

**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) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN, FIRE MARSHAL STAMP, REVISED WORK ORDER SETS AND PLANNING FOR 3 COPIES OF THE PLAN.**

**11. Project # 1002455**

06DRB-01648 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01649 Minor-SiteDev Plan  
BldPermit/EPC

TFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] [**Carmen Marrone, EPC Case Planner**] [Indef deferred from 11/29/06] [Indef deferred from 5/30/07] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70004 VACATION OF  
PRIVATE EASEMENT  
07DRB-70005 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [Indef deferred from 5/30/07] (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000762**  
07DRB-00597 Minor-SiteDev Plan  
BldPermit/EPC

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 5/23/07] (C-12) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REPLAT, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE PLAN.**

13. **Project # 1005390**  
07DRB-00648 Minor-SiteDev Plan  
BldPermit

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING**, zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] **[Deferred from 5/23/07] (M-15) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). **[Deferred from 2/28/07 & Indef deferred 3/7/07] [Deferred from 5/23/07] (M-15) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project# 1005182**  
07DRB-70014 AMENDMENT TO  
PRELIMINARY PLAT
- WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**
15. **Project# 1004272**  
07DRB-70013 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS
- ISAACSON AND ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-D-1, EL RANCHO GRANDE, UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW between DELGADO DR SW and 118<sup>TH</sup> ST SW containing approximately 2.9585 acre(s). [REF: 07DRB-00547, 07DRB-00548, 07DRB-00549, 07DRB-00550] (N-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
16. **Project# 1000572**  
07DRB-70008 MAJOR - FINAL PLAT  
APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) E, H, R, S & T, **THE PRESIDIO, UNIT 2**, zoned SU-1 PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS STREET NE containing approximately 4.3225 acre(s). [REF: 06DRB-01778, 06DRB-01779, 06DRB-01781] (K-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004791**  
07DRB-70002 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for LOMAS JAC. LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF GREVEY**, zoned C-1, located on LOMAS BLVD NE between WALKER DR NE and EUBANK BLVD NE containing approximately 1.226 acre(s). [REF: 06EPC-00413] (J-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1004565**  
06DRB-00908 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned SU-1 FOR PRD, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). [**Catalina Lehner, EPC Case Planner**] [*Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06*] (K-18) **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**

19. **Project# 1006500**  
07DRB-70010 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS, UNITS 4 & 6**, zoned R-D, located on 118<sup>TH</sup> ST SW between AMOLE MESA AVE SW and COLOBEL AVE SW containing approximately 55.274 acre(s). (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 23, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 5/23/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 30, 2007

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

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

- 1. **Project # 1002371**  
07DRB-00577 Major-Vacation of Public Easements  
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

2. **Project # 1005539**  
07DRB-00580 Major-Vacation of Pub  
Right-of-Way

WILSON AND COMPANY agent(s) for MG. DEVELOPMENT INC request(s) the above action(s) for a, 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). [REF: 07DRB00561] (C-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

3. **Project # 1005540**  
07DRB-00578 Major-Vacation of Public  
Easements  
07DRB-00579 Major-Vacation of Pub  
Right-of-Way

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 the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

4. **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 & 5/30/07.*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

**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# 1003364**  
07DRB-70003 EPC APPROVED SDP  
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] (C-19) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project# 1005239**  
07DRB-70009 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **GATEWAY INDUSTRIAL PARK**, zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 1.75 acre(s). [REF: 06EPC 01583] **[Catalina Lehner, EPC Case Planner] (H-15) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS WITH PLAT 30 FEET AND MINOR SITE COMMENTS AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project# 1005240**  
07DRB-70007 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) H-1, **GATEWAY INDUSTRIAL PARK**, zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 2.575 acre(s). **[Catalina Lehner, EPC Case Planner](H-14) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS, REMOVAL OF SIGNATURE BLOCK FROM UTILITY PLAN AND 3 COPIES OF THE SITE PLAN.**

8. **Project# 1005280**  
07DRB-70011 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70012 EPC APPROVED SDP  
FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for S PROPERTY CO LLC request(s) the above action(s) for a or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE**) zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] [**Catalina Lehner, EPC Case Planner**] [*Indef deferred from 5/30/07*] (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

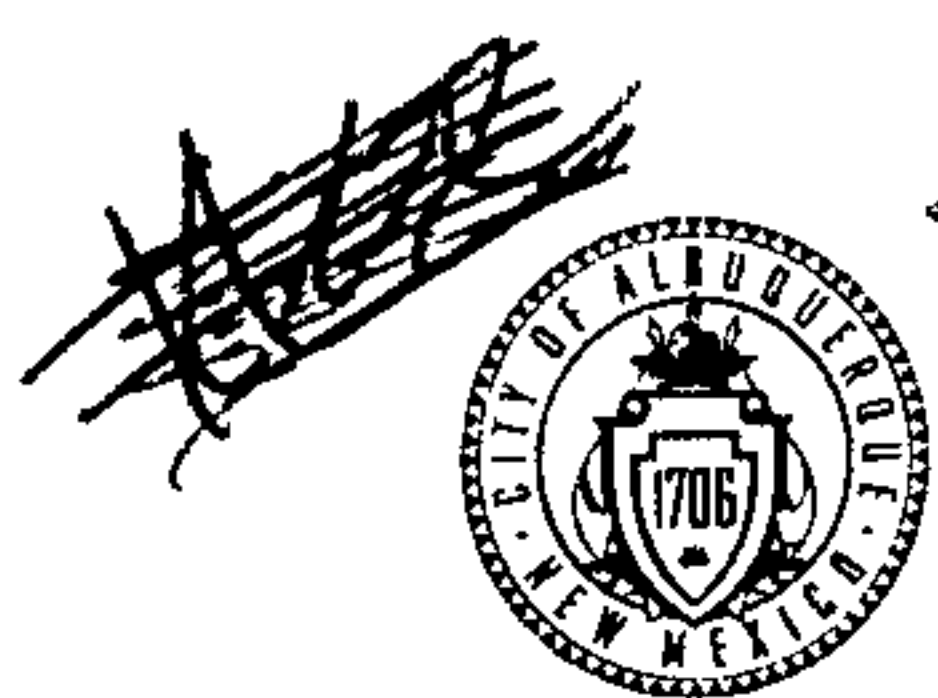
9. **Project# 1005498**  
07DRB-70006 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12 and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELGATED TO CITY ENGINEER FOR SIA AND PLANNING TO CHANGE THE TITLE TO SITE PLAN FOR BUILDING PERMIT AND 3 COPIES OF THE PLAN.**

07DRB-70001 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12, and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**





#10

completed

6/13/07

*[Handwritten initials]*

# 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-00588(SBP)  
Project Name: NORTH GATEWAY SUBBD.  
Agent: MULLEN HELLER ARCHITECTURE

Project # 1005545  
Phone No.: 268-4144

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1005545

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

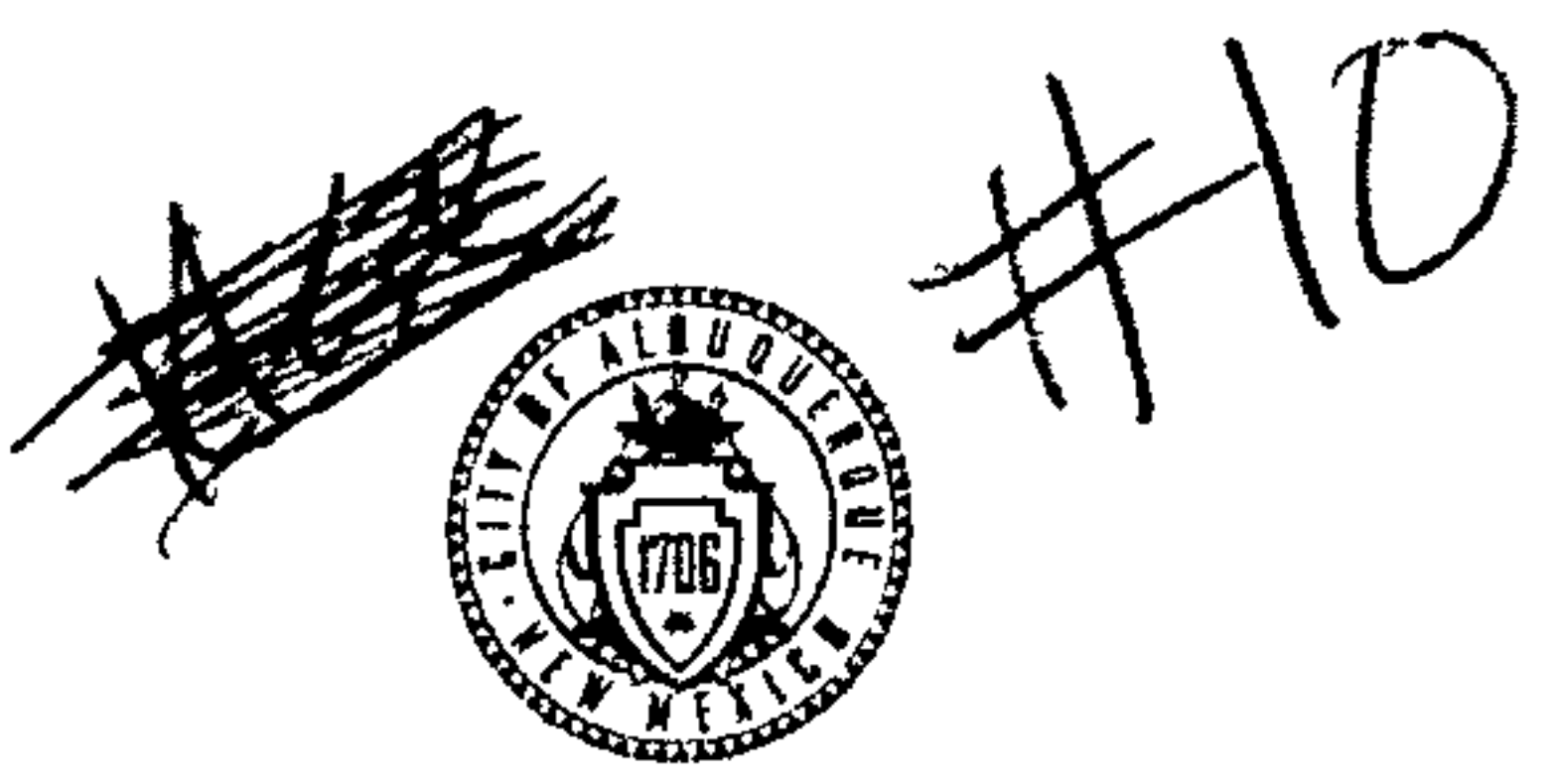
UTILITIES: utility plan  
 blue ink stamp *[initials]*  
 1) revise work order plan set.  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign) *[Signature]*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 (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.: <b>07DRB-00588(SBP)</b>	Project # <b>1005545</b>
Project Name: <b>NORTH GATEWAY SUBBD.</b>	
Agent: <b>MULLEN HELLER ARCHITECTURE</b>	Phone No.: <b>268-4144</b>

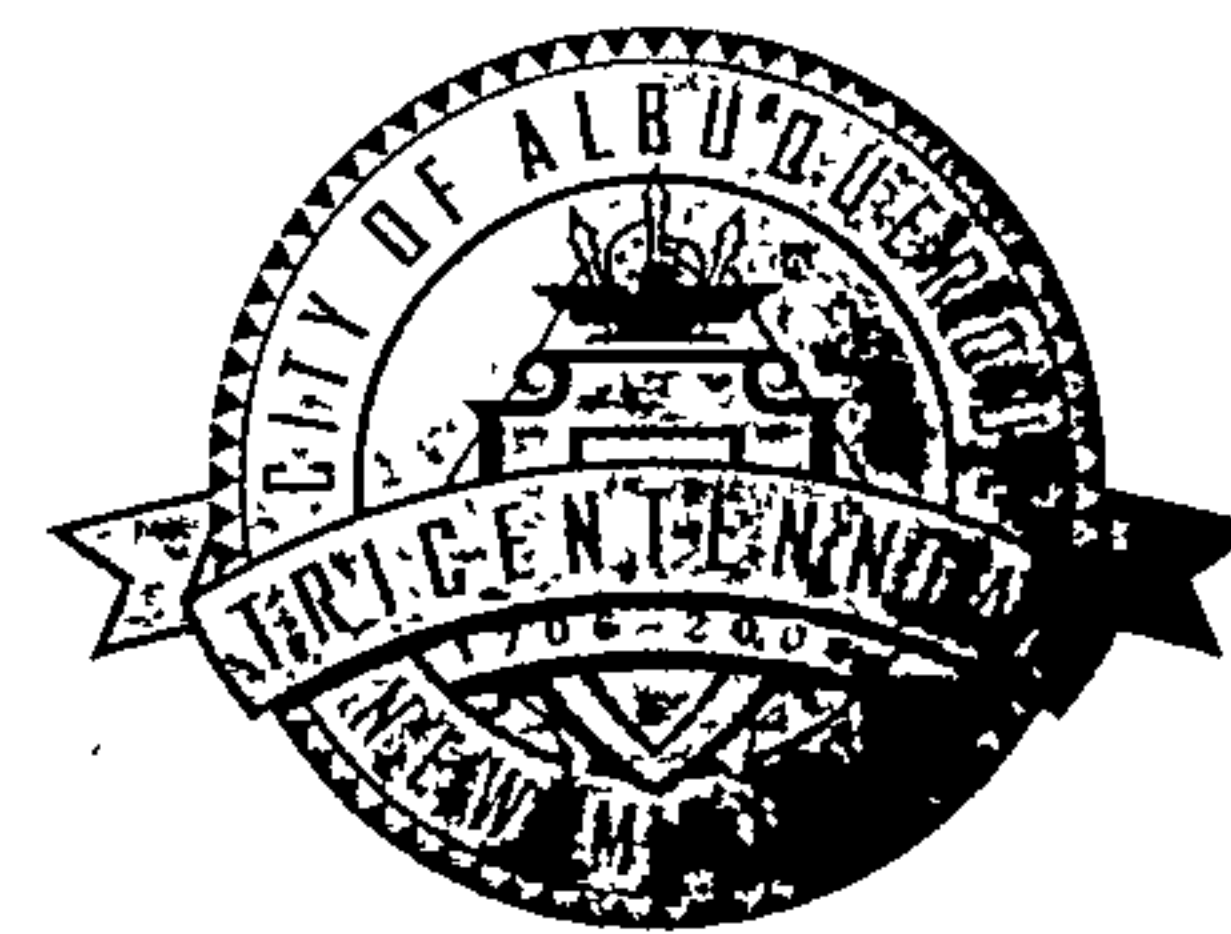
Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/30/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: utility plan
- give Marshall's stamp
- revise work order plan set.
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign) 3 copies
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Project Number 1005545

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005545**

**AGENDA ITEM NO: 10**

**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](http://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:** MAY 30, 2007

(Portion of B-18/D004)



**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

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

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

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

- A. Call to Order: 9:00 A.M.
- 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 1<sup>ST</sup> 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 90<sup>th</sup> 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.**

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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 1<sup>ST</sup> ST SW and 2<sup>ND</sup> 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

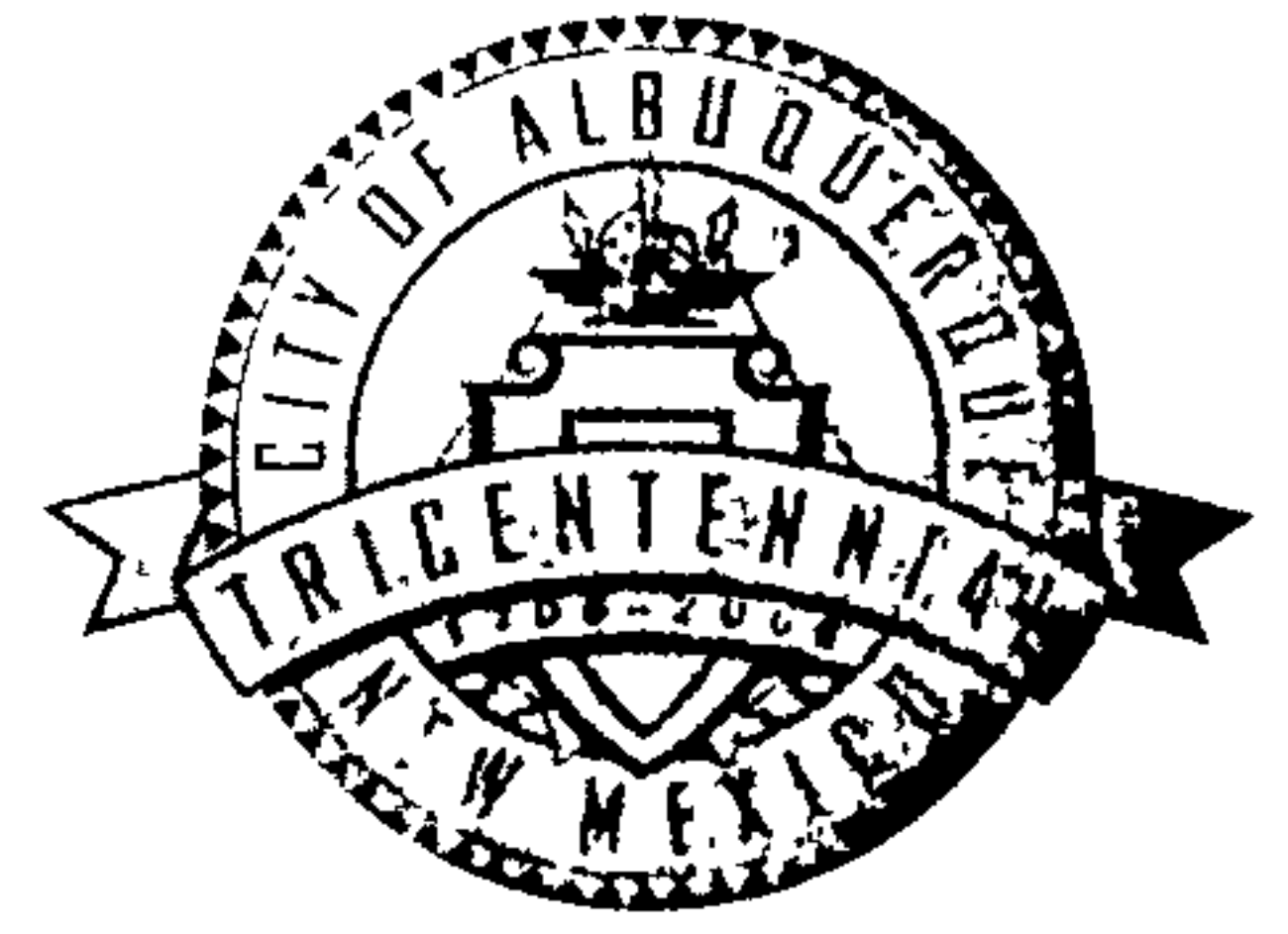
VINCENT MARTINEZ request(s) the above action(s) for all or any portion of Lot(s) 19 & 20, **ANDERSON ADDITION**, zoned S-R, located on MCKINLEY NW between 8<sup>th</sup> ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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.

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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: 1005545**

**AGENDA ITEM NO: 2**

**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 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  
(Portion of B-18/D004)

**DATE:** MAY 16, 2007

*Refer to 5/30/07  
JGF*

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1005545                      Item No. 2                      Zone Atlas B-18

DATE ON AGENDA 5-16-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- (X) SITE PLAN FOR BUILDING PERMIT

No.                                      Comment

- 1) Why are there medians on Balloon Fiesta Court? The radius is insufficient for having a median. In addition, the lanes will need to be a minimum of 20' if a median is to be constructed.
- 2) Parking bumpers are needed on the south side of the building.
- 3) The drive pad onto Balloon Fiesta Parkway needs to be 30' wide.

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- 4) Sight distance around the monument sign needs to be evaluated on Balloon Fiesta Parkway. (Pedestrians will need to be considered.)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1005545                      Item No. 2                      Zone Atlas B-18

DATE ON AGENDA 5-16-07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT     PRELIMINARY PLAT     FINAL PLAT  
 SITE PLAN REVIEW AND COMMENT     SITE PLAN FOR SUBDIVISION  
 SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Why are there medians on Balloon Fiesta Court? The radius is insufficient for having a median. In addition, the lanes will need to be a minimum of 20' if a median is to be constructed.
2)	Parking bumpers are needed on the south side of the building.
3)	The drive pad onto Balloon Fiesta Parkway needs to be 30' wide.
4)	Sight distance around the monument sign needs to be evaluated on Balloon Fiesta Parkway. (Pedestrians will need to be considered.)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 16, 2007  
DRB Comments**

**ITEM # 2**

**PROJECT # 1005545**

**APPLICATION # 07-00588**

**RE: Farm Credit of New Mexico/spbp**

The project is located within the North Gateway Industrial Park and subject to the applicable design standards of the Master Plan.

**GENERAL COMMENTS**

- ✓1. The signature block has an unnecessary paragraph alluding to DRB findings & conditions. Please remove as it doesn't apply.
- ✓2. There should be a 6 foot patterned pathway leading through the parking lots to the building per the North Gateway IP Master Plan.
- ✓3. Please remove the junipers from the Landscape Plan.
4. Wrought iron wall: See 4-E of the North Gateway IP Master Plan.
- ^ An elevation of the planned wall is required with colors and dimensions and other details required per Section 14-16-3-19 of the Zone Code.
- wall 5. Is there building mounted lighting or signage planned?
- ✓6. The monument sign/yard wall does not appear to meet the requirements of the North Gateway IP Master Plan.
- ~ 7. Are there any structures within 20 feet of the site? If so, what are they?

## LANDSCAPE PLAN

1. The tree symbols are missing from the legend. Replace the junipers on the Plan.

→ 2. Under NOTE: (Should say "NOTES")

- Add The owner is responsible for the maintenance of the irrigation system and the landscaping.
- The minimum depth of gravel is 3 inches. Please correct note.

3. Because it's unclear what trees are planned along Balloon Fiesta Parkway, it's unclear whether they qualify as street trees under the Street Tree Ordinance.

4. Dividing the lot footage facing Balloon Fiesta Parkway by 30' as required in the Street Tree Ordinance, one more tree is required.

5. The concept of native grasses and wildflowers along the Parkway could be quite nice if planted correctly & maintained. Because of the high visibility of this street, it's important. However, the portion of this landscaped area adjacent to public parking on the lot will not comply with Requirement 4-A of the North Gateway IP Master Plan (NGIPMP).

6. NGIPMP says plant selection must be from the Albuquerque Plant List. These trees are not on that list: Eastern Redbud, Desert Willow, and Zelkova. I have sent an e-mail to the City Forester to see if the plant list was updated recently.

7. In addition, four of the trees on the LP are HIGH water usage, not Medium or Medium+ as indicated. Under "Predominant Plant Varieties" Requirement 1-P, in the NGIPMP, it says all medium & low water usage plants in the Albuquerque Plant list are allowed.

## ELEVATIONS

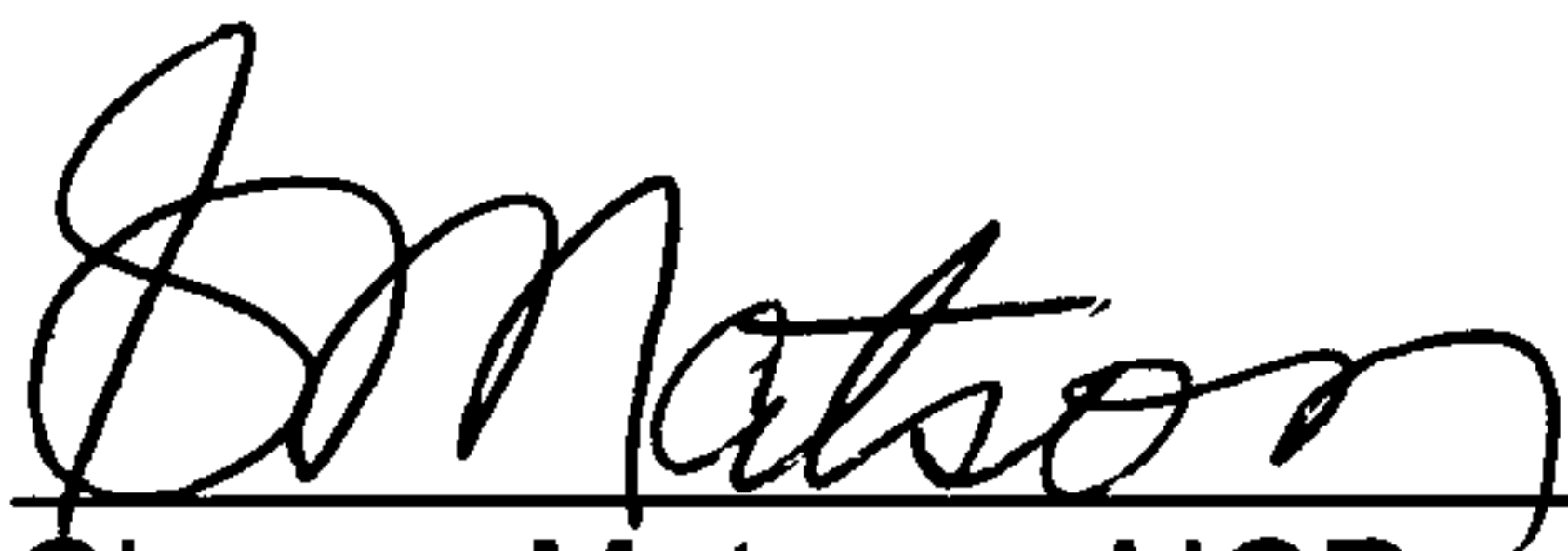
1. The description of the yard wall & wall mounted sign should be adjacent to the elevation. There is concern about violation of the

clear sight triangle particularly with regard to pedestrians with the wall height of 6 feet so close to the sidewalk. The Traffic Engineer will make this decision.

2. The color renderings of the building are missing.
3. The lighting meant to illuminate the wall sign should include language about direction of light on the wall & sign only.
4. What are the colors of the dumpster stucco and split face block ?

#### OTHER COMMENTS RELATED TO THE NGIPMP OR ZONE CODE

1. Requirement 2-C-6 requires a 15' wide sidewalk along the main entrance of the building.
2. How do you plan to satisfy Requirement 3-E requiring a pedestrian and bike connection from Balloon Fiesta Parkway to the arroyo?
3. Requirement 7-A-5 states a 500 square foot patio area is required for buildings over 10,000 square feet with tables, seating and shade.



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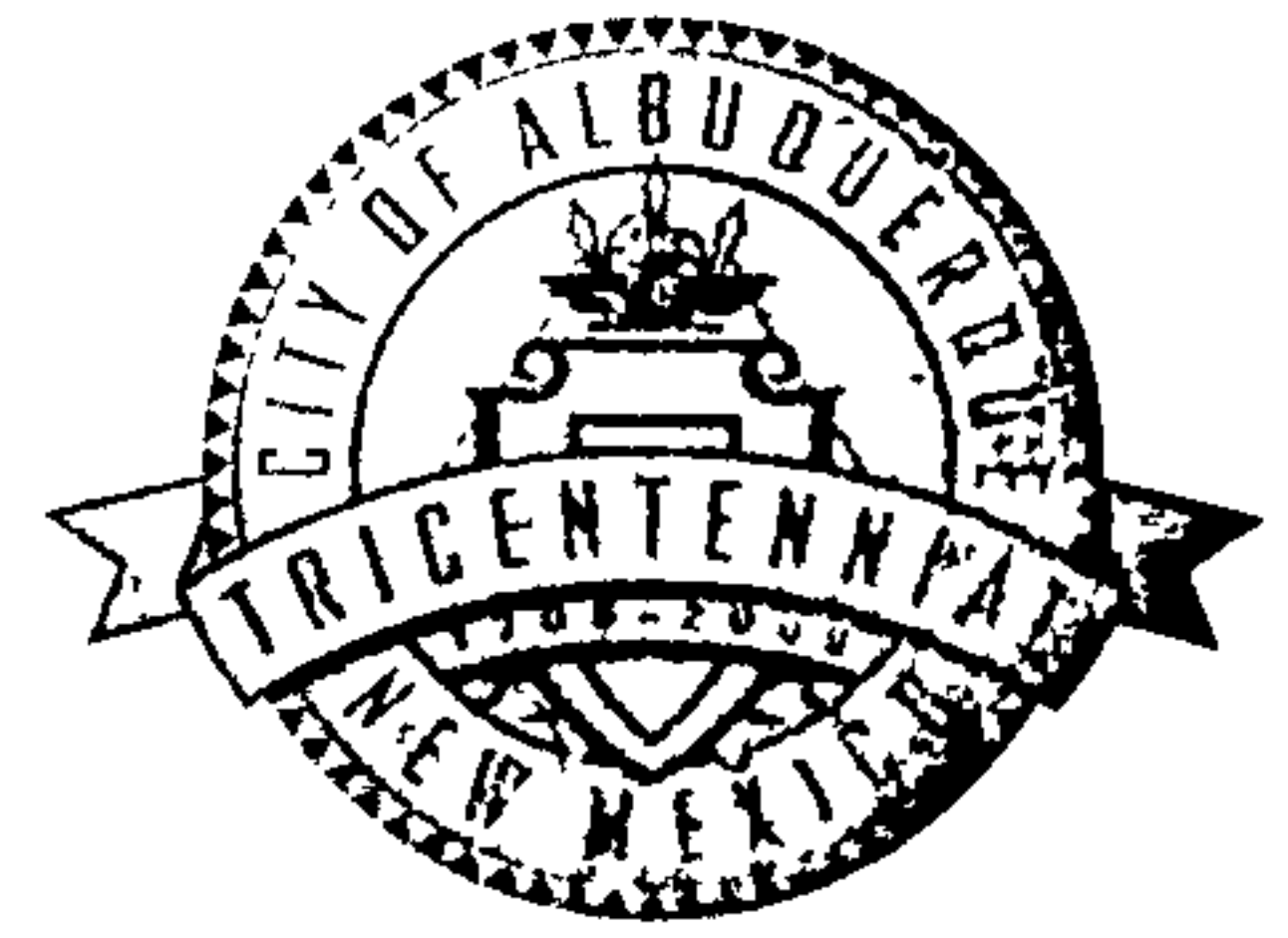
Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005545**

**AGENDA ITEM NO: 2**

**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](http://www.cabq.gov)

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**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:** MAY 16, 2007

(Portion of B-18/D004)

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

PAID RECEIPT

APPLICANT NAME Mullen Heller Arch.  
AGENT Farm Credit of New Mexico  
ADDRESS 924 Park Ave. SW Suite B  
PROJECT & APP # 1005545/07DRB-00588  
PROJECT NAME \_\_\_\_\_

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 50.00 441006/4983000 DRB Actions Deferral Fee  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 50.00 TOTAL AMOUNT DUE

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

Security enhanced document. See back for details.

MULLEN HELLER ARCHITECTURE, P.C.  
924 PARK AVE SW SUITE B.  
ALBUQUERQUE, NM 87102

DATE 5.29.07 4967 95-78/1070 46304

PAY TO THE ORDER OF City of Albuquerque \$ 50.00  
F. J. ... City of Albuquerque DOLLARS

Compass Bank  
Albuquerque, New Mexico

FOR D

5/29/2007 RECEIVED 0008552246910  
TREASURY DIVISION

0004967 107000783 008552246910

CHANGE \$0.00

Thank You

**Senova, Claire A.**

---

**From:** Douglas Heller [doug@mullenheller.com]

**Sent:** Tuesday, May 15, 2007 11:35 PM

**To:** Senova, Claire A.

**Subject:** DRB 1005545

Hi Claire, sorry for the late notice. We need to defer case 1005545 for one week. I'll have the revisions and a \$50 check to you by noon next Monday. Thank you, Doug

Doug Heller, AIA  
[doug@mullenheller.com](mailto:doug@mullenheller.com)

5/16/2007

## **Matson, Sheran A.**

---

**To:** Dineen, Richard W.; Sertich, Richard; Adams, Ed A.  
**Subject:** Farm Credit of New Mexico Office Building

Richard Dourte asked me to provide you with details on this proposed development. It is located on Balloon Fiesta Parkway east of San Mateo Boulevard within the North Gateway Industrial Park Master Plan area. It's located halfway between San Mateo and I-25.

The proposed two story office building is 26, 197 square feet. The majority of the parking is located behind the building. About 20 customer parking spaces are located in the front but screened from Balloon Fiesta Parkway by a 40 foot wide landscaped area.

Total landscaping shown on the plan is equivalent to 42% of the net lot area, well above the required 15%.

A variety of building materials including stone, stucco and metal roofing are shown in the elevations. Also, the building itself is "bent" (to quote the architect) along the east property line to create an entry-court feel with the entrance off Balloon Fiesta Parkway. The roof contains several different angles and heights to provide a visually pleasing image.

There are two large and one smaller patio areas landscaped and containing patio furniture for employees.

There are 3 ways to enter and exit the site, one directly off Balloon Fiesta Parkway into the public parking lot and the other two via a cul-de-sac road on the west end of the property.

Planning has several issues outstanding mainly related to the design requirements of the North Gateway Master Plan.

Please let me know if you have other questions. Doug Heller is the architect.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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.**



4.30.07

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**

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. 9/28/2006

## 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
- ~~NA~~  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: 100 provided: 100  
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 5  
provided: 5
  - ~~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
  - ~~NA~~  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
  - ~~NA~~  1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 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: 9/28/2006

## 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.*



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: Farm Credit of New Mexico PHONE: 884-1048  
 ADDRESS: 324 Carlisle Blvd NE FAX: 883-9564  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: \_\_\_\_\_

AGENT (if any): Mullen Heller Architecture PHONE: 208-4144  
 ADDRESS: 924 Park Ave SW Suite B FAX: 208-4244  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

DESCRIPTION OF REQUEST: site development plan approval for office building on an IP zone

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. C-1-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. North Gateway Subdivision

Current Zoning: IP Proposed zoning: IP

Zone Atlas page(s): B-18 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 2.41 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101806507239420401 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Balloon Fiesta Parkway NE

Between: San Mateo NE and Pan American Freeway

### CASE HISTORY:

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

1000961 DRB 97-6

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

SIGNATURE Douglas Heller DATE 5/7/07

(Print) Douglas Heller \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

#### 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  
07DRB 00588

Action S.F. Fees  
SBP P(3) \$385.00  
CME \$20.00

Hearing date 05/16/07

Total  
\$ 405.00

Sandy Handley 05/08/07

Project # 1005545

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

Douglas Heller  
 Applicant name (print)  
D. Heller 5/7/07  
 Applicant signature / date

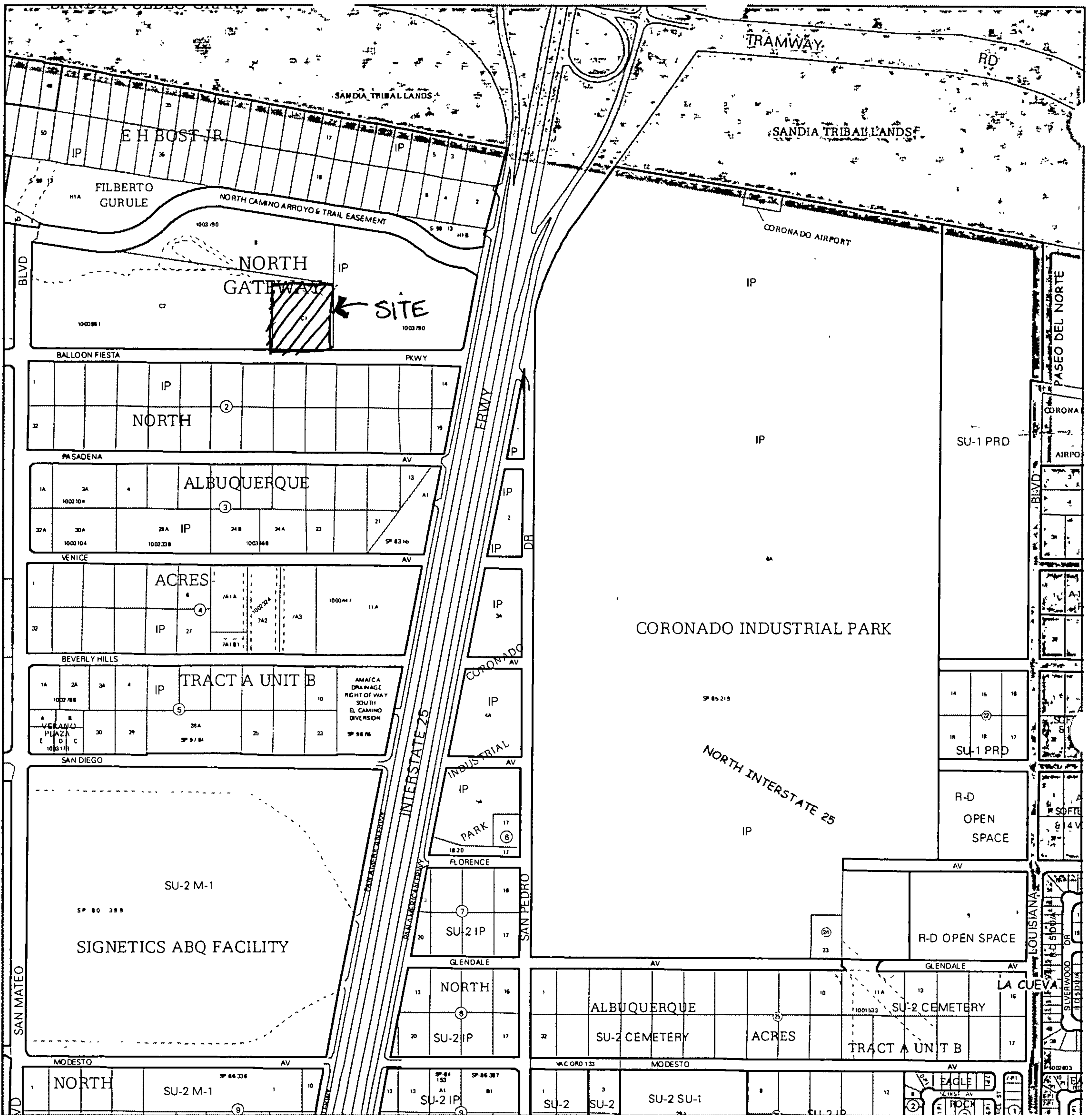


Form revised JUNE 2005

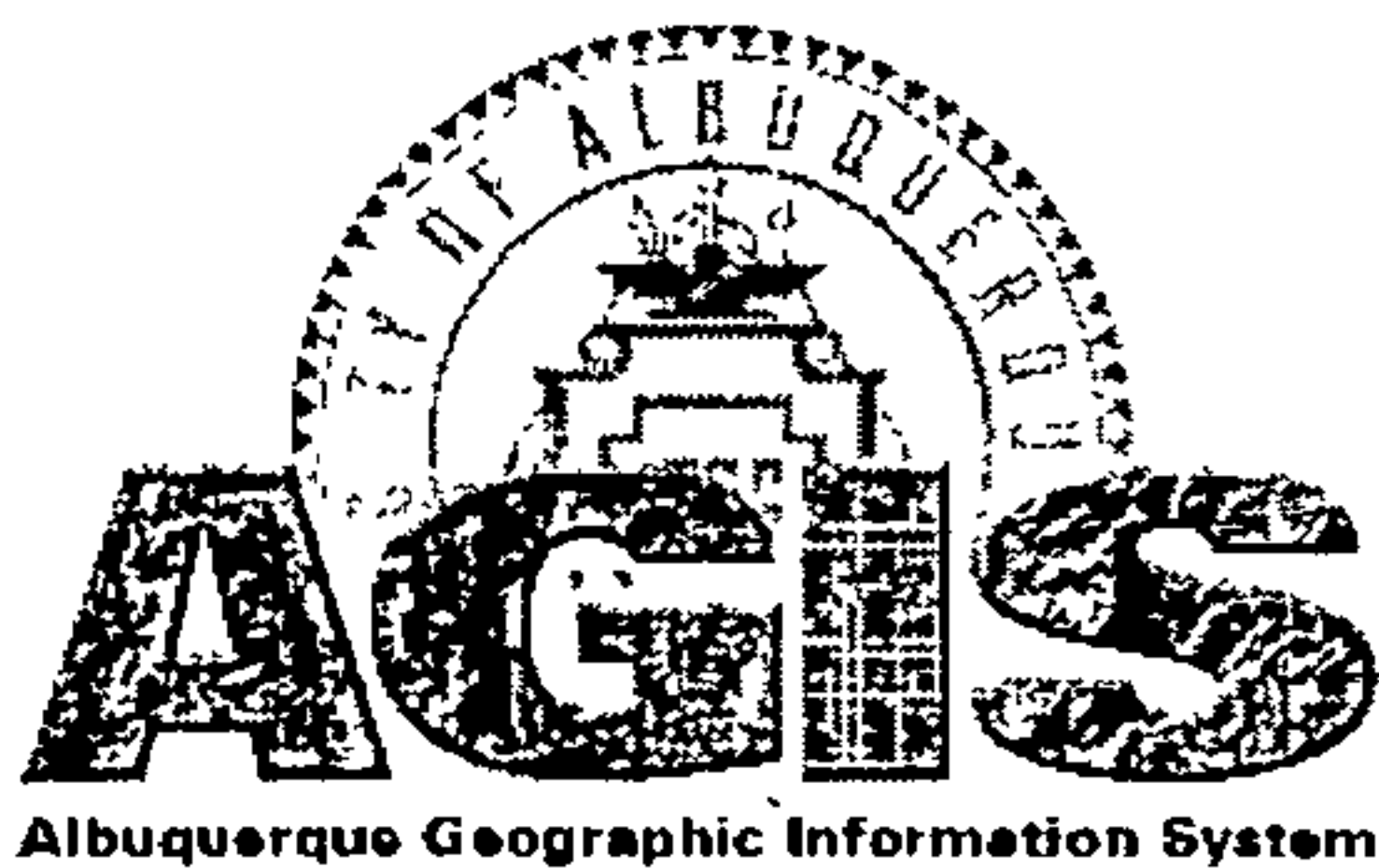
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- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 07DRB - 00588  
 - - -  
 - - -

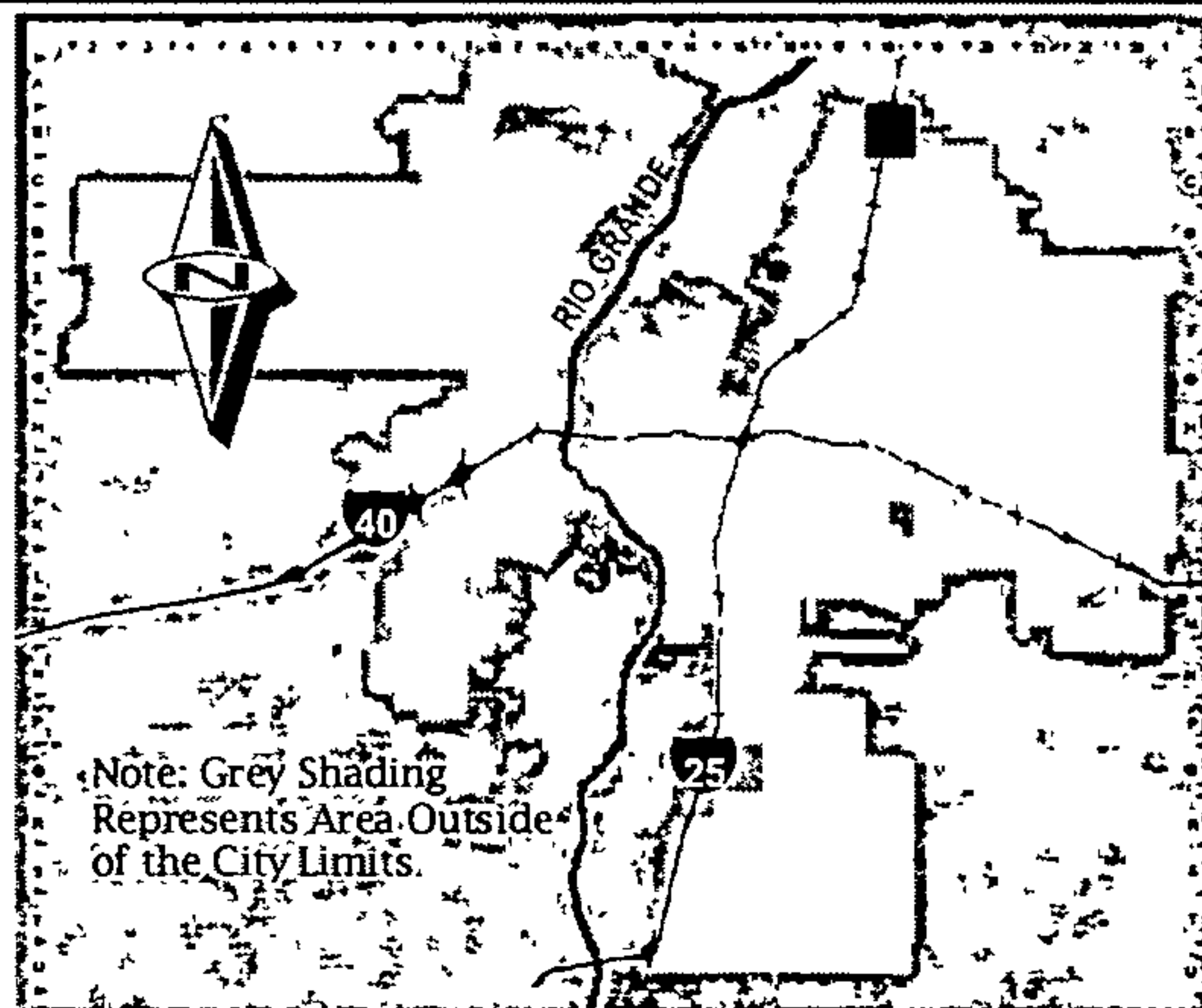
Sandy Handley 05/08/07  
 Planner signature / date  
**Project # 1005545**



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



Map amended through: 2/18/2007

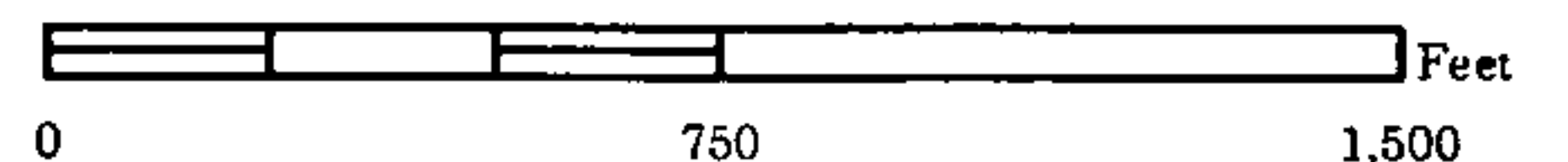


Zone Atlas Page:

**B-18-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



May 8, 2007

Ms. Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: DRB Submittal for the property being Tract C-1-A, North Gateway Subdivision  
Letter of Request**

Dear Ms. Matson:

We are requesting Site Development Plan approval for the property being C-1-A of the North Gateway Subdivision. This property is zoned IP and part of the North I-25 Sector Development Plan.

The proposed building for this site is a 26,197 square feet, two-story office building, which is permissive in an IP zone. The zoning code requires one hundred parking spaces for this use, and one hundred spaces are provided including four handicap accessible spaces plus three motorcycle spaces.

The site has been organized to maximize the building visibility, minimize the visual impact of the parking, and provide a natural landscape environment. The building has been located close Balloon Fiesta Parkway to enhance it's prominence from I-25 and to match the scale of the taller building on each side of this site. The majority of the parking is located behind the building. Visitor parking is in the front of the building and broken up into smaller areas by landscaping. The overall concept of the site design is to create a strong connection between the building and the landscaping. This is enforced by a natural, more informal landscape along the perimeter of the site that becomes more formal as it approaches the building. There is approximately three-times the amount of required landscaping than what is required, which supports the open-space initiative in the Sector Development Plan.

The building has been designed to integrate with the contemporary feel of the adjacent build to the east. A variety of materials, including stone, stucco and metal roofing, and roof forms were utilized throughout the building to reinforce its connection to the landscape. In addition, the building is "bent" along the east property line to create an entry-court feel with the drive off of Balloon Fiesta Parkway and the natural landscaping.

Thank you for your consideration of this project.

Sincerely,

**Mullen Heller Architecture, PC**



Douglas Heller, AIA





# Farm Credit of New Mexico

*Headquarter's Office*

3121 Carlisle Boulevard, N.E.  
Albuquerque, NM 87110-1654  
(505) 884-1048 or 1-800-451-5997  
Fax (505) 883-9564

---

May 7, 2007

**TO:** Whom It May Concern  
**FROM:** Bruce McAbee, President, Farm Credit of New Mexico  
**SUBJECT:** **City approval**

As the owner of the property being Tract C-1-A, North Gateway Subdivision, I authorize Mullen Heller Architecture to act on our behalf for all city reviews and approvals for this property.

Bruce McAbee  
President & CEO

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

PAID RECEIPT

APPLICANT NAME FARM CREDIT OF NEW MEXICO  
AGENT MULLEN HELLER ARCHITECTURE  
ADDRESS 924 PARK AVE SW STE B  
PROJECT & APP # 1005545/05DRB00588  
PROJECT NAME \_\_\_\_\_

\$ 70.00 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.

Security enhanced document See back for details:

MULLEN HELLER ARCHITECTURE, P.C.  
924 PARK AVE. SW SUITE B  
ALBUQUERQUE, NM 87102

DATE 5-8-07 4923 95-78/1070 46304

PAY TO THE ORDER OF City of Albuquerque \$ 405.00

Four Hundred and Five Dollars 00/100 DOLLARS

**Compass Bank**  
Albuquerque, New Mexico

FOR \_\_\_\_\_

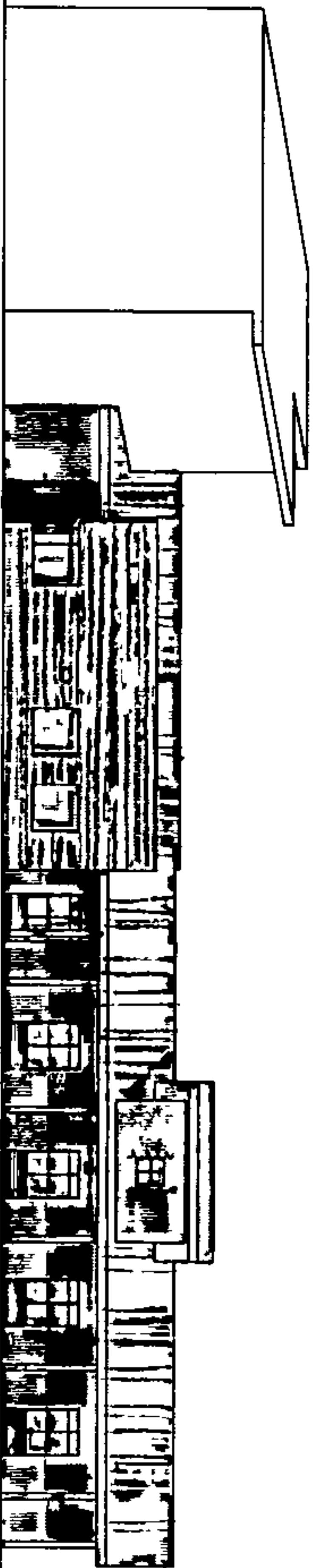
5/8/2007  
MULLEN HELLER ARCHITECTURE  
924 PARK AVE SW STE B  
ALBUQUERQUE, NM 87102

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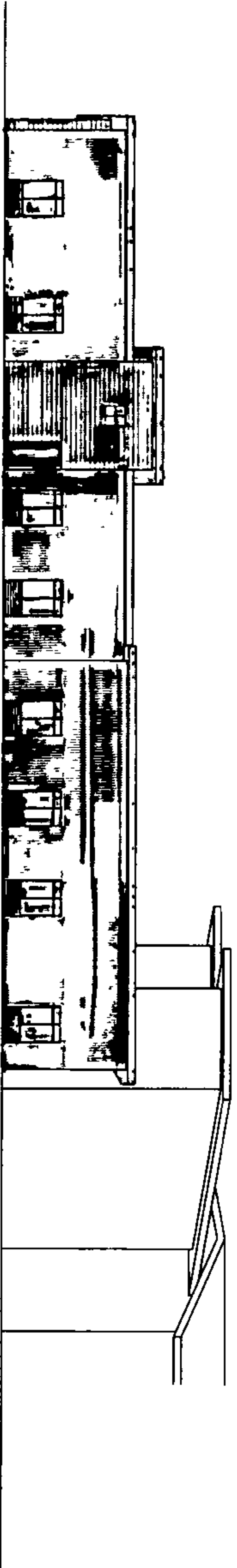
City of Albuquerque  
Treasury Division

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Activity 4983000            TRSCX5  
Trans Amt                    \$405.00  
J24 Misc                    \$385.00  
CK                            \$405.00  
CHANGE                      \$0.00

Thank You



1 Southwest Elevation  
Scale 3/32" = 1'-0"

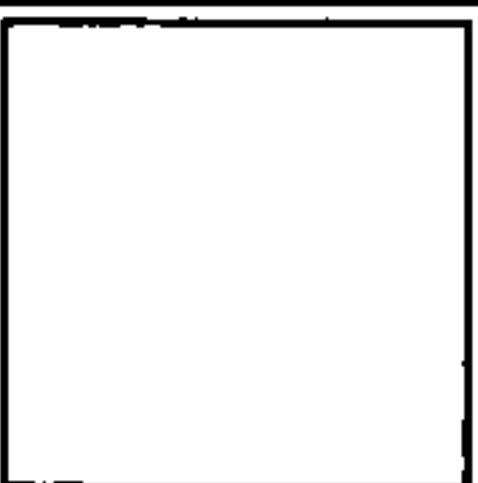


2 Northeast Elevation  
Scale 3/32" = 1'-0"

rev	date	by	revision
△			
△			
△			
△			



Mullien Heller  
Architecture P.C.  
1015 Tijeras Avenue NW  
Suite 220  
Albuquerque, NM 87102  
505.268.4144(j)  
505.268.4244(j)



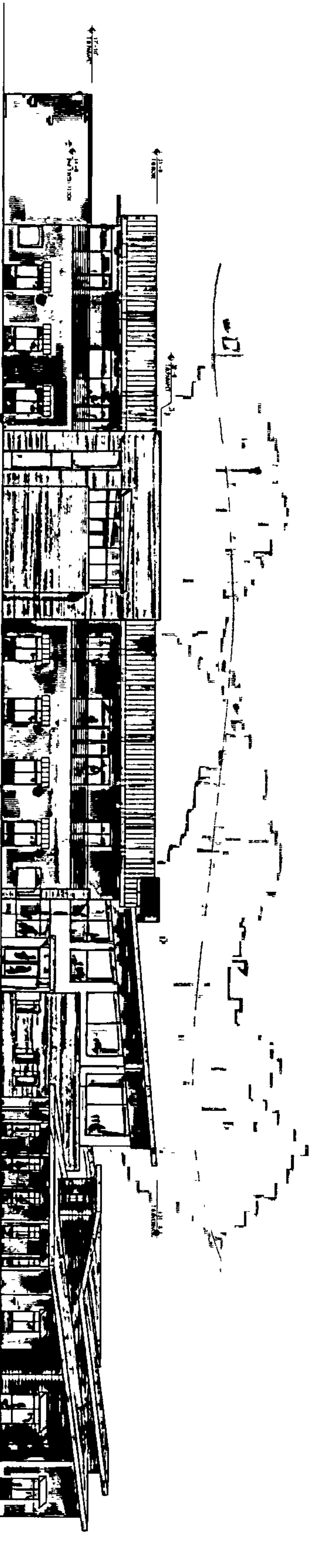
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drawn by jch  
project manager Douglas Heller AIA  
date 3/23/07

Schematic Design  
Presentation

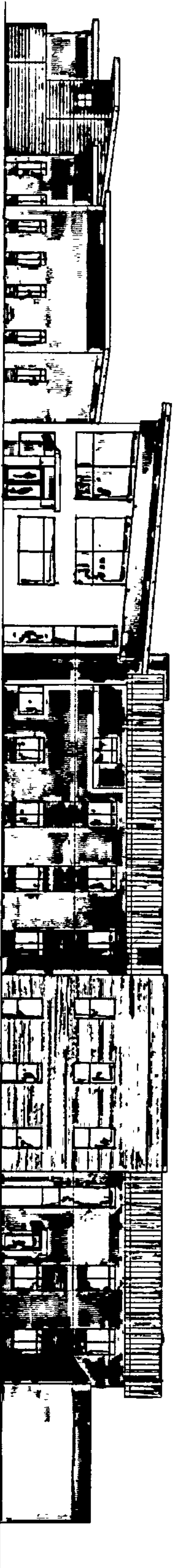
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5651 Balloon Fiesta Parkway NW  
Albuquerque, NM  
sheet title  
Exterior Elevations

Sheet  
A402

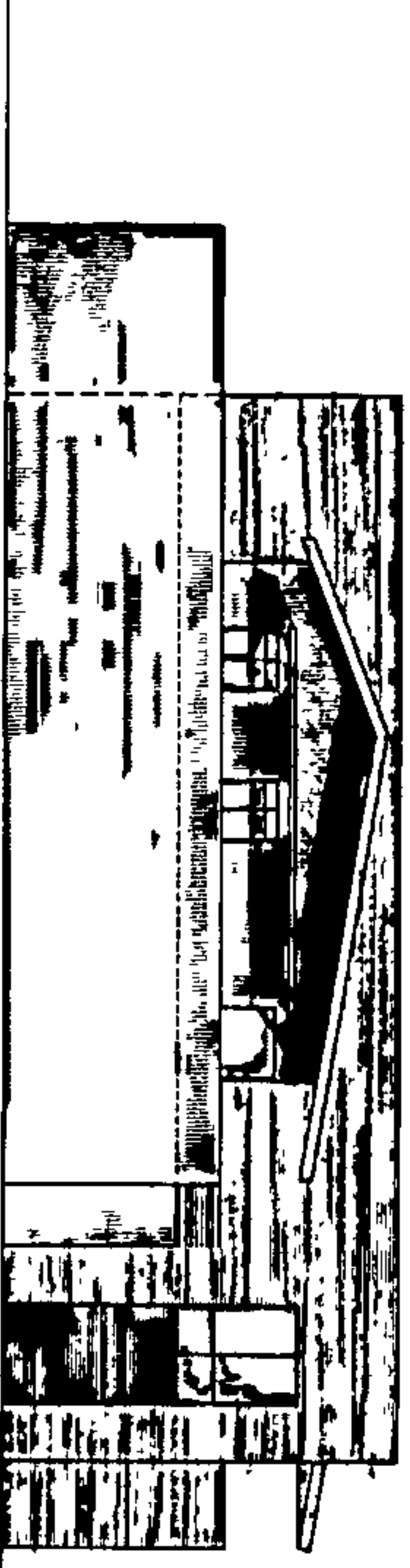




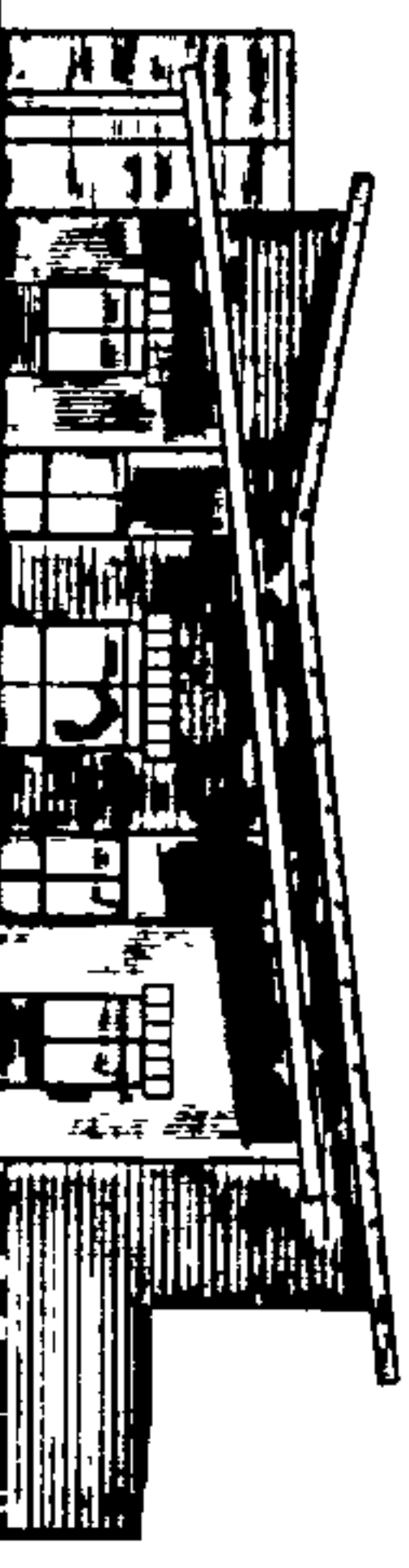
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2 North Elevation  
Scale 3/32" = 1'-0"



3 West Elevation  
Scale 3/32" = 1'-0"



4 Southwest Elevation  
Scale 3/32" = 1'-0"

Schematic Design  
Presentation

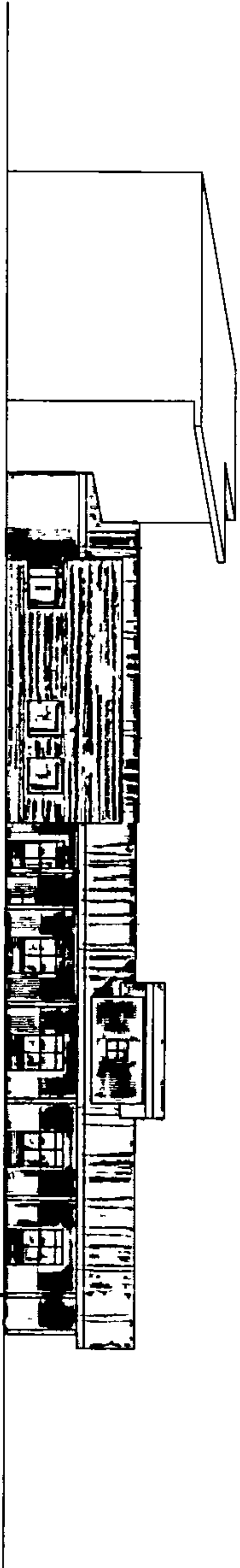
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Farm Credit of New Mexico  
5651 Balloon Fiesta Parway NW  
Albuquerque, NM

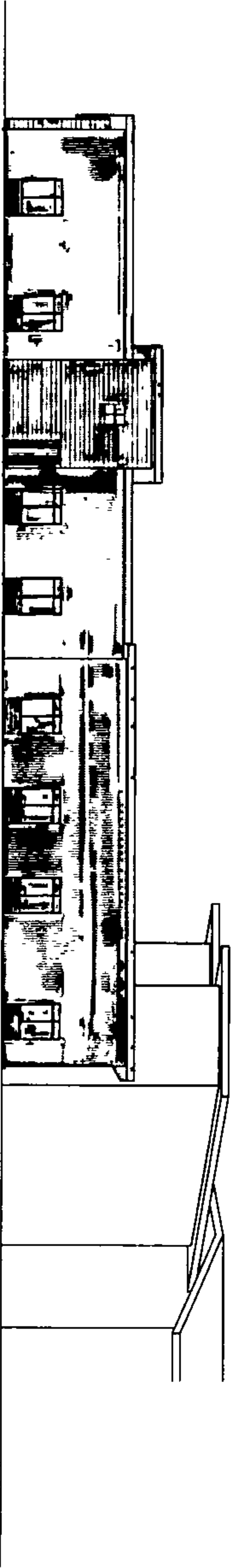
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drawn by jdh  
project manager Douglas Heller AIA  
date 3/23/07

Mullen Heller  
Architecture P.C.  
1015 Tijeras Avenue NW  
Suite 220  
Albuquerque, NM 87102  
505.266.4144 [f] [e]  
505.266.4244 [f]

rev	date	by	revision
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△			



1 Southwest Elevation  
Scale: 3/32" = 1'-0"



2 Northeast Elevation  
Scale: 3/32" = 1'-0"

rev	date	by	revision
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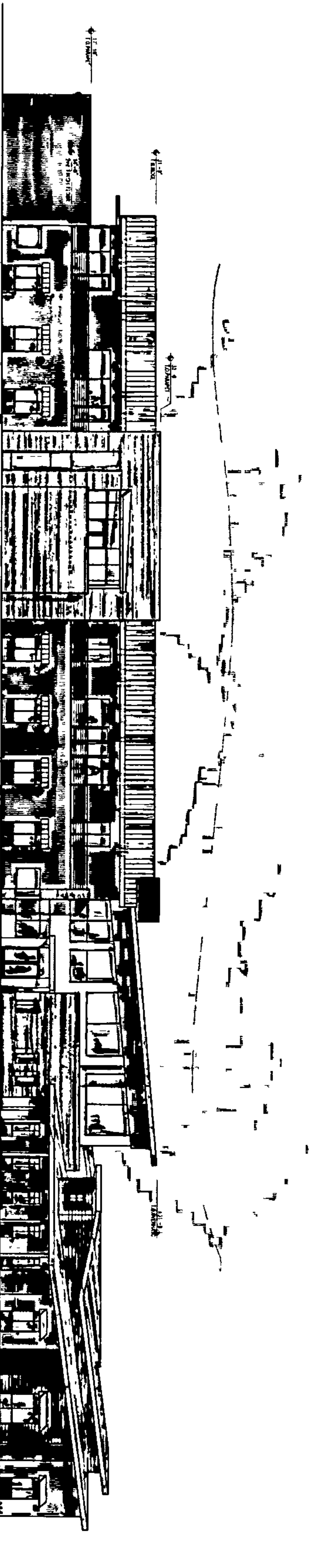
**MH**  
 Mullen Heller  
 Architecture P C  
 1015 Tijeras Avenue NW  
 Suite 220  
 Albuquerque 87102  
 505 268 4144(j)  
 505 268 4244 (f)

job number 04-34  
 drawn by jth  
 project manager Douglas Heller AIA  
 date 3/23/07

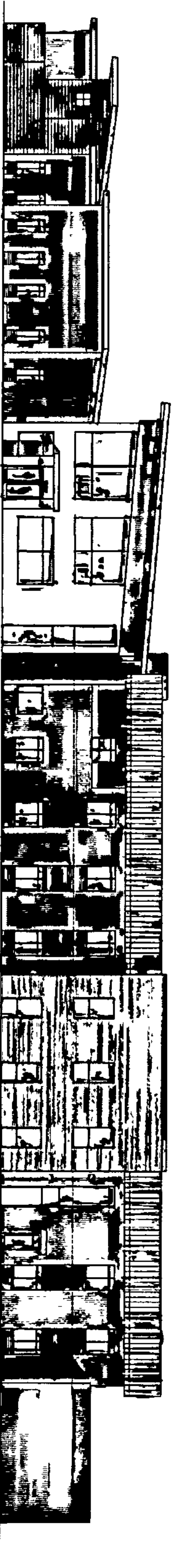
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 5651 Balloon Fiesta Parkway NW  
 Albuquerque, NM  
 sheet title  
**Exterior Elevations**

Schematic Design  
 Presentation

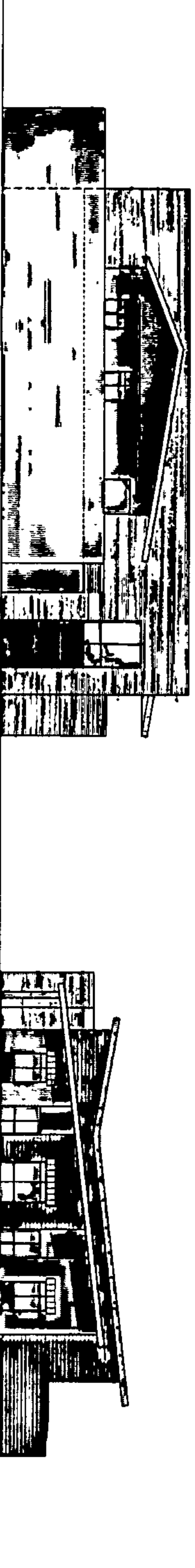
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1 South Elevation  
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2 North Elevation  
Scale 3/32" = 1'-0"



3 West Elevation  
Scale 3/32" = 1'-0"



4 Southwest Elevation  
Scale 3/32" = 1'-0"

Schematic Design  
Presentation

Sheet  
A401

project title  
Farm Credit of New Mexico  
5651 Balloon Fiesta Parway NW  
Albuquerque, NM  
sheet title  
Exterior Elevations

job number 04-36  
drawn by jdh  
project manager Douglas Heller AIA  
date 3/23/07



Mullen Heller  
Architecture P C  
1015 Tenth Avenue NW  
Suite 220  
Albuquerque 87102  
505 248 4144(j)  
505 248 4244 (f)

revision	by	date