

#7



Closed Ag 4/30/07

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

REVISED 9/28/05

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

DRB Application No.: 07DRB-00411 (SBP)
Project Name: ALAMEDA BUSINESS PARK
Agent: Jeff Foss

Project # 1005473
Phone No: 821-6429

Project Number

1005473

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Signature Block on S.P. Add. to Signature Block
3 Copies Ag

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

Ag



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Project Number 1005473

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005473

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 11, 2007

0



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 11, 2007

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:50 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005185**
07DRB-00262 Major-Preliminary Plat Approval
ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

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

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

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

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

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

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

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

07DRB-00352 Minor-Prelim&Final Plat
Approval

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

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

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

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

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

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

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

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

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

8. **Project # 1002330**
06DRB-01642 Minor-SiteDev Plan
BldPermit/EPC
- JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [*Indef deferred from 11/29/06*] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**
9. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW--between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**
10. **Project # 1005508**
07DRB-00341 Minor-SiteDev Plan
BldPermit
- MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for
ROBBY L ROBERSON request(s) the above action(s) for
all or a portion of Tract(s) 20-23, **LADERA BUSINESS
PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL
USES, located on UNSER BLVD NW, between VISTA
ORIENTE ST NW and LA MORADA PL NW containing
approximately 5 acre(s). [REF: 02DRB00518] [*Deferred
from 2/28/07*] [*Indef deferred from 3/14/07*] [*Deferred from
3/28/07, 4/4/07 & 04/11/07*] (H-9) **DEFERRED AT THE
AGENT'S REQUEST TO 04/25/07.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

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

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

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

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

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

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

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

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

23. OTHER MATTERS:

Project # 1003554
07DRB-00482 Minor-Prelim&Final Plat
Approval

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

ADJOURNED: 12:50 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 11, 2007
DRB Comments**

ITEM # 7

PROJECT # 1005473

APPLICATION # 07-00411

RE: lot 40, Alameda Business Park/ SDBP

The property is within 1,000 feet of a Landfill area. Please contact Rhonda Methvin with the Environmental Health Department at 768-2638. EHD will have to sign the Site Plan prior to Planning approving it.

The signature block is an old version, and needs to be updated. A newer version can be picked up at the Planning counter.



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



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


MEMORANDUM

7

DATE: April 9, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Jeff Foss
Ray Cravey

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project#-1005473-07DRB-00411 Minor-Site Development Plan Building Permit,
Lot 40, Alameda Business Park, Located south of Alameda NW [sic] between
Washington NW [sic] and 4th Street NW

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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: RAY CRAVEY PHONE: 341-4828
 ADDRESS: 3701 HAWKINS ST. NE. FAX: 341-4829
 CITY: ALBUQ. STATE NM. ZIP 87109 E-MAIL: cravey@alphaomegapt.com
 Proprietary interest in site: OWNER List all owners: RAY CRAVEY
 AGENT (if any): JEFF FOSS AND RON JAMES (505-757-3691) PHONE: 821-6429
 ADDRESS: 6345 CHRISTY RD. NE. FAX: N/A.
 CITY: ALB. STATE NM. ZIP 87109 E-MAIL: countryjoys@aol.com

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

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

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

Lot or Tract No. LOT 40 Block: — Unit: —
 Subdiv. / Addn. ALAMEDA BUSINESS PARK
 Current Zoning: SU-2 IP Proposed zoning: —
 Zone Atlas page(s): C16 No. of existing lots: ONE No. of proposed lots: —
 Total area of site (acres): .5197 Density if applicable: dwellings per gross acre: — dwellings per net acre: —
 Within city limits? Yes. No Within 1000FT of a landfill?
 UPC No. 101606439921610911 MRGCD Map No. —
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH OF ALAMEDA NW
 Between: WASHINGTON NW and 4th STREET NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1000624
5-99-86

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

SIGNATURE Jeff Foss DATE 3.30.07
 (Print) JEFF FOSS Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04, 3/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>27DRB - 00411</u>	<u>SDP</u>	<u>23</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>4-11-07</u>			Total <u>\$ 405.00</u>

Gregory [Signature] 4-2-07
 Planner signature / date

Project # 1005473

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

SKETCH PLAN REVIEW AND COMMENT

Maximum Size: 24" x 36"

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

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

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

Any original and/or related file numbers are listed on the cover application.

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

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

Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

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

JEFF FOSS

Applicant name (print)

Jeff Foss

Applicant signature / date



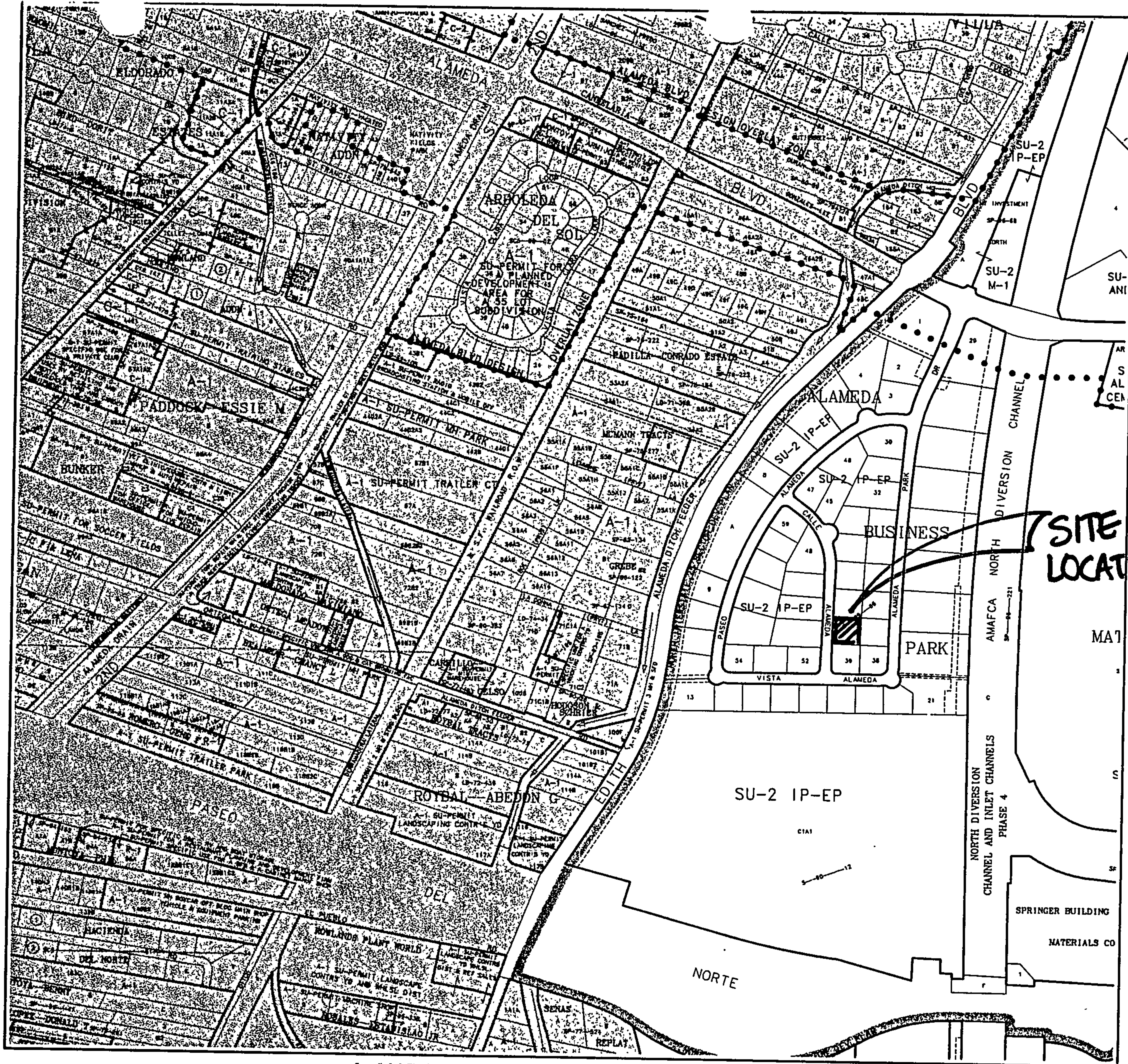
Form revised APRIL 2006

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

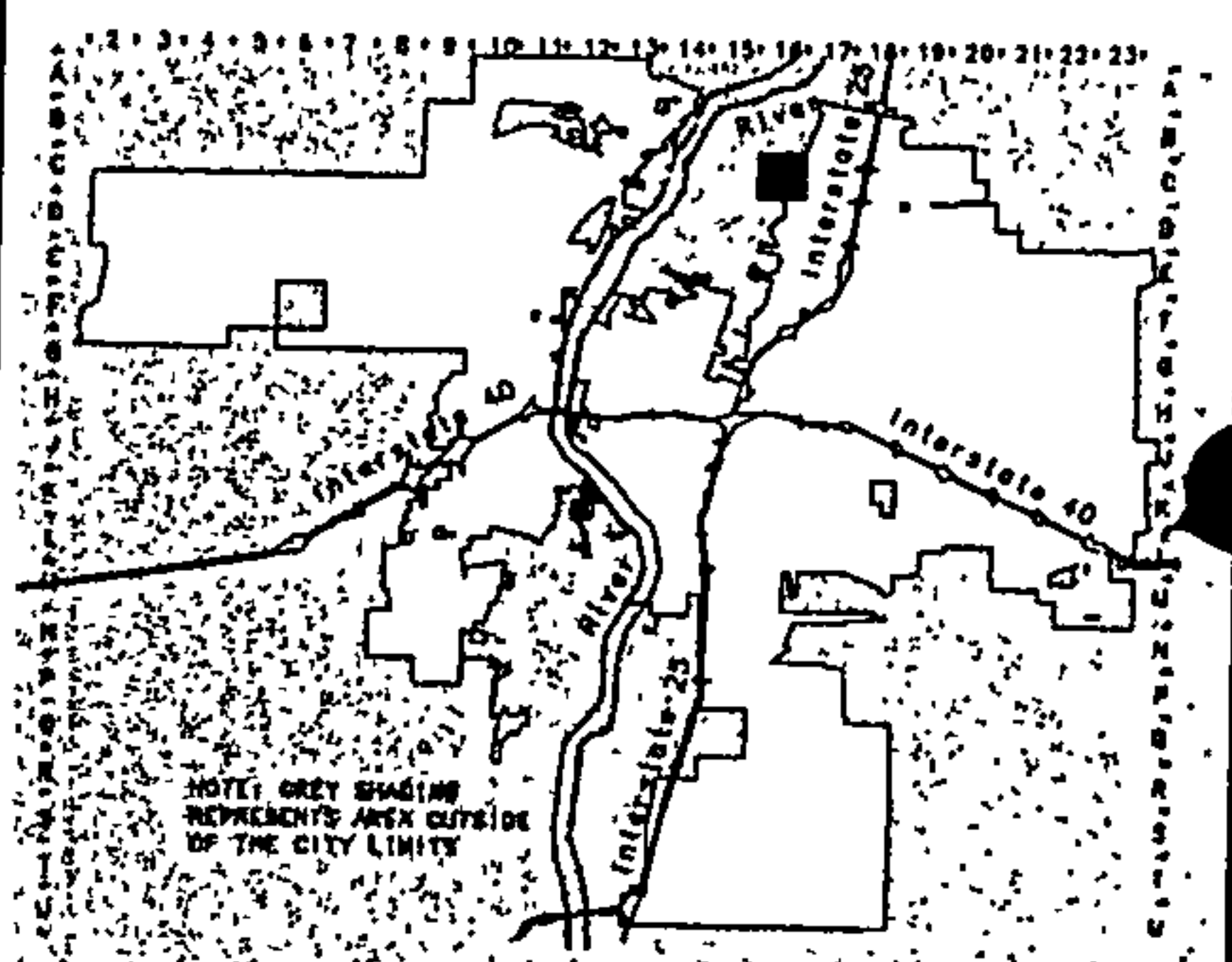
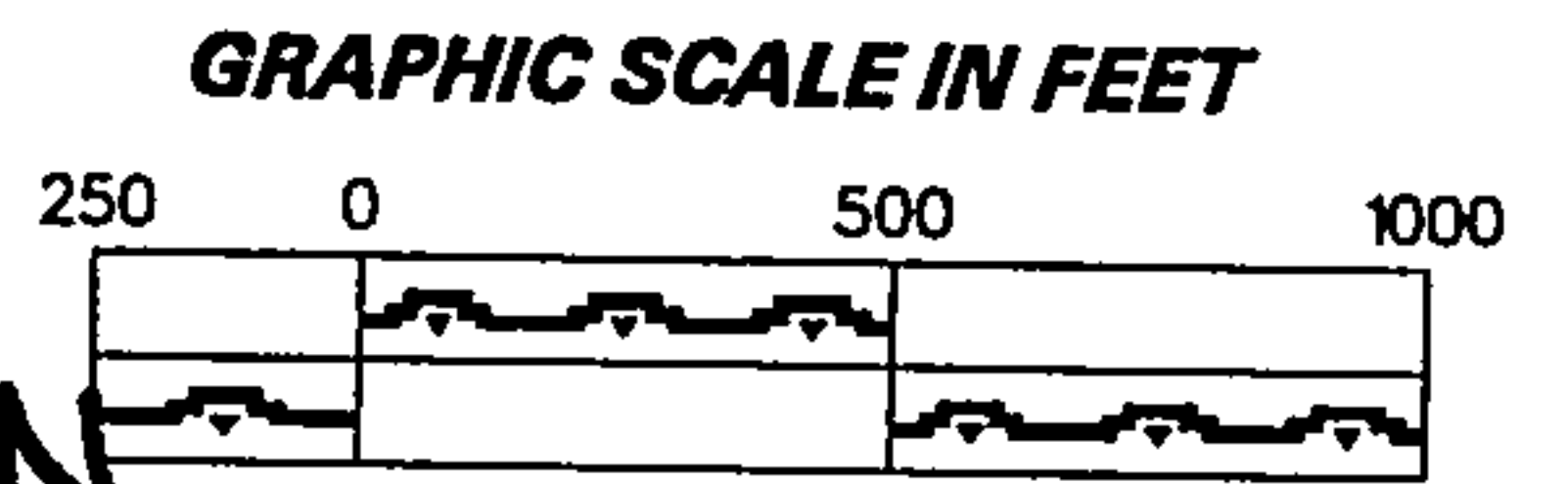
Application case numbers
07 DRB - -00411

Jeff Walker 4-2-07
 Planner signature / date

Project # 1005473



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 1999



**Zone Atlas Page
C-16-Z**

Map Amended through
September 13, 1999

SITE DEVELOPMENT PLAN FOR BUILDING PERMITS 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.

Jeffrey 3.30.07
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

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 - *what the use going to be*
- 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: 13 provided: 13
 - Handicapped spaces required: 1 provided: 1
 - Motorcycle spaces required: - provided: -
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1 provided: 4
 - 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
- N/A B. Identify Alternate transportation facilities within site or adjacent to site
 - 11 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERM CHECKLIST

Revised: 2/22/07

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

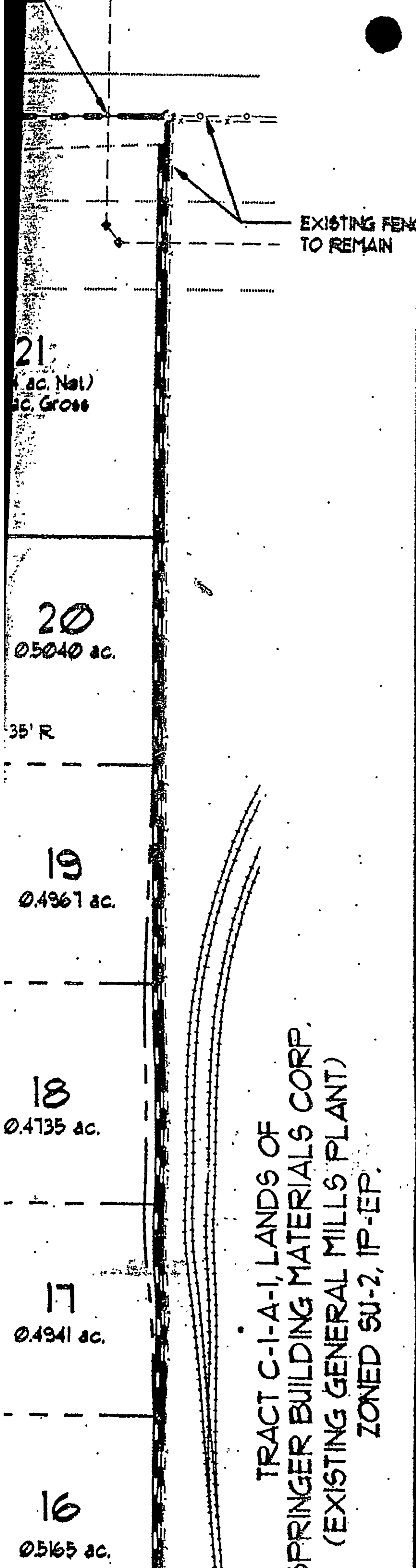
A. General Information

- 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
- 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.

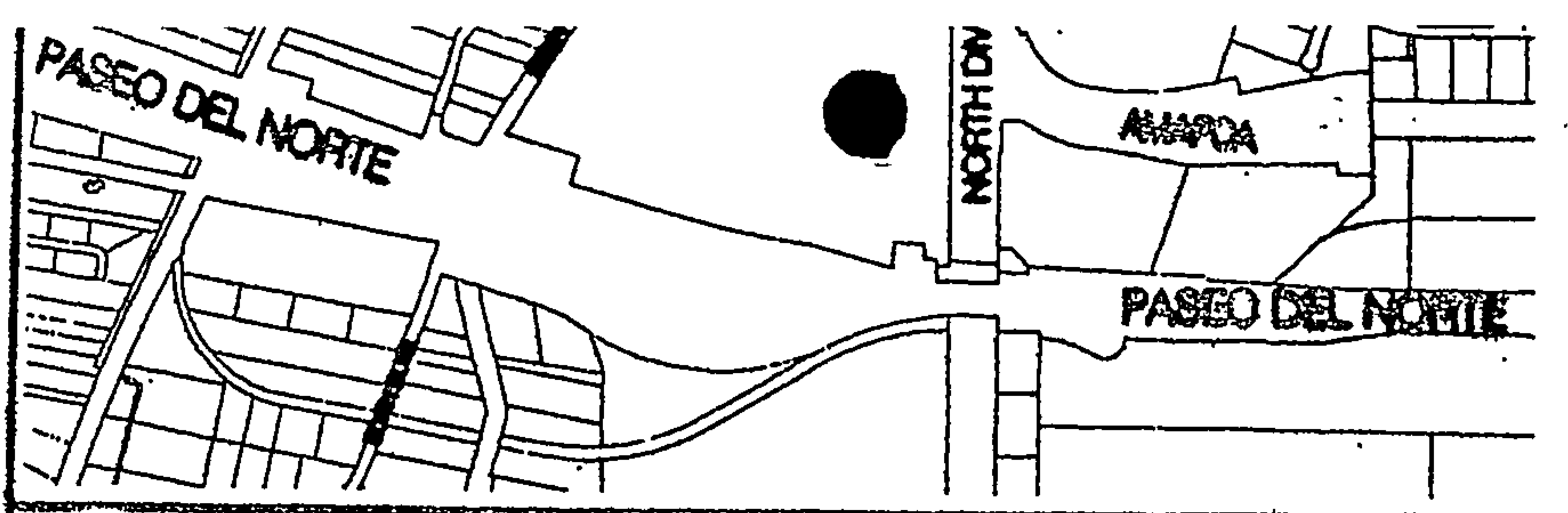
B. Signage

- 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.



TRACT C-1-A-1, LANDS OF
 SPRINGER BUILDING MATERIALS CORP.
 (EXISTING GENERAL MILLS PLANT)
 ZONED SU-2, IP-EP.



VICINITY MAP

ZONE ATLAS MAP NO. C-16

△ AMENDED 8/4/99 N.T.S.

SITE DEVELOPMENT PLAN NOTES:

1. PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE INDUSTRIAL PARK ZONE.
2. SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMISSIVE USES ON ALL LOTS. LOTS 23, AND 14-26 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1, 4-B, AND 51-59 SHALL BE APPROVED BY THE PLANNING DIRECTOR FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.
3. ALL REFUSE COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS. SOLID WALLS OR PROPERTY FENCINGS SHALL BE AT LEAST SIX FT HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.
4. ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
5. BUILDING SETBACK REQUIREMENTS:
 - A) FRONT YARD: NOT LESS THAN 20'
 - B) SIDE YARD: NOT LESS THAN 10'
 - C) REAR YARD: NOT LESS THAN 10'
 - D) LOTS 1 AND 4-B SHALL HAVE A 5' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, ABUTTING 80TH BLVD.
6. STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45° ANGLE PLANES DRAIN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 100 FT (EXCEPT AS FURTHER DEFINED IN THE ZONING CODE).
7. NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.
8. FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
9. SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

DRB 98-223 Project # 1000624
 Application # 08450-00060-00853
 THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

March 30, 2007

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM, 87103

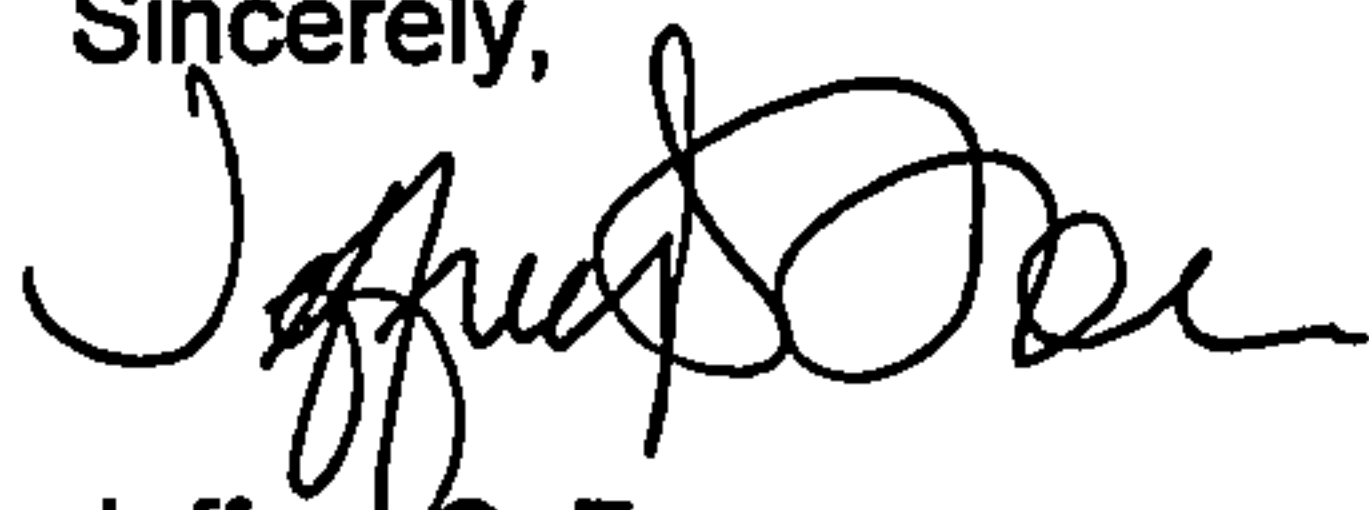
Re: Address: 8504 Calle Alameda NW, Albuquerque, NM, 87113, Legal: Lot 40 of the Alameda Business Park, Albuquerque, NM

To Whom It May Concern:

We are submitting the above referenced property for Site Development Plan approval. We have designed a building to meet the owner, Ray Craveys needs and feel that the subject building will be very compatible with the other neighboring buildings within this same subdivision as to the overall appearance and site design and landscape. We have incorporated stucco and a rock veneer along the front main two sides of this building with an overhang and a metal building around the three sides of this building as described in the drawing documents. We have also complied with all of the requirements as set forth in the approved site development plans and ordinances for this subdivision. We are asking for approval of this site plan and elevations so the owner may proceed in getting the building permit process started.

If you have any questions regarding this matter, please call me at 821-6429.

Sincerely,



Jeffrey S. Foss
Architectural Project Manager

March 23, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

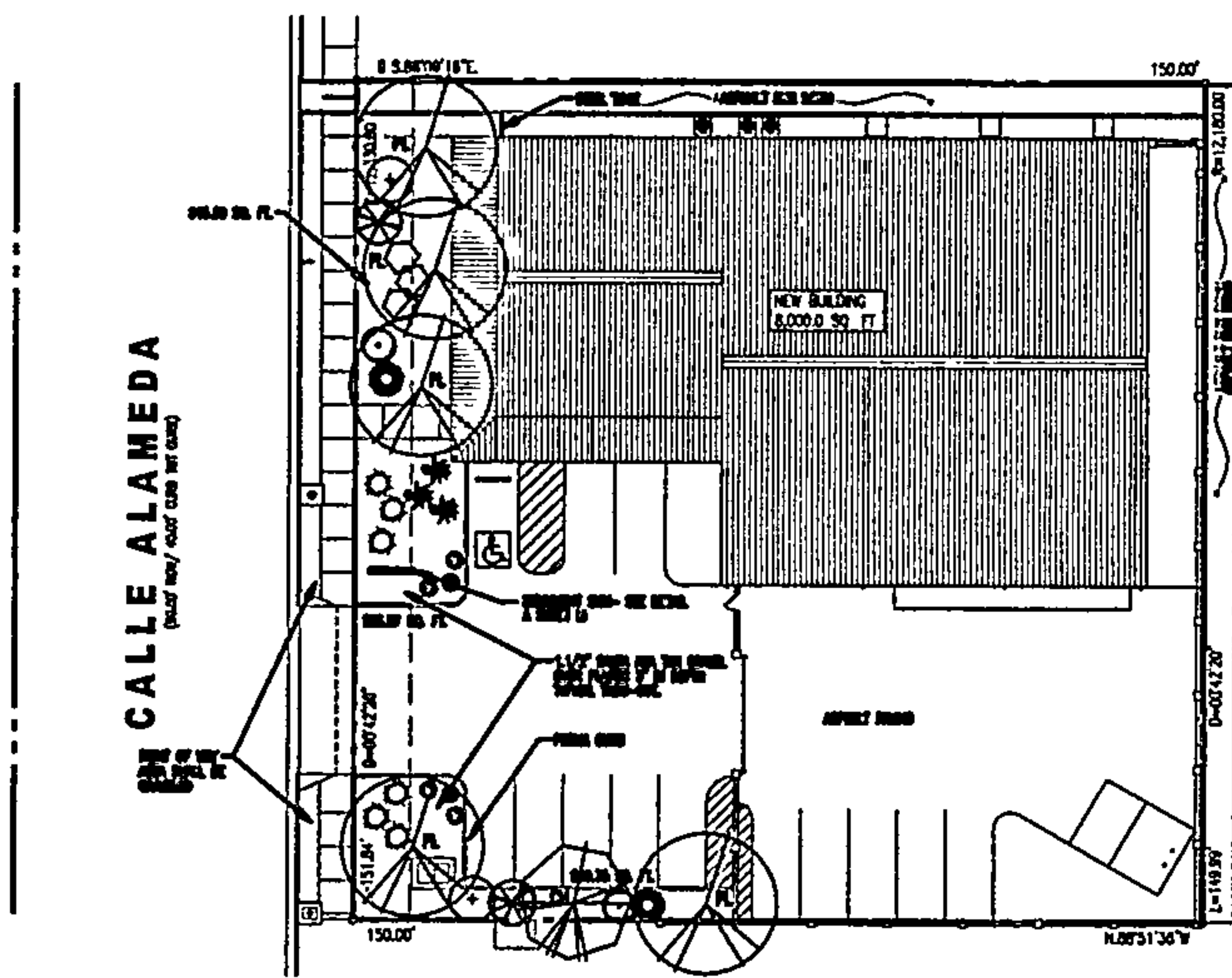
To Whom it may concern:

I, Ray Cravey, owner of Lot 40 at 8504 Calle Alameda NW, hereby authorize Mr. Jeff Foss and/or Ron James to work on my behalf on submitting and get the building plans through the DRB and the City of Albuquerque.

If you have any questions call me at (505) 228-5038.

Sincerely,


W. Ray Cravey



CALLE ALAMEDA
(plant may not use for sign)

LANDSCAPE PLAN
1" = 20.00'

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FL	5	PLATANUS	SYCAMORE	2" CAL.	N
CH	1	CHELOPSIS	DOCKWILLOW	18 GAL.	L
2	2	ELAEAGNUS PLACENS	SILYBERRY	1 CAL.	M
6	6	JUNIPERUS SABINA	BUFFALO JUNIPER		M
3	3	MALVUELRNA	ROSEWOOD		L
2	2	SUCCULETA DAVON	BUTTERFLY BUSH		M
3	3	HESPERALOE PARVIFLORA	RED YUCCA		M
2	2	ROSMARINUS OFFICINALIS	ROSEMARY		M
2	2	MERCANTHUS SINEANSIS	MARCH GRASS		M
6	6	LAVANDULA	LAVERDER	1 GAL.	M

NOTES:

- 1. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 2. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 3. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 4. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 5. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 6. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 7. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
- 8. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.

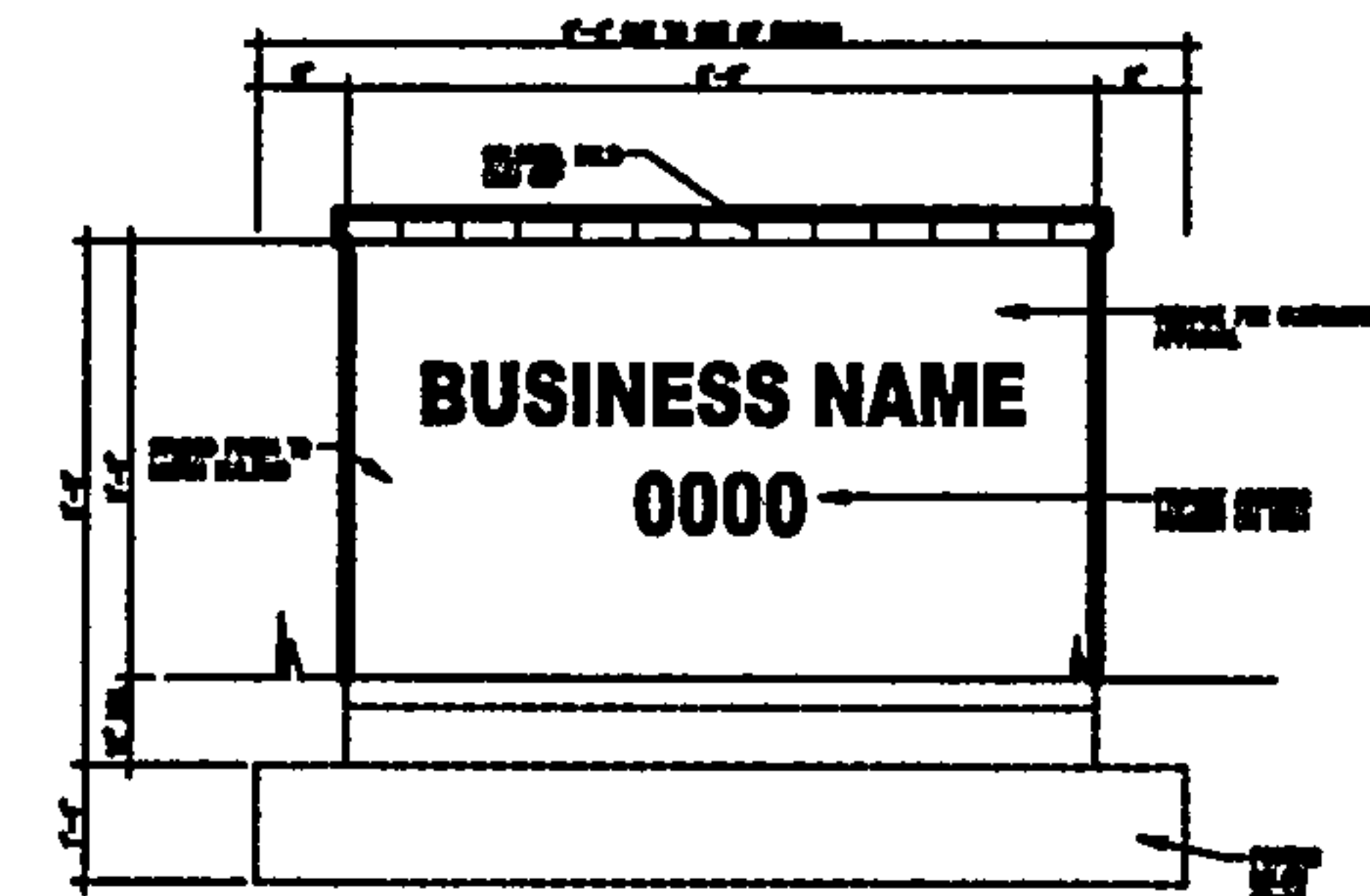
PLANNING RECOMMENDATION APPROACH

A NUMBER OF ONE OF THE PLANNING TO BE LOW OR MEDIUM WATER USE PLANTS.

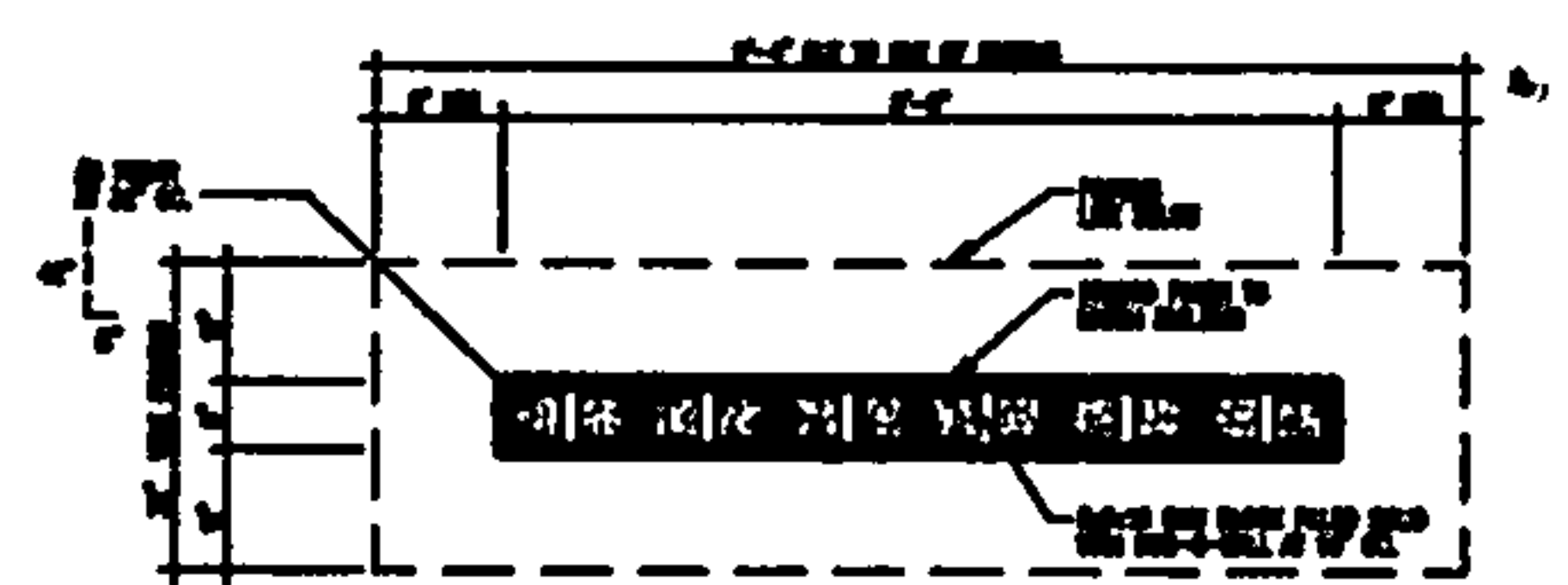
A NUMBER OF TWO OF THE LANDSCAPE AREA TO BE HIGH WATER USE PLANTS.

SITE DATA:

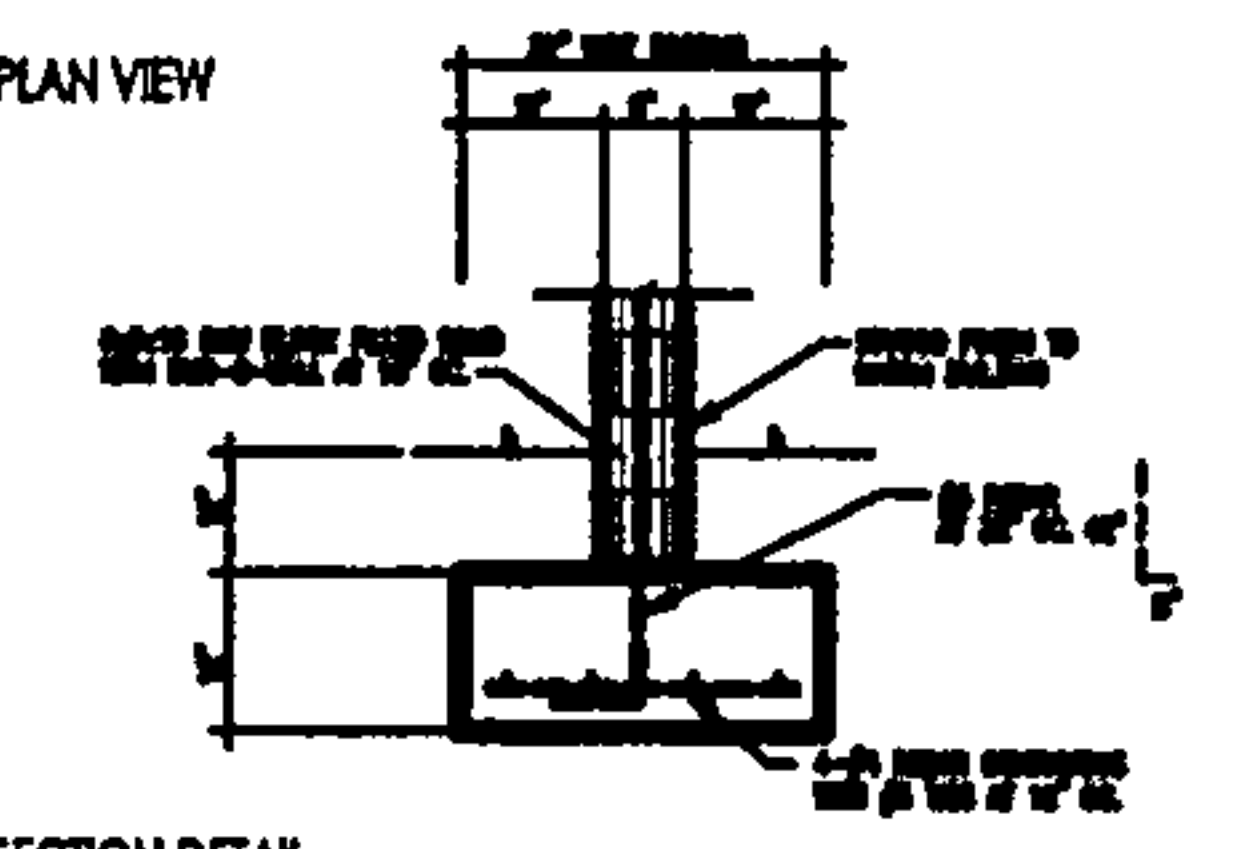
TYPE	AREA	WATER USE
1. LANDSCAPE PLANNING	1,000.0 SQ. FT.	N
2. LANDSCAPE PLANNING	1,000.0 SQ. FT.	M
3. LANDSCAPE PLANNING	1,000.0 SQ. FT.	L
4. LANDSCAPE PLANNING	1,000.0 SQ. FT.	M
5. LANDSCAPE PLANNING	1,000.0 SQ. FT.	M
6. LANDSCAPE PLANNING	1,000.0 SQ. FT.	M
7. LANDSCAPE PLANNING	1,000.0 SQ. FT.	M
8. LANDSCAPE PLANNING	1,000.0 SQ. FT.	M



ELEVATION VIEW

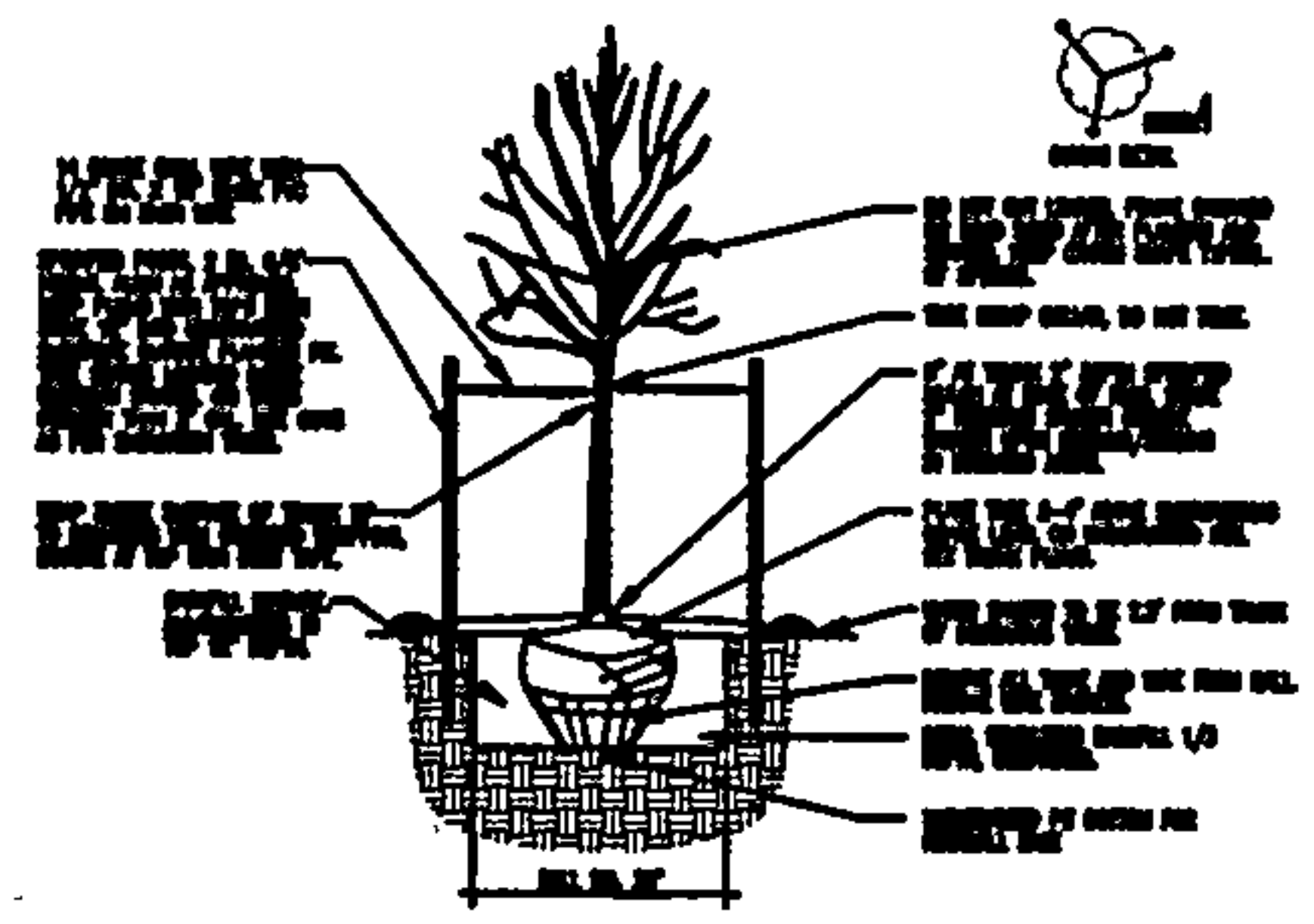


PLAN VIEW

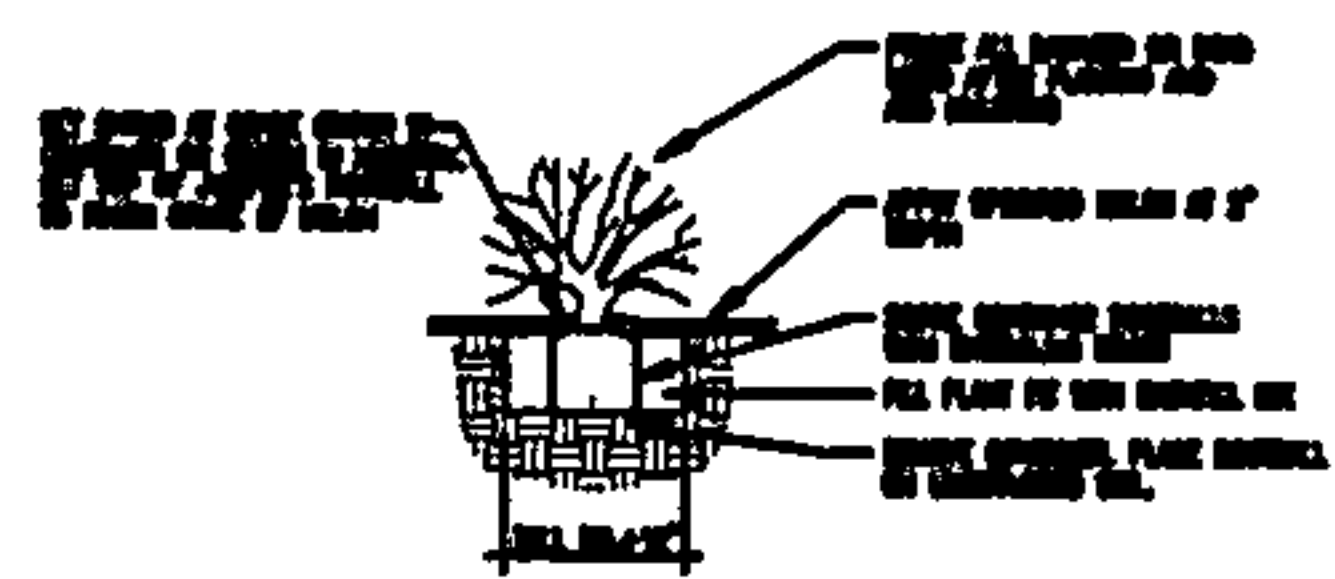


SECTION DETAIL

(A) MONUMENT SIGN DETAIL
1/2" = 1'-0"



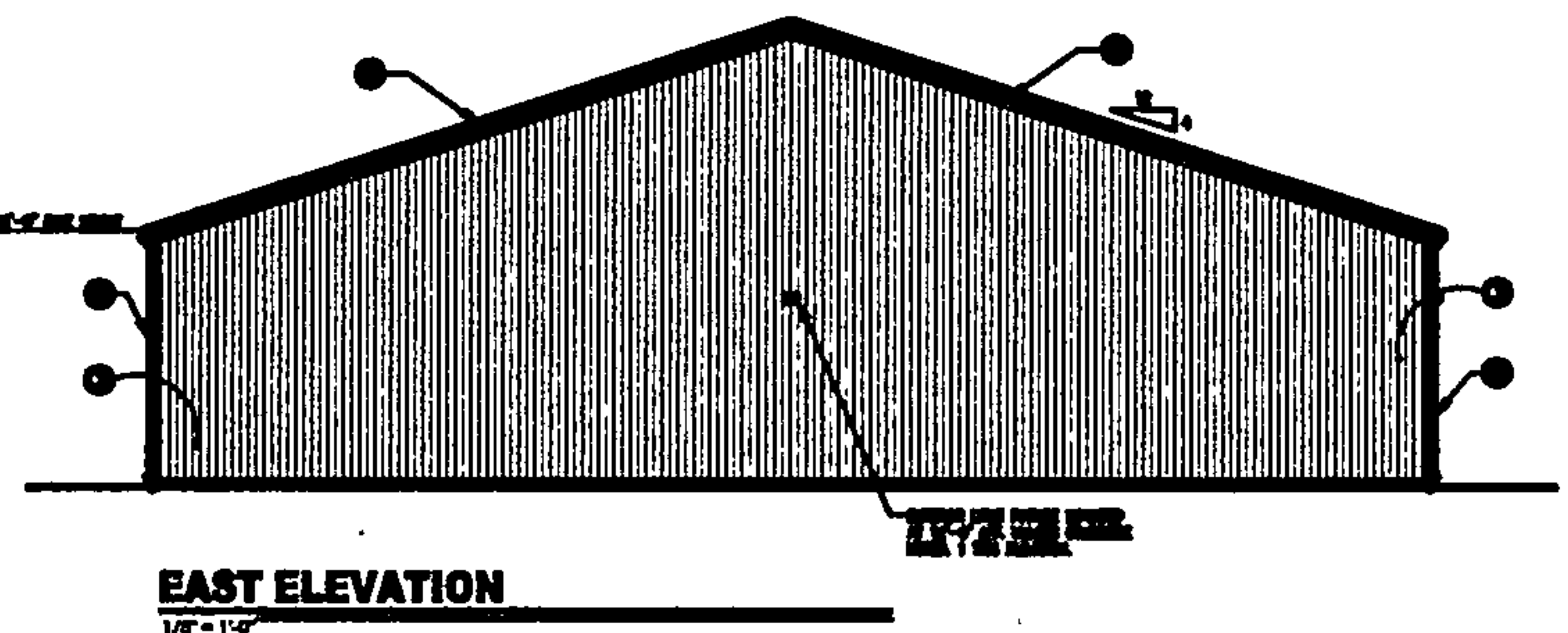
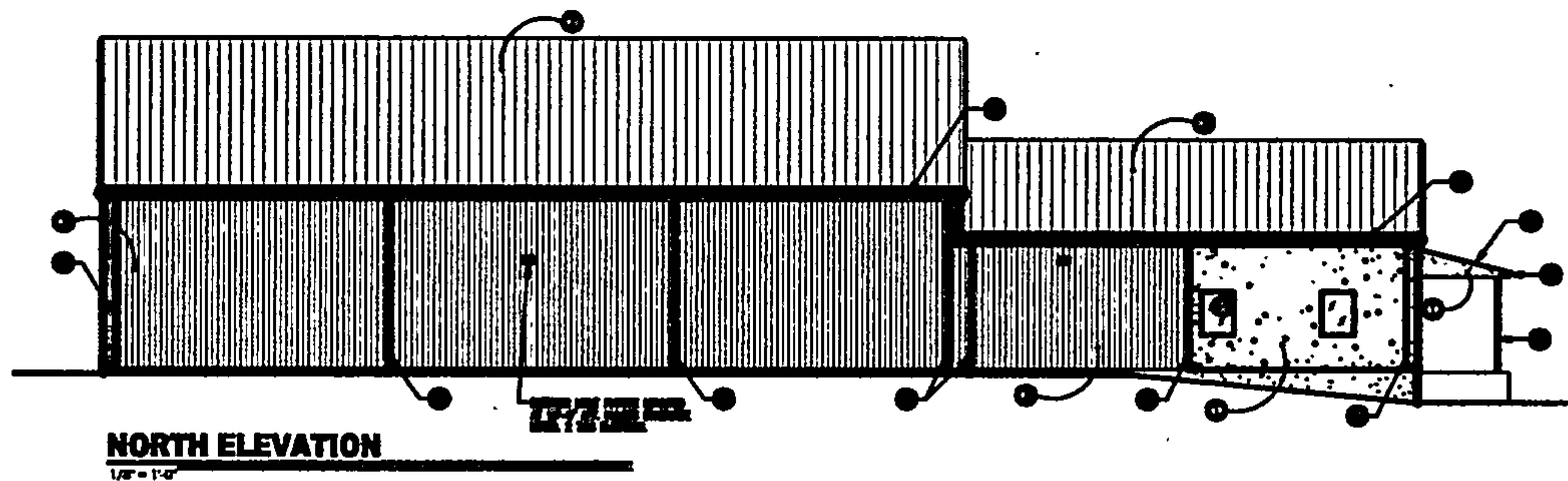
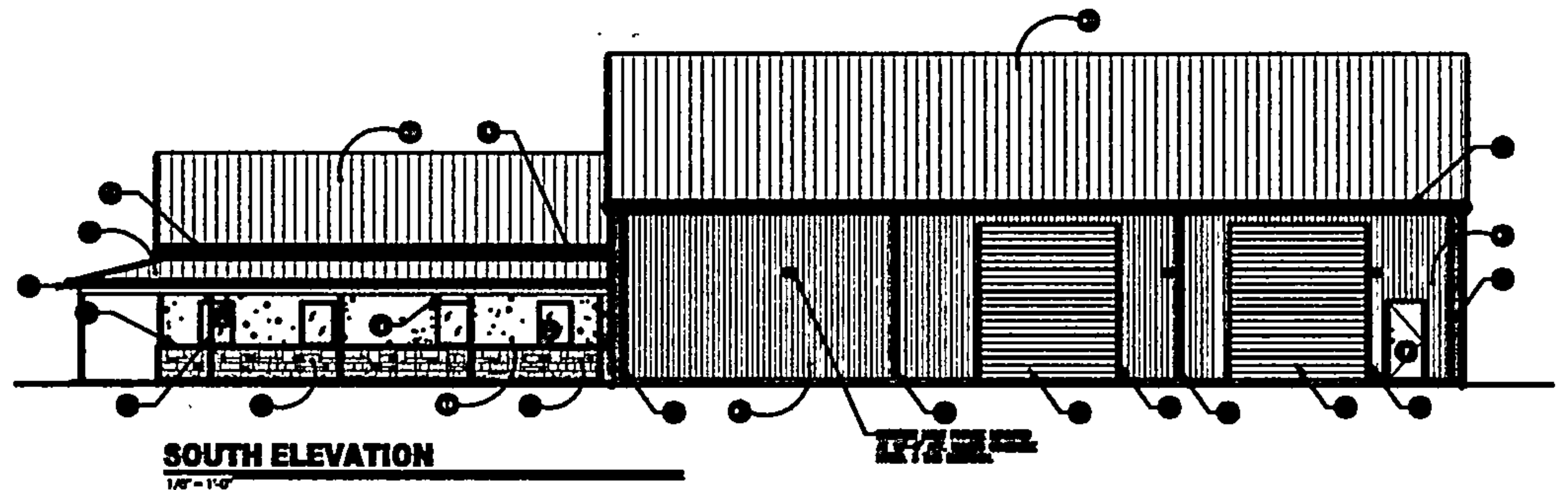
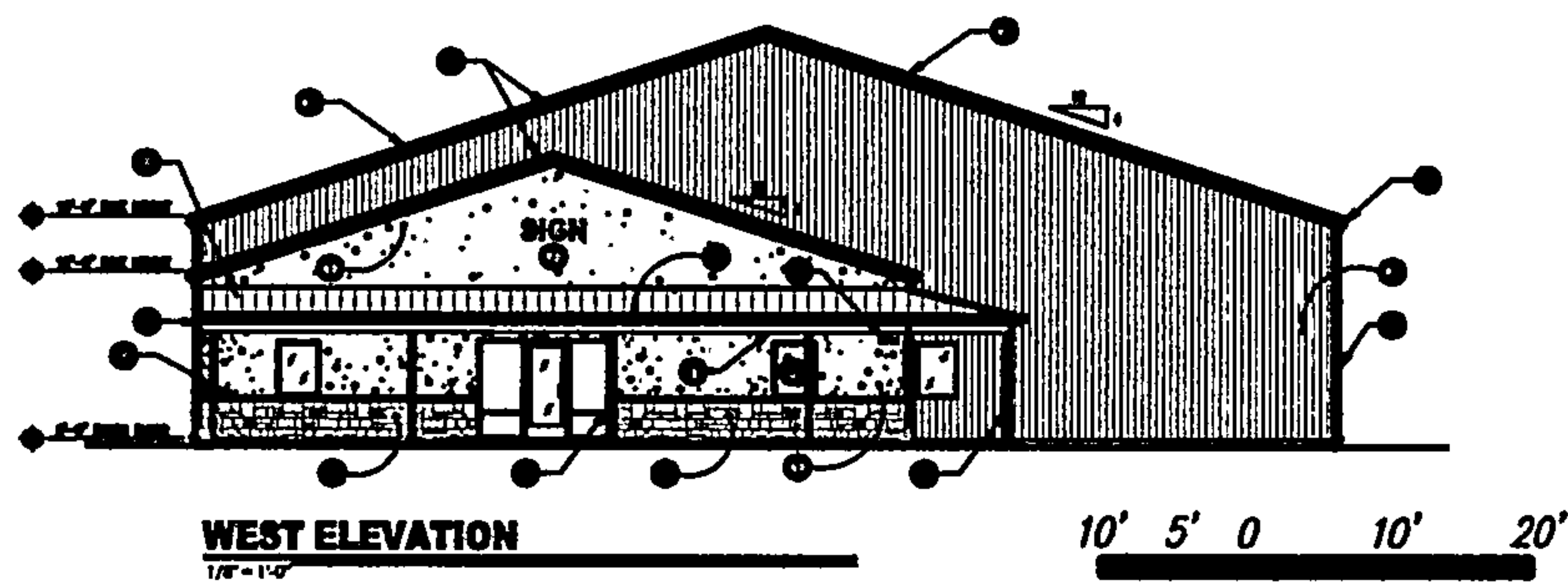
DECIDUOUS TREE PLANTING
NOT TO SCALE



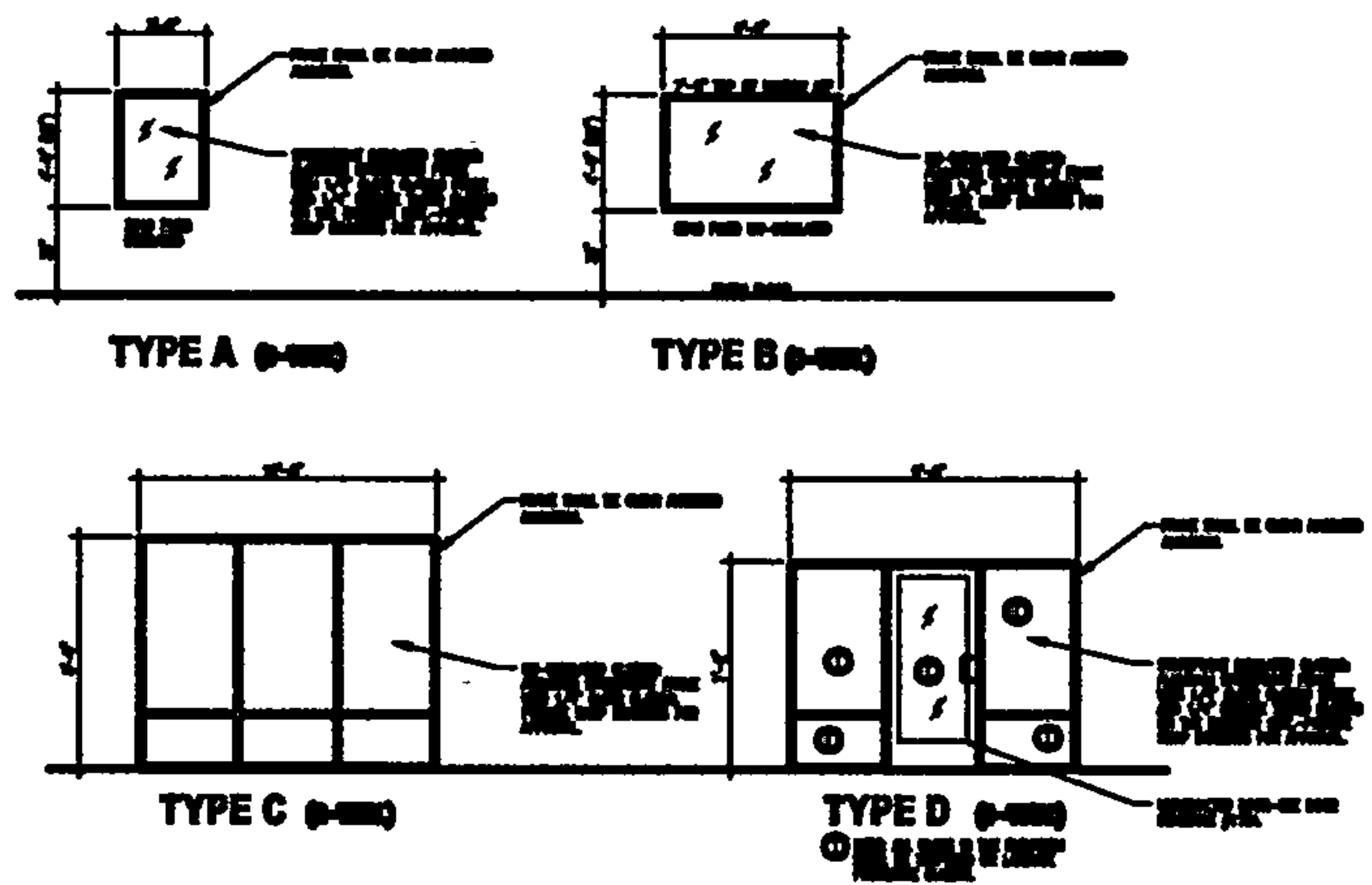
SHRUB PLANTING
NOT TO SCALE

HRJ ARCHITECTURE, LLC ■ ● ▲
FOURTH FLOOR NEW MEXICO BANK 800 N. 10TH ST.
ALBUQUERQUE, NM 87102-2000
PHONE: (505) 763-4444 FAX: (505) 763-4444
email: hrj_arch@bellsouth.com

<p>DATE: PLOT DATE: March 30, 2007</p> <p>REVISIONS:</p> <p>▲</p> <p>▲</p> <p>▲</p> <p>▲</p> <p>PLD: R200711.DWG</p>	<p>PROPOSED FACILITY FOR Ray Cravey 8504 CALLE ALAMEDA N.W. ALBUQUERQUE, NM 87113</p>	<p>LANDSCAPE PLAN, AND DETAILS</p> <p>SHEET NO. L1 JOB NO. 10C-101 OF 1</p>
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- NOTES:**
1. EXISTING BUILDING TO BE DEMOLISHED AND REPLACED WITH A NEW BUILDING. ALL EXISTING UTILITIES AND SERVICES TO REMAIN UNLESS OTHERWISE NOTED.
 2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE 2006 INTERNATIONAL ENERGY CODE FOR BUILDINGS.
 3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE AND THE 2006 INTERNATIONAL ENERGY CODE FOR BUILDINGS.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE AND THE 2006 INTERNATIONAL ELECTRICAL CODE.
 5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND SAFETY CODE AND THE 2006 INTERNATIONAL SMOKE ALARMS CODE.
 6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES.
 7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL GREEN BUILDING CONSTRUCTION AND MAINTENANCE SOURCEBOOK.
 8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SUSTAINABLE DESIGN RATING SYSTEM.
 9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.
 10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.
 11. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.
 12. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.
 13. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.
 14. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.
 15. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS.



WINDOW ELEVATION TYPES
1/8" = 1'-0"

HRJ ARCHITECTURE, LLC
 10101 10th Ave NE, Suite 1000, Albuquerque, NM 87113
 Phone: 505-261-1111 Fax: 505-261-1112
 Email: hrj_arch@earthlink.net

DATE: PLOT DATE: March 30, 2007		
REVISIONS:		
▲		
▲		
▲		
▲		
FILE: RCHTALD.DWG		

PROPOSED FACILITY FOR
Ray Cravey
 8504 CALLE ALAMEDA N.W.
 ALBUQUERQUE, NM 87113

ELEVATIONS, NOTES,
 WINDOW DETAILS
 SHEET NO.
A5
 JOB NO. 100-101 OF 6

USA CISA

UNITED STATES OF AMERICA

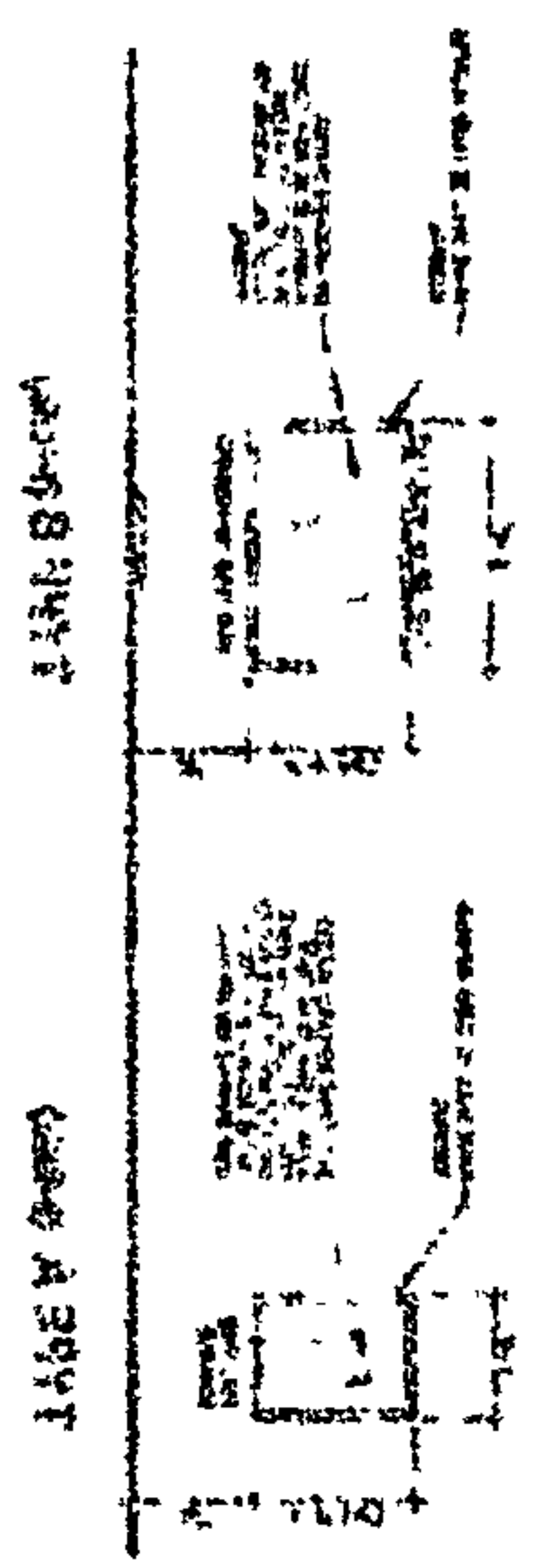
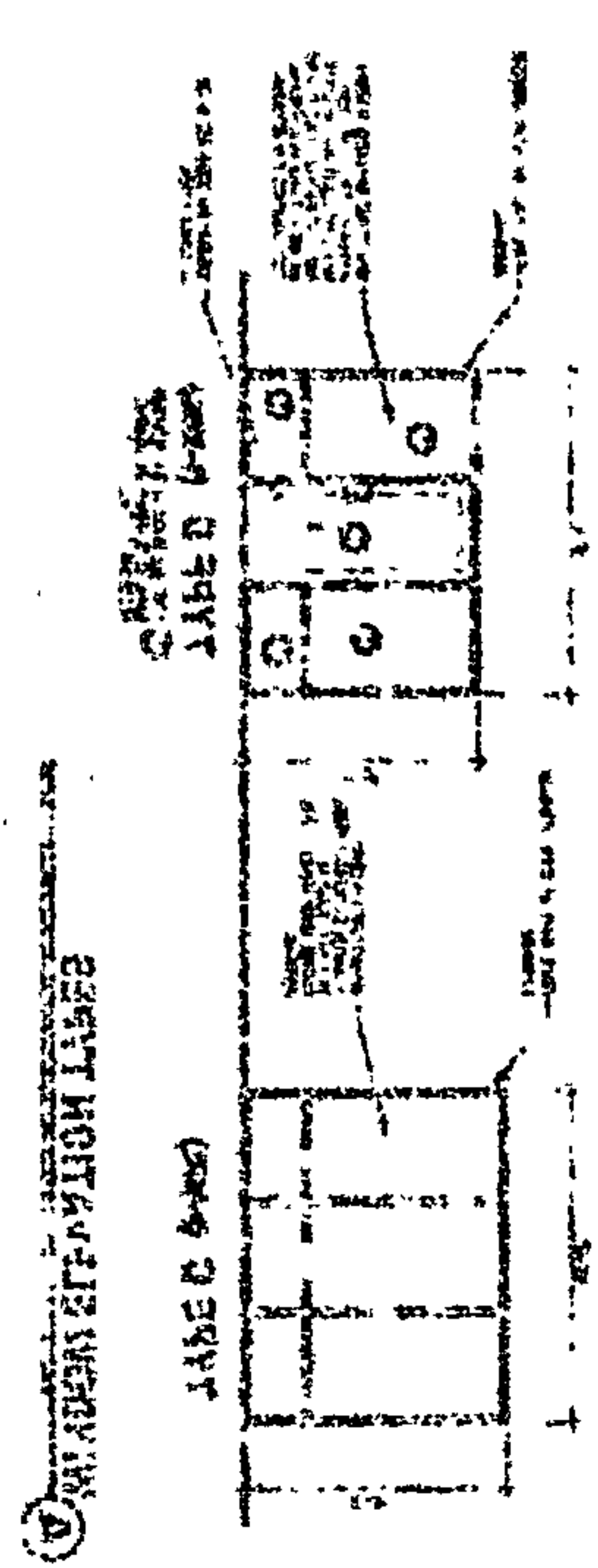
DEPARTMENT OF COMMERCE

OFFICE OF FOREIGN DISBURSMENTS

WASHINGTON, D.C. 20540

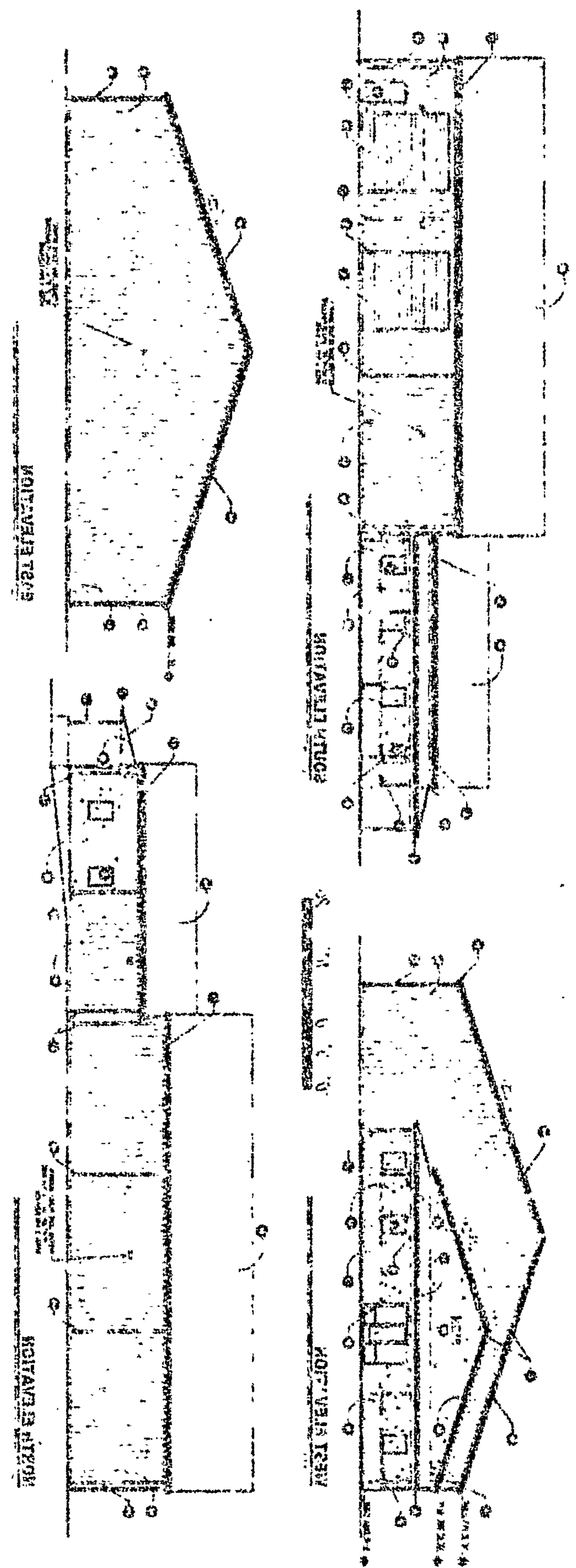
FORM NO. 100-100 (REV. 1-65)

100-100



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES ARE AS SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



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

PAID RECEIPT

APPLICANT NAME Ray Cravey
AGENT Jeff Fass and Ron James
ADDRESS 6345 Christy Rd. NE
PROJECT & APP # 100 5473
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.

ALPHA OMEGA POWER TECHNOLOGIES, LTD. CO.
3701 HAWKINS ST., NE (505) 341-4828
ALBUQUERQUE, NM 87109-4512

2192
95-681/1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE DATE 3-19-2007

FOUR HUNDRED FIVE $\frac{1}{2}$ \$ 405.00

BANK OF THE WEST
ALBUQUERQUE, NM

FOR PLANS PERMIT

100 DOLLARS

Security Features Details on Back

MP

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