



#3

DRB CASE ACTION LOG (SITE PLAN 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-70210(SBP)
Project Name: MERIDIAN BUSINESS PARK
Agent: TATE FISHBURN ARCHITECT

Project # 1006771
Phone No: 505-983-9888

Project Number

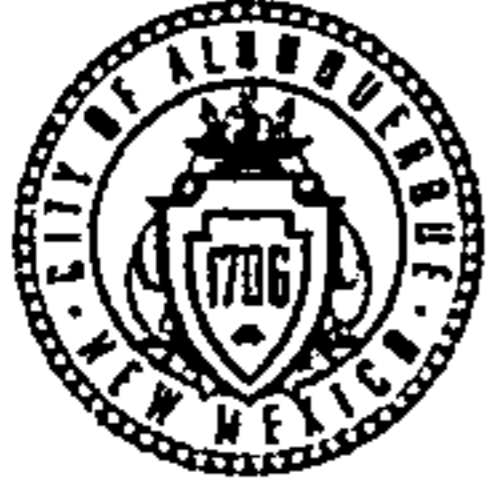
Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/29/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: City Standard drawing numbers for work
- within right of way
- 6' sidewalk
- (MERIDIAN BUSINESS PARK REQUIRES 4' MEANERING
- SIDEWALK)
- ABCWUA: _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): Landscape calculations
- 3 Copies
- _____
- _____

ok
2/1

1006771

- 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.**



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Project Name: MERIDIAN BUSINESS PARK
Agent: TATE FISHBURN ARCHITECT

Project # 1006771
Phone No: _____

Project Number

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- _____
- _____
- _____

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

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

- PLANNING (Last to sign): Landscape calculations
- 3 Copies
- _____
- _____

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 - 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.

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: 1006771

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

DATE: AUGUST 29, 2007

505-924-3986

0

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
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): TATE FISHBURN ARCHITECT PHONE: 899-9336
 ADDRESS: P.O. BOX 2941 FAX: 899-9328
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: tatefishburn@msn.com

APPLICANT: BRUNACINI DEVELOPMENT PHONE: 833-2928
 ADDRESS: PO BOX 6363 FAX: 833-2925
 CITY: ALBUQUERQUE STATE NM ZIP 87197 E-MAIL: brunacini.com

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: NEW OFFICE/WAREHOUSE

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. 17B Block: _____ Unit: _____
 Subdiv/Addr/TBKA: MERIDIAN BUSINESS PARK
 Existing Zoning: IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K-10 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER Blvd NW
 Between: 1-40 NW and CENTRAL Ave NW

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

SIGNATURE [Signature] DATE 8/21/07
 (Print) TATE FISHBURN 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
07DRB-70210	SOP	P(3)	\$ 385. ⁰⁰
_____	_____	_____	\$ 20. ⁰⁰
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ 405. ⁰⁰

Hearing date August 29, 2007
[Signature] 8/21/07
 Planner signature / date

Project # 1006771

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 ___ Solid Waste Management Department signature on Site Plan for Building Permit
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 ___ Infrastructure List, if relevant to the site plan
 ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

TATE FISHBURN
 Applicant name (print)
[Signature] 01/24/07
 Applicant signature / date

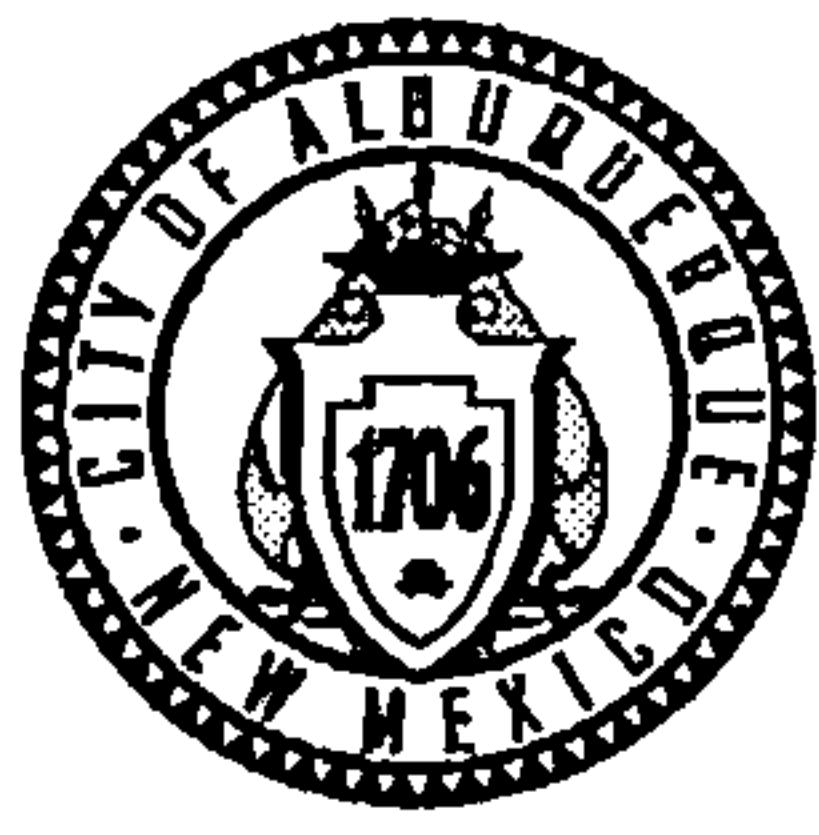
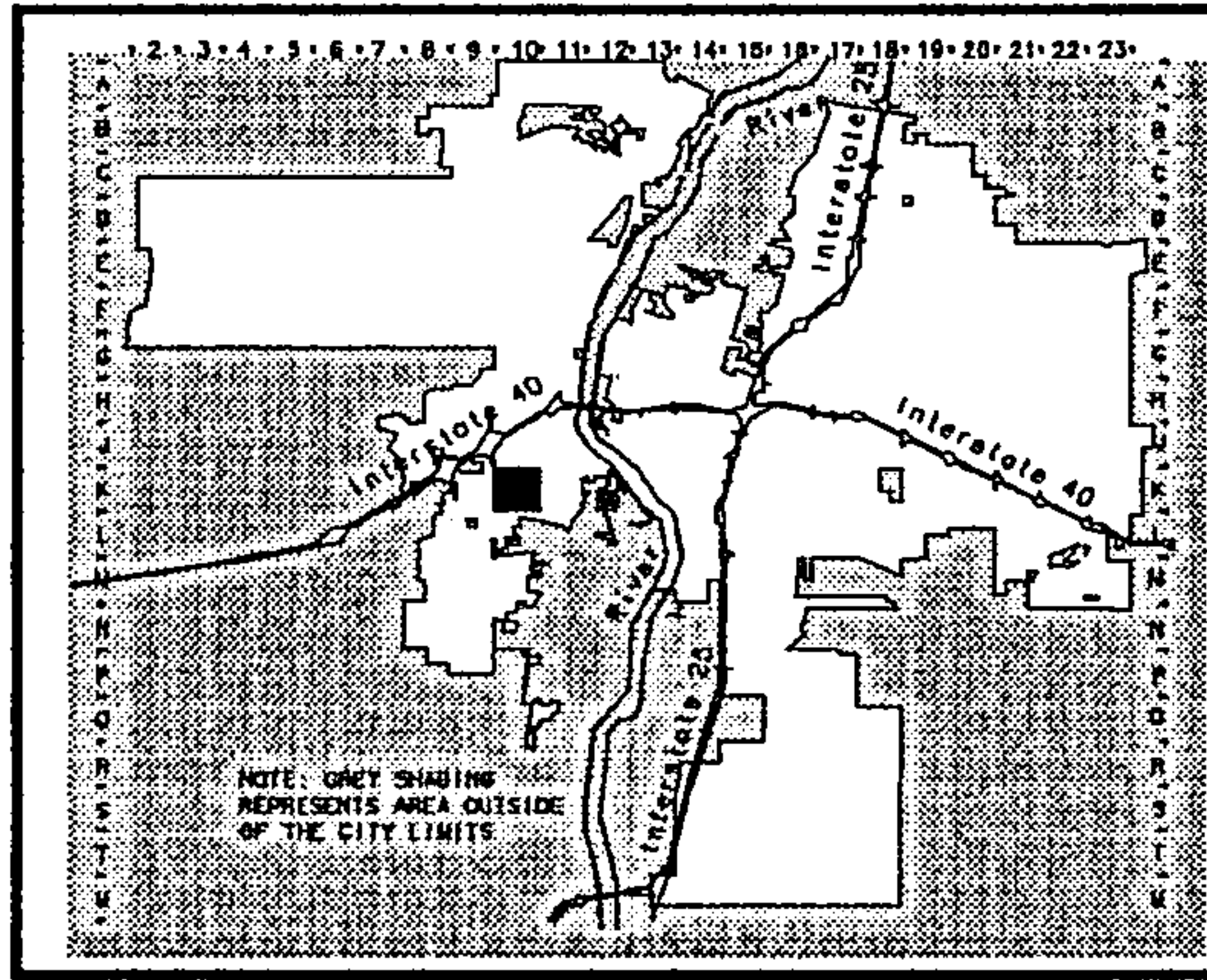
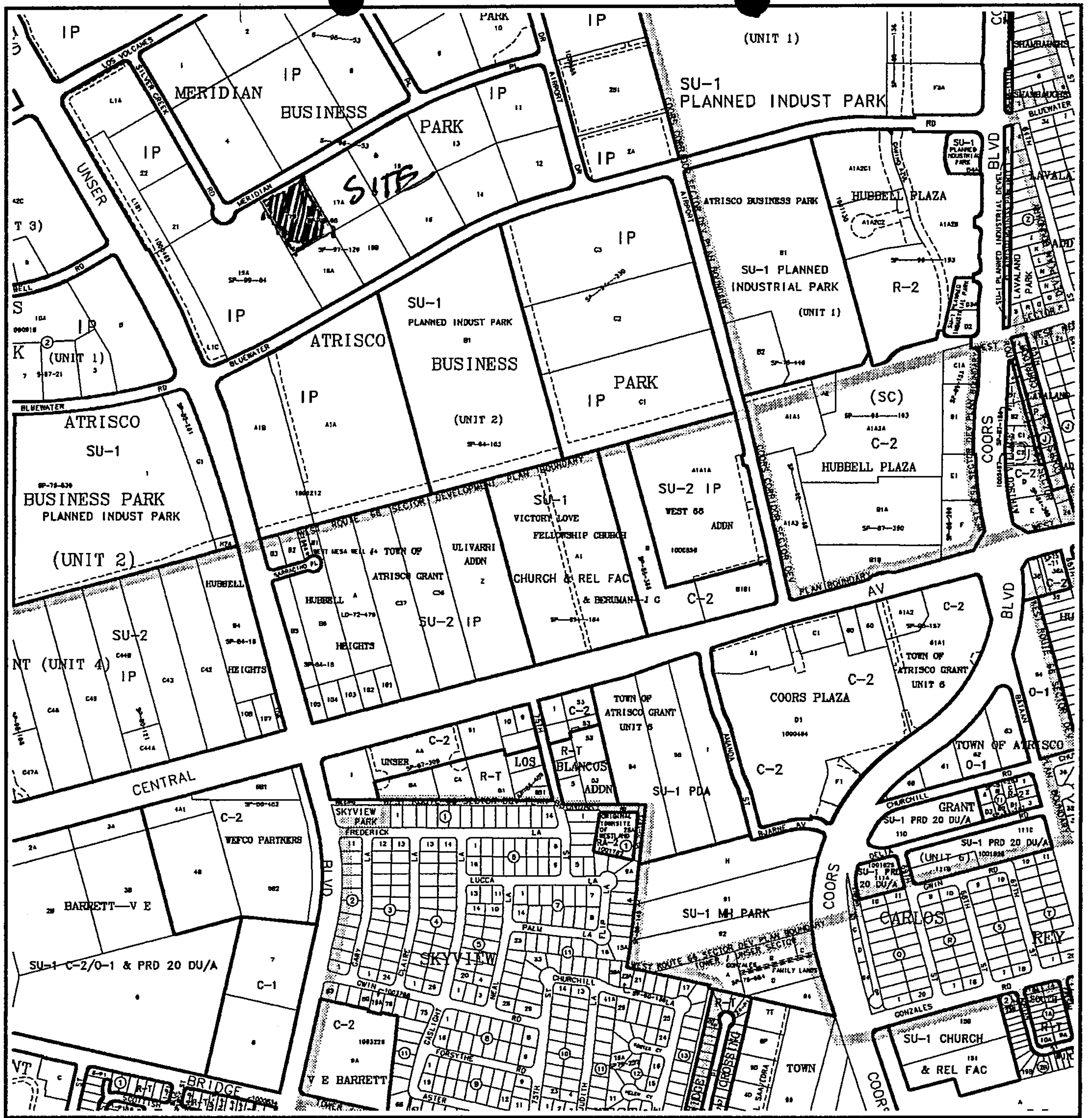


Form revised APRIL 2007

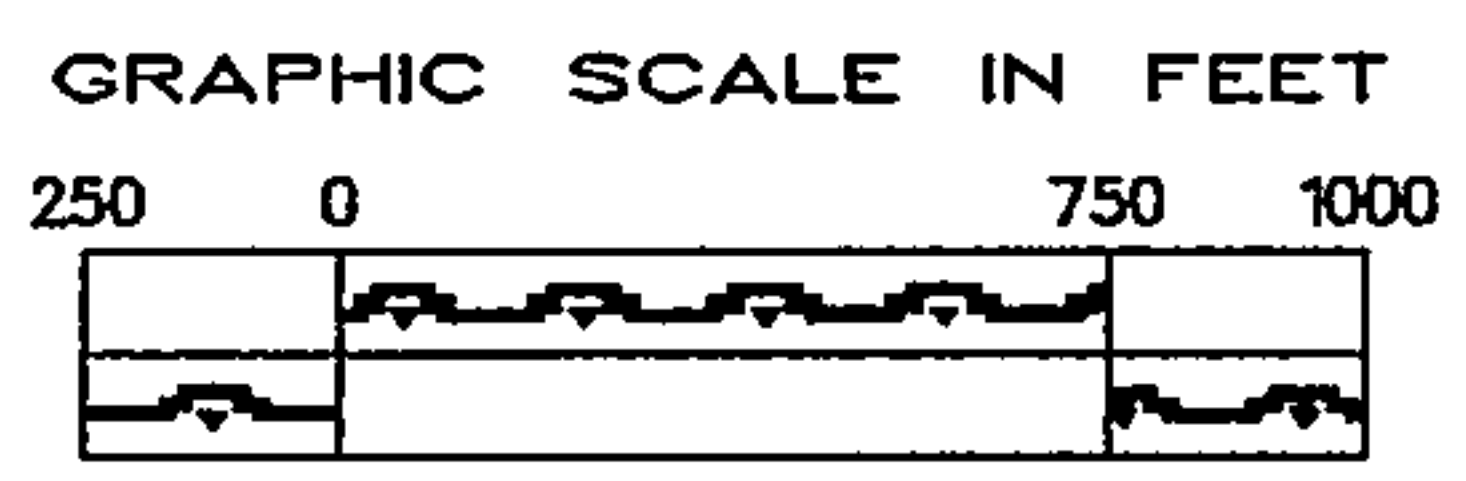
- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
 07DRB - 70210

Andrew Garcia 8/24/07
 Planner signature / date
Project # 1006271



A **G** **I** **S**
 Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

K-10-Z

Map Amended through March 08, 2005

T A T E F I S H B U R N A R C H I T E C T

August 21, 2007

City of Albuquerque
Development Review Board
600 2nd Street, NW
Albuquerque, NM

Ref: 7550 Meridian Place, NW

Dear Chairperson,

We are submitting these attached drawings for review and approval for site development plan for building permit. This project consists of a new office/warehouse for Brunacini Development in Meridian Business Park. It will be constructed of tilt-up concrete panels which is the same construction as the existing office/warehouse buildings in the development. It will be in complete harmony with all existing development in this Industrial Park.

Thank you for your consideration of this matter. If you have any questions, please call me at 899-9338.

Sincerely,



Tate Fishburn
Architect

po box 6363
albuquerque, nm 87197
www.brunacini.com
abrunacini@brunacini.com

ph (505)833-2928
fax (505)833-2925



August 21, 2007

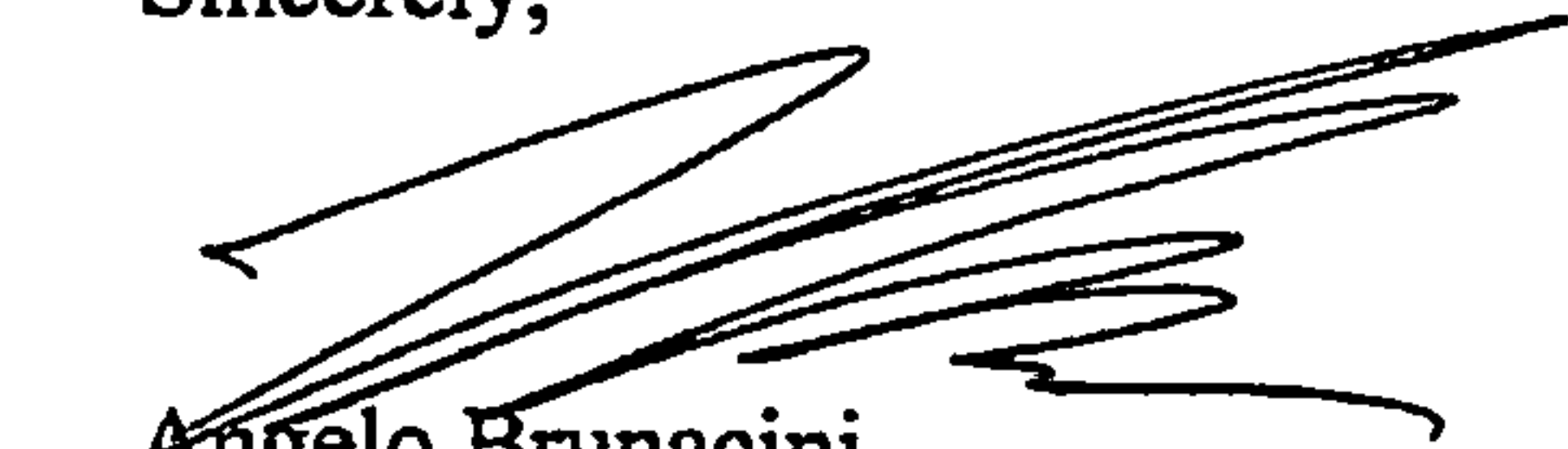
Tate Fishburn
Tate Fishburn Architects
PO Box 2941
Corrales, NM 87048

Dear Tate:

SUBJECT-Brunacini Warehouse lot 17b Meridian Business Park

Let this letter authorize Tate Fishburn Architects (TFA) to serve as my agent for the above referenced project. TFA shall be a consultant for the following fields; architecture.

Sincerely,



Angelo Brunacini



BRUNACINI
DEVELOPMENT LTD CO

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- ~~N/A~~ A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure ✓
- C. Proposed use of each structure ✓
- ~~N/A~~ D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials, *walls?*
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities ?
- H. Site lighting (indicate height & fixture type) ✓
- I. Indicate structures within 20 feet of site ✓
- ~~N/A~~ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 20 provided: 33
Handicapped spaces required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
provided: 3
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

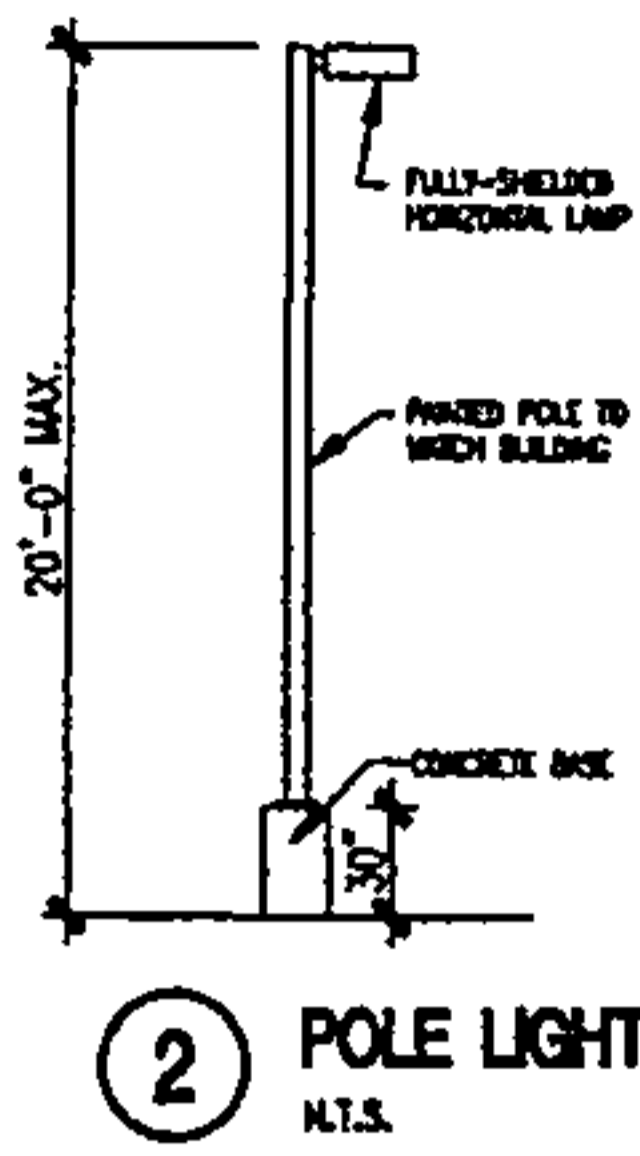
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations

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

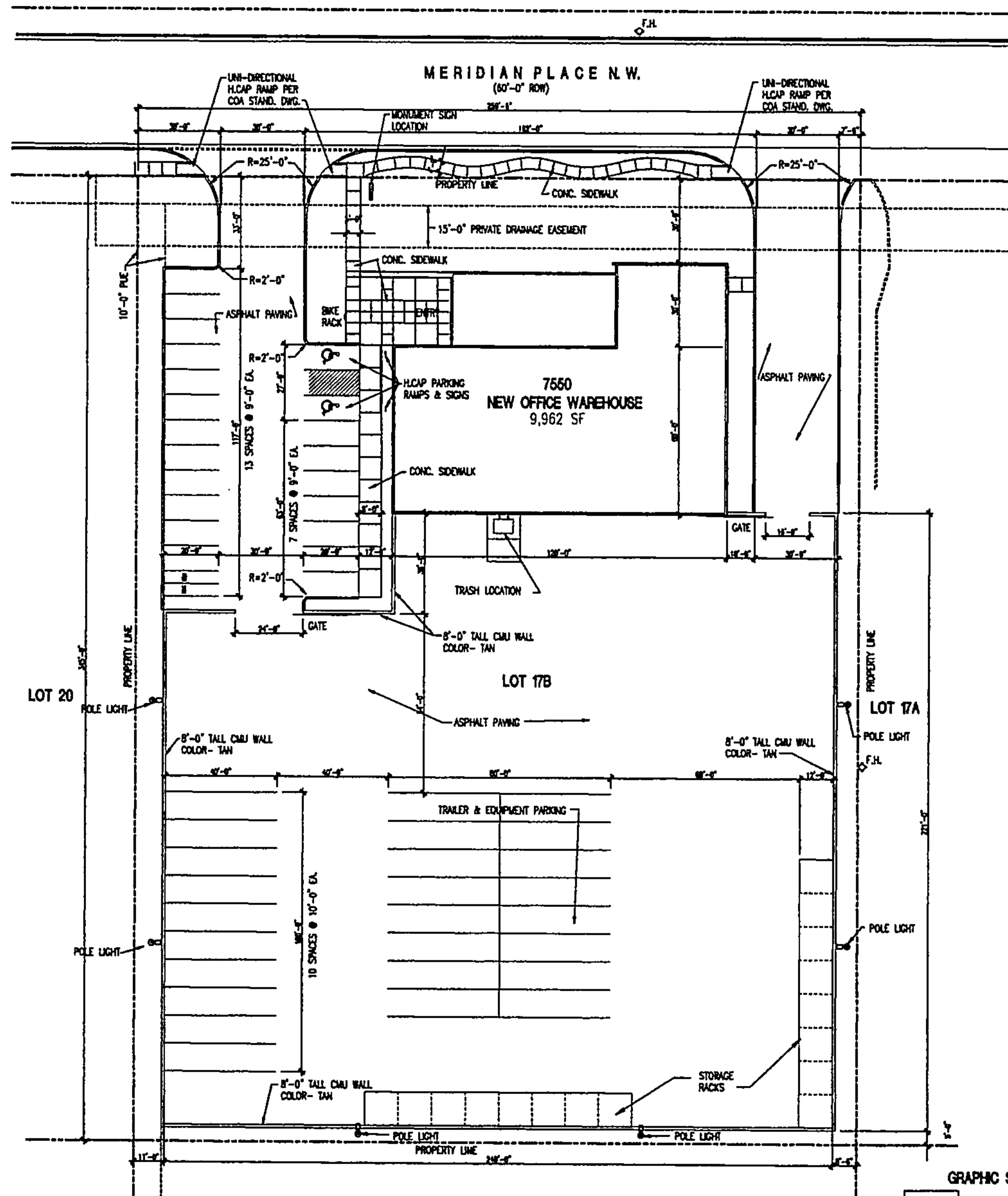
B. Signage

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

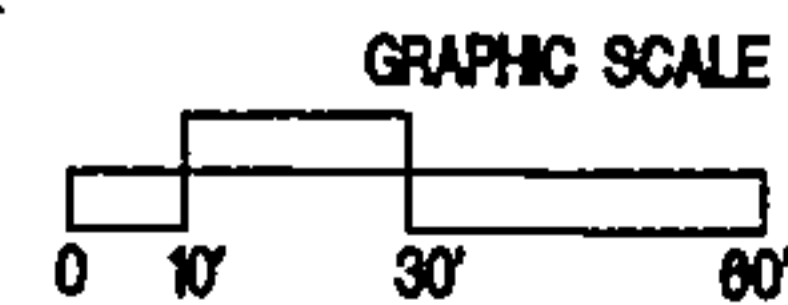
Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



2 POLE LIGHT
N.T.S.



1 SITE PLAN
1"=20'-0"

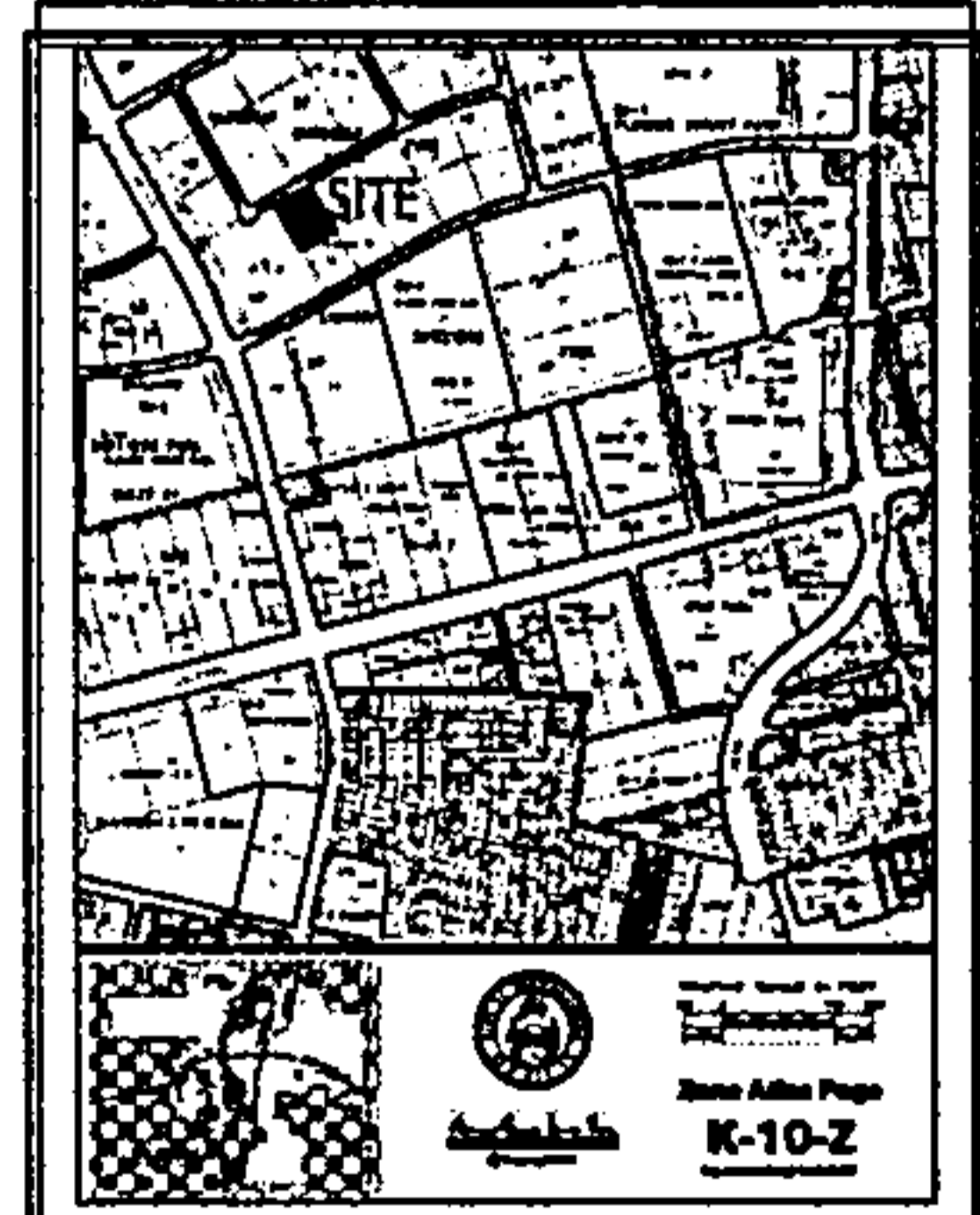


PROJECT INFORMATION

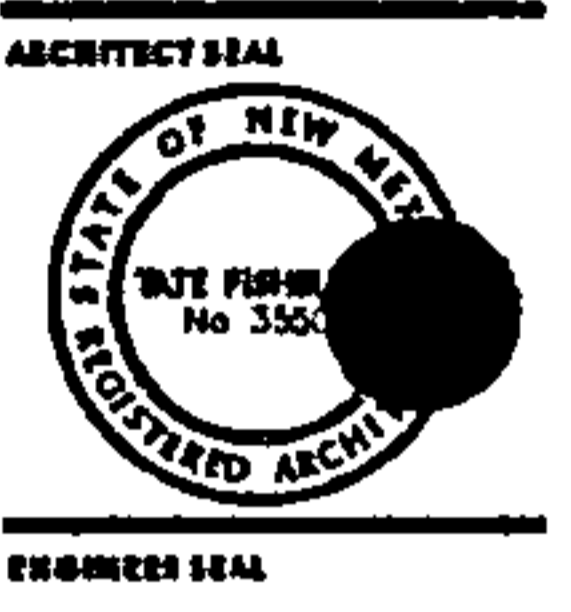
PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7550 MERIDIAN PLACE NW ALBUQUERQUE, NM
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: LOT 17B MERIDIAN BUSINESS PARK
 CURRENT ZONING CLASSIFICATION: SU-1 FOR IP
 TYPE CONSTRUCTION: TYPE II B SPRINKLERED
 OCCUPANCY: B/S-2
 ALLOWABLE AREA: 34,000 SQ. FT.
 TYPE II B CONSTRUCTION & B OCCUPANCY = 8,000
 GROSS BUILDING AREA: 9,962 S.F.
 OFFICE: 2,274 S.F.
 WAREHOUSE: 7,688 S.F.
 TOTAL LOT AREA: 2.05 ACRE +/-
 PARKING ANALYSIS:
 OFFICE AREA = 2,274/200 = 11.37 SPACES PROVIDED = 12
 WAREHOUSE PARKING = 7,688/500 = 15.38 SPACES PROVIDED = 16
 INCLUDING 2 HANDICAP 3 BIKE SPACES & 2 MOTORCYCLE

GENERAL NOTES:

- ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-18-9, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE.
- POLE MOUNTED LIGHTING SHALL BE 20'-0" MAX. PLACEMENT OF FIXTURES & STANDARDS SHALL conform TO STATE & LOCAL SAFETY & REG. REQUIREMENTS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LEVLS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FLUORESCENT LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
- ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
- ALL HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
- STREETLIGHTS SHALL MEET THE FOLLOWING SPEC. - G.L.E. 100 WHITE BRONZE, LUMEN SHROODK TYPE W/ LEXINGTON BRONZE POLE PER PHM SPECIFICATION SL3.



PROJECT NO. _____
 APPLICATION NO. _____
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC ROWS-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 DDG SITE DEVELOPMENT PLAN APPROVAL:
 CIVIL ENGINEER, TRANSPORTATION ENGINEER _____
 WATER UTILITY ENGINEER _____
 SOILS & RECREATION ENGINEER _____
 CITY ENGINEER _____
 TRANSPORTATION HEALTH (HEALTH) ENGINEER _____
 SCALE _____
 DATE _____
 THE CITY ENGINEER, TRANSPORTATION ENGINEER, WATER UTILITY ENGINEER, SOILS & RECREATION ENGINEER, CITY ENGINEER, TRANSPORTATION HEALTH (HEALTH) ENGINEER

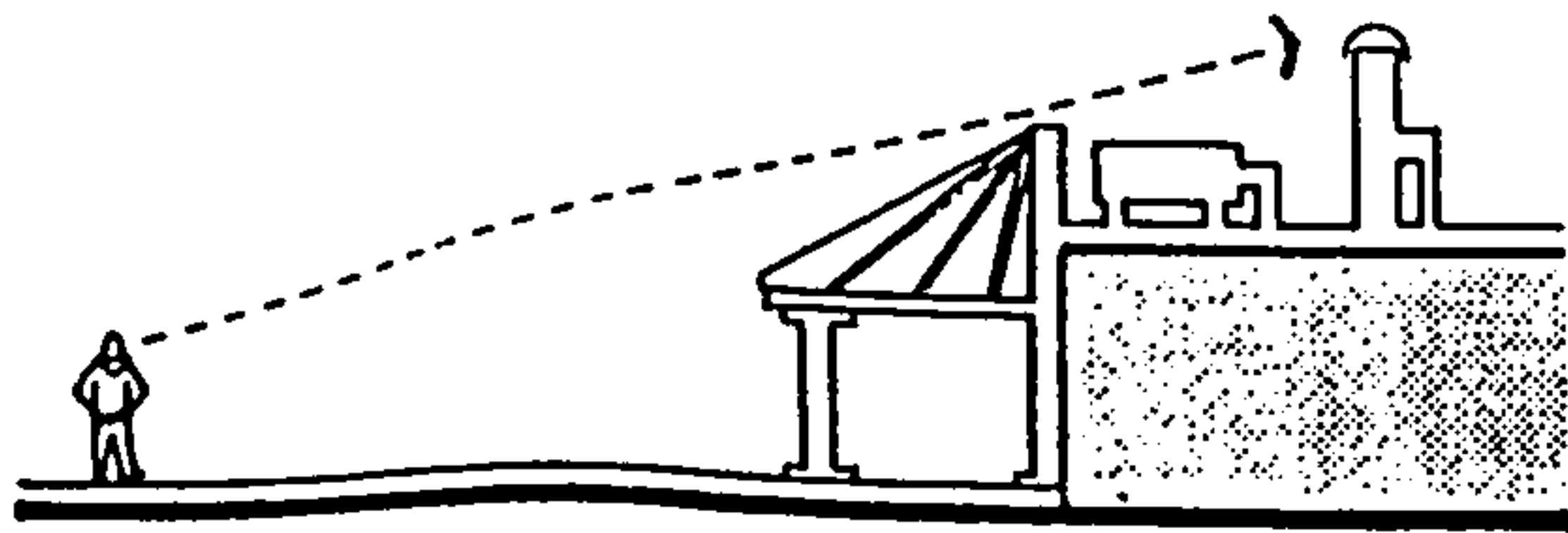


PROJECT
 SITE PLAN FOR BUILDING PERMIT
 BRUNACINI DEVELOPMENT
 7550 MERIDIAN PLACE NW
 ALBUQUERQUE, NEW MEXICO

REVISIONS
 DATE: AUGUST 21, 2007
 SCALE: 1"=20'-0"
 DRAWING NAME: SITE PLAN FOR BUILDING PERMIT
 SHEET NUMBER

SDP-1

- 3) All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials

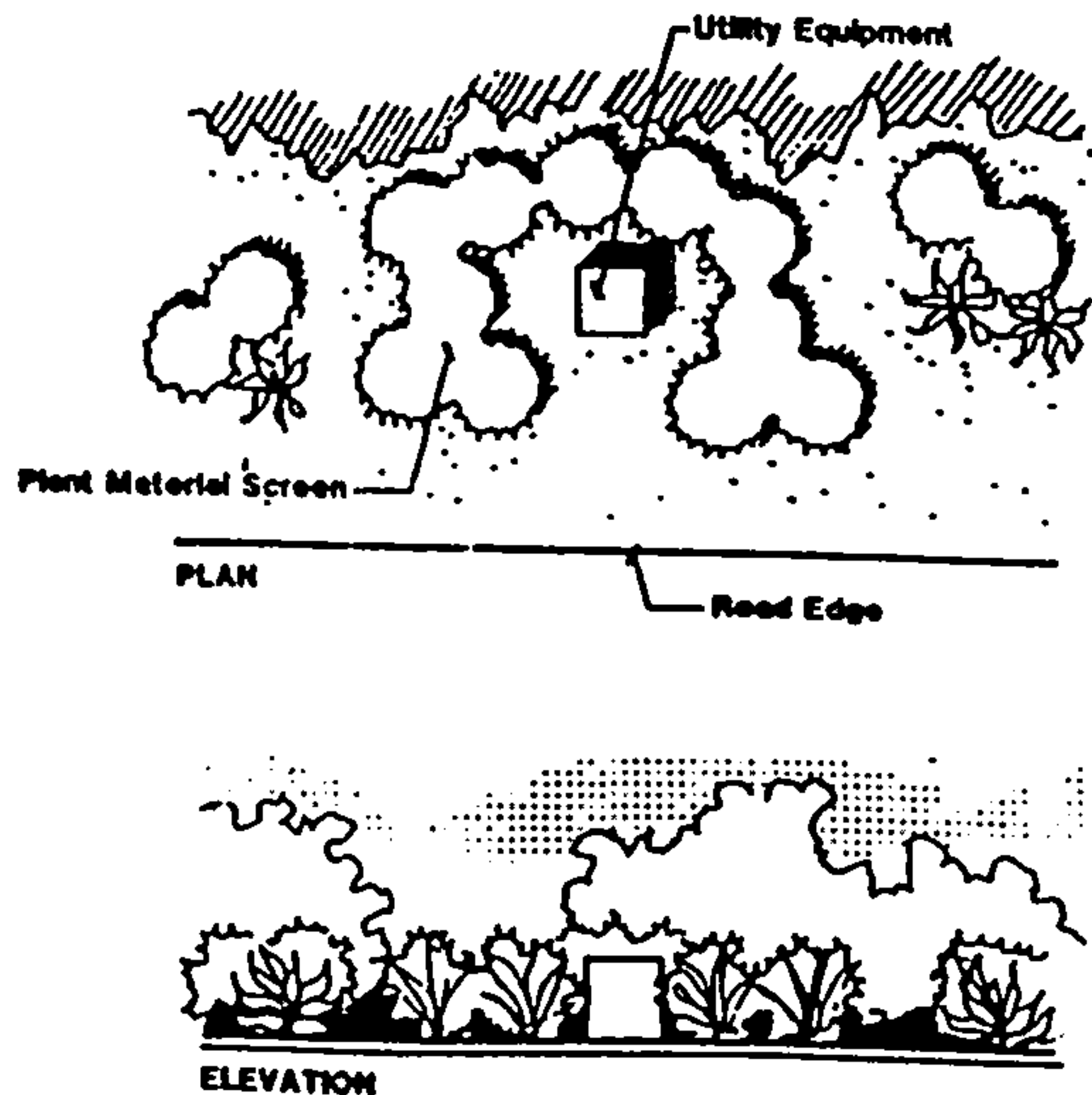


- 4) Corrugated metal, highly reflective surfaces, and illuminated roofing are not permitted.
- 5) The roof design should be considered an integral part of the overall architectural design theme.
- 6) Concertina and/or barbed wire are not permitted on the roof.

UTILITIES

To ensure the overall aesthetic quality of the Atrisco Business Park:

- A. All electric distribution lines within the Park shall be placed underground.
- B. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. The use of pre-fabricated fiberglass enclosures is prohibited.
- C. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.



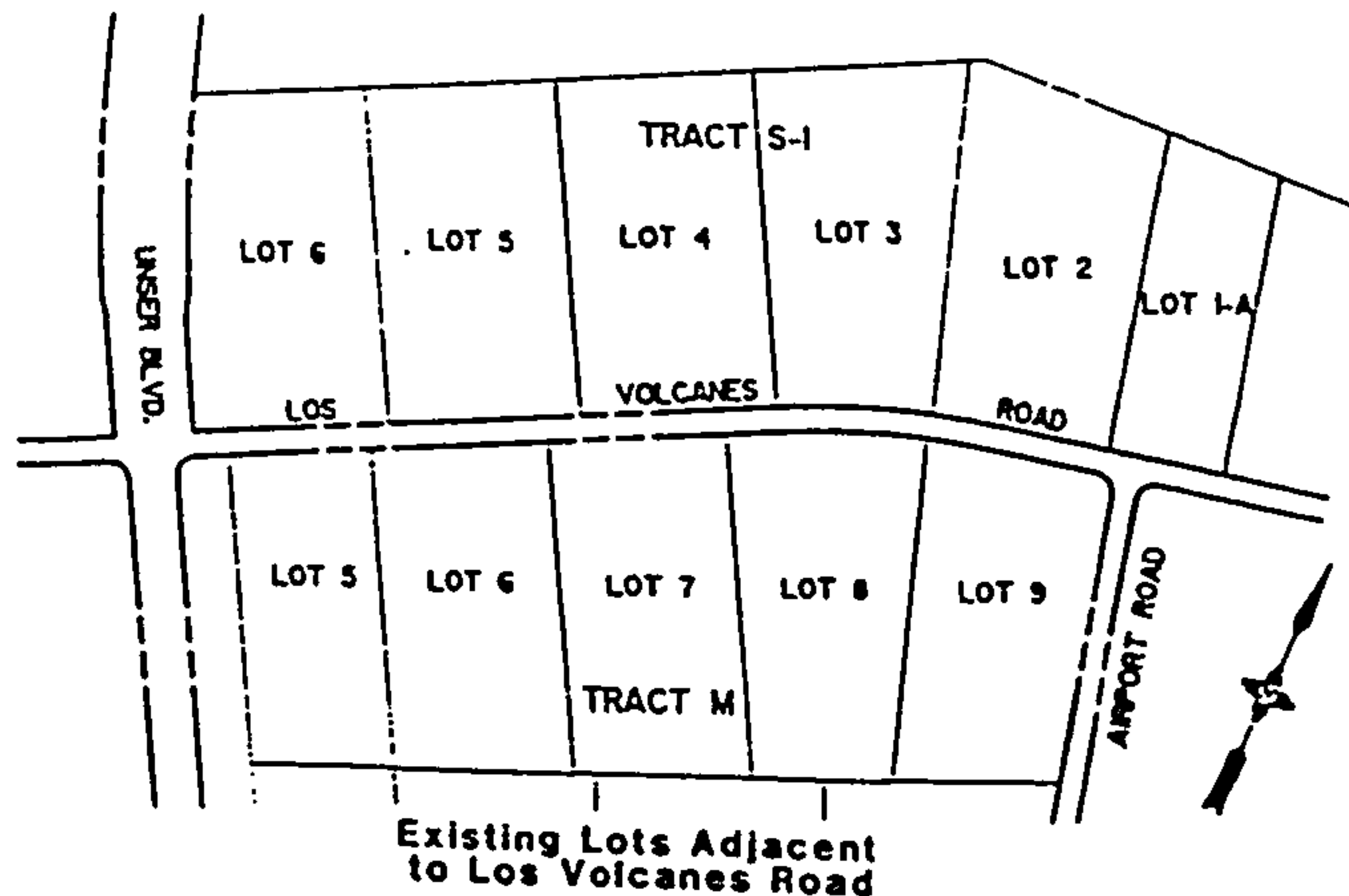
MASTER DEVELOPMENT PLAN CHECKLIST

The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DRB) based upon this checklist. A Public Hearing at DRB shall be required for individual site plan proposals not in substantial compliance with the Master Development Plan as defined herewith. The following conditions must be complied with prior to site plan approval by DRB.

	Reference Sheet No.
1) Intensity/Floor Area Ratio	
Maximum: Average .3	3, 4 of 10
2) Setbacks	3 of 10
3) Architecture	5 of 10
4) Landscaping	3 of 10
5) Parking	3, 4 of 10
6) Lighting	4 of 10
7) Signage	4, 5 of 10
8) Screening/Refuse/Storage	4 of 10
9) Grading and Drainage	6, 8, 9 of 10

If site plan proposals are not in substantial compliance with the Master Development Plan (i.e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

- B. Public Infrastructure
 - 1) The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10)



C. Traffic and Air Quality Analyses

- 1) Conformance with Master Development Plan and Traffic/Air Quality Analysis (dated August 1992 - JHK & Associates, notes on sheet 1 of 10, and subsequent traffic/air quality analysis revisions).

Note: The following assumptions were used in preparation of the above traffic and air quality analyses:

- 1) The timing for development was assumed to be:

Year	Floor Area Ratio
2000	.1
2010	.2
Buildout	.3

- 2) The Traffic Study assumed the Long Range Major Street Plan network for the year 2000 and 2010.

INFRASTRUCTURE REQUIREMENTS

In order to obtain site plan approval within the 1992 Atrisco Business Park Development Master Plan Area, applicants must meet with the Development Review Board (DRB) to develop an Infrastructure List which identifies the type, extent, and standards for construction of improvements. The Chairman of the DRB shall produce the Infrastructure List or a letter stating that no infrastructure is required. Approved financial guarantees for required infrastructure shall be provided to the City of Albuquerque before issuance of a building permit. The work order process will provide for inspection and acceptance of the infrastructure by the City of Albuquerque.

The Infrastructure List will be developed in accordance with the following:

Water and Sanitary Sewer: Water and sanitary sewer facilities required for the proposed development of a lot shall conform to the City of Albuquerque Water and Sewer Extension Policy in effect at the time of development.

Streets: Where the lot is adjacent to platted streets which have not been constructed at the time the lot is to develop: One-half (1/2) or a maximum of 24' width of the permanent street section including curb, gutter and sidewalk along the full frontage of the lot and one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter extending to the nearest paved street (except in the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park).

In the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park adjacent to Los Volcanes Road (see map above), the first lot to develop shall require construction of one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter from Unser Boulevard east to Airport Road. At such time that fifty-percent (50%) of these lots are developed, construction of the full permanent street section including curb and gutter from Unser east to Airport Road shall be required with the subsequent development.

Where the lot may include or is adjacent to future streets proposed in the current "Long Range Major Street Plan for the Albuquerque Urban Area": Dedication of the right-of-way for the planned street and one-half (1/2) or a maximum of 24' width of the street section including curb, gutter and sidewalk along the full frontage of the lot. If the street passes through a lot, then construction of both sides of the street to a maximum of 48' wide is required.

Drainage: Completion of that portion of the downstream public storm drain system defined in the 1992 Master Drainage Plan for the Atrisco Business Park and any subsequent amendments which is required to convey developed drainage from the developing lot. Where the planned storm drain system is intended to serve property upstream of the developing lot, the storm drain shall be extended to the furthest upstream boundary of the developing lot.

In cases where the developing lot receives off-site flows, off-site improvements (as illustrated in the Master Drainage Plan or approved alternate) shall be constructed to protect the developing lot

LAND USE MIX

The following land use mix will control development Business Park:

	%
Light Industrial	35.0
Distribution Warehouse	20.0
Office/Admin.	22.5
Office/Warehouse	12.5
R & D/Pilot Mfg.	5.0
Other (Commercial)	5.0
	100.0%

Note: Variation from the above mix (greater than 1% land use) may require a re-assessment of the analyses and possible re-analysis.

DEVELOPMENT SK ATRISCO BUSINESS PARK

Prepared For: Sp
Albuquerque

Prepared By: 930
Albuquerque
Albuquerque
East
10131 Co
Albuquerque



CONSENSUS
October 28, 1992

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/21/2007 Issued By: PLNABG

Permit Number: 2007 070 210

Category Code 910

Application Number: 07DRB-70210, Minor - Sdp For Building Permit

Address:

Location Description: UNSER BLVD NW BETWEEN I-40 NW AND CENTRAL AVE NW

Project Number: 1006771

Applicant
Brunacini Busines Park

Agent / Contact
Tate Fishburn Architect

P.O. Box 6383
Albuquerque, NM 87197
833-2928
brunacini.com

P.O. Box 2941
Albuquerque, NM 87197

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$405.00

City Of Albuquerque
Treasury Division

8/21/2007 12:25PM LOC: ANNX
WSH 006 TRANS# 0015
RECEIPT# 00081078-00081078
PERMIT# 2007070210 TRSCDS
Trans Amt \$405.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00
VI \$405.00
CHANGE \$0.00

Thank You