Health Department (conditional)	Date
Michael Holton Solid Waste Management	6/14/07 Date
DRB Chairperson, Planning Department	6/18/07 Date
Redevelopment Official	6/15/07 Date

* **Environmental Health, if necessary**

111 MA
ALBUQ

MARK	DA

ISSUE:
PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHECKED BY:
DATE:

SHEET TITLE

SITE PLA
BUILDING
AND
PRELIMIN
GRADING

A

sheet

APPLICATION NO. 08AA-10044	PROJECT NO. 1005437
PROJECT NAME Marble Brewery	
EPC APPLICATION NO.	
APPLICANT / AGENT Jeff Jinnett	PHONE NO. (505) 690-0997 ✓
ZONE ATLAS PAGE J-14	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BSB	DATE 6/4/08	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RKR	DATE 6/5/08	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

APPLICATION NO. 08AA-10044	PROJECT NO. 1005437
PROJECT NAME Marble Brewery	
APPLICANT / AGENT Jeff Jinett	PHONE NO. (505) 690-0997
ZONE ATLAS PAGE J-14	DATE SUBMITTED 3/14/08

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

Project Number 1005437

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____
Administrative Amendments (AA's)	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	
Minor Plat / Major Final Plat	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____
Vacation-Private Easement	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Second Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Third Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Fourth Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		SUBDIVISION	**S**
		___ Major Subdivision action	
		___ Minor Subdivision action	
		___ Vacation	**V**
		___ Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	**P**
		___ for Subdivision	
		___ for Building Permit	
		___ Administrative Amendment (AA)	
		___ IP Master Development Plan	
		___ Cert. of Appropriateness (LUCC)	**L**
		STORM DRAINAGE	**D**
		___ Storm Drainage Cost Allocation Plan	

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

APPLICANT: Jeff Jinnett PHONE: 505 690-0997

ADDRESS: 7 Arroyo Ridge FAX: 505 424-1206

CITY: Santa Fe STATE NM ZIP 87508 E-MAIL: JeffJinn@hotmail.com

Proprietary interest in site: Lessee/site manager List all owners: Marble Avenue Properties LLC

DESCRIPTION OF REQUEST:

ADMINISTRATIVE AMENDMENT TO APPROVED SITE PLAN

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. 9A Block: 5 Unit: ___

Subdiv/Addn/TBKA: Northern Addition

Existing Zoning: SU-2 / C Proposed zoning: —

Zone Atlas page(s): J-14 UPC Code: 101405831131343503 MRGCD Map No ___

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 1/2

LOCATION OF PROPERTY BY STREETS: On or Near: Marble Ave NW.

Between: 1st NW. and 2nd St. NW.

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

SIGNATURE _____ DATE 3-14-08

(Print) Jeff Jinnett Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

☑ All checklists are complete	Application case numbers	Action	S.F.	Fees
☑ All fees have been collected	08AA - ___ - 10044	AA	P(4)	$ 45.00
☑ All case #s are assigned	___ - ___ - ___	___	___	$ ___
☑ AGIS copy has been sent	___ - ___ - ___	___	___	$ ___
☑ Case history #s are listed	___ - ___ - ___	___	___	$ ___
☑ Site is within 1000ft of a landfill	___ - ___ - ___	___	___	$ ___
☐ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date ___			$ 45.00

Andrew Garcia 3/14/08
Planner signature / date

Project # 1005437

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

❑ **SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
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__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
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PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

JEFF JINNETT
Applicant name (print)

Applicant signature / date 3/14/08

Form revised June 04, **October 2004**

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

Application case numbers
08AA - - 10044
- - -
- - -

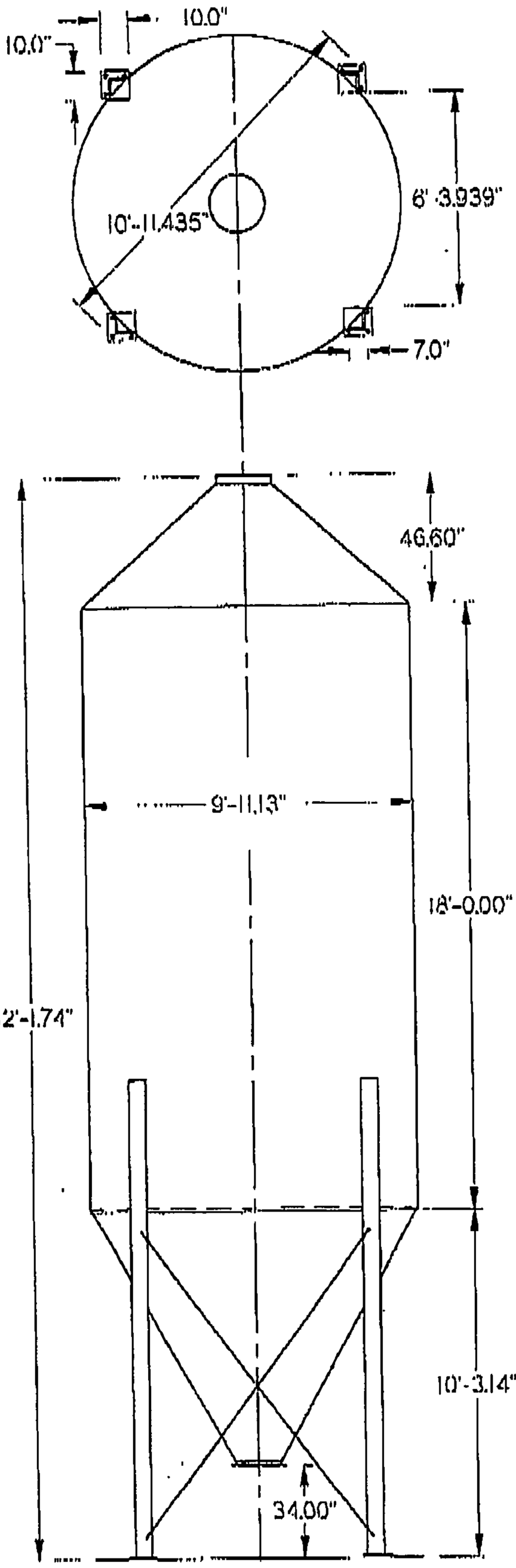
Planner signature / date 3/14/08

Project # 1005437

To: Andrew Garcia
From: Jeff Jinnett, Marble Brewery
Subject: Silo Height
Date: 4/9/08

Andrew,
Attached is a cut sheet for the silo we installed at 111 Marble Ave. NW. As you can see, the silo height is thirty-two feet, one and a quarter inches high. The concrete pad it is installed on is five inches high.
Let me know if there is any further information you need.
Thanks for your help,

TO: ANDREW GARCIA
SILO SPEC SHEET FOR MARBLE BREWERY



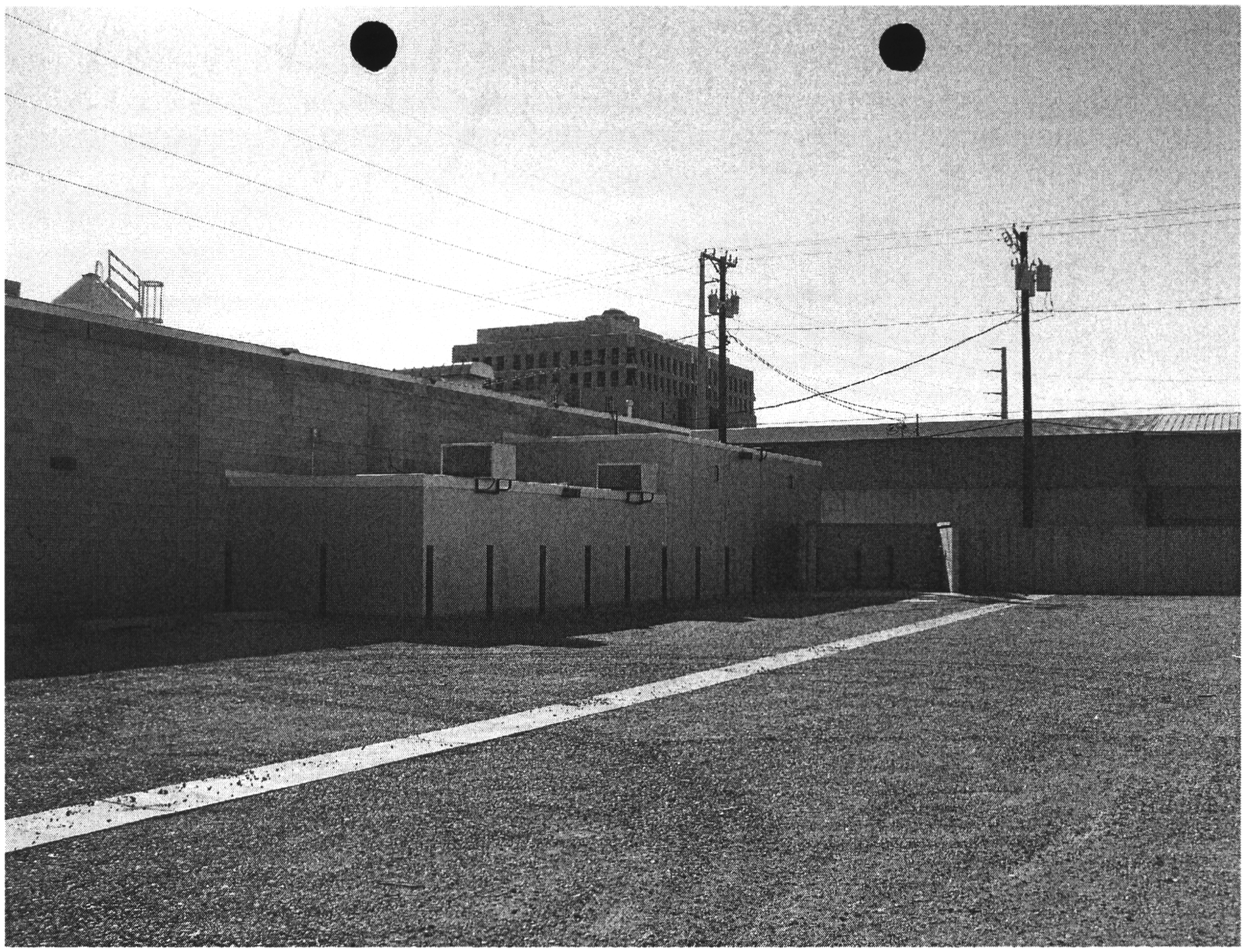
Drawn For
Chama River Brewing Co.
MARBLE BREWERY PROJECT

September 17, 2007
HP60 10x18

From Dave Stuaan
Schuld / Bushnell

Ph 309.772.3106
Fax 309.772.2045

concrete pad is 5" high.



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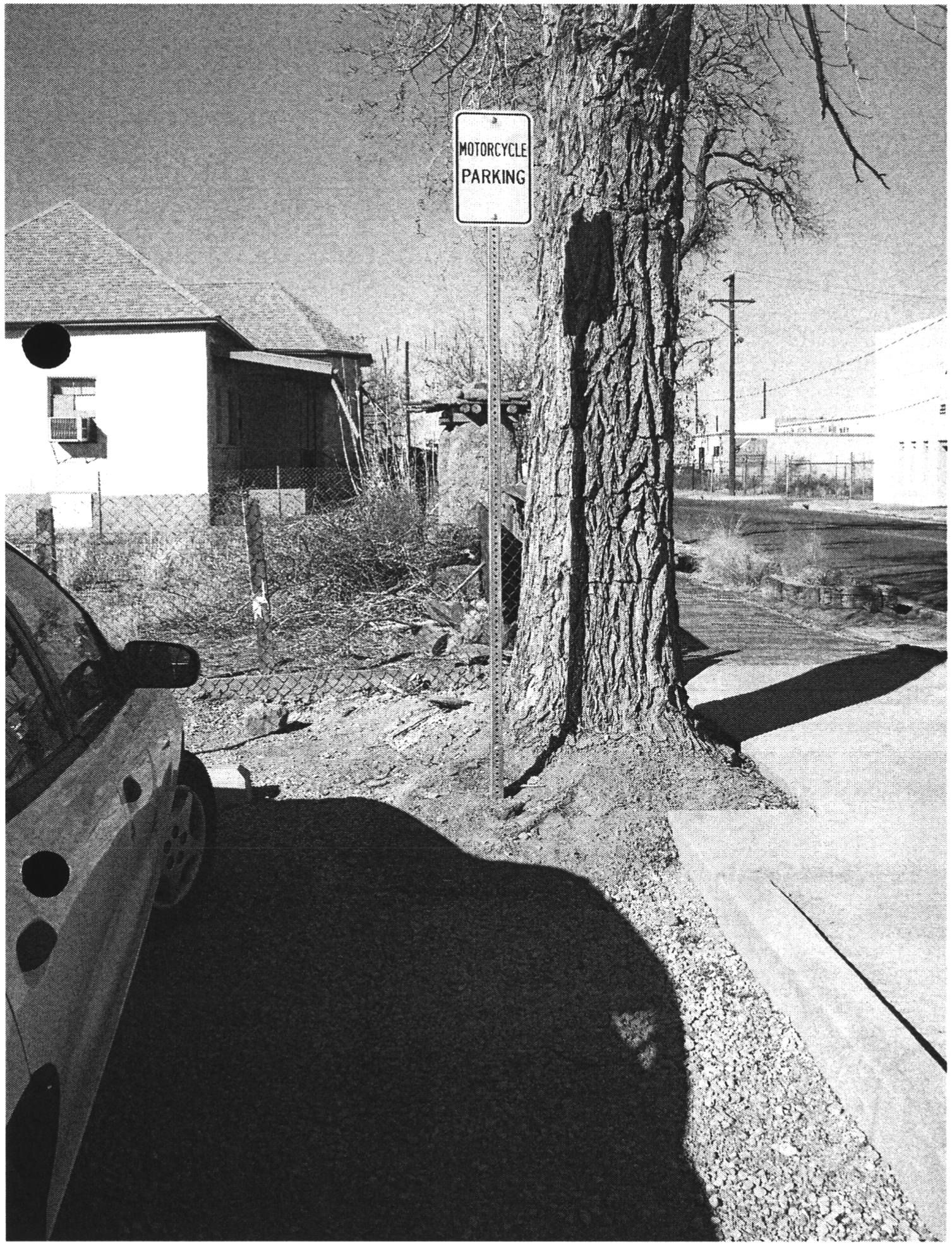

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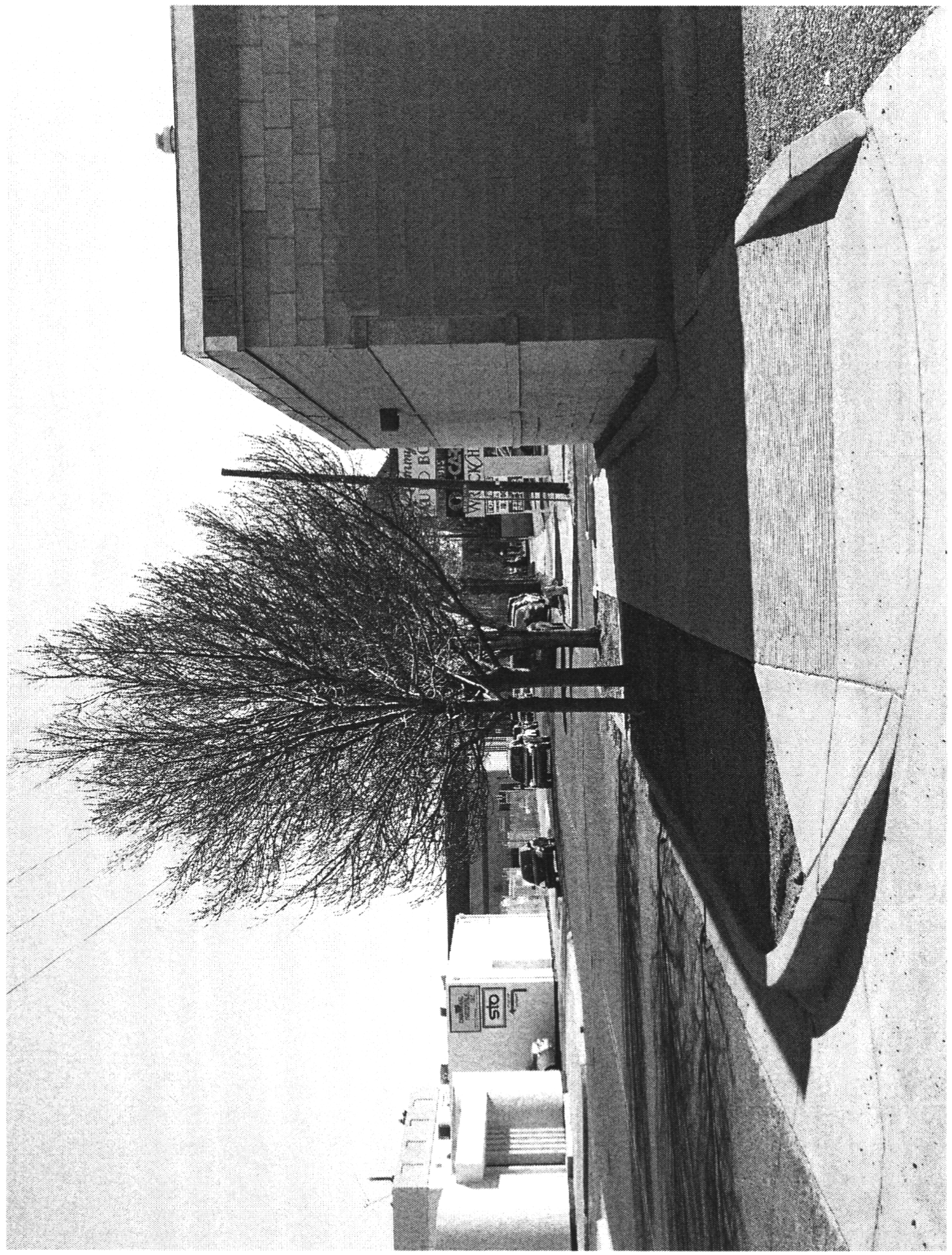

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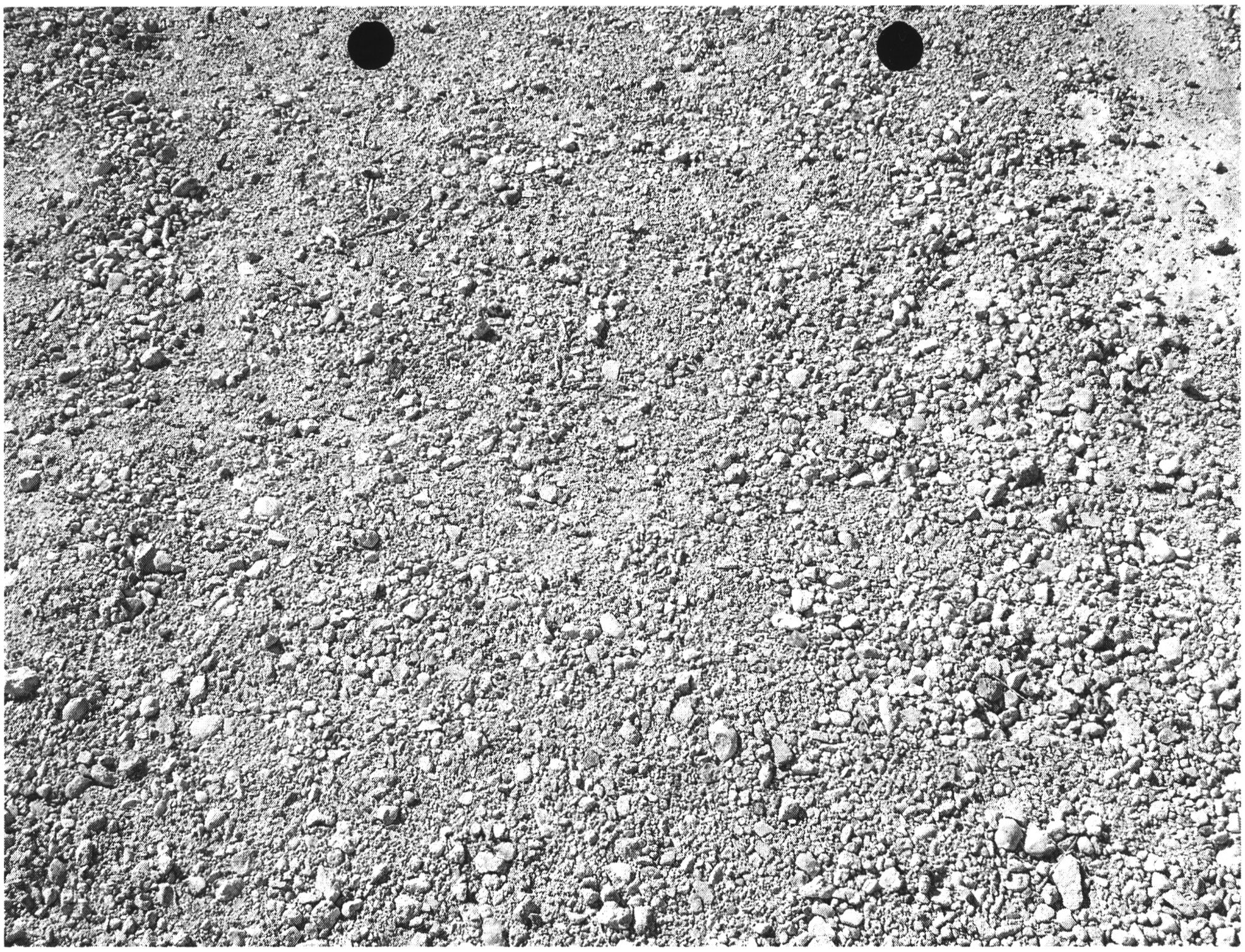

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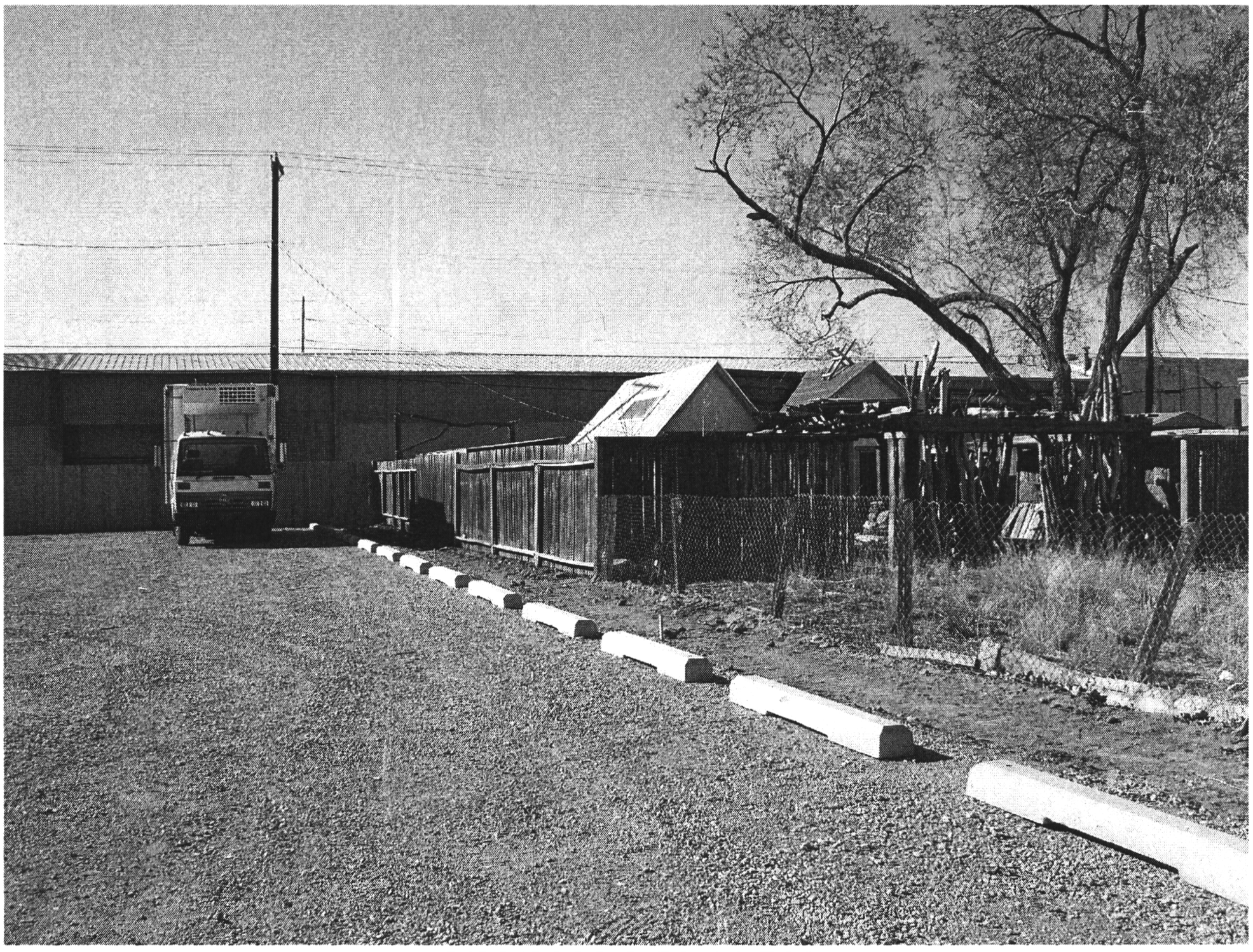

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2/29/2008 2:50:44 PM

2/29/2008 2:50:50 PM

To: THE CITY OF ALBUQUERQUE
From: JEFF JINNETT, MARBLE BREWERY
Subject: Administrative Amendments
Date: 3-14-08

I AM requesting the administrative amendments noted on the attached plans. The changes are due to construction decisions made during construction to improve the property or are due to code requirements.

thank you,

Jeff Jinnett

To: Sheran Matson and Richard Sertich
From: Jeff Jinnett, Marble Brewery
Subject: DRB Approval
Date: 06/4/07

Thank you for being receptive to our plan of phased-in improvements to our building site at 111 Marble Ave NW. As I explained, while we are in agreement with the improvements, doing them immediately is taking us beyond the financial resources we are able to obtain for this project. Phasing in the improvements will allow us to renovate the building, bring it up to code compliance and begin operating our brewery. Once we get over the initial hurdles of opening our business we can focus on improving the aesthetics of the site in compliance with the McClellan Park Plan. I like Richard's suggestion of completing the project in phases, and upon further review would like to propose a three-phase approach towards project completion:

Phase 1 – Immediate
Building interior – all renovations and additions per plans
Building exterior – install new windows, install signage over front door, install parking lot lights on building
Install exterior cooler units, including protective bollards
Install dumpster pad and enclosure
Install handicap parking pad
Install grain silo
Grade & gravel parking lot, install parking bumpers
Install fence between parking lot and alley

Phase 2 – Completion within 36 months of Phase 1 completion
✓ Complete patio and patio railings, complete landscaping around patio including shade tree
Sandblast and seal (or paint) building – we would like to leave the natural gray with painted accents

Phase 3 – Completion within 60 months of Phase 1 completion
Pave and stripe parking lot
Complete new sidewalks and curbs
Complete Landscaping and tree planting

agreed per
6-4-07

RECEIVED
JUN 13 2007
HYDROLOGY SECTION

SV-2/C
(C-2) 7, 8, 9A

PHASING PLAN

5-24-07

TO: Sheran Matson, AICP, Chair, DRB
City of Albuquerque Planning Department
Plaza Del Sol Office Building

PROJECT # 1005437 APPLICATION# 07-00559

RE: RESPONSE TO MARBLE BREWERY DRB SUPPLEMENTAL COMMENTS DATED 5/16/07

SECTION 1 – SITE PLAN and SITE PLAN DETAILS

Response to 1: The patio will have a 4'-0" tall black metal fence as indicated on the site plan and on the building elevations.

Response to 2: The patio furniture material is of commercial grade black cast aluminum table and chairs, as noted on sheets AS-101 and AS-102. The patio will seat 16 patrons with four tables; each having four chairs, and for shading an umbrella is stationed at each table. The patio furniture details are A3 and B3 on sheet AS-102.

Response to 3: On the site plan the two locations of site lighting are indicated. The added notes read "Site Lighting , see detail A1/AS-102". The site lighting meets the CABQ Zoning Code of a 16'-0" max height when near a residential area, and it is completely down lit.

Response to 4: A new scale of 3/32"=1'-0" for the site plan and landscape plan was approved to allow room to include the small residence past the northern boundaries of the property line.

Response to 5: A new note on the site plan reads "New white CMU dumpster enclosure, see detail on AS-102". The dumpster plan and elevations are shown on sheet AS-102.

Response to 6: The existing asphalt paving in front will remain. It serves as an active loading area: here trucks will be backing up to refill the silo with malted barley.

RECEIVED
MAY 23 2007
LAND DEVELOPMENT SECTION

SECTION 2 - LANDSCAPE PLAN

Response to 1: According to the approved plat the site is 14,187 square feet, which is .3247 acres.

Response to 2: The Landscape requirement is 15% of the net square feet of the site. The building foot print has been subtracted from the Gross SF of the site. The net square feet is 7331.

Response to 3: Required Landscaped area is 1105 square feet . The Landscape plan has been modified to provide more landscaped area, for a total of 1700 square feet.

Response to 4: A 6 foot buffer along the alley behind the fence- has been provided. A 5' clearance between the planting bed and parking is noted on the plan. The landscape plan also shows a new planting buffer along 1st Street, between the curb and the sidewalk.
The plan also shows a new tree in the far north side between the property line and the curb.

Response to 5: 6 Street Trees are shown on the Landscape Plan, along 1st Street.
Based on the length of the site 5 Street Trees are required along Marble Street, which are shown in the Landscape plan.
A new landscaped area has been added along the new patio fence. No landscape has been provided around the silo, since it needs to be fully accessible when in use.

Response to 6: The Landscape plan show "Texas Ash", as new trees along Fist Street and Marble Street. The choice was made based on lower water requirements.

Response to 7: A landscape buffering has been provided between Marble Brewery and adjacent property.

Response to 8: The Santa Fe Brown gravel note have been updated: "3" min depth"

Response to 9. General Requirement first sentence have been revised

RECEIVED
MAY 23 2007
LAND DEVELOPMENT SECTION

SECTION 3 - BUILDING ELEVATIONS

Response to 1: Color renderings are now shown on the building elevations.

Response to 2: Two notes have been added to all building elevations that read "Existing white CMU to be repainted white" and "existing blue CMU banding to be repainted blue".

Response to 3: All existing and new windows and doors are now dimensioned. Materials and colors are also called out.

Response to 4: On the building elevations the grain silo's dimensions, color, and materiality are now noted. The galvanized metal silo stores malted barley, which is fed by a long galvanized tube that carries it into the building and into the mill room.

Response to 5: The signage is of painted blue letters, to match the existing blue banding on the building façade.

Response to 6: The existing building has a 2'-0" parapet, and all new mechanical rooftop units are more than 24'-0" back from face of wall. Therefore, according to CABQ Zoning Code, no additional screening is needed. On the building elevations a new note has been added which reads "repaint all existing mechanical pipes and equipment."

Response to 7: The patio will have a 4'-0" tall black metal fence with two gates as indicated on the site plan, and on the building elevations.

Sincerely,

Celina Elisa Crimella,

Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683

RECEIVED
MAY 23 2007
LAND DE[illegible]OTION

CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

***

SIGN PERMIT

Printed: 04/16/2008 01:24 PM, Issued By: BLDNLT

Permit Number: 2008 000 098

Category Code 170

Address: 111 MARBLE AVE NW
111 MARBLE AVE NW J-14

Lot: 9a

Block: 5

Subdivision: northern addn

UPC: 101405631319343503

Zone Code: su-2

Zone Map: j-14

AL 135 T

Professional Agent/Contact	Applicant
Epnm Inc. 2024 6th St Nw Albuquerque NM 87107 5052433771	Marble ~~Pub~~ Brewery NM
STATE LICENSE: 33507 STATE TAX ID: 02175069006	

Type Key: 1-On Premise 2-Off Premise W-Wall R-Roof F-Freestanding M-Marquee P-Projecting C-Canopy

	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5	SIGN 6
SIGN TYPE:	1W					
UBC SQFT:	6.00					
TOTAL SQFT:	6.00					
ILLUM/MOVING:	Y					
PERMIT FEE:	$15.00					
ZONING FEE:	$70.00					

Total Sq Footage: 6.00

Total UBC Sq Footage: 6.00

Building Inspection Required: NO

Electrical Inspection Required: YES

Sign Permit Fees

Application Plan Check Fee 130 - 421240/4982000	$8.75
Building & Inspection Fee 131 - 421210/4982000	$15.00
Sign Zoning Plan Check Fee 170 - 441008/4916000	$70.00
TOTAL:	$94.75

City Of Albuquerque
Treasury Division

RCP Cus Transaction

RECEIPT# 00090795-00090796

Trans Amt $94.75

Sign Permit $94.75

CK $94.75

CHANGE $0.00

Thank You

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances and state laws regulating building construction or the phase of work for which this permit is being secured as indicated above. The Plan Check Base Fee (application), however, is not a permit. The issuance of a permit shall not prevent the Code Administration Division from thereafter requiring correction of errors.

NOTICE ▶THIS PERMIT NOT VALID UNTIL FEE IS PAID

X

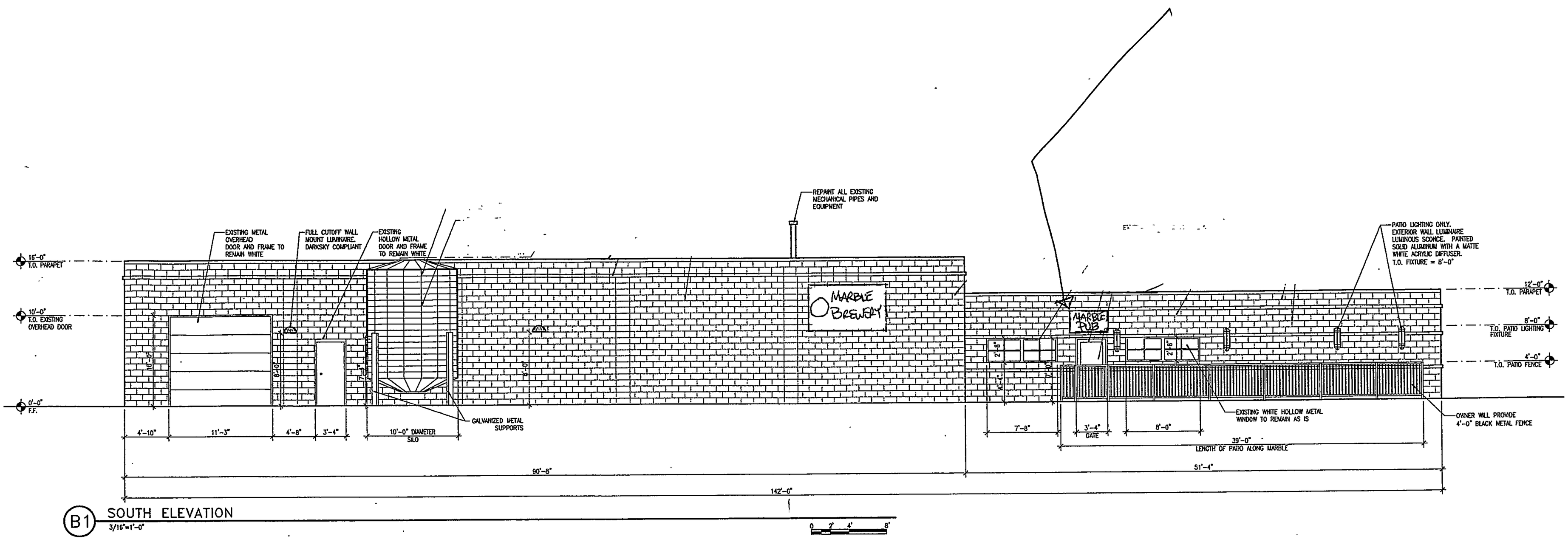
Signature of Applicant or Agent

APPLICANT COPY

SIGNAGE

Josh Cloud
6-11-08

INDIVIDUAL LETTERS HAVE BEEN REPLACED BY 2'x 3' box SIGN READING "MARBLE PUB" SIGN WAS PERMITTED.



B1 SOUTH ELEVATION
3/16"=1'-0"

MARBLE BREWERY
111 MARBLE AVE. NW
ALBUQUERQUE, NM 87102

To Sheran Matson, AICP, Chair, DRB
City of Albuquerque Planning Department
Plaza Del Sol Office Building

5-16-07

This letter concerns the proposed project at the northwest corner of Marble Avenue and First Street, to be known as Marble Brewery Inc, project number 1005437. Please forward us in writing your outstanding site plan comments, so that we can make the neccessary site plan corrections.

Sincerely,

Tanya Johnson, Project Designer
Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683
tjohnson@studioswarch.com

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

TRANSMISSION OK

TX/RX NO	1862
CONNECTION TEL	9p8439683
SUBADDRESS	
CONNECTION ID	c. DCSW Archit
ST. TIME	05/18 10:38
USAGE T	01'47
PGS.	5
RESULT	OK

DEVELOPMENT REVIEW BOARD

FAX FORM

TO: Tanya Johnson

FAX NUMBER: 843-9683 **# PAGES** 5

SENT BY: Sheran Matson, DRB Chair **DATE:** 5/18/07

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

PROJECT NO: 1005437 **APPLICATION NO:** _____

****

Marlee Brewery

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
5/16/07
DRB Supplemental Comments

ITEM # 6

PROJECT # 1005437 APPLICATION # 07-00559

RE: MARBLE BREWERY/SPBP (2ND SET OF COMMENTS)

1. What is the color of the patio wrought iron fence? Add to site plan.

2. Patio furniture details are still needed on the site plan. Refer to original comments.

3. Lighting question is also still unanswered on site plan. What will light up the rear parking lot other than the wall mounted fixtures?

4. The structures within 20 feet of the property should be identified on the site plan sheet

5. A refuse enclosure of wood is not allowed.

6. What purpose is the existing asphalt paving in the front meant to serve? It will definitely detract from the aesthetics of the brewery.

Landscape Plan Comments

1. The square footage of the site does not agree with the approved plat. This number is used to determine the landscaping requirement of the site. Most often the plat square footage is correct.

2. In this case, only the square footage of the building is subtracted from the total property square footage to determine the square footage from which to determine the 15% landscaping requirement. See Section 14-16-3-10(E)(1) of the Zone Code.

3. Assuming the plat square footage is accurate, the 15% landscape requirement total is actually 1105 square feet. The Landscape Plan must show at least this square footage

4. Section 14-16-3-10(E)(3) outlines the required landscape buffers for a nonresidential site's parking lot. The side facing the alley and the side facing First Street must each have a 6' landscape buffer. The rear of the parking lot has the required 6 foot buffer/screen as shown on the Landscape Plan. Even though there is a proposed fence along the alley, landscaping inside the fence will make the lot more attractive and help with the overall landscaping requirement for the site.

The 6 foot buffer along First Street may be placed between the back of curb and the sidewalk even though the Zone Code does not allow it. However, owner must add one tree between the north side of the driveway cut and the property line plus shrubs in this space. Be sure to respect the clear sight triangle with a tree species that has its canopy at least 6 feet above ground.

5. The Street Tree Ordinance requires a street tree for every 30 feet of street frontage. First Street is required to have 8 trees. However, if the owner will remove the farthest north existing tree which is not in good shape and replace it with 2 trees, Planning will allow only 6 trees along First Street.

The lot frontage along Marble should have ~~9~~ 4 street trees. The site plan currently shows 5 street trees. Planning will allow 7 street trees along the back of sidewalk provided the owner removes the asphalt in the front of the building except for the portion necessary to service the garage door at the west end and landscapes around the silo. The landscaping will attract customers. The tree planters would no longer be needed for the street trees.

Page 66 of the McClellan Park Sector & Redevelopment Plan requires all outdoor pedestrian activity areas to be "heavily landscaped". This definition includes the outdoor tasting area proposed for the brewery. Another reason to landscape the area around the silo.

6. Page 70 of the Sector Plan recommends that Arizona Ash, green ash, modesto ash, or white ash be used as street trees. This is not a requirement, but could be considered as the new trees along First Street and the additional trees along Marble.

7. Because the property immediately to the north of this project is also zoned for commercial uses, no additional buffering besides the 6 foot landscaping even though there are two homes on the property.

8. The Santa Fe Brown gravel note on the plan must include "3" minimum depth".

9. The first sentence under "General Requirements" should read "Landscape maintenance shall be the responsibility of the property owner."

BUILDING ELEVATIONS

1. The color renderings were not provided as required.

2. The building color of white with blue accents is acceptable. However, it will need to be re-painted. Because the Elevations Sheet says "existing", it is unclear whether the intent is to re-paint & refurbish.

3. The materials and colors of windows, doors (including the garage door) and windows along with dimensions is required even though some are existing.

4. There is no information on the proposed grain silo other than to identify it. Dimensions, colors and materials are also required of all elements including the supports. What is projecting out of the grain silo on the left side? It is not identified. What will the silo contain?

5. The color of the painted signage is needed.

6. The existing mechanical equipment on the roof which will remain should be hidden from view by the public either walking or driving by. Provide this detail as well.

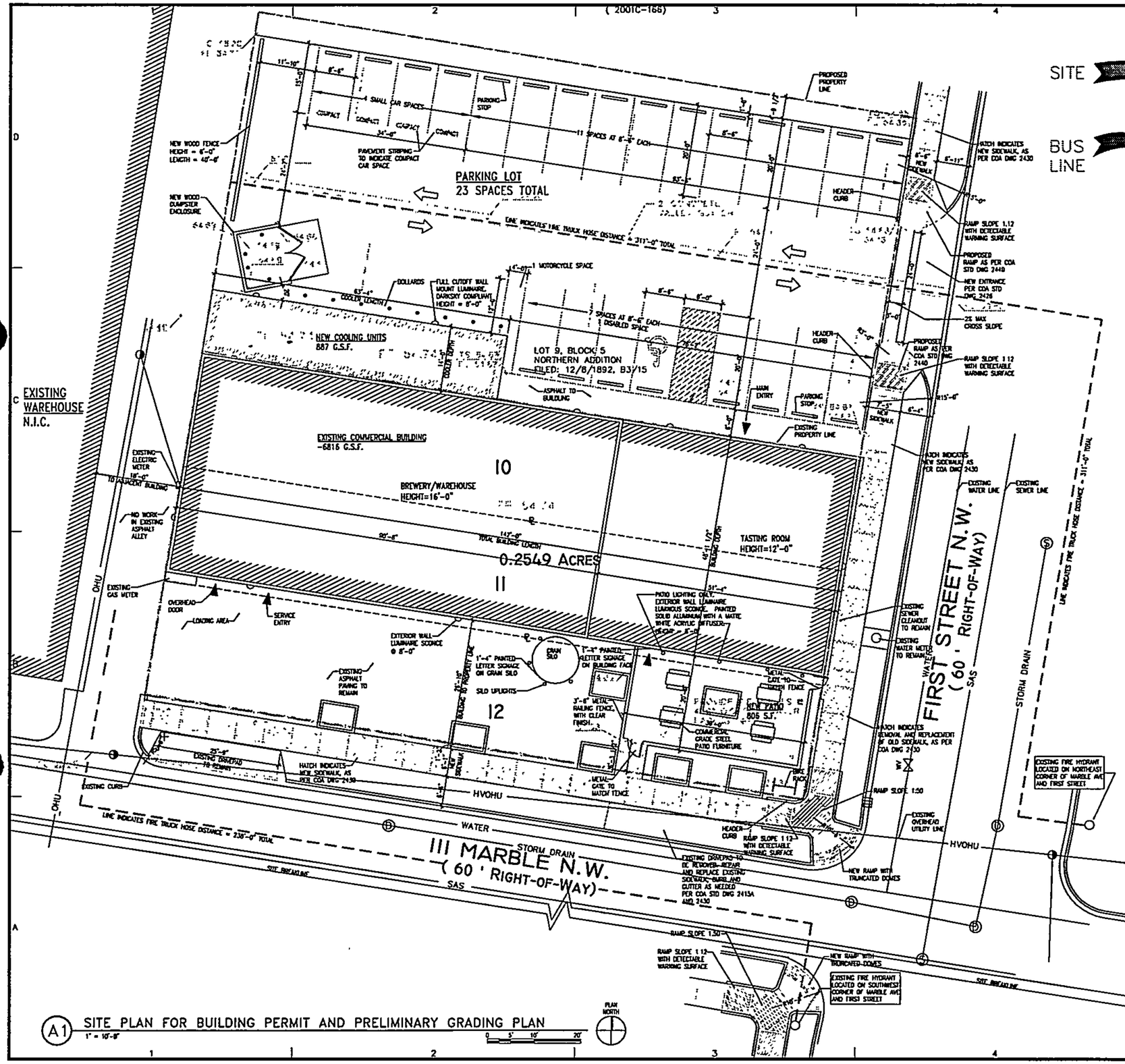
7. What is the color of the metal railing and gate?

Be sure to respond to each of the items above by changing the site plan itself and giving Planning a written response to each item.

Remember, this site plan also requires approval by The Albuquerque Development Commission or ADC staff depending on the decision of the Planning Director.

Feel free to call me for questions you may have.

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



SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPIABLE --> 2 SPACES @ 1/2000 SF -->	2 SPACES @ 1/2000 SF
SEATING 60 OCCUPANTS --> 20 SPACES @ 1/15 SF -->	20 SPACES @ 1/15 SF
OFFICE 6 OCCUPANTS --> 3 SPACES @ 1/200 SF -->	3 SPACES @ 1/200 SF
TOTAL SPACES -->	25 SPACES
TOTAL SPACES WITH 10% REDUCTION -->	23 SPACES
TOTAL SPACES REQUIRED -->	23 SPACES
TOTAL SPACES PROVIDED -->	23 SPACES
HC REQUIRED -->	1 SPACE
HC PROVIDED -->	1 SPACE
MOTORCYCLE REQUIRED -->	1 SPACE
MOTORCYCLE PROVIDED -->	1 SPACE

PROJECT NUMBER: 1005437
APPLICATION NUMBER:

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

STUDIO SW ARCHITECTS
Architect Engineer
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

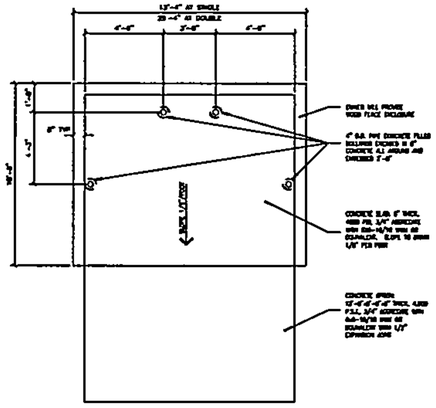
ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626AS-101.DWG
DRAWN BY:	DGP
CHECKED BY:	DD
DATE:	05/14/2007

SHEET TITLE

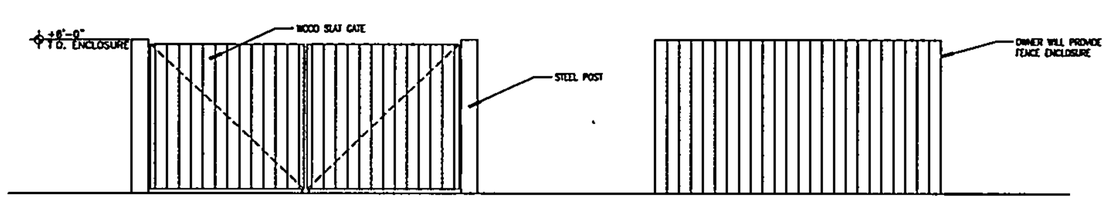
SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY GRADING PLAN

AS-101

sheet of . sheets

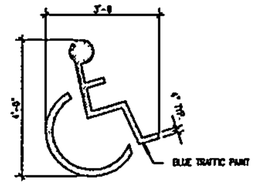


E1 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



E2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/8"=1'-0"

E3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/8"=1'-0"



C1 H.C. PAVEMENT SIGN
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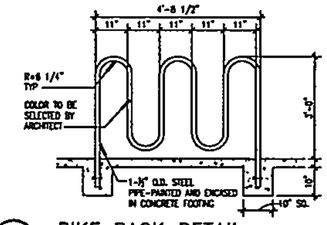

C2 BIKE RACK DETAIL
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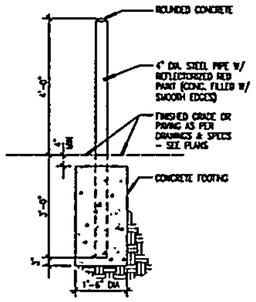
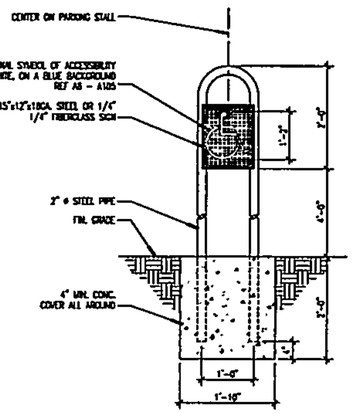
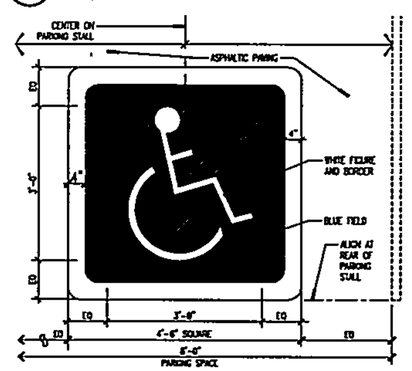


C3 4" TYPICAL BOLLARD
SCALE: 1/2"=1'-0"



B6 ACCESSIBLE PARKING SIGN
SCALE: 3/4"=1'-0"



A6 ACCESSIBLE PARKING SIGN
SCALE: 3/4"=1'-0"

STUDIO SW ARCHITECTS
Architect Engineer
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studiosearch.com
E-Mail: mail@studiosearch.com

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

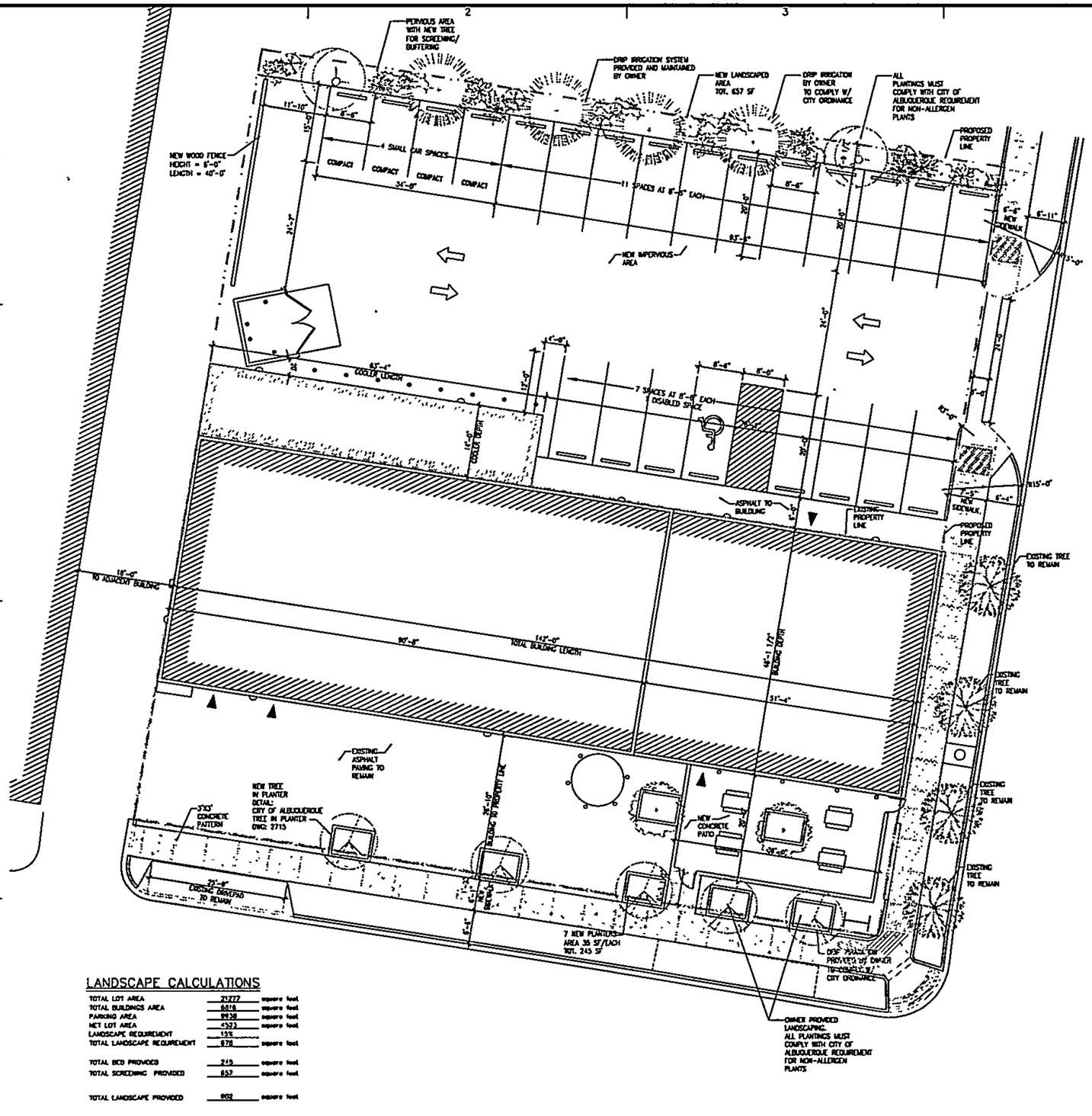
ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0424AS-102.DWG
DRAWN BY:	TMJ
CHECKED BY:	JDD
DATE:	05/14/2007

SHEET TITLE

SITE DETAILS

AS-102

sheet of . sheets



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	21272	square feet
TOTAL BUILDINGS AREA	6816	square feet
PARKING AREA	9938	square feet
NET LOT AREA	4323	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	678	square feet
TOTAL BCD PROVIDED	215	square feet
TOTAL SCREENING PROVIDED	657	square feet
TOTAL LANDSCAPE PROVIDED	902	square feet

A1 SITE PLAN
1" = 10'-0"

PLANTING LIST

GENERAL LANDSCAPE

- EXISTING TREE TO REMAIN
- DECIDUOUS TREE — CHINESE PISTACHE, PISTACHE CHINENSIS, 2" CAL., MEDIUM WATER USAGE
- DECIDUOUS TREE — TEXAS ASH, FRAXINUS TEXANA, MEDIUM WATER USE
- DECIDUOUS TREE — MIMOSA, ALBIZIA JULIBRISSIN ROSEA, 15 GAL., NONHUMMER USE, 25' TALL, FULL SUN
- DECIDUOUS TREE — FRINGING ASH, FRAXINUS CLEPHOTA, 15 GAL., LOW WATER USE, 30' TALL, FULL SUN
- BUTTERFLY BUSH, BUDDLEIA DAVIDII, 5 GAL. 100 SF, MEDIUM WATER USE
- SPANISH BROOM, GENESTA HISPANICA, 5 GAL. 100 SF, MEDIUM WATER USE
- RUSSIAN SAGE, PEROVSKIA ATRIPLICIFOLIA, 5 GAL. 36 SF, MEDIUM WATER USE
- LAVENDER COTTON, SANTOLINA CHAMAECYPARISSUS, 1 GAL. 9 SF, LOW WATER USE
- CREEPING ROSEMARY, ROSMARINUS OFFICINALIS "PROSTRATUS", 1 GAL. 36 SF, LOW WATER USE

LANDSCAPE NOTES

GENERAL REQUIREMENTS

LANDSCAPE RESPONSIBILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER ORDINANCE PLANTING RESTRICTION ORDINANCE

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

ALL LANDSCAPING WILL BE IN CONFORMANCE OF THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREES ORDINANCE, POLLEN ORDINANCE AND WATER CONSERVATION ORDINANCE AND WATER WASTE ORDINANCE

IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLE WILL BE FOLLOW IN DESIGN AND INSTALLATION

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY

SANTA E BROWN GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREA THAT ARE NOT DESIGNATED TO RECEIVE SEEDS

IRRIGATION NOTES

GENERAL REQUIREMENTS

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREE TO RECEIVE (2) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS

DRIP AND BUBBLER SYSTEM SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END

RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD.

IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER

LOCATION OF CONTROLLER TO BE DETERMINED

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

STUDIO SW ARCHITECTS
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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
J DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

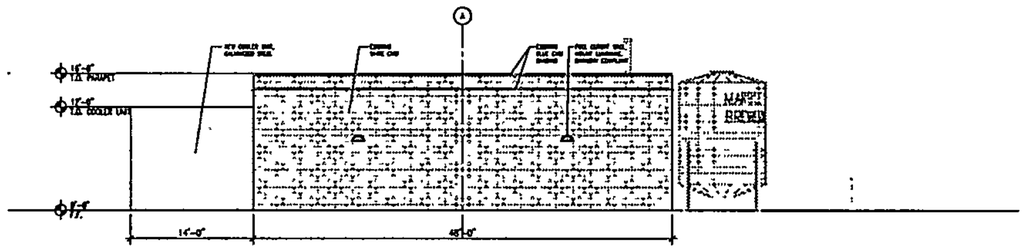
MARK	DATE	DESCRIPTION

ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626L-101.DWG
DRAWN BY	DGP
CHECKED BY:	DD
DATE:	05/14/2007

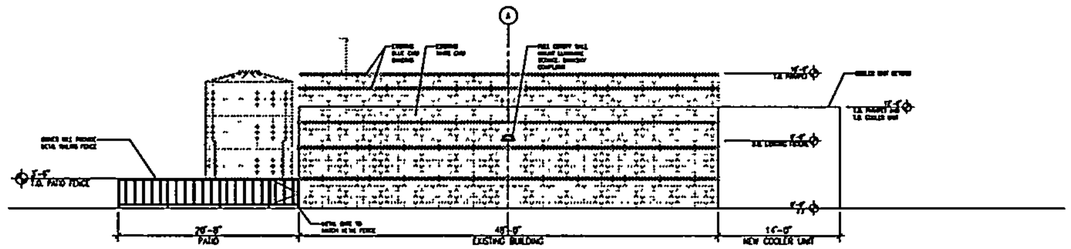
SHEET TITLE

LANDSCAPING PLAN

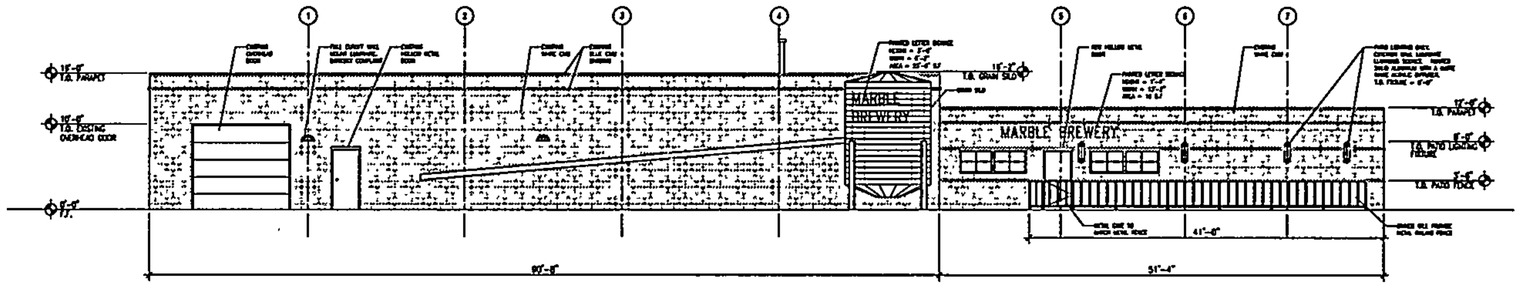
L-101
sheet of . sheets



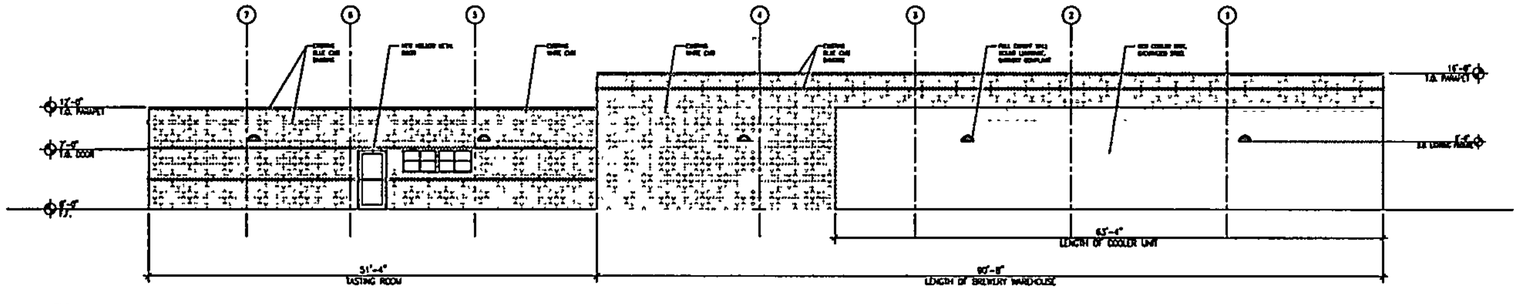
D1 WEST ELEVATION
1/8"=1'-0"



C1 EAST ELEVATION
1/8"=1'-0"



B1 SOUTH ELEVATION
1/8"=1'-0"



A1 NORTH ELEVATION
1/8"=1'-0"

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MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

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PROJECT NO:	0626
CAD DWG FILE:	0626A-201.DWG
DRAWN BY:	DGP
CHECKED BY	DD
DATE:	05/14/2007

SHEET TITLE

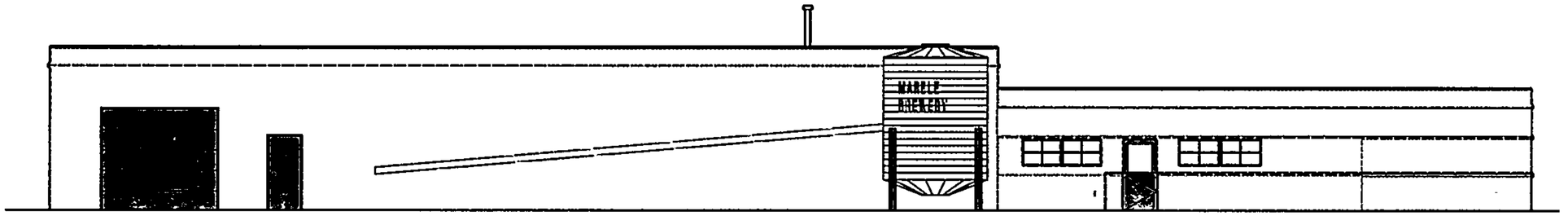
BUILDING ELEVATIONS

A-201

sheet of . sheets

MARBLE BREWERY

DRB SUBMITTAL DATE: 5/02/2007



PROJECT DIRECTORY

OWNER:
Chama River Brewing Co.
4939 Pan American NE
Albuquerque, NM 87109
CONTACT: Jeff Jinotte
(505) 342-1800

ARCHITECT:
Studio Southwest Architects Inc.
2104 Mountain Road NW
Albuquerque, NM 87104
CONTACT: Daniel Puzak
(505) 843-9639

CIVIL ENGINEER:
ABQ Engineering, Inc.
6739 Academy Rd. NE, Suite 130
Albuquerque, NM 87109
CONTACT: Martin Garcia, PE
(505) 255-7882

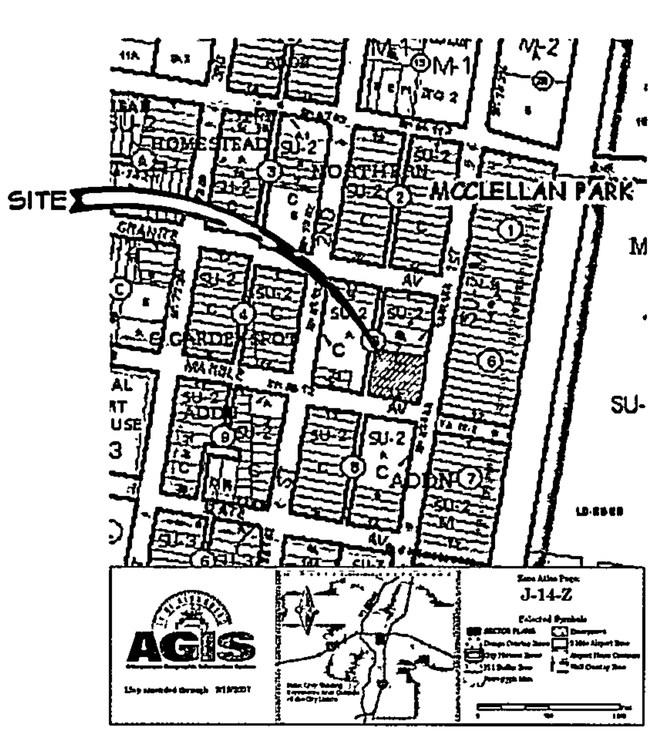
MECHANICAL ENGINEER:
ABQ Engineering, Inc.
6739 Academy Rd. NE, Suite 130
Albuquerque, NM 87109
CONTACT: David Kenney, PE
(505) 255-7882

ELECTRICAL ENGINEER:
ABQ Engineering, Inc.
6739 Academy Rd. NE, Suite 130
Albuquerque, NM 87109
CONTACT: James L. Booth, PE
(505) 255-7882

INDEX OF DRAWINGS

G-001 Cover Sheet

AS-101 Site Plan
AS-102 Site Details
A-101 Floor Plan
A-201 Building Elevations



A4 VICINITY MAP
N.T.S.

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MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

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ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626G-001.DWG
DRAWN BY:	DGP
CHECKED BY:	DD
DATE:	05/01/2007

SHEET TITLE

COVER SHEET
LOCATION MAPS,CONTACTS
DRAWING INDEX

G-001
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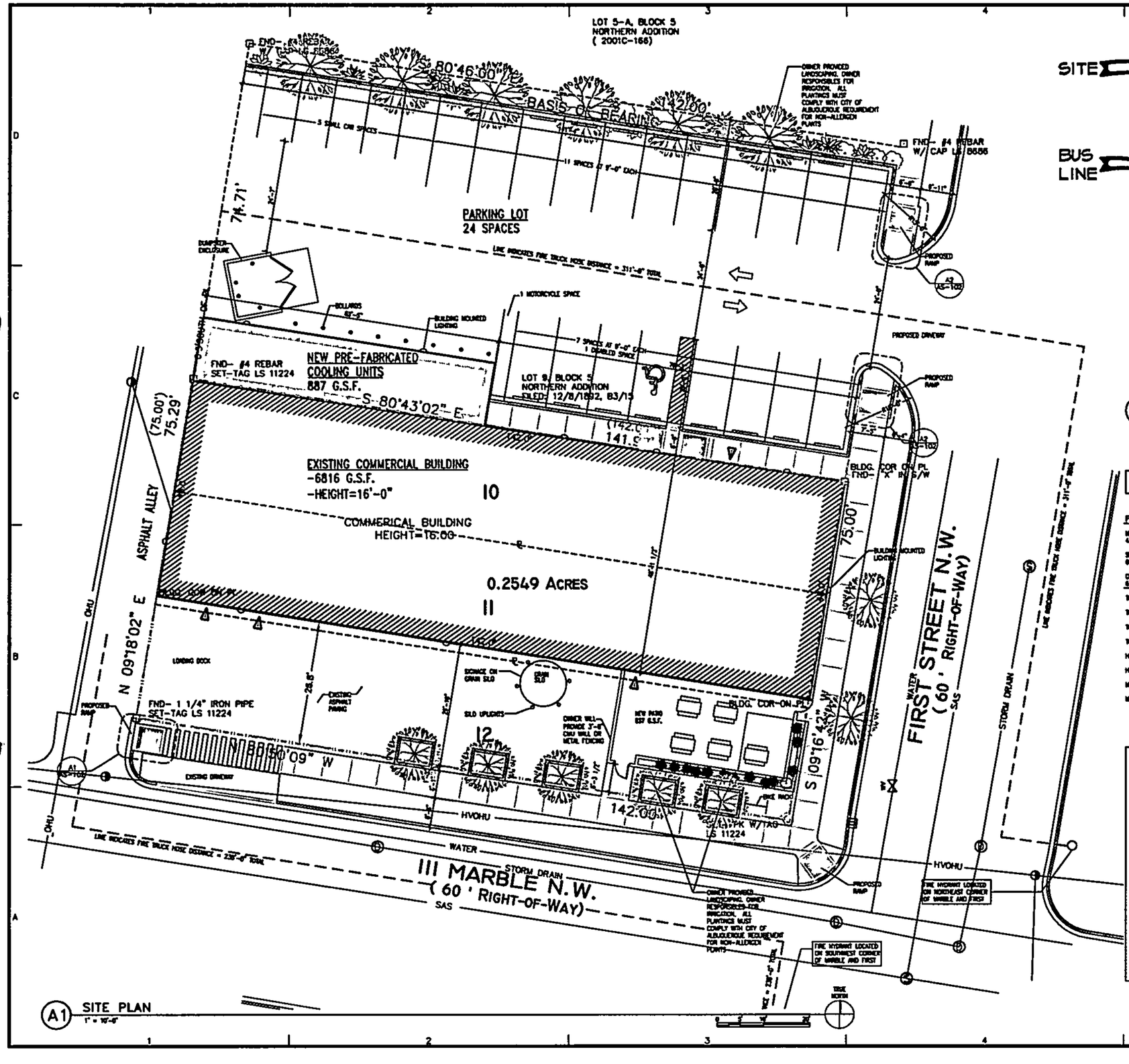
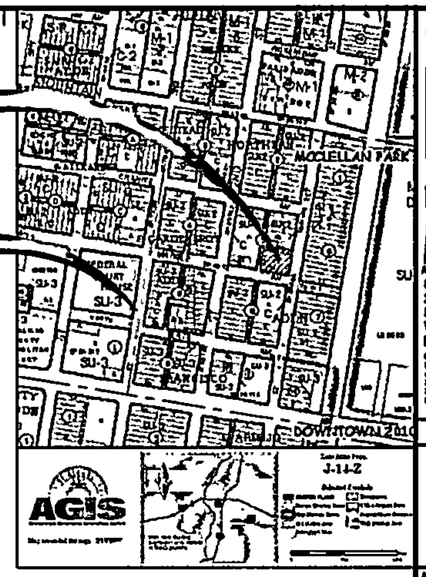


A1 SITE PLAN
1" = 10'-0"



C5 VICINITY MAP
N.T.S.

SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPIABLE --> 2 SPACES @ 1/2000 SF -->	2 SPACES @ 1/2000 SF
SEATING 60 OCCUPANTS --> 20 SPACES @ 1/15 SF -->	20 SPACES @ 1/15 SF
OFFICE 6 OCCUPANTS --> 3 SPACES @ 1/200 SF -->	3 SPACES @ 1/200 SF
TOTAL SPACES -->	25 SPACES
TOTAL SPACES WITH 10% REDUCTION -->	23 SPACES
TOTAL SPACES REQUIRED -->	23 SPACES
TOTAL SPACES PROVIDED -->	24 SPACES
HC REQUIRED -->	1 SPACE
HC PROVIDED -->	1 SPACE
MOTORCYCLE REQUIRED -->	1 SPACE
MOTORCYCLE PROVIDED -->	1 SPACE

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

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J. DAVID DEKKER
No. 1463
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MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

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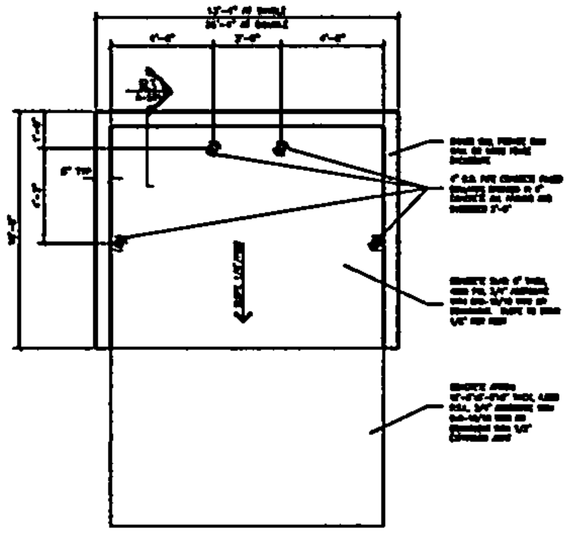
ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626AS-101.DWG
DRAWN BY:	DGP
CHECKED BY:	DD
DATE:	05/01/2007

SHEET TITLE

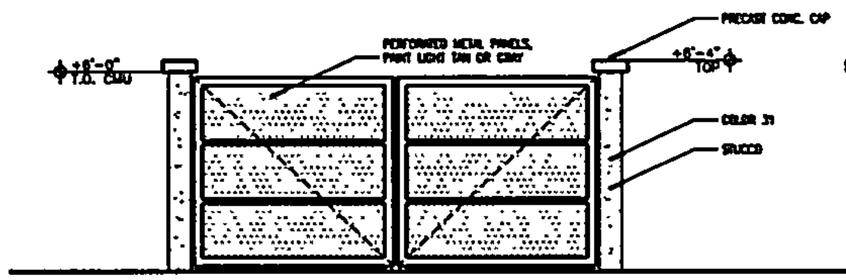
SITE PLAN

AS-101

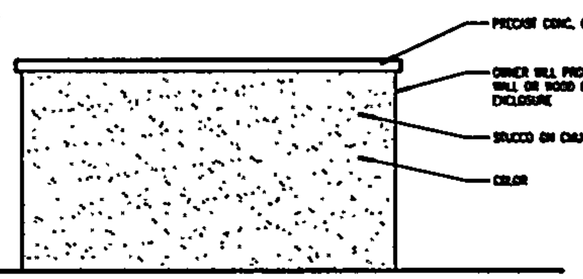
sheet of . sheets



E1 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



E2 TRASH ENCLOSURE FRONT ELEVAITON
SCALE: 3/8"=1'-0"



E3 TRASH ENCLOSURE SIDE ELEVAITON
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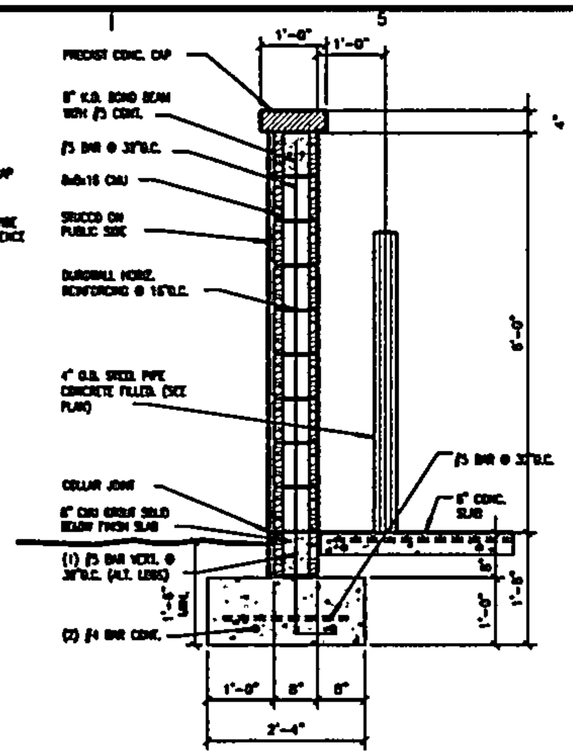
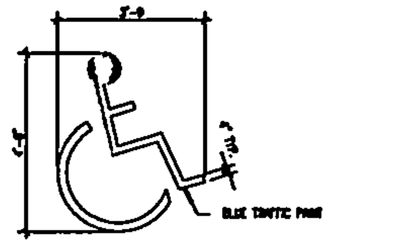


E5 TRASH ENCLOSURE DETAIL
SCALE: 3/4"=1'-0"



C1 H.C. PAVEMENT SIGN
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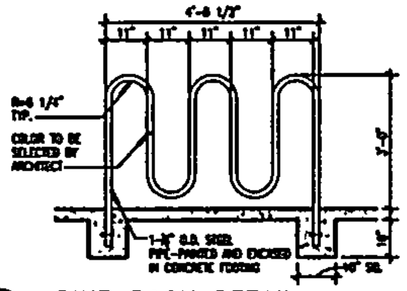

C2 BIKE RACK DETAIL
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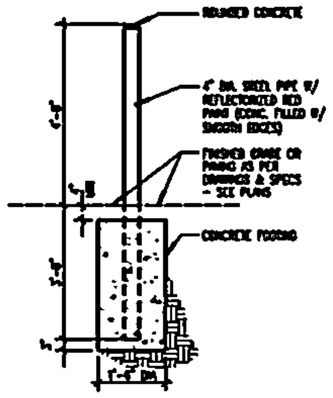

C3 4" TYPICAL BOLLARD
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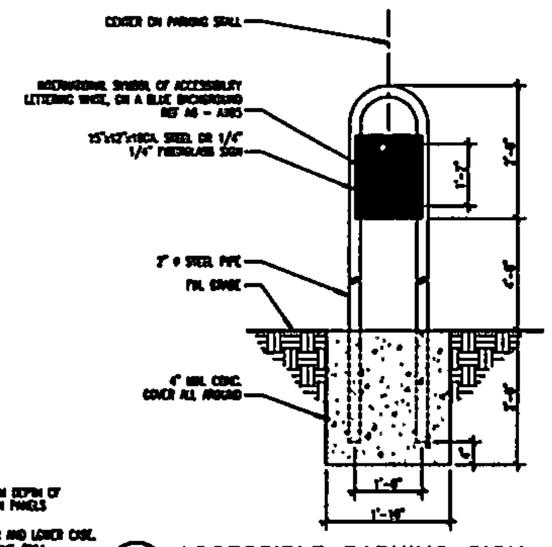
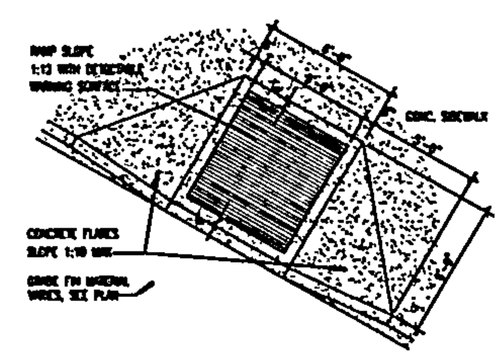


B6 ACCESSIBLE PARKING SIGN
SCALE: 3/4"=1'-0"



B1 H.C. RAMP
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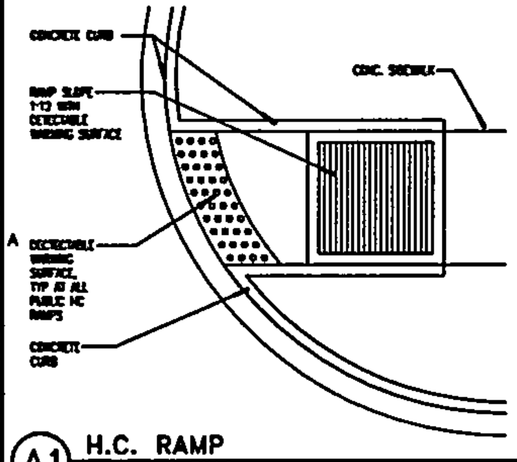

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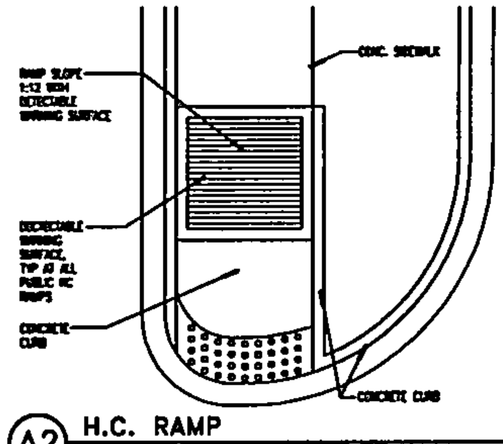

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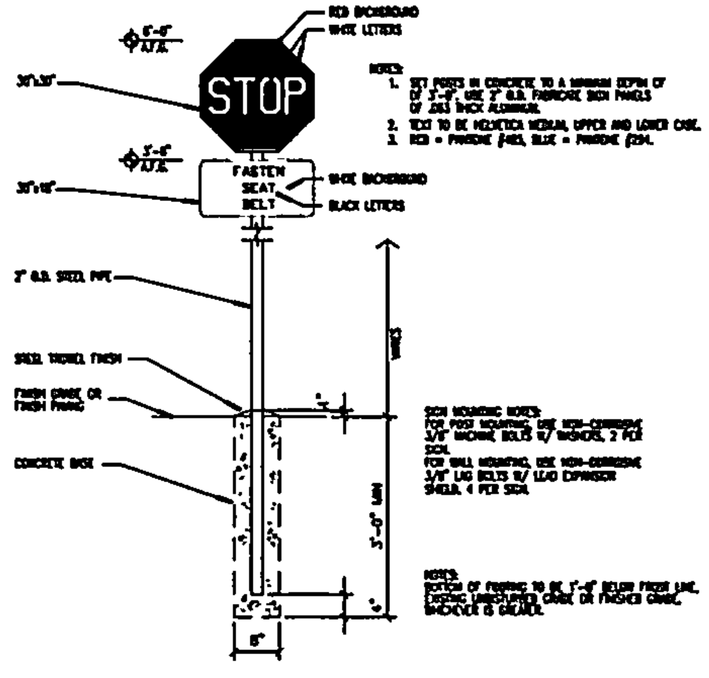
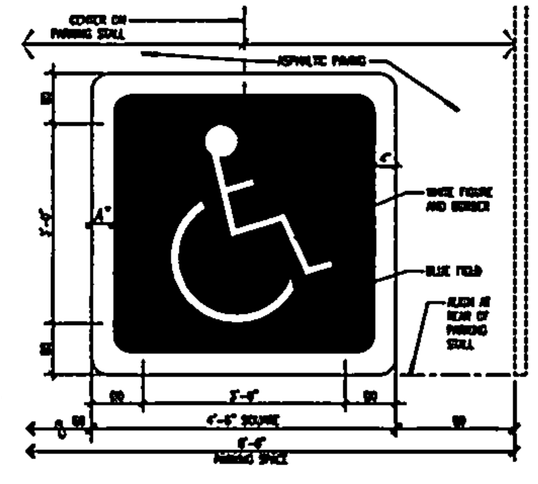


A5 STOP SIGN
SCALE: 3/4"=1'-0"



A6 ACCESSIBLE PARKING SIGN
SCALE: 3/4"=1'-0"

STUDIO SW ARCHITECTS

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J. DAVID DICKER
No. 1463
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MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

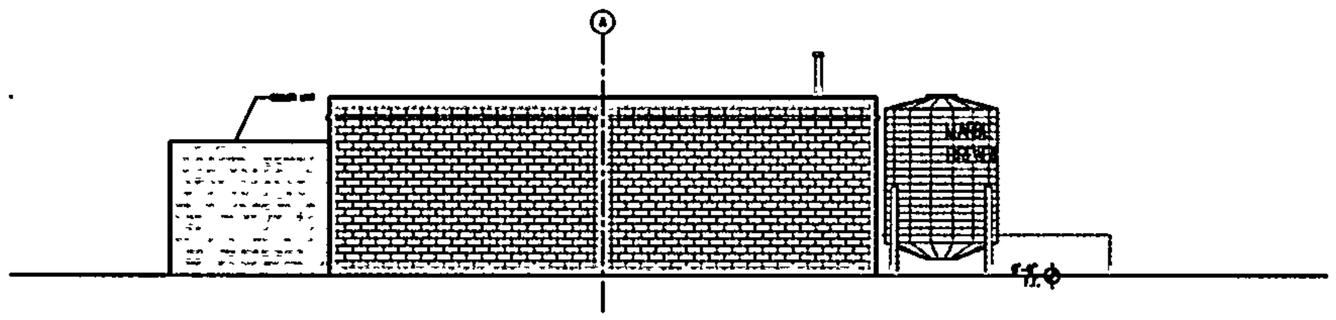
MARK	DATE	DESCRIPTION

ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0424AS-102.DWG
DRAWN BY:	TMJ
CHECKED BY:	JDD
DATE:	05/01/2007

SHEET TITLE

SITE DETAILS

AS-102
sheet of . sheets



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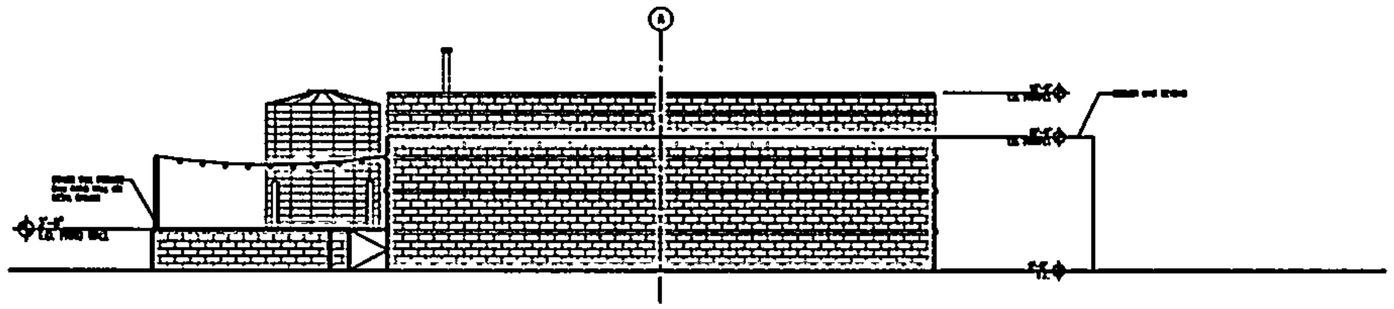

C1 EAST ELEVATION
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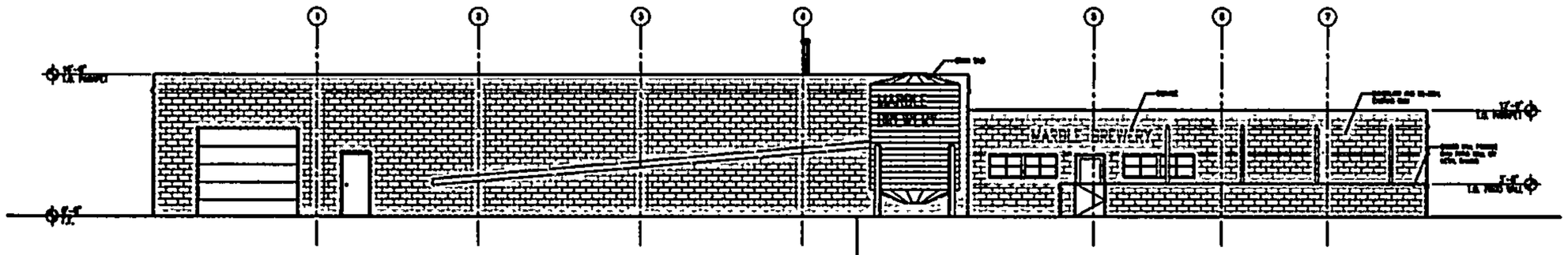

B1 SOUTH ELEVATION
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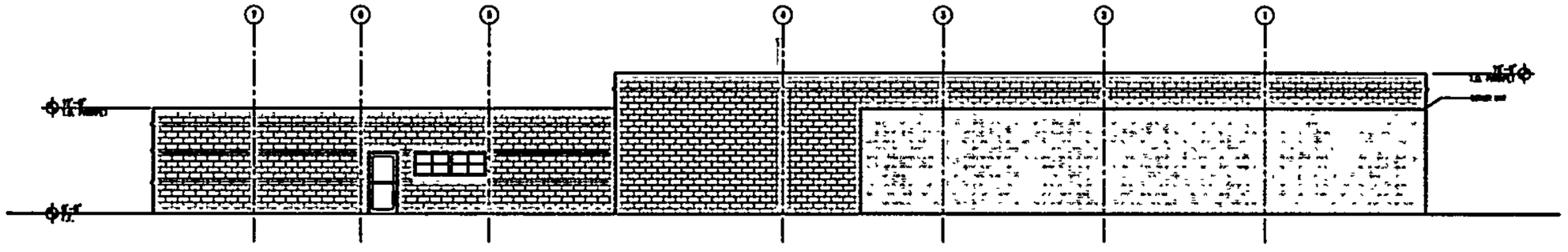

A1 NORTH ELEVATION
1/8"=1'-0"

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MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

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SHEET TITLE

BUILDING ELEVATIONS

A-201

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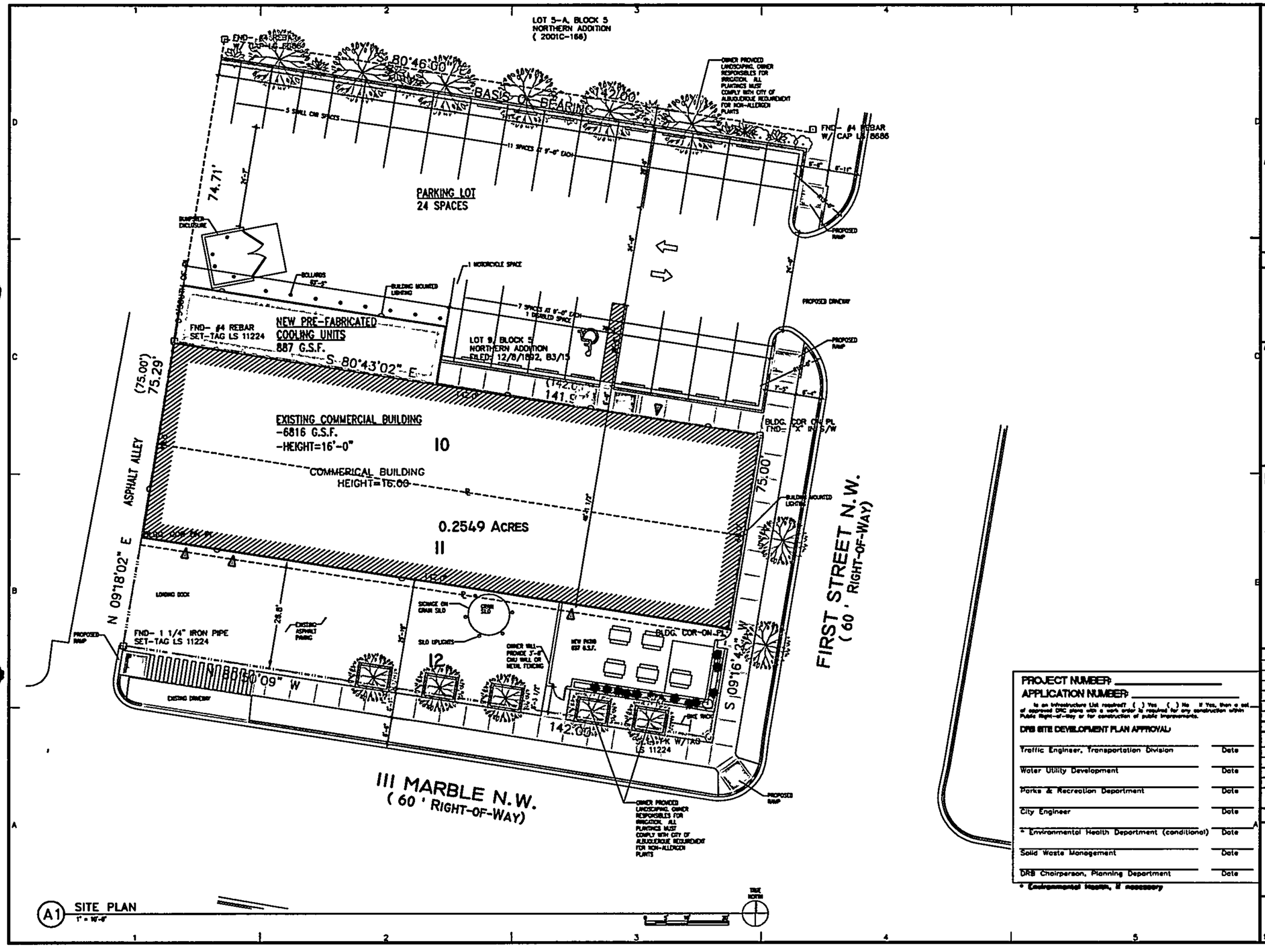

A1 SITE PLAN
1" = 10'-0"

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

STUDIO SW ARCHITECTS

Architect Engineer
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

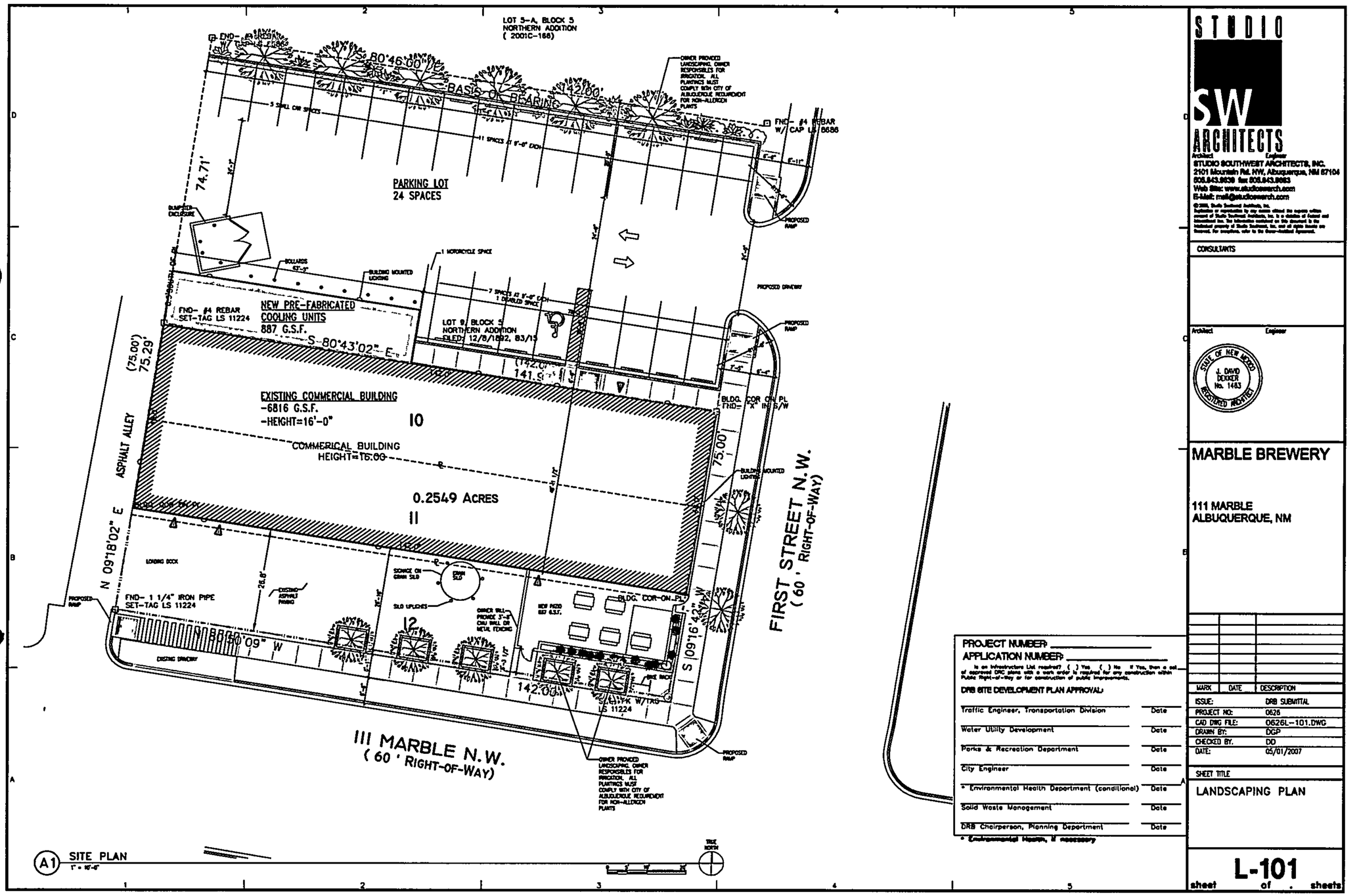
ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626L-101.DWG
DRAWN BY:	DGP
CHECKED BY:	DD
DATE:	05/01/2007

SHEET TITLE

LANDSCAPING PLAN

L-101

sheet of . sheets



A1 SITE PLAN
1" = 10'-0"

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

STUDIO SW ARCHITECTS
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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
J. DAVID DEKKER
No. 1483
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626L-101.DWG
DRAWN BY:	DGP
CHECKED BY:	DD
DATE:	05/01/2007

SHEET TITLE

LANDSCAPING PLAN

L-101

sheet of . sheets

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

TRANSMISSION OK

TX/RX NO	1818
CONNECTION TEL	9p8439683
SUBADDRESS	
CONNECTION ID	c. DCSW Archit
ST. TIME	05/08 10:04
USAGE T	00'57
PGS.	3
RESULT	OK

DEVELOPMENT REVIEW BOARD

FAX FORM

TO: Dave Dekker

FAX NUMBER: 843-9683 # PAGES 5

SENT BY: Sheran Matson, DRB Chair DATE: 5/08/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: _____ APPLICATION NO: _____

****

Marble Brewery

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 9, 2007
DRB Comments

ITEM # 5

PROJECT # 1005437 **APPLICATION # 07-00559**

RE: Marble Brewery/spbp

1. A replatting action is required as part of this submittal.

2. The Cover Sheet and the First Floor Plan Sheet are not part of the required submittal. Please delete these sheets. The first sheet should be the site plan with the signature block. DRB does not approve floor plans. The agents' listing can appear on the site plan sheet.

3. Please make sure any re-submittals and the original site plan have sheets in the proper order as required on the SPBP Checklist. Review is much easier.

4. What is the planned height of the brewery? There are 2 heights listed on the site plan sheet.

5. The site plan sheet has language related to landscaping. Please remove the notes.

6. The proposed block wall or fencing around the patio must have a DRB approved design because it is visible from public right of way. An elevation with dimensions and materials and colors and materials should be included in the site plan. Be sure to follow the requirements in Section 14-16-3-19 of the Zone Code.

7. Details on the type of patio furniture is also needed. An elevation with materials, dimensions, colors and number of tables and benches/chairs planned is needed.

8. Is building mounted lighting only planned? Details on down lighting only are needed.

9. Are there any structures within 20 feet of the site?

Agent was called on 5/8/07 and asked to re-submit a complete SPBP that follows the checklist and the McClellan Park Sector Plan Requirements. Planning's review will begin when the new submittal is received.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
_X_ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — **D**

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**

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

APPEAL / PROTEST of... — **L** **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Marble Brewery Inc. PHONE: (505) 243-2739
ADDRESS: 111 Marble Ave NW, FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: List all owners: Jeff Jinnett
AGENT (if any): Studio Southwest Architects PHONE: (505) 843-9639
ADDRESS: 2101 Mountain Road NW FAX: (505) 843-9683
CITY: Albuquerque STATE NM ZIP 87104 E-MAIL:
DESCRIPTION OF REQUEST: Site Plan Bldg Permit

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

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

Lot or Tract No. Lot 7, 8, 9, 10, 11, 12 Block: 5 Unit:
Subdiv. / Addn. TBK Marble Brewery
Current Zoning: SU-2 C Proposed zoning:
Zone Atlas page(s): J-14-Z No. of **existing** lots: 4 No. of **proposed** lots: 1
Total area of site (acres): .821 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? _X_ Yes. No___ Within 1000FT of a landfill? No
UPC No. 101405831319343503 ; 101405831319643504 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of 1st steet & Marble Avenue
Between: and

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005437

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

SIGNATURE DATE 5/1/07
(Print) J. DAVID DEKKER ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-00559	SBP	P(3)	$ 385.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 405.00

Hearing date May 9, 2007

Andrew Garcia 5/1/07
Planner signature / date

Project # 1005437

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

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

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

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

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

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
✓ Solid Waste Management Department signature on Site Plan
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
NA Copy of the document delegating approval authority to the DRB
NA Infrastructure List, if relevant to the site plan
✓ Completed Site Plan for Building Permit Checklist
✓ Copy of Site Plan with Fire Marshal's stamp
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

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

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

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

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

J. DAVID DEKKER
Applicant name (print)

5/1/07
Applicant signature / date

Form revised **APRIL 2007**

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

Application case numbers
07 DRB - - 00559
- -
- -

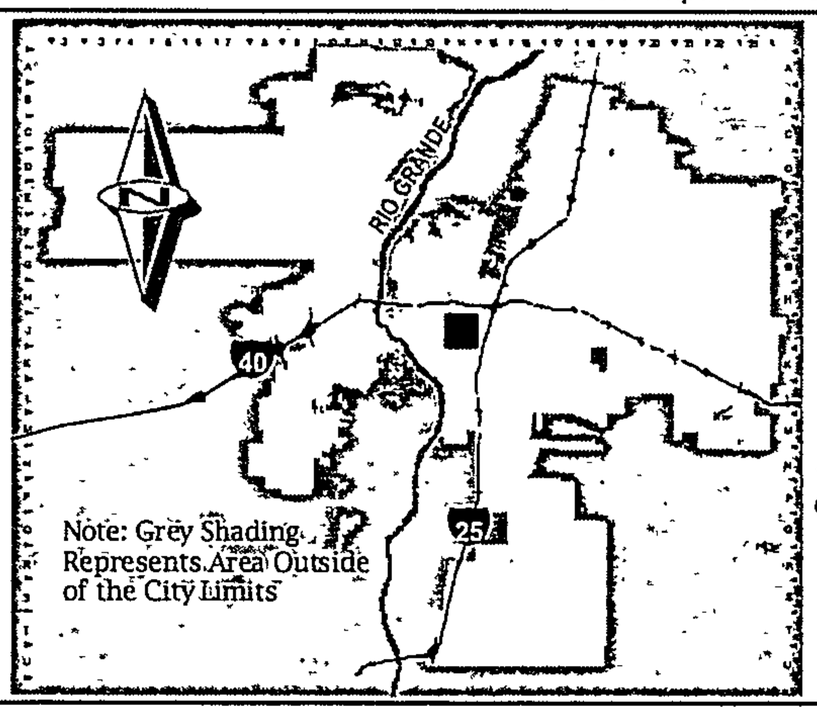
Planner signature / date 5/1/07

Project # 1005437

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

J-14-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

STUDIO SW ARCHITECTS

To Sheran Matson, AICP, Chair, DRB
City of Albuquerque Planning Department
Plaza Del Sol Office Building

5-01-07

This letter will serve as a brief project description for the proposed project at the northwest corner of Marble Avenue and First Street. The proposed project is a brewery that will move into an existing building in the Maclellan Park District. This small scale brewery will bring business and patronage to the neighborhood. Proposed parking is located in the rear, and a fenced tasting patio sits at the front.

This project requires that five parcels zoned as SU-2/C will be combined into one parcel. A re-plat is currently being reviewed. If there are any additional questions please don't hesitate to contact us.

Sincerely,

David Dekker, AIA
Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683
mail@studioswarch.com

Studio Southwest
Architects Inc.

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Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
130 Grant Avenue, Suite 102
Santa Fe, NM 87501
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

SANTA FE DINING INC.

4056 CERRILLOS ROAD, SUITE F-6, SANTA FE, NEW MEXICO 87507 • TEL 505-424-1882 • FAX 505-424-1206

4/26/07

To Whom It May Concern:

This letter verifies that Studio SW Architects has our permission to act as our agents for architectural and design issues relating to the DRB approval of the Marble Brewery project located at 111 Marble Ave. NW in Albuquerque.
If you have any questions, I may be contacted at 690-0997.

Thank You,

Jeff Jinnett, President
Santa Fe Dining

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 2/22/07

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.

5/1/07

Applicant or Agent Signature / Date

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

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
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* *Revised: 2/22/07*

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ✓ 1. **Location and typical dimensions**, including handicapped spaces
  - ✓ 2. **Calculations:** spaces required: 23 provided: 24

    Handicapped spaces required: 1 provided: 1
    Motorcycle spaces required: 1 provided: 1
- ✓ B. Bicycle parking & facilities
  - ✓ 1. Bicycle racks, spaces required: 1
    provided: 1
  - NA 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
  - ✓ 2. Drive aisle locations, including width and curve radii dimensions
  - ✓ 3. End aisle locations, including width and curve radii dimensions
  - ✓ 4. Location & orientation of refuse enclosure, with dimensions
  - ✓ 5. Curb cut locations and dimensions
- ✓ D. Pedestrian Circulation
  - ✓ 1. Location and dimensions of all sidewalks and pedestrian paths
  - ✓ 2. Location and dimension of drive aisle crossings, including paving treatment
  - ✓ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 –PRELIMINARY GRADING PLAN –

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 2/22/07*

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
✓ B. Bar Scale
✓ C. Detailed Building Elevations for each facade
✓ 1. Identify facade orientation
✓ 2. Dimensions of facade elements, including overall height and width
✓ 3. Location, material and colors of windows, doors and framing
✓ 4. Materials and colors of all building elements and structures
✓ 5. For EPC and DRB submittals only – Color renderings or similar illustrations

NA E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER J-14-Z **REFERRAL #** _____

SITE ADDRESS 111 Marble NW

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTATANEOUS FLOW REQUIRED 1188 gpm

SQUARE FOOTAGE – LARGEST BUILDING 12,850 sq ft

TYPE CONSTRUCTION IIB

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

☒ ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 4-26-07

FIRE DEPARTMENT INSPECTOR: Steven Ulibarri

RECEIVED BY: _____ TELEPHONE: _____

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.

2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.

3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE – INDIVIDUAL YELLOW - FILE

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

PAID RECEIPT

APPLICANT NAME Mable Brewery Inc.

AGENT Studio Southwest Architects

ADDRESS 2101 Mountain Rd NW

PROJECT & APP # 1005437 / 07DRB-00559

PROJECT NAME

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 385.00 **441006/4983000 DRB Actions**

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

$ **441018/4971000 Public Notification**

$ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 405.00 **TOTAL AMOUNT DUE**

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

5/1/2007 11:40AM LOC: ANX
RECEIPT# 00080919 WS# 007 TRANS# 0022
Account 441006 Fund 0110
Activity 4983000
Trans Amt $405.00
J24 Misc $385.00
CK $405.00

Thank You

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

240009

MARBLE BREWERY INC
111 MARBLE AVE. NW
ALBUQUERQUE, NM 87102
(505) 243-2739

Bank of America. 02200 NM

95-32/1070

DATE AMOUNT

PAY TO THE ORDER OF Four Hundred Five Dollars And 00 Cents

CITY OF ALBUQUERQUE
PO BOX 1313

ALBUQUERQUE NM 87103-1313

DUPLICATE
City Of Albuquerque
Treasury Division

5/1/2007 11:40AM LOC: ANX $405.00
RECEIPT# 00080919 WS# 007 TRANS# 0022
Account 441006 Fund 0110
Trans Amt $405.00 MP
J24 Misc $385.00 MP
CK $405.00 MP

Security Features Included

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈240009⑈ ⑆107000327⑆ 001118296209⑈ Thank You

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action
X Minor Subdivision action
___ Vacation **V**
___ Variance (Non-Zoning)

Supplemental form

ZONING **Z**

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

SITE DEVELOPMENT PLAN **P**

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

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: SANTA FE PROPERTIES. PHONE: 424-1882
ADDRESS: 111 MARBLE AVE NW FAX: 424-1206
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): ABQ ENGINEERING INC. PHONE: 255-7902
ADDRESS: 6639 ACADEMY NE SUITE B0 FAX: 255-7902
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: PLAT TO CONSOLIDATE 4 LOTS INTO 1 @ Marble / FIRST STREET.

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

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

Lot or Tract No. LOT 9, 10, 11, 12 Block: Unit:
Subdiv. / Addn. NORTHERN ADDITION
Current Zoning: SU-2 C Proposed zoning:
Zone Atlas page(s): J-14 No. of **existing** lots: 4 No. of **proposed** lots: 1
Total area of site (acres): 0.3257 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill?
UPC No. LOT 9 - 1014-058-313-196-435-04, LOT 10 - 1014-058-313-193-435-03 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: N/W Corner of Marble / 1st Street. SW
Between: Granite SW and 2nd SW.

CASE HISTORY:

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

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

SIGNATURE DATE 4/17/07
(Print) MARTIN J. GARCIA ___ Applicant X Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
07 DRB - - 00531	P+F	53	$ 215.00
			$
	CMF		$ 20.00
			$
			$
		Total	$ 235.00

Hearing date 5-2-07

4-23-07
Planner signature / date

Project # 1005437

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
C12 ✓ 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 Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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 for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, **4** copies for internal routing.
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
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.

Manuel J. Gallegos
Applicant name (print)

Applicant signature / date 4/17/07.

Form revised September 2001

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

Application case numbers
07DRB - _____ - 00531
_____ - _____ - _____
_____ - _____ - _____

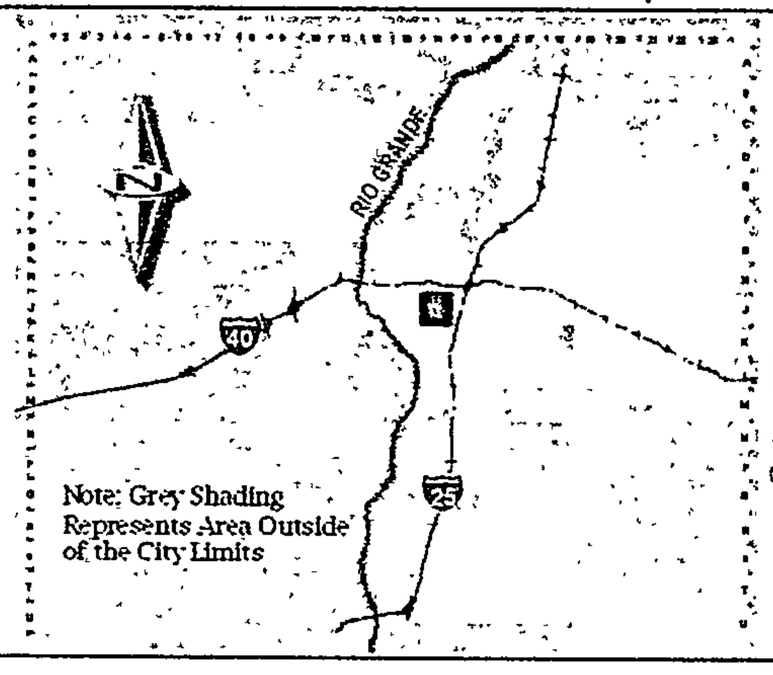
Planner signature / date 4-23-07

Project # 1005437

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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

J-14-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

April 17, 2007

To Whom It May Concern:

This letter is intended to authorize ABQ Engineering Inc. to act as the agent for Santa Fe Properties as is relates to the consolidation of Lots 9-12 to Lot 9A.

Sincerely,

Ted Rice, VP
Santa Fe Properties

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

PAID RECEIPT

APPLICANT NAME Santa Fe Properties

AGENT ABQ Engineering

ADDRESS 6739 Academy NE Suite

PROJECT & APP # ~~1005528~~ / 07DRB - 00531 / 1005437

PROJECT NAME

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 215.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
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( ) Traffic Impact Study

$ 235.00 **TOTAL AMOUNT DUE**

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

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

ABQ ENGINEERING, INC.
6739 ACADEMY RD., NE SUITE 130
ALBUQUERQUE, NM 87109
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219/1070 130

006690

4/17/2007

PAY TO THE ORDER OF City of Albuquerque

Two Hundred Thirty-Five and 00/100********** $ **235.00

DOLLARS

City of Albuquerque

DUPLICATE
Treasury Division

4/23/2007 11:27AM LOC1 ANNX
RECEIPT# 00074520 WS#008 TRANS# 0024
Account 441006
Activity 4[illegible]
Trans Amt

AUTHORIZED SIGNATURE

MP

EMO DRB Submittal Fee-Marble St Brewery #27043

"006690" :107002192: 1060211246"