

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 5, 2007 9:00 AM

MEMBERS:

Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004428**
07DRB-70378 VACATION OF PUBLIC
EASEMENT
MARK GOODWIN AND ASSOCIATES PA agent(s) for
ALBUQUERQUE RIO BRAVO PARTNERS LLC
request(s) the above action(s) for all or a portion of Lot(s)
RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO**
GRANT, zoned SU-1/C-1, RLT, located on DENNIS
CHAVIS BLVD SW BETWEEN MEADE AVE SW AND
118TH ST SW (P-9) **THE VACATION WAS APPROVED**
AS SHOWN ON EXHIBIT B IN THE PLANNING FILE
PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE
SUBDIVISION ORDINANCE.

2. **Project# 1001449**
07DRB-70379 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
ABQ ENGINEERING agent(s) for CV LAND
DEVELOPMENT request(s) the above action(s) for all or a
portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION**
Unit(s) 2, located on GIBSON SE BETWEEN
UNIVERSITY SE AND YALE SE containing
approximately 3.254 acre(s). (M-15) **DEFERRED TO**
12/19/07 AT THE AGENT'S REQUEST.

3. **Project# 1006854**
07DRB-70340 VACATION OF PUBLIC EASEMENT
07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) [*Deferred from 11/21/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

4. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE EASEMENT
07DRB-70124 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) [*Deferred from 7/18/07*] **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

5. ~~**Project# 1006726**~~
07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT

BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) [*Deferred from 8/29/07 & 10/24/07*] **INDEFINITELY DEFFERED AT THE AGENT'S REQUEST.**

6. **Project# 1004875**
07DRB-70382 EPC/ SDP FOR BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION**, zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) [*Catalina Lehner – EPC Planner*] [*Deferred from 11/21/07*] **DEFERRED TO 12/19/07 AT THE AGENT'S REQUEST.**

7. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner – Carol Toffaleti*] [*Deferred from 11/14/07, 11/21/07 & 11/28/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**
8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro – EPC Planner*] [*Def. from 11/14/07 & 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
9. **Project# 1006520**
07DRB-70386 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70387 EPC APPROVED SDP FOR SUBDIVISION
- BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) [*Anna DiMambro – EPC Planner*] [*Def. from 11/28/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07 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. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES .**

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

10. **Project# 1004039**
07DRB-70410 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70411 VACATION OF PRIVATE
EASEMENT

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) 45, Tract(s) 1, **THE LEDGENDS @ HIGH DESERT to be known as LOT 45-A & TRACT 1-A**, zoned SU-2 HD/C-1, located on ACADEMY ROAD NE BETWEEN CORTADERIA ST NE AND IMPERATA ST NE containing approximately 0.406 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LETTER OF HOME OWNER'S APPROVAL, AGIS DXF, AND TO RECORD.**
11. **Project# 1006955**
07DRB-70407 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GEORGE RODRIGUEZ agent(s) for JEROME ECKSTEIN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 14, **CLAYTON HEIGHTS**, zoned C-2, located on WILMOORE DRIVE SE BETWEEN ROSS AVE SE AND GIBSON BLVD SE containing approximately 0.5739 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO FILE, AND TO TRANSPORTATION FOR A SEPERATE EXHIBIT FOR ROSS AVENUE AND WILMOORE DRIVE SHOWING LOCATION OF SIDEWALK AND DEFINING THE DISTANCE FROM FACE OF CURB TO PROPERTY LINE.**
12. **Project# 1001409**
07DRB-70412 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for KIAN SAADAT request(s) the above action(s) for all or a portion of Lot(s) 20.A, Block(s) 1, **CANDLELIGHT FOOTHILLS Unit(s) 1**, zoned R-1, located on LOMAS BLVD NE BETWEEN MONTE LARGO DR NE AND SUMMIT HILLS DR NE containing approximately 1.1 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE REVISION BETWEEN A-2 AND A-3, AND THE SOLAR COLLECTOR LANGUAGE.**
13. **Project# 1006956**
07DRB-70408 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 2 & 4, **NORTH CARLISLE ADDITION**, zoned P & C-1, located on CARLISLE BLVD NE BETWEEN COMANCHE RD NE AND PALO DURO AVE NE containing approximately 0.7872 acre(s). (G-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 30 FOOT RADIUS DEDICATION AT CARLISLE AND PALO DURO AND TO PLANNING FOR VERIFICATION OF COMPLIANCE WITH BUILDING CODE AND ZONING REQUIREMENTS AND FOR SOLAR COLLECTOR LANGUAGE.**

14. **Project# 1004820**
07DRB-70409 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 -B-1, **ADOBE WELLS**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 1.708 acre(s). (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. **Project# 1006573**
07DRB-70413 MAJOR - FINAL PLAT
APPROVAL
- LARRY READ & ASSOCIATES INC agent(s) for DESERT HILLS JEHOVA'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **NAA Unit(s) B**, zoned SU-2 IP, located on ALAMEDA NE BETWEEN LOUISIANA NE AND SAN PEDRO NE containing approximately 1.8 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR PLAT REVISIONS, AGIS DXF AND FOR SUZANNE BUSH SIGNATURE.**
16. **Project# 1006926**
07DRB-70414 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ART MARSHALL agent(s) for MERCEDES R MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately .33 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE AND AGIS DXF.**
17. **Project# 1000085**
07DRB-70264 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HALL SURVEYING CO agent(s) for BERNARD WEINER request(s) the above action(s) for all or a portion of Lot(s) M-1-A-2-A, **TANOAN PROPERTIES**, zoned SU-1 FOR C-1, located on ACADEMY RD BETWEEN TENNYSON AND TRAMWAY NE containing approximately 1.2174 acre(s). (E-22) *[Def. from 10-3-07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR INDICATION OF EASEMENTS FOR EXISTING PRIVATE SEWER AND/OR WATER SERVICE LINES AND TO PLANNING FOR RECIPROCAL EASEMENTS, BUILDING CODE COMPLIANCE, AGIS DXF AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project# 1006950**
07DRB-70404 SKETCH PLAT REVIEW
AND COMMENT
- GINA SCHMIDT/SIERRA WEST, LLC agent(s) for GINA SCHMIDT/SIERRA WEST, LLC request(s) the above action(s) for all or a portion of zoned none, located on WYOMING AND I-40 BETWEEN NORTHBOUND OFF-RAMP AND MOUNTAIN ROAD NE containing approximately 1.2 acre(s). (J-20) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

19. **Project# 1006951**
07DRB-70405 SKETCH PLAT REVIEW
AND COMMENT

FORSTBAUER SURVEYING LLC agent(s) for GEORGE P & EILEEN P SANDOVAL request(s) the above action(s) for all or a portion of Lot(s) 1A, **LANDS OF GEORGE SANDOVAL**, zoned RA-2, located on AVENIDA CRISTO REY NW BETWEEN SAN ISIDRO ST NW AND GRIEGOS LATERAL containing approximately 2.8 acre(s). (F-13) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

20. Other Matters: Project # 1003570 was heard concurrently with Item # 8. The Preliminary plat for said project was approved with delegation to Transportation for easments, and to Planning for Solar Collector Language, AGIS DXF, and to Record.

Adjourned: 11:05



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 24, 2007 9:00AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 ANGELA GOMEZ, 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: 11:05 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006842**
07DRB-70271 VACATION OF PUBLIC
RIGHT-OF-WAY

AQUEDA CANO agent(s) for IGNACIO ROJO request(s) the above action(s) for all or a portion of Lot(s) south 48 ft of west 80 ft of lot 16, Block(s) 2, **NEW ERA FRUIT ADDITION**, zoned SU-2/MR, located on WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE containing approximately 0.09 acre(s). (L-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# 1006537**
07DRB-70247 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR
SWDK CONST
07DRB-70249 MINOR - SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**), zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10) *[Deferred from 10/03/07]*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND APPROVAL OF THE GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED OCTOBER 19, 2007, THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND A NOTE FOR ALL LOTS TO BE LABELED AS P-2.**

3. **Project# 1005236**
07DRB-70268 VACATION OF PUBLIC
EASEMENT
07DRB-70269 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION**, zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22) *[Deferred from 10/17/07]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DFX, 15 DAY APPEAL PERIOD AND FOR DRY UTILITIES' SIGNATURES.**

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

4. **Project# 1005243**
07DRB-70316 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70317 EPC APPROVED SDP
FOR SUBDIVISION
- CONSENSUS PLANNING agent(s) for ALLIANCE RESIDENTIAL request(s) the above action(s) for all or a portion of Tract(s) 1-6, **UNIVERSITY VILLAGE to be known as Broadstone Towne Center**, zoned SU-1 FOR PRD AND SU-1 FOR C-2, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA SE containing approximately 16.76 acre(s). (L-15) **[Catalina Lehner, EPC Planner]**
DEFERRED TO 10/31/07 AT THE AGENT'S REQUEST.
- 07DRB-70318 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS, **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. to be known as Broadstone Towne Center**, zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) **DEFERRED TO 10/31/07 AT THE AGENT'S REQUEST.**
5. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT
- CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) *[Deferred from 9/12/07, 9/26/07, 10/03/07 & 10/10/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**
6. ~~**Project# 10067263**~~
07DRB-70173 MAJOR – AMENDED SDP
FOR BUILDING PERMIT
- BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) *[Deferred from 8/29/07]* **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

7. **Project# 1006899**
07DRB-70314 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B-9-E-1-A, B-9-F-1, B-9-E-2-A, **SEVEN BAR RANCH**, zoned SU-1/R-2 USES, located on CIBOLA LOOP NW AND ELLISON DR NW containing approximately 29.79 acre(s). (A-13)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
8. **Project# 1006898**
07DRB-70313 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CURT RICHTER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 17, **REBONITO**, zoned R-1, located on NAINES AVE NE BETWEEN DELUBINA NE AND ANTONIO NE containing approximately 0.61 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DFX AND TO RECORD.**
9. **Project# 1005387**
07DRB-70310 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CENTURION PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-19, southerly 115 ft of the easterly 20 ft of lot 20 plus a portion of vacated alley, Block(s) 28, **NEW MEXICO DTOWN CO'S ORIGINAL TOWNSITE OF ALBUQUERQUE NEW MEXICO**, zoned SU-3 FOR PARKING LOT, located on GOLD AVE SW BETWEEN 7TH ST SW AND SILVER AVESW containing approximately 1.67 acre(s). (K-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR A REVISED AGIS DFX, 15FT RADIUS DEDICATION ON CORNERS, AND COPY OF LOT 20 DEED.**
10. **Project# 1005191**
07DRB-70319 EXT OF MAJOR
PRELIMINARY PLAT

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Block(s) 29, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as SEVANO PLACE SUBDIVISION**, zoned R-D, located on LOUISIANA BLVD NE BETWEEN ALAMEDA BLVD NE AND SIGNAL AVE NE containing approximately 6.84 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as TIERRA BUENA ESTATES)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) *[Deferred from 10/03/07, 10/10/07, 10/17/07]* **WITH APPROVAL OF THE GRADING AND DRAINAGE PLAN DATED 10/8/07 AND THE INFRASTRUCTURE LIST DATED 10/24/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE DEVELOPMENT AGREEMENT.**

12. **Project# 1005182**
07DRB-70309 MAJOR - FINAL PLAT
APPROVAL

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(s) 2**, zoned SU2-SRSL, located on ROSA PARKS ROAD NW BETWEEN ALOE ROAD NW AND KIMMICK DRIVE containing approximately 35.4714 acre(s). (C-10 C-11) *[Deferred from 10/17/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) **DEFERRED TO 10/31/07 AT THE AGENT'S REQUEST.**

14. **Project# 1006890**
07DRB-70308 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Lot(s) 5-11 AND PORTION OF 12 & 13-15, Block(s) 17, Tract(s) 15-A, **MONKBRIDGE ADDITION (TBK TRACTS A & B, NEW MEXICO BANK & TRUST)**, zoned P, C-1 & C-3, located on CANDELARIA NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 1.9616 acre(s). (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR SOLAR LANGUAGE AND TO RECORD.**

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

15. **Project# 1003119**
07DRB-70321 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for ASN, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-B1, **HORNE DEVELOPMENT ADDITION**, zoned SU-1 PLANNED COMMERCIAL, located on HOTEL CIRCLE NE BETWEEN EUBANK BLVD NE AND TOMASITA ST NE containing approximately 5.0392 acre(s). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project# 1006904**
07DRB-70320 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for VANCE DUGGER & ROSABELLA MONTOYA DUGGER request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 5, **NORTH ALBUQUERQUE ACRES TRACT A Unit(s) A**, zoned M-1, located on SAN FRANCISCO DR. NE BETWEEN SAN PEDRO DR NE AND I-40 FRONTAGE RD containing approximately .7216 acre(s). (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1004557**
07DRB-70322 SKETCH PLAT REVIEW
AND COMMENT
- YOLANDA MONTOYA agent(s) for MIKE RIOLIA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) A, **NAA Unit(s) B**, zoned SU-2/IP, located on OKLAND AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately .89 acre(s). (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006901**
07DRB-70315 SKETCH PLAT REVIEW
AND COMMENT
- AJAY JARIWALA/JARIM KASSAM request(s) the above action(s) for all or a portion of Lot(s) 2-A, Block(s) 2, **SUNPORT PARK**, zoned IP, located on WOODWARD SE BETWEEN UNIVERSITY BLVD SE AND TRANSPORT SE containing approximately 3.3 acre(s). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for September 5, and September 12, 2007.

Other Matters:

ADJOURNED: 11:05



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 29, 2007
MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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: 11:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

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

1. **Project# 1004172**
07DRB-70171 VACATION OF PUBLIC EASEMENT
07DRB-70172 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for DOROTHY GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 6-12 & 13-19 & 50-feet of Lot 5, Block(s) C, **DURAN & ALEXANDER ADDITION**, zoned SU-2/C-2, located on GRANITE AVE NW BETWEEN 3RD ST NW AND 4TH ST NW containing approximately 1.223 acre(s). (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE, RADIUS DEDICATION, AGIS DXF FILE AND COPY OF THE RECORDED PLAT.**

2. **Project# 1006726**
07DRB-70173 MAJOR – AMENDED SDP
FOR BUILDING PERMIT

BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**

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

3. **Project# 1006771**
07DRB-70210 MINOR - SDP FOR
BUILDING PERMIT

TATE FISHBURN ARCHITECT agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17B, **MERIDIAN BUSINESS PARK**, zoned IP, located on UNSER BLVD NW BETWEEN I-40 NW AND CENTRAL AVE NW containing approximately 2 acre(s). (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY, 6-FOOT SIDEWALK AND TO PLANNING FOR LANDSCAPE CALCULATIONS AND 3 COPIES OF THE PLAN.**

3.A **Project# 1004622**
07DRB-70197 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, PARCELS K, M & N, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, Unit(s) A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NE AND WYOMING BLVD NE containing approximately 1.45 acre(s). *[Deferred from 08/22/07]* **[Anna DiMambro, EPC Planner]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/29/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR REPLAT AND 3 COPIES.**

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

4. **Project# 1002243**
07DRB-70198 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for TS MCNANNEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned RD/9DU/AC, located on 82ND ST NW BETWEEN SAGE RD SW AND SAN YGNACIO RD SW containing approximately 5.0051 acre(s). (L-10) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

5. **Project# 1002739**
07DRB-70207 MAJOR - FINAL PLAT
APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Parcels(s) 6 & 9, **ANDERSON HEIGHTS, UNIT 9**, zoned R-D, located on 118TH ST SW BETWEEN AMOLE MESA AVE SW AND COLOBEL AVE SW containing approximately 56.3327 acre(s). (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS TO MEET DETACHED OPEN SPACE REQUIREMENT AND TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, ON SHEET 4 & 5 TO CALL OUT ALL EASEMENTS "EXCLUSIVELY TO THE CITY OF ALBUQUERQUE", AGIS DXF FILE AND TO RECORD.**

6. **Project# 1004240**
07DRB-70209 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11-P2 & 12-P2, **VILLAS LAS MANANITAS**, zoned R-1, located on MANANITAS LN NW BETWEEN MEADOW VIEW DR NW AND RIO GRANDE BLVD NW containing approximately 0.2883 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

7. **Project# 1006764**
07DRB-70205 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for RONALD KELLERMAN, SARAH STUCKEY AND ALBERT L MCHIEL request(s) the above action(s) for all or a portion of Lot(s) 1, 2-A, 2 & 18, Block(s) A, **LIVINGSTON PLACE SUBDIVISION NO. 2**, zoned R-1, located on LOS ARBOLES AVE NW BETWEEN 12TH ST NW AND 4TH ST NW containing approximately 0.9778 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON LOS ARBOLES AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

8. **Project # 1003973**
07DRB-70213 Major-Final Plat Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PNM CONCURRENCE ON UNIVERSE CROSS SECTION AND TO PLANNING FOR NMUI SIGNATURE, THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**
9. **Project # 1003800**
07DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **THE PRELIMINARY PLAT APPROVAL OF MAY 3, 2006 WAS RE-AFFIRMED PURSUANT TO CITY COUNCIL ACTION OF AUGUST 20, 2007 AND SECOND JUDICIAL DISTRICT COURT REMAND AND REVERSAL ORDER CV-200608192. ACTION ON THE FINAL PLAT WAS DEFERRED TO SEPTEMBER 5, 2007.**
- 9.A **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION**, zoned RA-2, located on RINCON DEL RIO CT NW BETWEEN TRELIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). [Deferred from 08/08/07, 08/15/07, 08/22/07 & 08/22/07] (G-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE CLARIFICATION ON THE PLAT, THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

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

10. **Project# 1006768**
07DRB-70208 SKETCH PLAT REVIEW
AND COMMENT
DOUG SMITH SURVEYING agent(s) for MICHAEL H. MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MANZANO ST NE containing approximately 3.9814 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1006749**
07DRB-70199 SKETCH PLAT REVIEW
AND COMMENT
BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOUR HILLS VILLAGE ADDITION 14TH INSTALLMENT**, zoned R-1, located on HIDEAWAY LANE SE AND STAGECOACH SE containing approximately 1.706 acre(s). (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

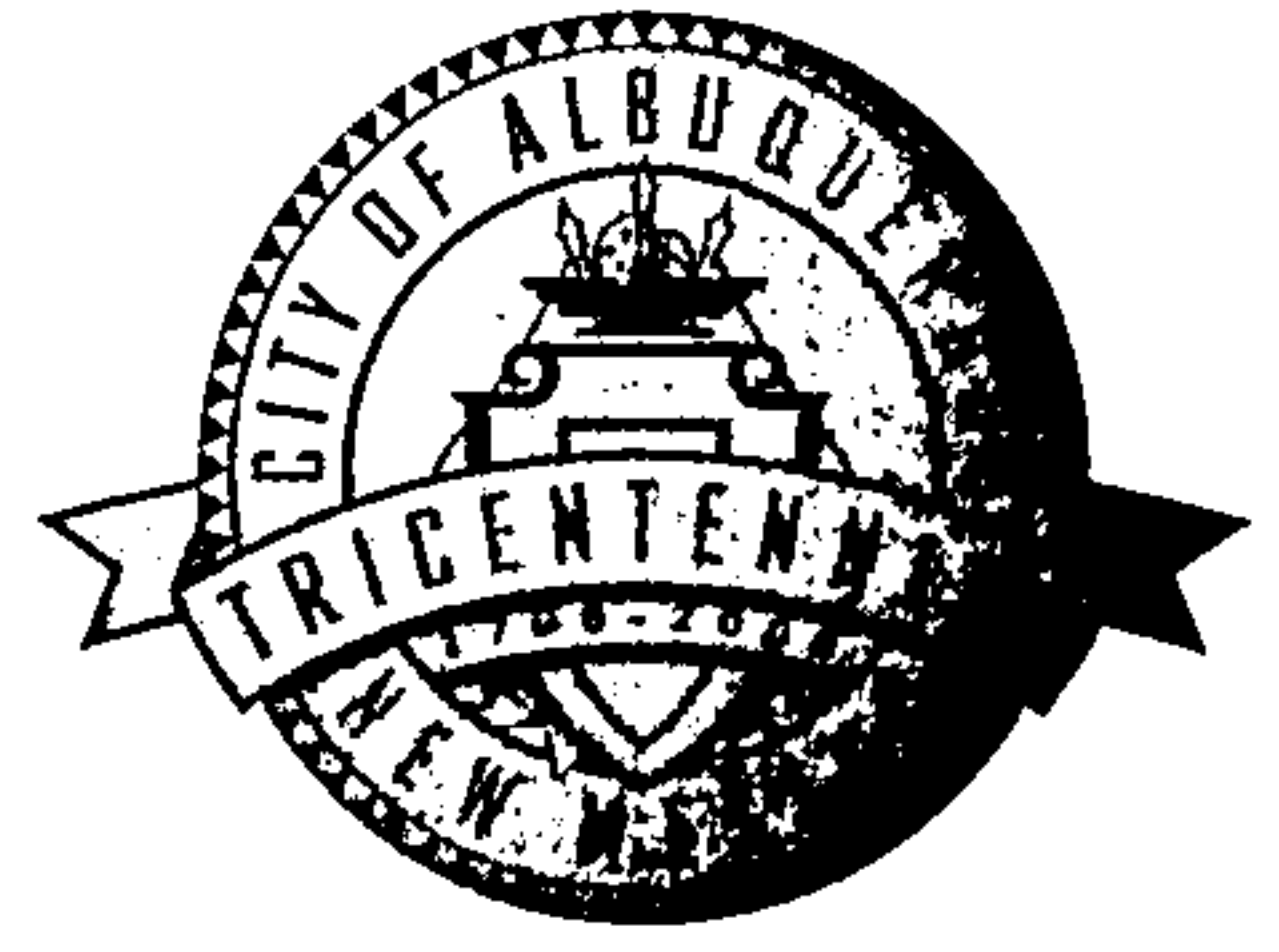
12. **Project# 1006751**
07DRB-70200 SKETCH PLAT REVIEW
AND COMMENT
PETER ARMIJO agent(s) for MRS IRMA V LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 4, Map 40, zoned SU-2/R-1, located on PACIFIC AVE SW BETWEEN 4TH ST SW AND BARELAS RD SW containing approximately 0.2145 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project# 1006760**
07DRB-70204 SKETCH PLAT REVIEW
AND COMMENT
YOLANDA MONTOYA agent(s) for MICHAEL RAIOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Tract(s) 1, Block(s) 27, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on OAKLAND AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1006765**
07DRB-70206 SKETCH PLAT REVIEW
AND COMMENT
HAROLD SUNDERMAN request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF SAM BLAIR SUBDIVISION**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN JUANITA LANE NW AND MONTANO RD NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 11:00 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006726

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Building Permit – Amended

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:

10-24-07

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

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

DATE: AUGUST 29, 2007

505-924-3986

0



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 29, 2007

2. **Project# 1006726**
07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT

BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17)

AMAFCA	No adverse comments.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	The gate should be opaque so that the screening is maintained when the gate is closed.
Neighborhood Coordination	Letter(s) sent to Wildflower Area NA (R)
APS	Richfield Park , Lots 31, Tract D-1, located on Washington St NE between Alameda NE and Paseo del Norte NE, requests a building permit for a gate that will provide access to Balloon Museum Dr NE. This request will have no adverse impacts on the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.
Open Space Division	Open Space has no adverse comments.
City Engineer	Defer to Transportation.

Transportation Development

Are the curb cuts on Washington being proposed? The traffic analysis requested by the City Engineer is needed to evaluate the proposed access onto Balloon Fiesta Parkway.

Parks & Recreation Label the site plan amended. Is the request to allow access off Balloon Muesum Dr.?

ABCWUA No objection to Amended Site Development Plan.

Planning Department The site plan needs some minor corrections in the title and signature block:

- The title should read "Site Plan Amended"
 - "Approval of Existing Gate Only"
 - "DRB Case Number"
 - DRB Application Number"
 - The signature for the City Planner should read "DRB Chairperson"
 - The signature line for New Mexico Utilities should be removed.
- The vicinity map is missing.

Planning defers to Transportation on the gate issue.

Impact Fee Administrator No comment on proposed amended site development plan to add a gate to the existing facilities.

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

Cc: Allstar Moving & Storage Inc, 8909 Washington St NE, 87113

Brad Killman & Max Killman, 8909 Washington St NE, 87113

TRANSMISSION VERIFICATION REPORT

TIME : 08/27/2007 12:05
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME 08/27 12:05
FAX NO./NAME 98882946
DURATION 00:00:43
PAGE(S) 03
RESULT OK
MODE STANDARD
ECM

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: BRAD & MAX KILLMAN
From: SANDY
Fax: 888-2946
Pages Sent: (including this page) 3
Phone: 888-1007
Date: 08/27/07
Time:

Urgent For Review Please Comment Please Reply Please Recycle

Comments: HEARING 08/29/07
PROJECT # 1006726 - 07DRB70173

TRANSMISSION VERIFICATION REPORT

TIME : 08/24/2007 09:58
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

DATE, TIME	08/24 09:58
FAX NO./NAME	98882946
DURATION	00:00:40
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Brad or Max Killman

FAX NUMBER: 888-2946 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1006726 APPLICATION NO: _____

*Amended Site Plan.
Planning comments only.*

Project# 1004172
07DRB-70171 VACATION OF PUBLIC
EASEMENT
07DRB-70172 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for DOROTHY GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 6-12 & 13-19 & 50-feet of Lot 5, Block(s) C, **DURAN & ALEXANDER ADDITION**, zoned SU-2/C-2, located on GRANITE AVE NW BETWEEN 3RD ST NW AND 4TH ST NW containing approximately 1.223 acre(s). (J-14)

Did all property owners who are adjacent to the section of the alley proposed for vacating sing the plat?

Planning defers to Transportation on the issue of the alley vacation.

Why is the proposed new lot line not in the center of the proposed vacated alley section?

The solar collector prohibition language is missing from the plat.

Project# 1006726
07DRB-70173 MAJOR – AMENDED SDP
FOR BUILDING PERMIT

BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK**, zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17)

The site plan needs some minor corrections in the title and signature block:

- The title should read "Site Plan Amended"
- "Approval of Existing Gate Only"
- "DRB Case Number"
- DRB Application Number"
- The signature for the City Planner should read "DRB Chairperson"
- The signature line for New Mexico Utilities should be removed. The vicinity map is missing.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: August 29, 2007
Zone Atlas Page: J-14
Notification Radius: 100 Ft.

1006726
Project# ~~1004172~~
App#07DRB-70171
07DRB-70172

Cross Reference and Location: GRANITE AVE NW BETWEEN 4TH ST NW AND
MARBLE AVE NW

Applicant: ALLSTAR MOVING & STORAGE, INC.
8909 WASHINGTON ST NE
ALBUQUERQUE, NM 87113

Agent: BRAD KILLMAN & MAX KILLMAN
8909 WASHINGTON ST NE
ALBUQUERQUE, NM 87113

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: AUGUST 10, 2007
Signature: ERIN TREMLIN



Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Brad Killman and/or Max Killman PHONE: 888-1007
 ADDRESS: 8909 Washington Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: bekinsabq@thuntek.net
 APPLICANT: Allstar Moving & Storage, Inc., a New Mexico corporation PHONE: 888-1007
 ADDRESS: 8909 Washington Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: bekinsabq@thuntek.net
 Proprietary interest in site: Owner List all owners: Killman Interests, LLC, a New Mexico Limited Liability Company

DESCRIPTION OF REQUEST: Amendment of site development

plan to reflect actual physical access which has existed at the property for more than seven years
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Lot 31, Tract D-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Richfield Park Subdivision
 Existing Zoning: IP Proposed zoning: N/A
 Zone Atlas page(s): C-17-Z UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB 95-521

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: N/A No. of proposed lots: N/A Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Washington Street NE
 Between: Alameda NE and Paseo Del Norte NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 8/3/07
 (Print) Brad Killman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70173</u>	<u>SBP</u>	<u>PL(2)</u>	<u>\$ 295.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	<u>\$ 75.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 350.⁰⁰</u>

Hearing date August 29, 2007

Andrew Garcia 8-3-07
 Planner signature / date

Project # 1006726

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

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

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

Brad Pittman
Applicant name (print)

[Signature] 8/3/07
Applicant signature / date



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

Application case numbers
07DRB - 70173

Form revised APRIL 2007

Andrew Jones 8-3-07
Planner signature / date

Project # 1006726

REC	UPC CODE	OWNER	OWNER ADDRESSES	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10170 64227 50010 101	PLUMB MECHANICAL INC	9005 W ASHING TON NE	ALB UQU ERQ UE	N M	871 13	V	A1 A	LT 32 PLAT FOR RICHFIELD PARK SUBD CONT 4 8,029 SQ FT +-
2	10170 65139 04430 706	CITY OF ALBUQUERQUE	PO BOX 1293	ALB UQU ERQ UE	N M	871 03 129 3	C	A1 A	TRACT G-1 PLAT OF TRACTS G-1 & G- 2 BALLOON FIESTA PARK CONT 49.3978 AC
3	10170 64224 48420 404	CITY OF ALBUQUERQUE	PO BOX 1293	ALB UQU ERQ UE	N M	871 03 129 3	V	A1 A	TRACT H PLAT OF BALLOON FIESTA PARK CON T .3380 AC
4	10170 64221 47620 403	KILLMAN INTERESTS LLC	8909 W ASHING TON ST NE	ALB UQU ERQ UE	N M	871 08	C	A1 A	LT 31 PLAT FOR RICHFIELD PARK SUBD CONT 4 1,378 SQ FT +-
5	10170 64215 46020 402	GRANT ALFRED G & BARBARA A TRUSTEE GRANT REV TRUST	8905 W ASHING TON NE	ALB UQU ERQ UE	N M	871 13	C	A1 A	LT 30 PLAT FOR RICHFIELD PARK SUBD CONT 4 1,095 SQ FT +-
6	10170 64247 46620 513	ALLIED LLC	5315 G LENWAY	BRIG HTO N	MI	481 16	C	A1 A	LT 14 PLAT FOR RICHFIELD PARK SUBD CONT 2 1,750 SQ FT +-
7	10170 64237 43820 501	KL PROPERTIES LLC	P O BOX 90337	ALB UQU ERQ UE	N M	871 99 033 7	C	A1 A	LT 12 PLAT FOR RICHFIELD PARK SUBD CONT 2 2,364 SQ FT +-
8	10170 64251 48820 511	FAIR PLAZA ASSOCIATES	7109 P ROSPEC T PL NE	ALB UQU ERQ UE	N M	871 10 431 3	C	A1 A	LOT 15- A CORRECTION PLAT OF LT 15A RICHFIELD PAR K SUBD (REPL OF LT 15 & LT 16 RICHFIELD PAR K SUBD) CONT 0.9360 AC M/L OR 40,772 SQ FT M/L
9	10170 64211 44620 401	RICHFIELD 29 LLC	6010 L OMAS B LVD NE	ALB UQU ERQ UE	N M	871 10	C	A1 A	LOT 29-A, PLAT OF LOT 29- A RICHFIELD PARK SUBDIVISION CONT 1.0300 A C
10	10170 64241 45320 514	BARNETT JACK WILLIAM & DONNA PATRICIA TRUST OF BARNETT TR	9919 RI VERSID E RD NW	ALB UQU ERQ UE	N M	871 14 192 3	C	A1 A	LT 13 PLAT FOR RICHFIELD PARK SUBD CONT 2 1,750 SQ FT +-

Or Current Resident
ALLIED LLC
5315 GLENWAY
BRIGHTON, MI 48116

Or Current Resident
GRANT ALFRED G & BARBARA A
TRUSTEE GRANT REV TRUST
8905 WASHINGTON NE
ALBUQUERQUE, NM 87113

Or Current Resident
PLUMB MECHANICAL INC
9005 WASHINGTON NE
ALBUQUERQUE, NM 87113

Project# 1006726
LARRY T. CAUDILL
Wildflower Area
4915 WATERCRESS NE
ALBUQUERQUE, NM 87113

Or Current Resident
BARNETT JACK WILLIAM & DONNA
PATRICIA TRUST OF BARNETT TR
9919 RIVERSIDE RD NW
ALBUQUERQUE, NM 87114 1923

Or Current Resident
KILLMAN INTERESTS LLC
8909 WASHINGTON ST NE
ALBUQUERQUE, NM 87108

Or Current Resident
RICHFIELD 29 LLC
6010 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

Project# 1006726
RICK TREADWELL
5004 WATERCRESS NE
ALBUQUERQUE, NM 87113

Or Current Resident
FAIR PLAZA ASSOCIATES
7109 PROSPECT PL NE
ALBUQUERQUE, NM 87110 4313

Or Current Resident
KL PROPERTIES LLC
P O BOX 90337
ALBUQUERQUE, NM 87199 0337

Project# 1006726
BRAD KILLMAN & MAX KILLMAN
ALLSTAR MOVING & STORAGE, INC
8909 WASHINGTON ST NE
ALBUQUERQUE, NM87113



City of Albuquerque

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

Date: August 3, 2007

TO CONTACT NAME: Brad Killman and Joe Max Killman
COMPANY/AGENCY: Alstar Moving and Storage, Inc.
ADDRESS/ZIP: 8909 Washington NE 87113
PHONE/FAX #: 888-1007

Thank you for your inquiry of 8-3-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 31, Tract D-1, Richfield Park Subdivision zone map page(s) C-17.

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

Wildflower Area
Neighborhood Association
Contacts: Larry T. Caudill
4915 Watercress NE
857-0596 (h) 87113
Rick Treadwell
5004 Watercress NE
821-6369 (h) 87113

Neighborhood Association
Contacts:

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

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

Sincerely,
Dalaina J. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

!!! Notice to Applicants !!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- [X] [] [X] [X] [X]
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
 - The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
 - Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
 - Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.


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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

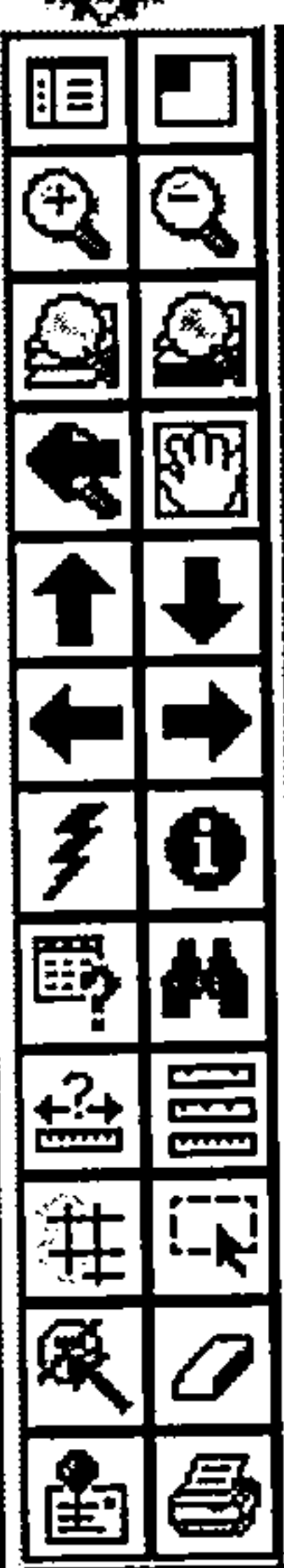
.....
(below this line for ONC use only)

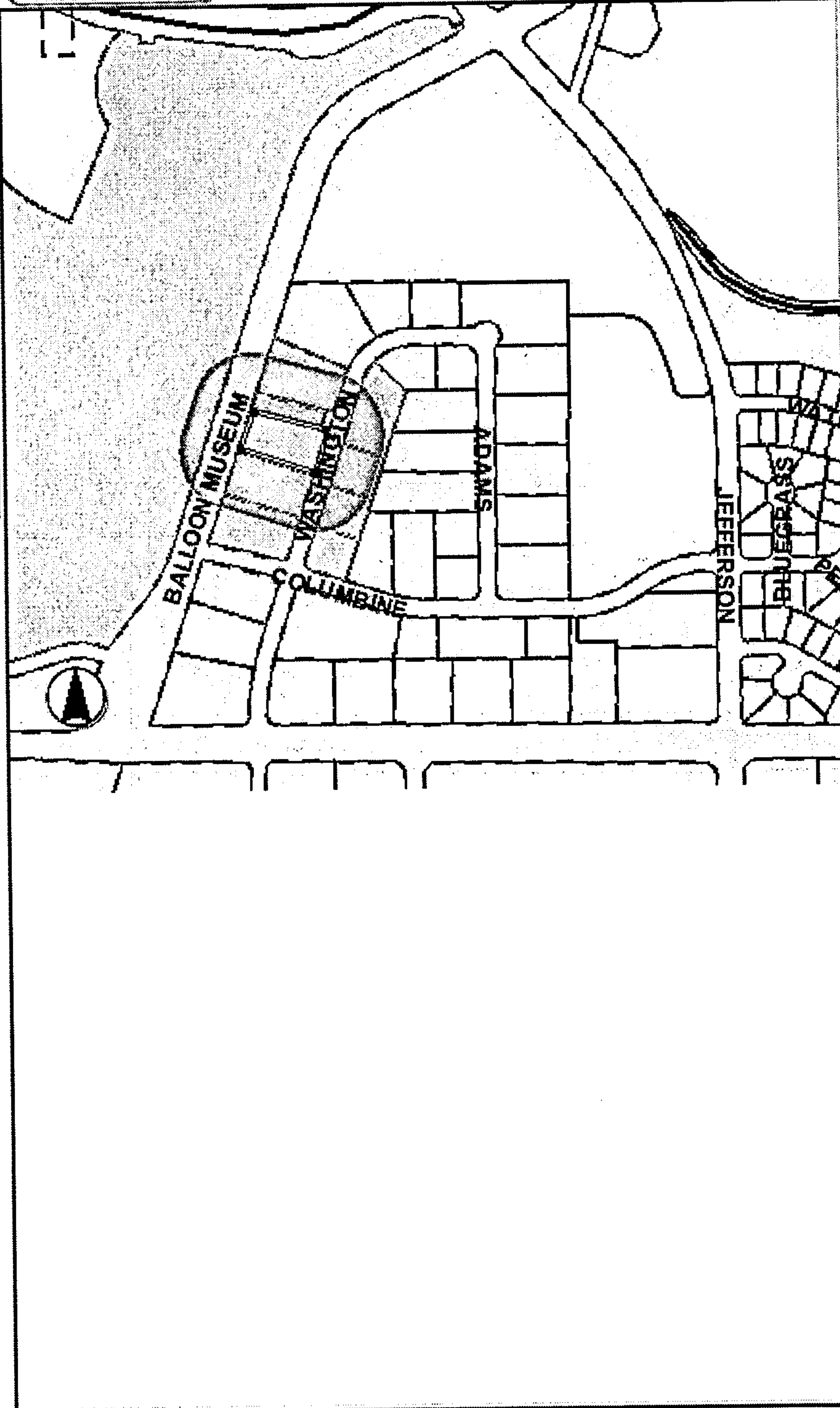
Date of Inquiry: 8-3-07 Time Entered: 2:30 pm ONC Rep. Initials: De



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

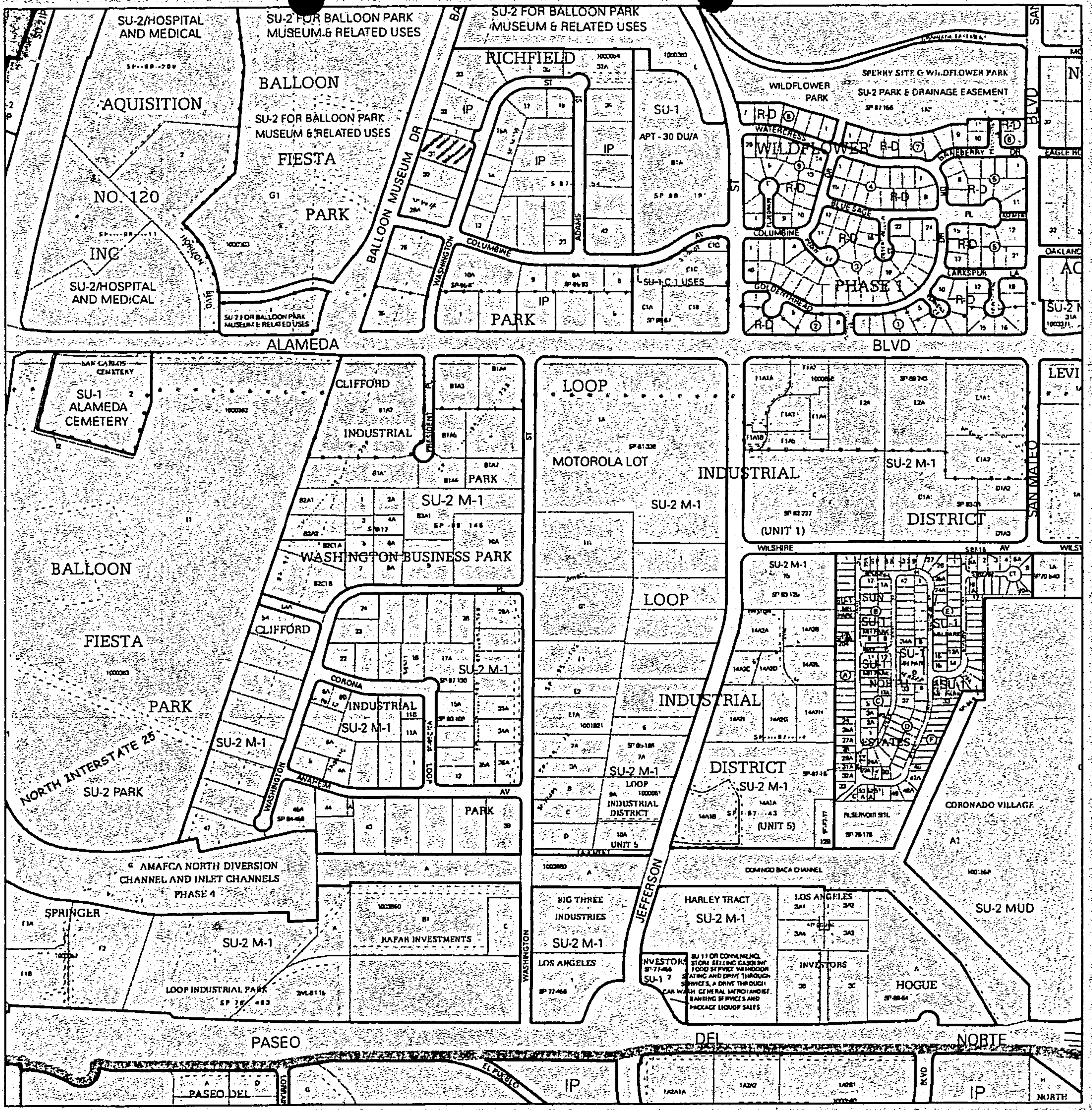
Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER
1	101706422750010101	PLUMB MECHANICAL INC
2	101706513904430706	CITY OF ALBUQUERQUE
2	101706422448420104	CITY OF ALBUQUERQUE

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

CONTACT



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Zone Atlas Page:
C-17-Z

Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE

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

APPLICANT: KILLMAN INTERESTS, LLC, a DATE OF REQUEST: 8/1/07 ZONE ATLAS PAGE(S): C-17-2
New Mexico limited liability company.

CURRENT: ZONING IP LEGAL DESCRIPTION: LOT OR TRACT # Lot 31 BLOCK # TRACT D-1
PARCEL SIZE (AC/SQ. FT.) .96 ACRES SUBDIVISION NAME Richfield Park Subdivision

REQUESTED CITY ACTION(S):

- | | | |
|----------------|---------------------|---|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION [] BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] ACCESS PERMIT [] |
| | | C) AMENDMENT [X] OTHER [] |

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT # OF UNITS: N/A TO DETERMINE
 NEW CONSTRUCTION [] BUILDING SIZE: _____ (sq. ft.) DRIVEWAY LOC.
 EXPANSION OF EXISTING DEVELOPMENT (PLAN COMPLIANCE WITH EXISTING DEVELOPMENT)

GENERAL DESCRIPTION OF ACTION: 1

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 8/2/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE [] THIS REQUEST IS FOR DRB APPROVAL.

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

Notes: HOWEVER, A TRAFFIC ANALYSIS IS REQUIRED JUSTIFYING AND/OR WARRANTING THE EXISTING BALOON MUSEUM DR.
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Lyel 8-2-07 SITE DRIVE
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] 8/2/07
APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006726

AGENDA ITEM NO: 6

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:

12-5-07

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

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

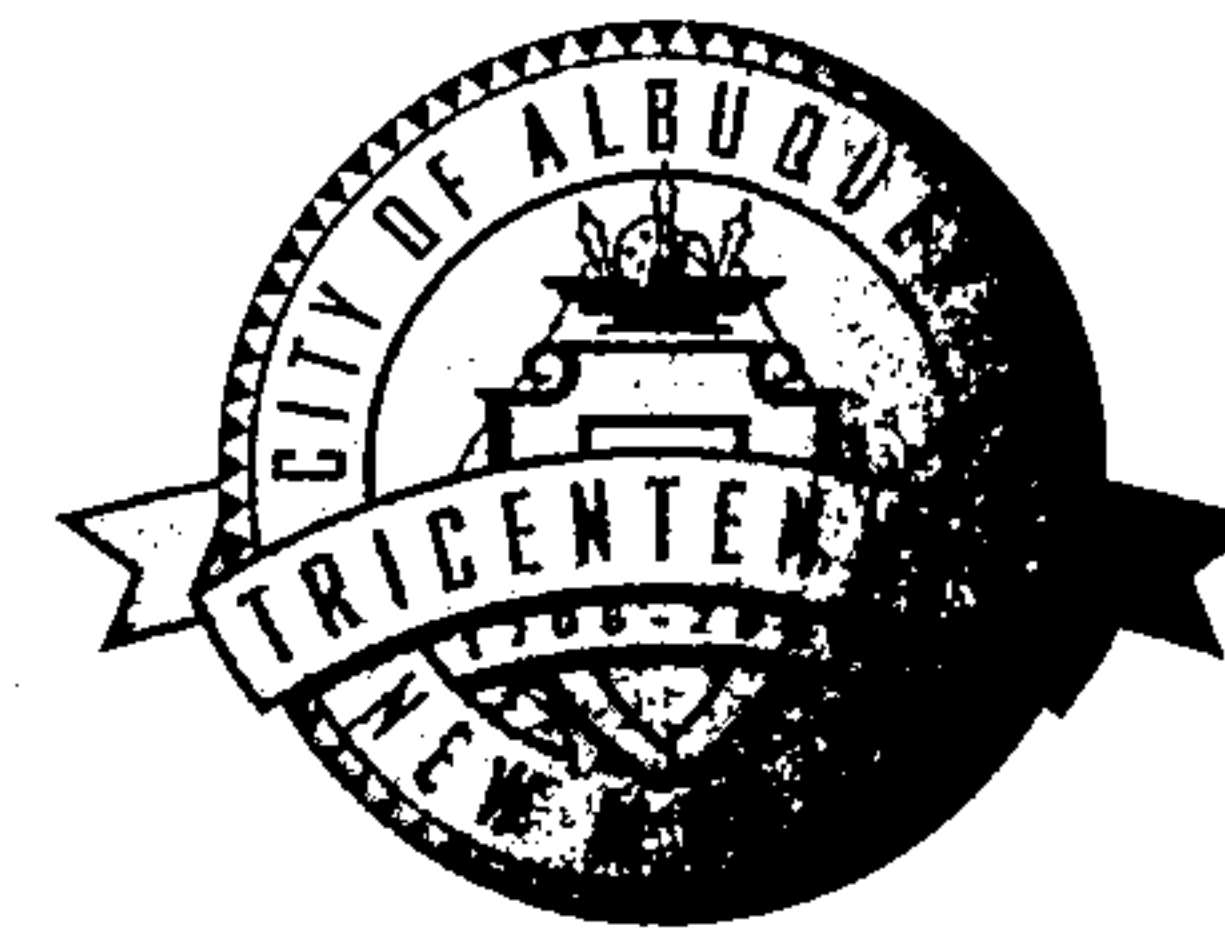
SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 24, 2007

0

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006726

AGENDA ITEM NO: 6

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 505-924-3986

DATE: OCTOBER 24, 2007

0

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006726

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ^{indrf} X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: December 5, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006726

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: December 5, 2007

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006726

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR BUILDING PERMIT – AMENDED

ENGINEERING COMMENTS:

The application states that a traffic analysis is needed to evaluate the proposed access onto Balloon Museum Parkway; what is the status of this analysis? (EXISTING GATE)
For passenger vehicles, the minimum end island radius is 15 feet.
Call out the widths of the proposed curb cuts at the narrow point
Need build notes, referring to the appropriate City Standard, for all work done in the public right of way
Is the southern drive on Washington Street one way? Pavement striping is misleading
If the drives off of Washington Street are one way, appropriate signing and striping are required

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED Indef. ✓; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 5, 2007



DRB CASE ACTION LOG (AMENDED SDP FOR BUILDING PERMIT)

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-70173 (SBP)**

Project # **1006726**

Project Name: **RICHFIELD PARK**

Agent: **ALLSTAR MOVING & STORAGE INC A
NEW MEXICO CORP**

Phone No: **888-1007**

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

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

1006726

12/5/07



Item # 6
Project # 1006726
Hearing Date: Oct. 24 2007



BEKINS

Allstar Moving and Storage, Inc.
8909 Washington Place NE, ABQ,
NM 87113

Fax Transmittal Form

To DRB

From Brad Killman

Name:

Sheran Watson

Fax number: 924 3864

Phone: 505-888-1007

Toll free: 800-203-7654

Fax: 505-888-2946

Email: Bekins@BekinsABQ.com

- Urgent
- For Review
- Please Comment
- Please Reply

Date sent: 10/22/07
Time sent: 1:30 PM
Number of pages including cover page: 1

Message:

Hi Sheran -

Re: Project # 1006726, request for deferral-

As discussed, we are requesting a deferral. This is necessary because the traffic engineer recommended by the city has not performed the analysis. I understand that we can defer as long as needed, and we currently anticipate that the analysis should be completed in time for the Dec 5, 2007 hearing, hopefully. This is subject to the engineer's availability & willingness. Again, we will let you know promptly if it looks like he won't make it in time for the Dec 5 hearing. If the city has another traffic engineer that it thinks we could use, please let us know. Give me a call if you would like to discuss - 450 3238.



Agent

Allstar Moving & Storage, Inc.
8909 Washington Street NE
Albuquerque, NM 87113
(505) 888-1007
(800) 203-7654
BekinsABQ.com

Thanks,
Brad Killman



**
**
**

BEKINS

**Allstar Moving and Storage, Inc.
8909 Washington Place NE, ABQ,
NM 87113**

Fax Transmittal Form

To *DRB*

From *Brad Killman*

Name: *Sheran Matson*

Phone: **505-888-1007**

Fax number: *924-3864*

Toll free: **800-203-7654**

Fax: **505-888-2946**

Email: **Bekins@BekinsABQ.com**

- Urgent
- For Review
- Please Comment
- Please Reply

Date sent: *8/27*
 Time sent: *4:15*
 Number of pages including cover page: *1*

Message:

Sheran,

As discussed, we need to defer until 10/27/07.

This is due to difficulty getting the traffic analysis. There's apparently only two engineers that do this work, and they can't start until 5 weeks at the earliest.

Thank you for your help with this and please let me know if anything further is needed for the deferral or application.

*Stop
 called
 Brad about
 \$110 deferral
 fee
 Jan*



Agent

Allstar Moving & Storage, Inc.
 8909 Washington Street NE
 Albuquerque, NM 87113
 (505) 888-1007
 (800) 203-7654
 BekinsABQ.com

*Thanks,
 Brad Killman*

ALLSTAR MOVING AND STORAGE, INC.

8909 Washington Street NE
Albuquerque, New Mexico 87111
August 3, 2007

City of Albuquerque
Planning Department
Planning Division
Hand Delivered

Re: 8909 Washington Street NE
Lot 31, Tract D-1 of the Richfield Subdivision
*Application to Amend Site Plan to reflect physical access to and from
Balloon Museum Road, which has been established since at least 2000.*

Allstar Moving and Storage, Inc., as the owner of the referenced property, seeks approval of the improvements shown on the amended site plan enclosed herewith. The improvements include a gate which provides access to and from Balloon Museum Drive. This gate, and therefore the access to and from Balloon Museum Drive, has been upon the property since Allstar first acquired its interest in the property, approximately during the year 2000. It is believed that access may have been established before Balloon Museum Drive was dedicated as a public right of way.

Because access was established when Allstar acquired its interest, Allstar did not know that the property did not comply with the City's requirements. Moreover, the city's requirement for a Site Development plan is not apparent from its ordinances. This property is zoned Industrial Park zone for which no site plan is required pursuant to the Development Process Manual. However, during the approval process for the Richfield Park Subdivision, the Environmental Planning Commission apparently approved the development on the condition that development must be in accordance with certain design criteria, which included the provision of development plans to be reviewed and approved by the City of Albuquerque planning staff. That requirement is set forth in the Notification of Decision of the EPC, dated May 16, 1986. Thus, this application is made in order to comply with requirements that should have been imposed upon a previous owner when that owner apparently installed the gate and acquired access to Balloon Museum Drive.

We believe the access is justified because it is consistent with the City's Comprehensive Zoning Ordinance, the North I-25 Sector Development Plan, and the City's established policies as they have been memorialized by publication and as development of the Richfield Subdivision has occurred.

This application is made pursuant to the express instructions from Richard Duarte of the City of Albuquerque during a consultation with our legal counsel and counsel for the City of Albuquerque. Please be advised that during the application process, we were

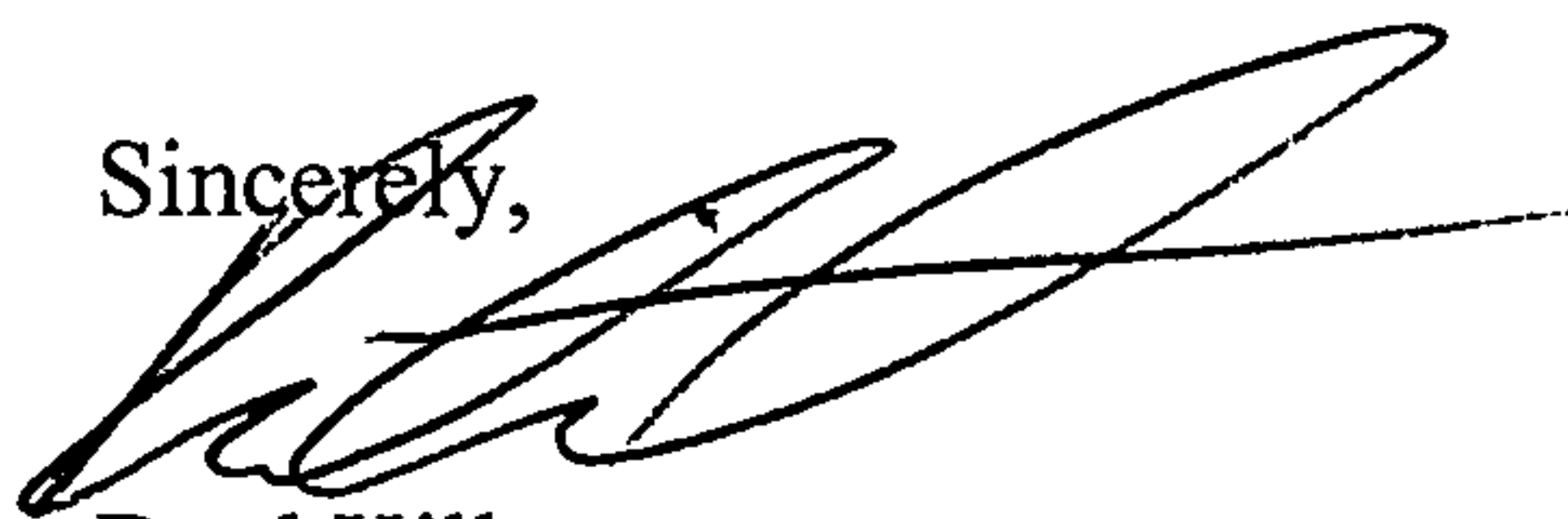
repeatedly informed by individual members of the City's staff that this type of application would not ordinarily be considered by the Development Review Board. In order to comply with the City's instructions, however, we have submitted the documents as requested even when the documents do not appear to be applicable or appropriate for this situation and circumstance. We are prepared to work cooperatively with the City to provide the appropriate and necessary information for this application.

We have been instructed by the City of Albuquerque, Richard Duarte, to submit the enclosed application for a Site Development Plan for Building Permit. Therefore, enclosed herewith are the following:

1. Development/Plan Review Application;
2. 24 copies of the Site Plan, which shows the requested amendment;
3. 24 copies of the original Site Plan, dated 5-15-96
4. Zone Atlas Map Page
5. Letter of Authorization from Allstar Moving and Storage, Inc.
6. Copy of the EPC decision cited herein above, which Mr. Duarte believes delegates approval authority to the DRB, an opinion with which we do not concur;
7. A Office of Community & Neighborhood Coordination inquiry response;
8. A Site Plan for Building Permit Checklist; this document is not signed because it requires certification that the application was submitted with documents that are not required and the checklist appears to be inapplicable to this application;
9. A TIS/AQIA Traffic Impact Study form
10. A check in the amount of \$350.00 for the fees cited.

The foregoing documents constitute our understanding of the requirements as conveyed by Mr. Duarte to our counsel. Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Brad Killman

ALLSTAR MOVING AND STORAGE, INC.

8909 Washington Street NE
Albuquerque, New Mexico 87111
August 3, 2007

City of Albuquerque
Planning Department
Planning Division
Hand Delivered

Please be advised that Allstar Moving and Storage, Inc. is the owner of the property legally described as Lot 31, Tract D-1, Richfield Park Subdivision. Max Killman is the President of Allstar and Brad Killman is the Vice President of Allstar. Either Max or Brad, each individually, has authority to act on behalf of Allstar with respect to the application for amendment of the Site Plan for the property.

Sincerely,


ALLSTAR MOVING AND STORAGE, INC.

Brad Killman, Vice President

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
- for Building Permit *Amended*
- 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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): Brad Killman and/or Max Killman PHONE: 888-1007
 ADDRESS: 8909 Washington Street NE FAX: 888-2976
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: bekinsabq@thuntek.net

APPLICANT: Allstar Moving & Storage, Inc., a New Mexico corporation PHONE: 888-1007
 ADDRESS: 8909 Washington Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: bekinsabq@thuntek.net

Proprietary interest in site: Owner List all owners: Killman Interests, LLC, a New Mexico Limited Liability Company

DESCRIPTION OF REQUEST: Amendment of site development plan to reflect actual physical access which has existed at the property for more than seven years
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Lot 31, Tract D-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Richfield Park Subdivision
 Existing Zoning: IP Proposed zoning: N/A
 Zone Atlas page(s): C-17-Z UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB 95-521

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: N/A No. of proposed lots: N/A Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Washington Street NE
 Between: Alameda NE and: Paseo Del Norte NE

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

SIGNATURE [Signature] DATE 8/3/07
 (Print) Brad Killman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07DRB - 70173</u>	<u>SBP</u>	<u>P(2)</u>	<u>\$ 255.⁰⁰</u>
_____	<u>Adv</u>	_____	<u>\$ 75.⁰⁰</u>
_____	<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 350.⁰⁰</u>

Hearing date August 29, 2007

[Signature] 8-3-07
 Planner signature / date

Project # 1006726

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

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

Brad Willman
 Applicant name (print)
[Signature] 8/3/07
 Applicant signature / date



- Form revised APRIL 2007
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07 DRB - 70173

Andrew Gomez 8-3-07
 Planner signature / date
Project # 1006726

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 14, 2007 To August 29, 2007

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

8/3/07
(Date)

I issued 2 signs for this application,

8-3-07
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1006726

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: May 16, 1986

NOTIFICATION OF DECISION

Jack Clifford Company
PO Box 35640, Station D
Albuquerque, N.M. 87176

File: Z-85-70-1
Location: Lots A-1, B, and C, Richfield Park Subdivision
located north of Alameda Boulevard between Jefferson Street
N.E. and the North Diversion Channel, containing
approximately 83 acres. (C-17)

On May 15, 1986, the Environmental Planning Commission voted to approve your site development plan for subdivision purposes for the above-referenced property based on the following Findings and subject to the following Conditions.

Findings:

1. This request is made to establish street alignments and design criteria for 68 acres of IP zoned land. The design criteria includes a request for variances from the setbacks required in the IP zone. ↓
2. This IP zoned property will be further subdivided.

Conditions:

1. Direct access to individual lots will not be allowed from Alameda Boulevard.
2. Rights-of-way dedication for Jefferson Street (86-foot right-of-way) are required if necessary.
3. Street improvements must be in accordance with the Traffic Engineer's requirements.
4. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.
5. A water well site must be reserved on the site. The location must be agreed on by the Utility Development Division.
6. All development on the IP zoned land must be in accordance with the "Design Criteria" established in this report. A note must be placed on the plan sheet stating that design criteria have been established for the development of individual lots with the case number (Z-85-70-1) and the date of approval. The approval of development plans for individual lots will be delegated to the Planning Staff.
7. Site development plans will be required for Tracts B and C.

Design Criteria:

1. Exterior Building Materials and Design
Walls facing on streets must be finished with face brick, stone, glass or their equivalent. Such finishes may be integrated into a high-quality metal wall wherein the painted metal surface consists of no more than forty percent (40%) of the wall. Exterior walls which do not face streets may be of masonry construction or its equivalent or better, which includes high-quality metal-building construction. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall be placed a minimum of 70 feet from the street.
2. Color
Colors, materials and finishes are to be coordinated on all exterior elevations of the building to achieve total on-site continuity. All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters and downspouts are to be painted to match the surface to which attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and "man" service doors are to be painted consistent with the color scheme of the building.
3. Building Site Coverage
At all times buildings constructed on the site shall contain at least three thousand square feet of floor space (gross) and shall occupy no more than fifty percent (50%) of the total area of the site

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**
**

4. Setbacks

All buildings shall have a front yard setback of fifteen (15) feet and the area between the back of curb and the property line shall be landscaped. The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). Sites which front on more than one street must satisfy the front yard requirements for all such streets.

All building sites shall have side yards of not less than five (5) feet and no buildings or structures, other than fences, shall be permitted in the side yards, provided, that where buildings on contiguous sites are planned as an integrated architectural unit, side yard requirements may be varied, with the prior approval of the City of Albuquerque.

All building sites shall have rear yards of not less than fifteen (15) feet. No buildings or structures, other than fences, shall be permitted in rear yards. If there are no solid walls or fences along the rear property line, a six-foot landscape buffer is required.

If the side or rear lot line of any lot abuts Alameda Boulevard, a ten-foot, landscaped setback area shall be provided and maintained adjacent to Alameda Boulevard. The landscape setback area will promote an identifiable character along Alameda Boulevard.

5. Landscaped Area

The 15-foot front yard(s) setback and the area between the back of curb and the property line of every site shall be a landscaped area (or greenbelt). This entire area, less the paved accessways, shall be landscaped. To minimize the loss of greenbelt, vehicular accessways through the Landscaped Area shall run perpendicular to the street and shall be no wider than twenty-four (24) feet.

a. Required Landscaped Area

On every site on which a building shall have been placed, the required greenbelt or landscaped area and any other portion of the front yard(s) which is not paved parking area shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

The required greenbelt or landscaped area in its entirety shall be planted with grass together with the quantity of trees specified herein. Shrubs may be used to highlight the greenbelt but cannot reduce the grass area requirement. Southwest landscaping, which uses as ground cover something other than grass, shall not be permitted in the required landscaped area. Southwest landscaping may be utilized only in strips of less than two feet in width adjacent to drive entrances and parking areas and in areas behind the landscaped area. All areas which are planted with grass shall be irrigated by an underground system which is to be shown on the landscape plan.

b. Trees - Front Lot Line(s)

The equivalent of one tree per each thirty (30) lineal feet of front lot line shall be provided. Minimum size shall be 2-inch caliper, measured two (2) feet above ground level. Trees shall be placed at unequal distances from the curb and unequal distances from each other. No two adjacent trees shall be more than fifty (50) feet apart nor less than five (5) feet apart.

c. Unpaved Areas and Expansion Area

All undeveloped sites and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of development sites shall be screened from view from the front lot line. Screening shall be through the use of an opaque fence or wall at least six (6) feet in height.

6. Loading Areas

Loading areas shall be set back behind the front yard(s) setback of the site and shall not encroach into the side yards or rear yard setbacks. Loading docks shall be screened from view from streets adjacent to the site using solid screening methods and materials.

7. Storage Areas and Service Areas; Refuse Collection Areas

All outdoor storage areas and service yards shall be placed behind the 15-foot front yard setback and be screened from view from streets adjacent to the site through the use of an opaque visual barrier at least six (6) feet in height. No materials, supplies or equipment, including company/owner operated vehicles, shall be stored in any area on the site except behind such barrier.

No refuse collection areas shall be permitted in the front yard setbacks. To the extent permitted by the City of Albuquerque, refuse bins or dumpsters shall be screened from view to a height of six (6) feet.

8. Parking Areas

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking, provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage in accordance with the approved drainage plan.

9. Drainage Requirements

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Drainage Report for Richfield Park dated (to be inserted upon completion of the subdivision), prepared by Espey-Huston.

10. Pedestrian Walkways

A pedestrian circulation system from the guest parking areas and employee parking areas to the building(s), shall be provided within the site. There are to be no walkways from the street to the building(s).

11. Sign Standards

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. Fascia signs shall not protrude above roof lines. The only signs allowed in the landscaped area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. The maximum height of signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted.

12. Utilities

All utility lines and associated facilities furnishing service to the property shall be installed and maintained underground.

13. Lighting

Parking lot fixtures are to have an overall maximum height of sixteen (16) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached.

14. Maintenance

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove, at his own expense, any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

15. Proposed development, adjacent to residential uses, will utilize properly designed sound and visual attenuation barriers, at least 8-feet high (i.e. berms and walls) to minimize impacts to residents.

16. Development plans for individual lots within the subdivision will be in compliance with these design criteria and will be reviewed and approved by the Planning Staff of the City of Albuquerque.

17. Any of the design criteria which is not in harmony with existing City Ordinances will be considered null and void.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 5/30/86 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

CITY OF ALBUQUERQUE

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

APPLICANT: KILLMAN INTERESTS, LLC, a DATE OF REQUEST: 8/1/07 ZONE ATLAS PAGE(S): C-17 3/2
New Mexico limited liability company.

CURRENT: ZONING IP LEGAL DESCRIPTION: LOT OR TRACT # Lot 31 BLOCK # TRACT D-1
PARCEL SIZE (AC/SQ. FT.) .96 ACRES SUBDIVISION NAME Richfield Park Subdivision

REQUESTED CITY ACTION(S):

- | | | | | |
|------------|-----|-----------------|-----|---|
| ANNEXATION | [] | SECTOR PLAN | [] | SITE DEVELOPMENT PLAN: |
| COMP. PLAN | [] | ZONE CHANGE | [] | A) SUBDIVISION [] BUILDING PERMIT [] |
| AMENDMENT | [] | CONDITIONAL USE | [] | B) BUILD'G PURPOSES [] ACCESS PERMIT [] |
| | | | | C) AMENDMENT [X] OTHER [] |

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT # OF UNITS: N/A TO DETERMINE
 NEW CONSTRUCTION [] BUILDING SIZE: _____ (sq. ft.) DRIVEWAY LOC.
 EXPANSION OF EXISTING DEVELOPMENT (PLAN COMPLIANCE WITH EXISTING DEVELOPMENT)

GENERAL DESCRIPTION OF ACTION: 1

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 8/2/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE [] THIS REQUEST IS FOR DRB APPROVAL.

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

Notes: HOWEVER, A TRAFFIC ANALYSIS IS REQUIRED JUSTIFYING AND/OR WARRANTING THE EXISTING BALOON MUSEUM DR.
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Lyel 8-2-07 SITE DRIVE!
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

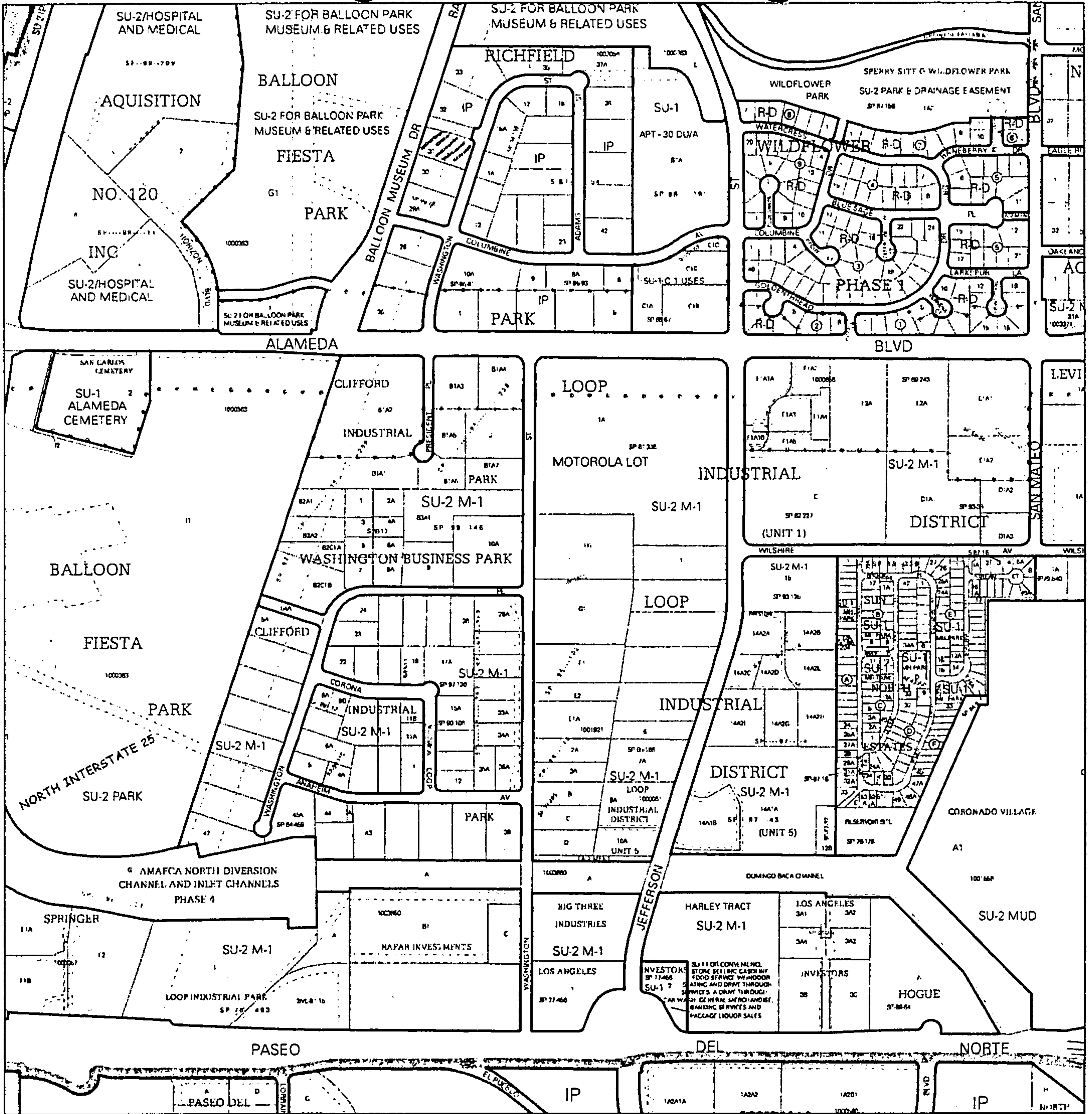
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] 8/2/07
APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER DATE
-FINALIZED / /



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

Selected Symbols

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

0 750 1,500 Feet

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ALLSTAR MOVING AND STORAGE, INC.

8909 Washington Street NE
Albuquerque, New Mexico 87111
August 3, 2007

City of Albuquerque
Planning Department
Planning Division
Hand Delivered

Copy by certified return receipt
mailed to Wildflower Area
Neighborhood Association
c/o Rick Treadwell
5004 Watercress NE
Albuquerque, NM 87113

Re: 8909 Washington Street NE
Lot 31, Tract D-1 of the Richfield Subdivision
*Application to Amend Site Plan to reflect physical access to and from
Balloon Museum Road, which has been established since at least 2000.*

Allstar Moving and Storage, Inc., as the owner of the referenced property, seeks approval of the improvements shown on the amended site plan enclosed herewith. The improvements include a gate which provides access to and from Balloon Museum Drive. This gate, and therefore the access to and from Balloon Museum Drive, has been upon the property since Allstar first acquired its interest in the property, approximately during the year 2000. It is believed that access may have been established before Balloon Museum Drive was dedicated as a public right of way.

Because access was established when Allstar acquired its interest, Allstar did not know that the property did not comply with the City's requirements. Moreover, the city's requirement for a Site Development plan is not apparent from its ordinances. This property is zoned Industrial Park zone for which no site plan is required pursuant to the Development Process Manual. However, during the approval process for the Richfield Park Subdivision, the Environmental Planning Commission apparently approved the development on the condition that development must be in accordance with certain design criteria, which included the provision of development plans to be reviewed and approved by the City of Albuquerque planning staff. That requirement is set forth in the Notification of Decision of the EPC, dated May 16, 1986. Thus, this application is made in order to comply with requirements that should have been imposed upon a previous owner when that owner apparently installed the gate and acquired access to Balloon Museum Drive.

We believe the access is justified because it is consistent with the City's Comprehensive Zoning Ordinance, the North I-25 Sector Development Plan, and the City's established policies as they have been memorialized by publication and as development of the Richfield Subdivision has occurred.

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repeatedly informed by individual members of the City's staff that this type of application would not ordinarily be considered by the Development Review Board. In order to comply with the City's instructions, however, we have submitted the documents as requested even when the documents do not appear to be applicable or appropriate for this situation and circumstance. We are prepared to work cooperatively with the City to provide the appropriate and necessary information for this application.

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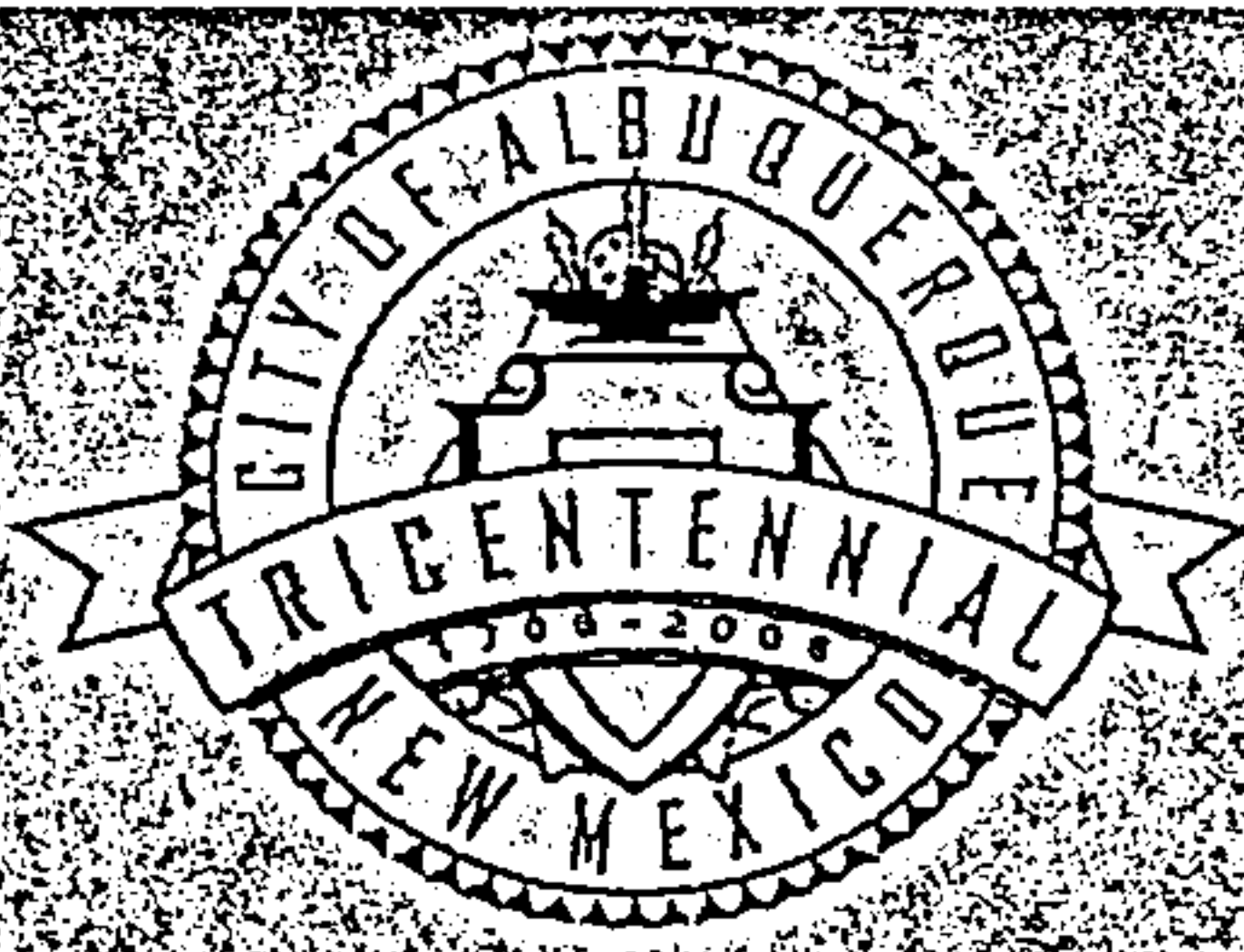
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2. 24 copies of the Site Plan, which shows the requested amendment;
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4. Zone Atlas Map Page
5. Letter of Authorization from Allstar Moving and Storage, Inc.
6. Copy of the EPC decision cited herein above, which Mr. Duarte believes delegates approval authority to the DRB, an opinion with which we do not concur;
7. A Office of Community & Neighborhood Corrdination inquiry response;
8. A Site Plan for Building Permit Checklist; this document is not signed because it requires certification that the application was submitted with documents that are not required and the checklist appears to be inapplicable to this application;
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10. A check in the amount of \$350.00 for the fees cited.

The foregoing documents constitute our understanding of the requirements as conveyed by Mr. Duarte to our counsel. Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Brad Killman



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project

CONTACT NAME: BRAD KILLMAN AND/OR MAX KILLMAN

COMPANY NAME: Allstar Moving and Storage, Inc.

ADDRESS/ZIP: 8909 Washington NE Albuquerque, NM 87113

PHONE: 888-1007

FAX: _____

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LOT 31, TRACT D-1 RICHFIELD PARK SUBDIVISION

ALBUQUERQUE, NM

LOCATED ON _____

LEGAL DESCRIPTION

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN _____

AND _____

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (L-17-2).

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

(Zone Map **MUST** be provided with request)



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STREET NAME OR OTHER IDENTIFYING LANDMARK

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(Zone Map **MUST** be provided with request)

!!!Notice to Applicants!!!

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SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.

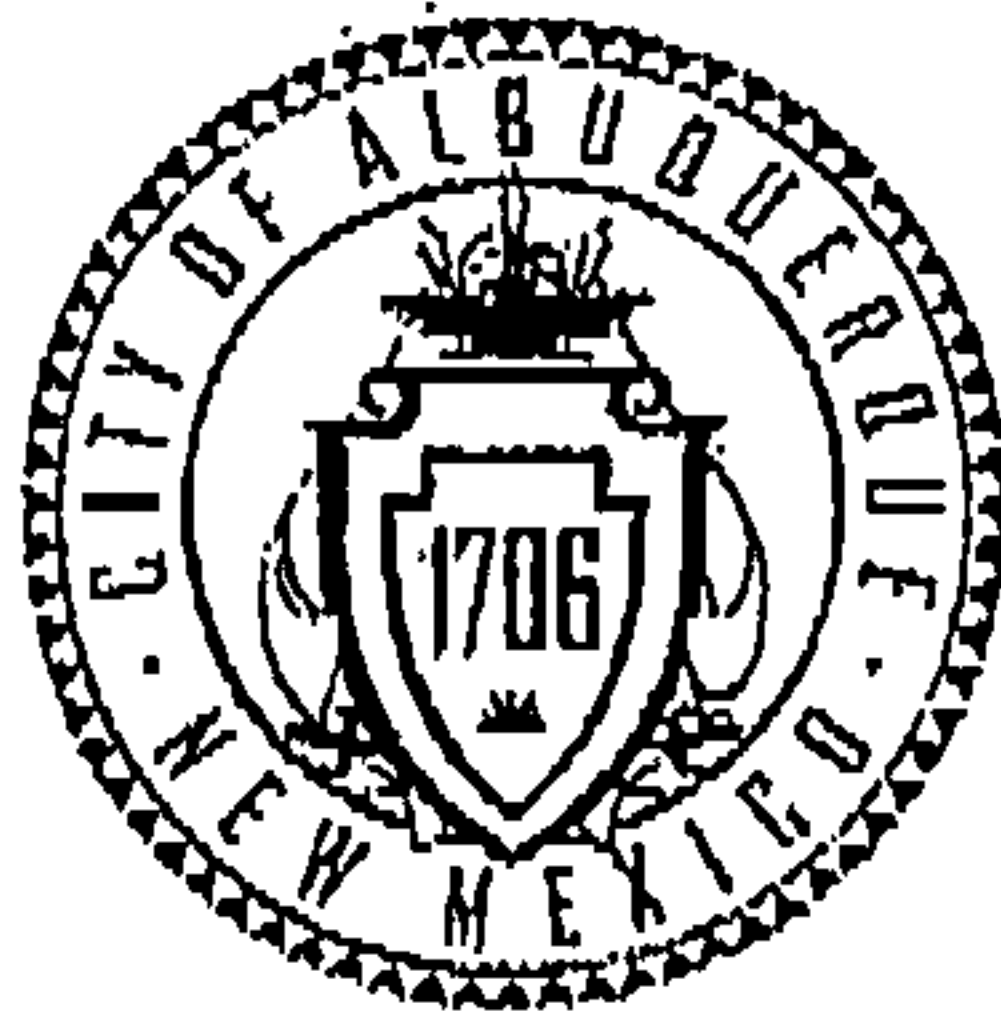
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 8-3-07 Time Entered: 2:30 pm ONC Rep. Initials: DC



City of Albuquerque

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

Date: August 3, 2007

TO CONTACT NAME: Brad Killman and Joe Max Killman
COMPANY/AGENCY: Allstar Moving and Storage, Inc.
ADDRESS/ZIP: 8909 Washington NE 87113
PHONE/FAX #: 888-1007

Thank you for your inquiry of 8-3-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 31, Tract D-1, Richfield Park
Subdivision
zone map page(s) C-17

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

Wildflower Area

Neighborhood Association
Contacts: Larry T. Caudill
4915 Watercress NE
857-0590 (H) 87113
Rick Treadwell
5004 Watercress NE
821-6369 (H) 87113

Neighborhood Association
Contacts: _____

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

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

Sincerely,
Malaina J. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

*From the Desk of: Dr Desmond S Mulu B Sc (CTU) M. Sc,
Director, Project Implementation*

✽
✽
✽

MEMO

DIRECT TEL: 27-783-471-235 DIRECT +27866093764, +27-112-197-141

From: Dr Desmond S Mulu
Tel: +27-783-471-235
Fax: +27866093764, +27-112-197-141

The President/Ceo,

Good day,

It is my great pleasure to write you this letter on behalf of my colleagues. Your information was given to me by a member of the South African Export Promotion Council (SAEPC) who was with the Government delegation on a trip to your country for a bilateral conference talk to encourage foreign investors.

I have decided to seek co-operation from you in the execution of the deal described hereunder for the benefit of all parties involved and hope you will keep it confidential because of the nature of this transaction. Within the department of Minerals and Energy Recourses where I am employed as a Director of Project Management and with the co-operation of my chairperson, we have in our possession as overdue payment bills totaling Seventeen million, Five hundred thousand United State Dollars (U.S \$17,500,000.00) which we want to transfer abroad with the assistance and co-operation of a foreign company/individual to receive the said fund on our behalf into a reliable company/individual account depending on your convenience.

We are handicapped in circumstances, as we are still in active government service and more so the South African Code of Conduct does not allow us to operate off-shore accounts hence your importance in this transaction. This amount represents the balance of the total contract value executed on behalf of my Department by a foreign contracting firm, which we, the officials over invoiced deliberately. Though the actual contract costs have been paid to the original contractor, leaving the balance in tune of the said amount which we have in principles got approval to remit by Telegraphic Transfer (T.T) to any foreign Bank account you will provide by filling in the application form through the Justice department here in South Africa for the transfer of rights and privileges of the former contractor to you. I have the authority of the parties involved to discuss modalities of sharing with you should you agree to assist us.

Your share of the entire sum will be 30% (U.S\$5,250.000m) 60% for us (U.S\$10,500.000m) and 10% (U.S\$1,750.000m) for taxation and miscellaneous expenses. The disbursement pattern still remains as agreed percentage if taxation in your country takes a toll of the total sum.

The business itself has no risk factor provided you treat it with utmost confidentiality. Also, your area of specialization is not hindrance to the successful execution of this transaction. I have reposed my confidence in you and hope that you will not disappoint me. I wait in anticipation for your fullest co-operation. Please respond through the above fax or telephone numbers for any questions concerning the clarity on this transaction. Kindly notify me, your secured **Telephone and fax Number** for further details upon your acceptance of this proposal, this will enable me to call and fax all details for your understanding before we commerce on this project. Thank you in anticipation for your co-operation

Yours faithfully,


Dr Desmond S Mulu

**
**
**

ALLSTAR MOVING AND STORAGE, INC.

8909 Washington Street NE
Albuquerque, New Mexico 87111
August 3, 2007

City of Albuquerque
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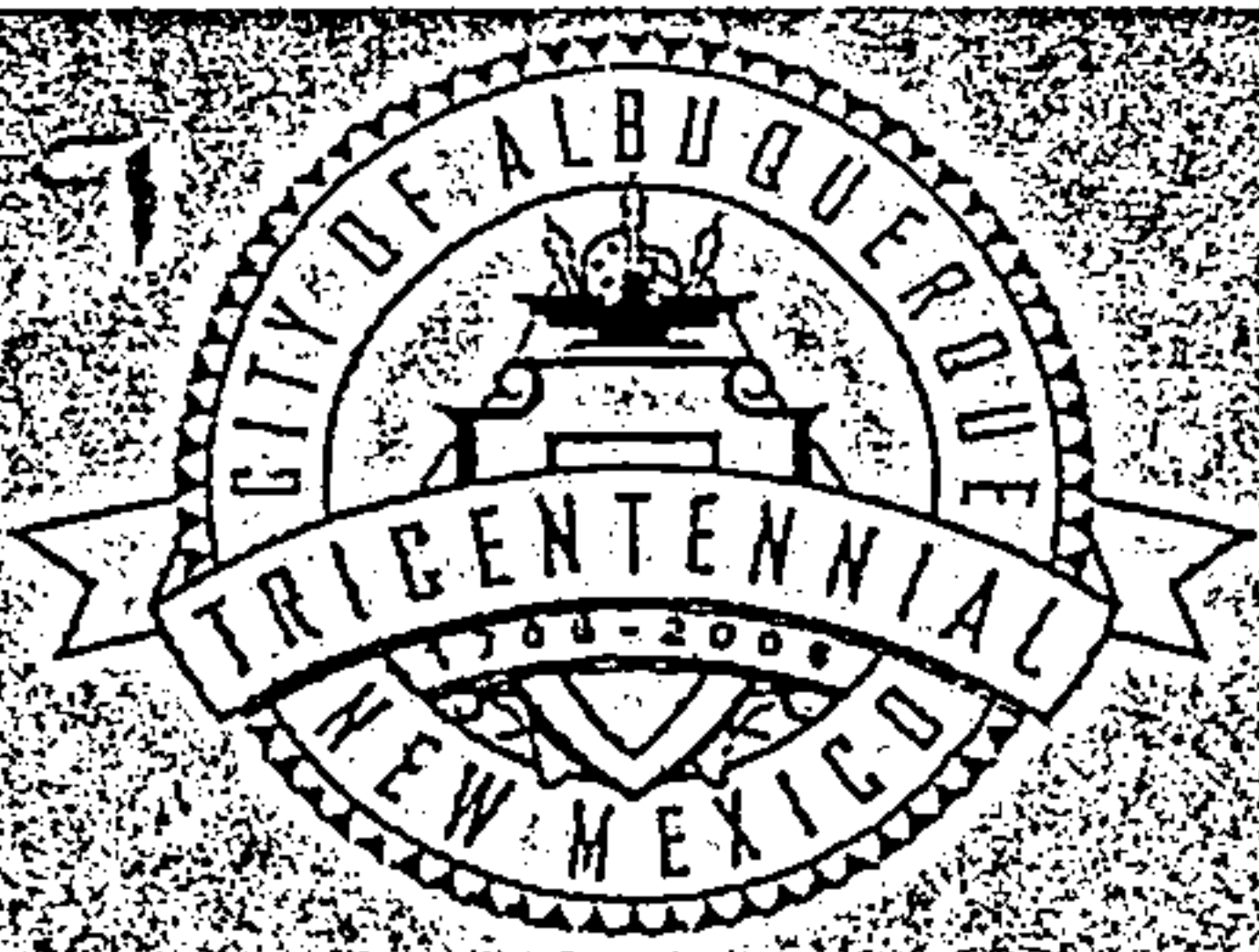
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PHONE: 888-1007

FAX: _____

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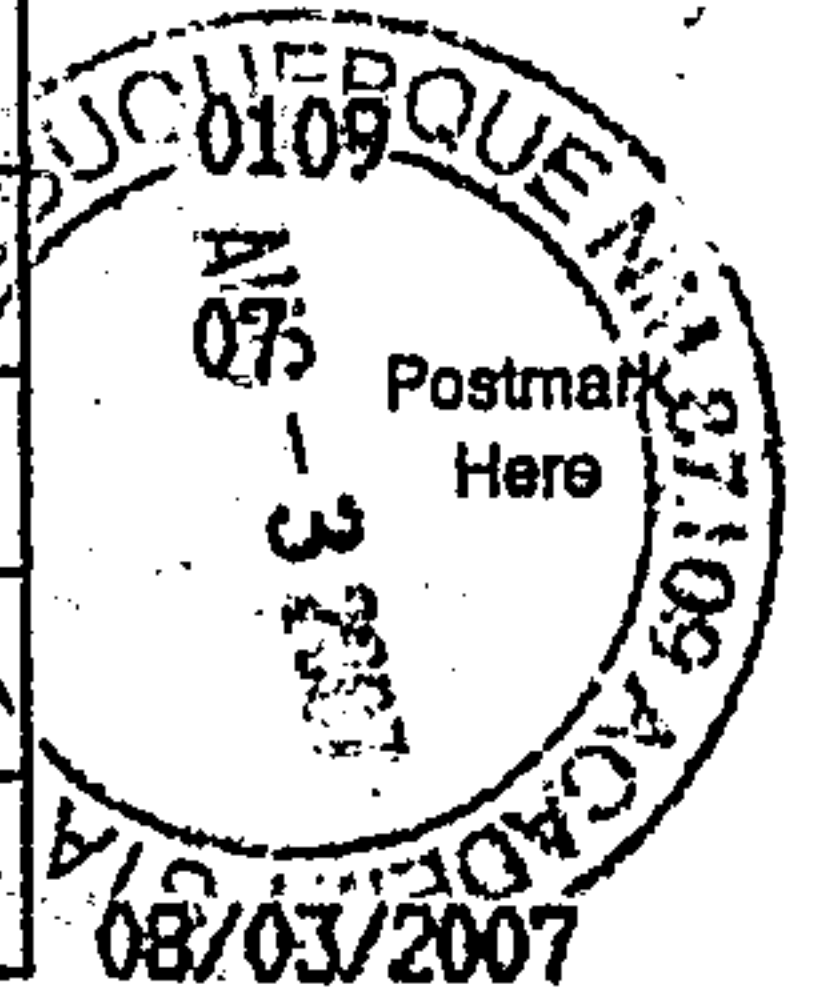
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 ALBUQUERQUE NM 87113

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Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Rick Treadwell
 Street, Apt. No.,
 or PO Box No. 5004 Watercress NE
 City, State, ZIP+4 ALBQ, NM 87113

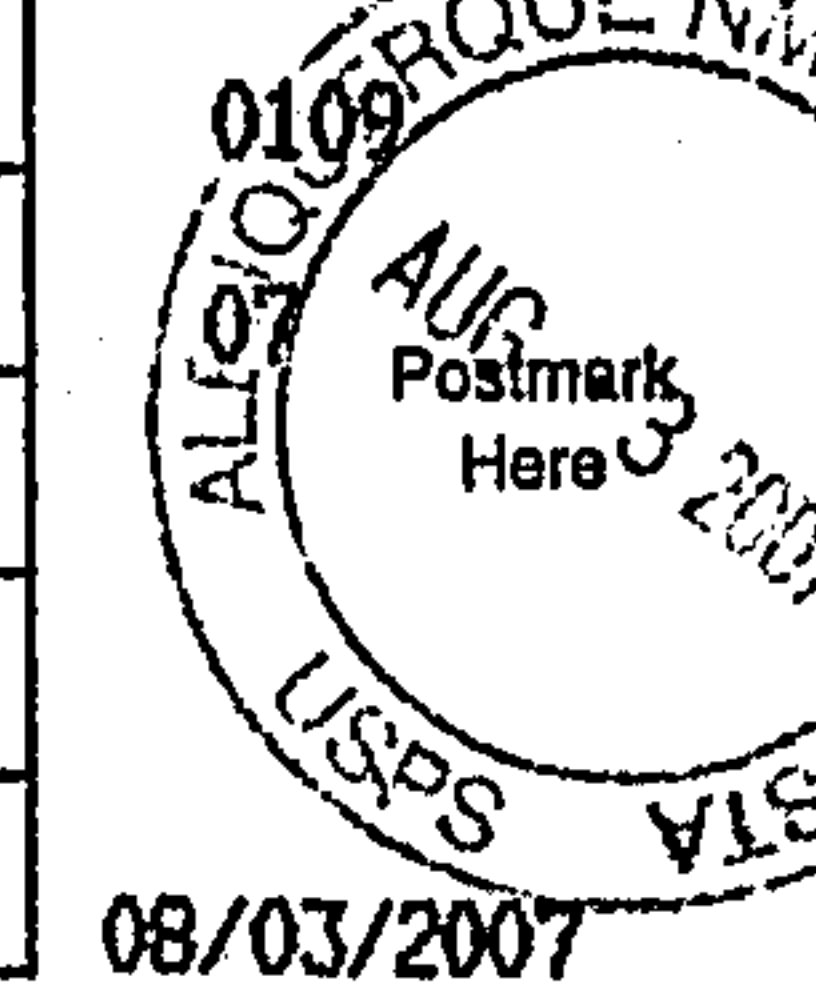
PS Form 3800, August 2006 See Reverse for Instructions

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Sent To Conry T. Candell
 Street, Apt. No.,
 or PO Box No. 4915 Watercress
 City, State, ZIP+4 ALBQ, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0002 8705 7706

46 46 46