

APPLICATION NO. 07AB-10059	PROJECT NO. 1006781
PROJECT NAME Alameda Business Park	
APPLICANT / AGENT Claudio Vigil Arch	PHONE NO. 842-1113
ZONE ATLAS PAGE C-16	DATE SUBMITTED 8/24/07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: 8/24/07 D: 8/24/07 F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: 8/24/07 D: _____ F: _____ D: _____ A: 10/29/07	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1006781

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

8/24/07 - Called agent to colour Plat I & say "See sheet 2 of 2, Architectural Design Criteria, #2"

9/6/07 - Called agent. Ask her to ratify Alameda North Valley N.A. & another per ONC. Give them a month to respond to her & me.

10/29 - Called agent.

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

	First Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Second Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Third Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Fourth Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

DRBA

APPLICATION NO. 07AA-10059	PROJECT NO. 1006781
PROJECT NAME Alameda Business Park	
EPC APPLICATION NO.	
APPLICANT / AGENT Claudio Vizel Architects	PHONE NO. 842-1113
ZONE ATLAS PAGE C-16	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

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

PLANNING (505) 924-8858		
PLANS DISAPPROVED <i>Ann</i>	DATE <i>8/24/07</i>	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<i>Called agent. Changes needed on</i>		
<i>up the curb. Will holdn week w/ 9/3/07</i>		
<i>Ann</i>		

Revised 3/3/04

(Return form with plat / site plan)

D&B AA

DRB Administrative Amendment

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

- 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): CLAUDIO VIGIL ARCHITECTS PHONE: 842-1113
 ADDRESS: 1801 RIO GRANDE BLVD. NW FAX: 842-1330
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

APPLICANT: ALAMEDA PARTNERS, LLC PHONE: 263-1942
 ADDRESS: 8225 CONNECTICUT ST. NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT OF MASTER DEVELOPMENT PLAN

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

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

Lot or Tract No. LOT 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ALAMEDA BUSINESS PARK
 Existing Zoning: SU-2 IP-EP Proposed zoning: _____
 Zone Atlas page(s): C-16 UPC Code: 10160644343854 MRGCD Map No 0134

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 98-223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.2
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD NE
 Between: EDITH BVD NE and ALAMEDA PARK DR. NE

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

SIGNATURE Louise Hollesen DATE 8/24/07
 (Print) LOUISE HOLLESEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>07AA</u> - <u>10059</u>	<u>AA</u>	<u>P(4)</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>45.00</u>

Andrew Gmac 8/24/07
 Planner signature / date

Project # 1006781

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

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

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

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

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


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

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

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

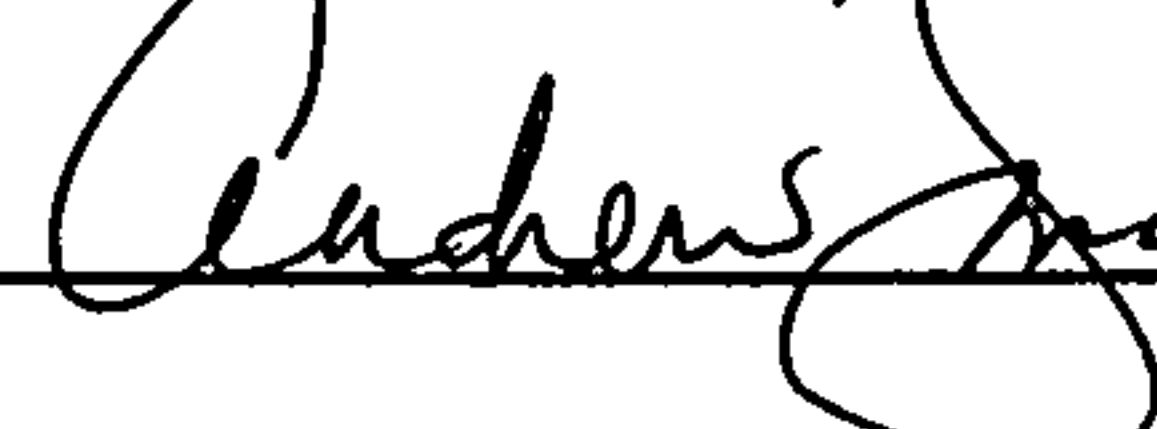
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

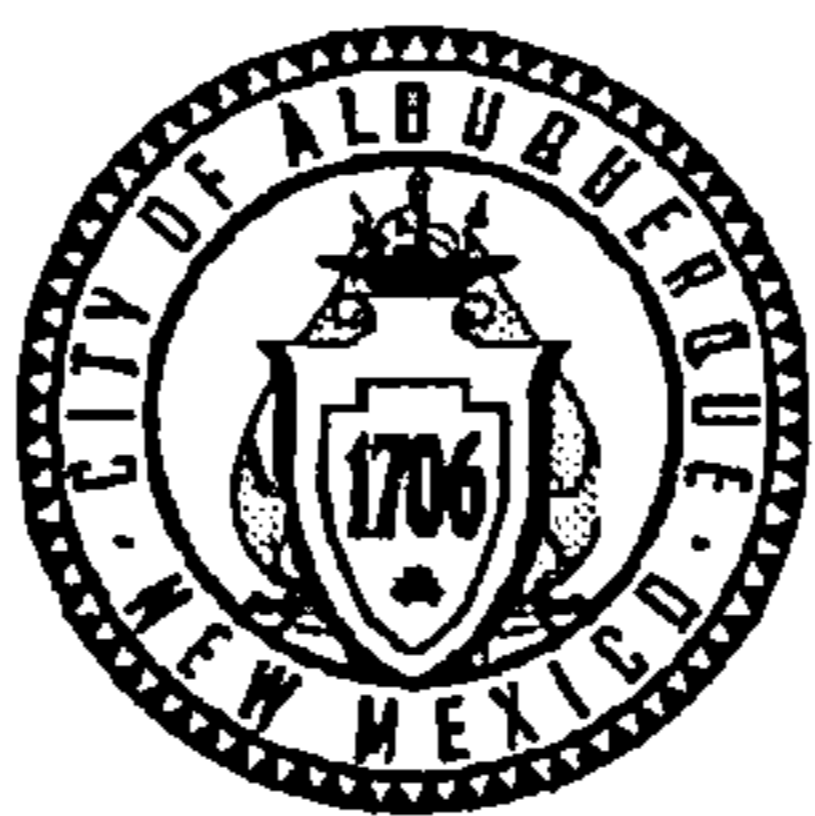
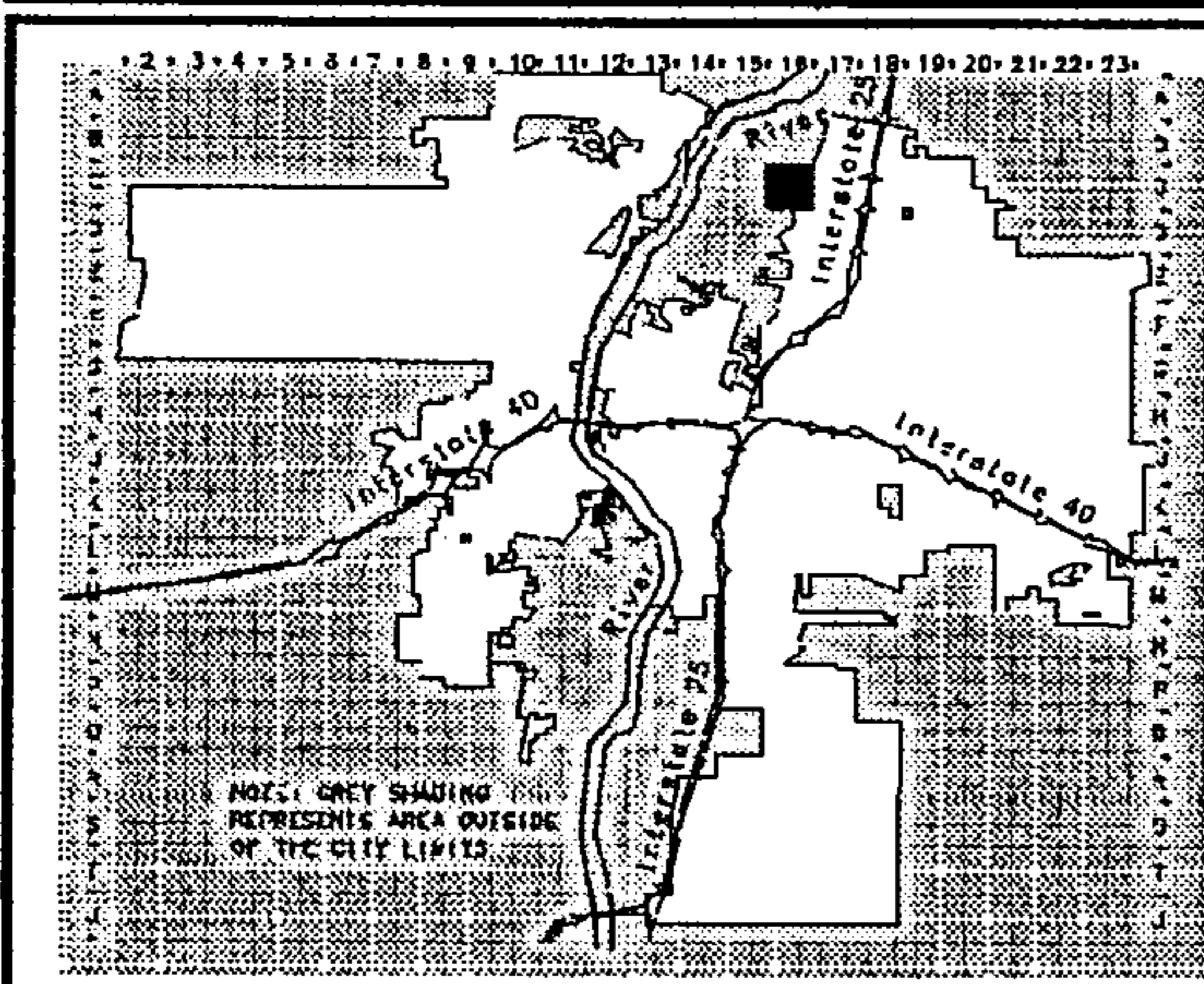
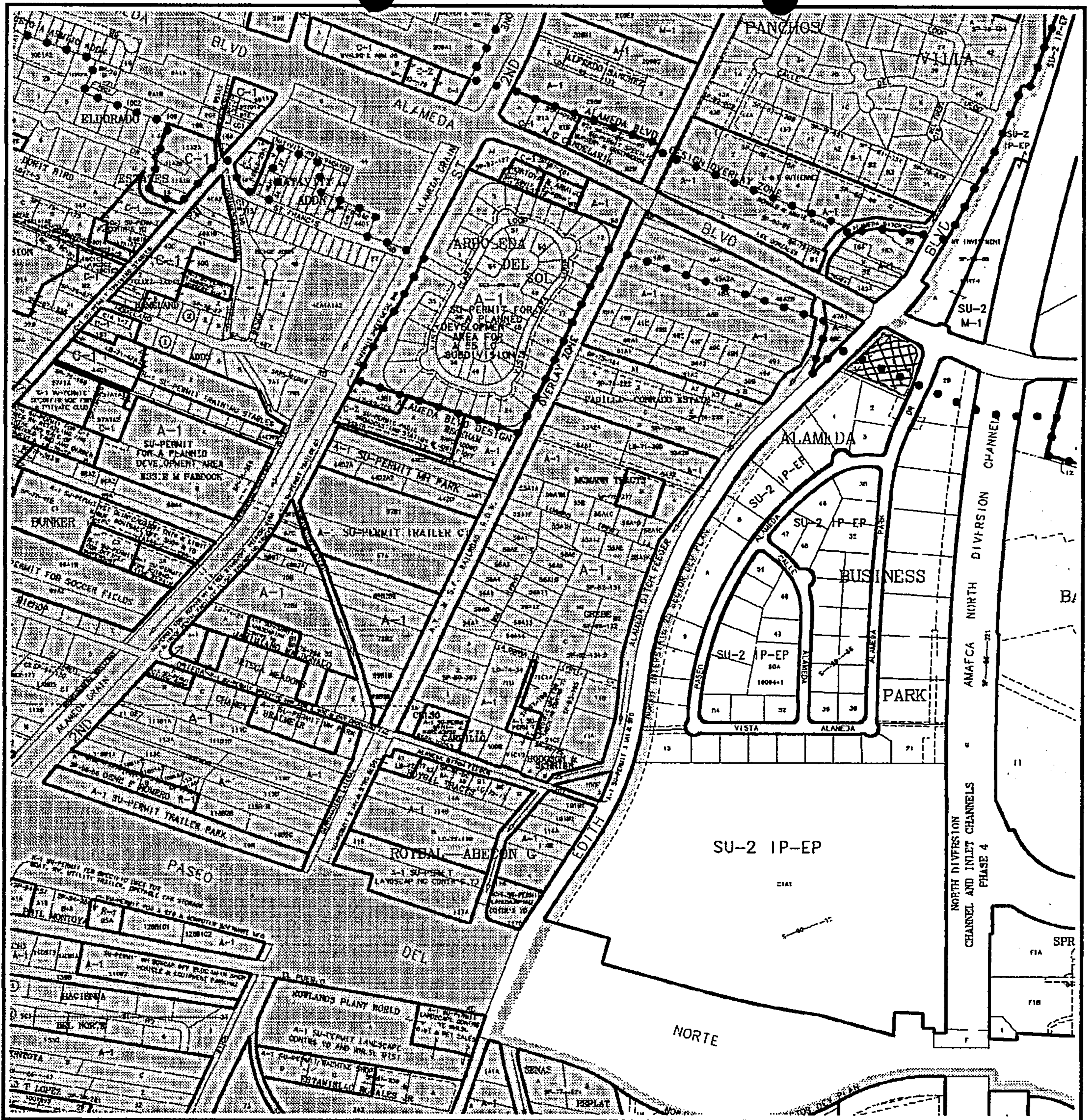
LOUISE HOUJESSEN
 Applicant name (print)

 Applicant signature / date
 8/24/07



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | | |
|--------------------------|---|-------|
| Application case numbers | | |
| 67AA | - | 10059 |
| | - | |
| | - | |


 Planner signature / date
 8/24/07
 Project # 1006781



Zone Atlas Page

C-16-Z

Map Amended through February 01, 2005

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

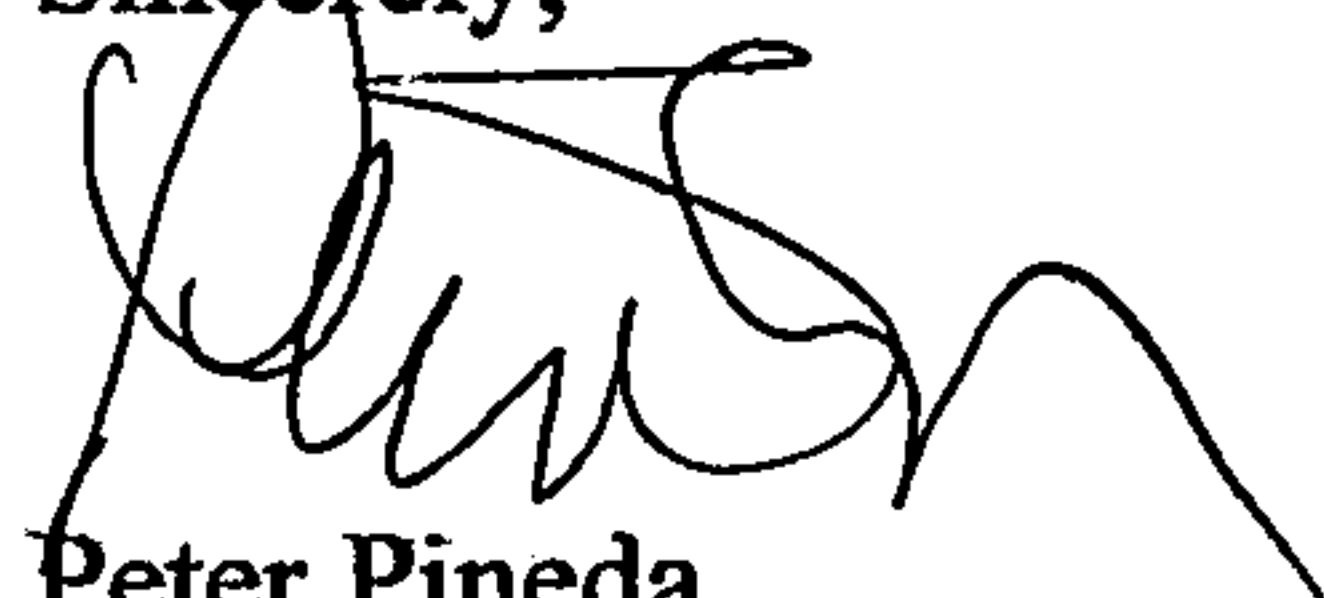
ALAMEDA PARTNERS, LLC
8225 CONNECTICUT ST NE
ALBUQUERQUE, NM 87110
505-263-1942, 505-323-2556
ppineda505@comcast.net

May 7, 2007

To Whom It May Concern:

I hereby authorize Claudio Vigil Architects to act as agent for Alameda Partners, LLC with regard to an Administrative Amendment by The City of Albuquerque to the subdivision plat for The Alameda Business Park which would allow for a structure higher than 26' to be built on Lot 1 of The Alameda Business Park.

Sincerely,



Peter Pineda
Manager, Alameda Partners, LLC

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

08/24/2007 Issued By: PLNABG

Permit Number: 2007 010 059

Category Code 940

Application Number: 07AA-10059, Amndt Site Development Plan - Subdn

Address:

Location Description: ALAMEDA BLVD NE BETWEEN EDITH BLVD NE AND ALAMEDA PARK DR NE

Project Number: 1006781

Applicant
Alameda Partners, Llc

8225 Connecticut St Ne
Albuquerque, NM 87110
263-1942

Agent / Contact
Claudio Vigil Architects

1801 Rio Grande Blvd Nw
Albuquerque, NM 87104
842-1113

Application Fees

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

City Of Albuquerque
Treasury Division

8/24/2007 10:50AM LOC: ANNX
WS# 007 TRANS# 0019
RECEIPT# 00087070-00087070
PERMIT# 2007010059 TRSMSP
Trans Amt \$45.00
AA Actions \$45.00
LK \$45.00
CHANGE \$0.00

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

- Planning: Carmen Marrone Others _____
- Transportation: Tony Loyd Others _____
- ONC: Stephanie Winklepleck Others _____
- Code Enforce: Robert Pierson Others Jonathan Turner
- Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment: EPC Approval City Council Approval
- Sector Dev. Plan Amendment: EPC Approval City Council Approval
- Amend* Site Dev. Plan for Subdivision: EPC Approval DRB Approval
- Site Dev. Plan for Bldg. Permit: EPC Approval DRB Approval
- Annexation: Bern. Co. Commission Approval EPC Approval DRB Approval
- OTHER:

3. SUMMARY OF PRT DISCUSSION

- zoning: SU-2/1P-EP per the No. I-25 Sector Plan must comply w/ Design Regs. - p. 53-58
- Alameda Blvd. Design Overlay Zone - p. 19-30
- Bldg. Height Restrictions may require DRB approval of an amendment of the Master Dev. Plan - Sheran Matson (DRB Chair) - 924-3880
- Neighborhood Notification: ^{Alameda} No. Valley N.A.
- Alameda Business Park Master Dev. Plan - must comply w/ design requirements

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY (PRT DISCUSSIONS ARE INFORMATIONAL & NON-BIND)

C. Marrone 8/21/07
PRT CHAIRMAN / DATE

Claudio Vigil 8/21/07
APPLICATION OR AGENT / DATE

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 07-65 APPLICANT Louise Hollesen TEL. # 842-1113 FAX# 842-1330

RECEIVED BY Erin Tremlin DATE August 14, 2007

APPOINTMENT TIME & DATE: 3:00 pm; August 21, 2007

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)
One or two story office building

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 2.2 acres Existing Zoning: SU-2 for IP/EP Proposed Zoning: No change

Previous zone change or site plan approval case #s for this site: DRB-98-223

Applicable Area or Sector Development Plans North Valley Area Plan, North I-25 Plan, Alameda DDZ

Residential: Type and # of Units Proposed: _____

Commercial: Estimated building square footage: 18,000-25,000 No. Of Employees: _____

3. **LOCATION OF REQUEST:** Provide a **legal description** of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

Lot 1, Alameda Business Park SE corner of Alameda and Edith
Zone atlas page C-16

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

Restrictions, building location and access?

CLAUDIO VIGIL ARCHITECTS

October 24, 2007



Sheran Matson
Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

RE: Request for an Administrative Amendment
Alameda Business Park Master Development Plan
Project # DRB 98-223

Dear Sheran:

On September 10, 2007 I mailed letters to the neighborhood associations affected by our request for an AA, and I provided a copy of the letter for your file. I asked the neighborhood representatives to write you and copy me with any comments they might have within one month of receipt of my letter. The last person to receive my letter received it on September 19, 2007. I have not heard from any of the neighborhood associations. Therefore I kindly request that you review our request for an Administrative Amendment assuming that the neighborhoods adjacent to the property in question are comfortable with our request.

Thank you for your consideration.
Sincerely,

Louise Hollesen
Claudio Vigil Architects, Agent



August 24, 2007

Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

RE: Request for an Administrative Amendment
Alameda Business Park Master Development Plan
Project # DRB 98-223

To whom it may concern:

Claudio Vigil Architects hereby request an Administrative Amendment of the abovementioned project, which was approved by DRB on March 9, 1999 and amended on August 4, 1999.

Lot 1 in the Alameda Business Park is owned by our client, who would like to develop a 2-story building in the northeast corner of his property. Current zoning and design guidelines specific to Alameda Business Park do not restrict 2-story buildings. However, while it is possible to design a 2-story building that is only 26 feet tall, it leaves no room for modern design features like tall ceilings and architectural articulation of the exterior. We therefore request that we be allowed to build to a maximum height of 34 feet in lieu of the current 26 foot maximum.

We are requesting a change to the wording in "2. Building Height" under the "Architectural Design Criteria" heading on sheet 2 of 2 of the Master Development Plan. It currently restricts building height to 26 feet for lots 1 and 4-13. We are proposing the following wording:

*"Structure height and width shall fall within a 45-degree angle drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed 120 feet, except as further defined in the Zoning Code, and clarified for specific lots as follows:
For lots 1 and 4-13, structure placement is encouraged to be on the eastern side of the lot.
Structure height on lot 1 shall not exceed 34 feet. Structure height on lots 4-13 shall not exceed 26 feet. Height of buildings on lots 1 and 4-13 shall fall within a 45 degree angle drawn from the horizontal at the mean grade along the north, south, and east property lines and the top of the sloped area of the lot."*

We respectfully request your approval of this amendment. Please feel free to contact me with any questions you may have.

Thank you for your consideration.
Sincerely,

Louise Hollesen
Claudio Vigil Architects, Agent