

AA DRB

APPLICATION NO. 08 AA 10083	PROJECT NO. 1006801
PROJECT NAME Meridian Business Park II	
EPC APPLICATION NO.	
APPLICANT / AGENT Clavelis Vigil Architects	PHONE NO. 842-1113
ZONE ATLAS PAGE S-10	
(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 <i>BJB</i>	DATE <i>5/14/08</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BJB</i>	DATE <i>3/12/08</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>05/12/08</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>OS</i>	DATE <i>6/17/08</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>JAC</i>	DATE <i>6/17/08</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

#3



Complete Ag
3/28/08

DRB CASE ACTION LOG (SITE DEVELOPMENT PLAN) BP

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-70240 (SDP)	Project # 1006801
Project Name: BRUNACINI AT ATRISCO BUSINESS PARK	
Agent: CLAUDIO VIGIL ARCHITECTS	Phone No: 842-1113

Project Number 1006801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/26/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: SIA CC 3-28-08

PARKS / CIP: _____

PLANNING (Last to sign): ~~Remove signatures~~
 ~~3 copies of approved site plan~~
 ~~3 copies OK~~

- 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.



**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
- 07DRB-70318 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
5. ~~Project# 1006801~~
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT
6. **Project# 1006726**
07DRB-70173 MAJOR – AMENDED SDP
FOR BUILDING PERMIT
- 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.
- 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.**
- 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.**
- 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 LOUISIANNA 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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure list comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

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

505-924-3986

DATE: OCTOBER 10, 2007

(J-10/D002G – FEDEX FREIGHT)

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-10-07

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
(J-10/D002G – FEDEX FREIGHT)

DATE: OCTOBER 3, 2007
505-924-3986



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

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

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- A. Call to Order 9:00 A.M. Adjourned: 11:30
- 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# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC
EASEMENT
07DRB-70257 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE 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. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

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

4. ~~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 AT THE AGENT'S REQUEST TO 10/24/07.**
5. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-
DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP
DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER

RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. **Project# 1002315**
07DRB-70284 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. **Project# 1003597**
07DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**
06DRB-01416 Minor-Extension of
Preliminary Plat

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) **L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**
13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**
14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER
- SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**
15. **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 AT THE AGENT'S REQUEST TO 10/17/07.**

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

16. **Project# 1006845**
07DRB-70280 SKETCH PLAT REVIEW
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**
07DRB-70287 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**
07DRB-70289 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, OS-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Approval of the Development Review Board Minutes for September 15, 2007 were approved.

ADJOURNED: 11:30

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
Show the pond location on the plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10/3/07

APPROVED ~~DE~~ 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
(J-10/D002G - FED EX FREIGHT)

505-924-3986

DATE: SEPTEMBER 26, 2007

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure list comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

signed I.L

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

(J-10/D002G - FEDEX FREIGHT)

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List comments.
Concurrent platting action is required.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
Note: Discharge is limited to 0.1 cfs / acre. Ponding will be required.
Show the pond location on the plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-26-07

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: SEPTEMBER 12, 2007

(J-10/D002G - FED EX FREIGHT, SUBMITTED 9/4/07 FOR PP APPROVAL)

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-10-07

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

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

SIGNED: Bradley L. Bingham

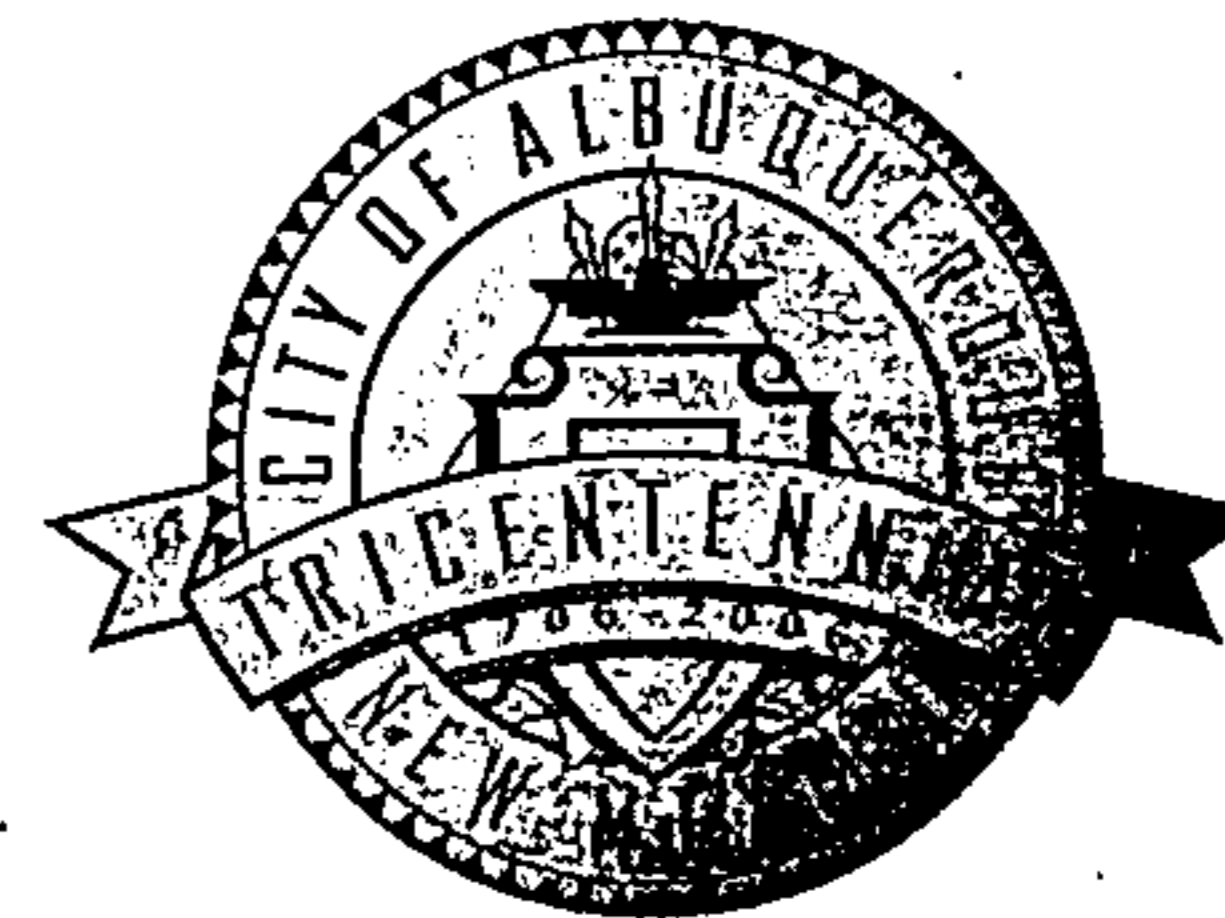
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 3, 2007

(J-10/D002G – FEDEX FREIGHT)

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
Show the pond location on the plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10/3/07

APPROVED ~~X~~ 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
(J-10/D002G - FED EX FREIGHT)

DATE: SEPTEMBER 26, 2007
505-924-3986

2. **Project# 1000845**
07DRB-70203 MAJOR - AMENDED SDP
SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, MERIDIAN BUSINESS PARK and ATRISCO BUSINESS PARK (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**
3. **Project# 1003597**
07DRB-70201 VACATION OF PUBLIC
EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**
4. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC
RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRAZA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAELE ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). [Deferred from 09/05/07] (L-10) **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.**
5. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (**to be known as PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). [Deferred from 09/05/07] (B-11) **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 BULKLAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

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

6. **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 AT THE AGENT'S REQUEST TO 09/26/07.**

7. **Project# 1005513**
07DRB-70241 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70242 EPC APPROVED SDP
FOR SUBDIVISION
FRANK AND EVELYN BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned SU-1/R-LT USES, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND CANDELARIA NW containing approximately 0.3788 acre(s). [Anna Di Mambro, EPC Planner] (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP
FOR SUBDIVISION
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, **LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION**, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). [Deferred from 09/05/07] [Carmen Morrone, EPC Planner] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR
BUILDING PERMIT
RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). [Deferred from 09/05/07] (C-18) **INDEFINITELY DEFERRED DUE TO A NO SHOW.**

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

10. **Project# 1006697**
07DRB-70231 VACATION OF PRIVATE EASEMENT
07DRB-70232 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for G & K SERVICES INC request(s) the above action(s) for all or a portion of Tract(s) D-1A1, **LOOP INDUSTRIAL DISTRICT, UNIT 1**, zoned SU-2/M-1, located on WILSHIRE AVE NE BETWEEN JEFFERSON ST NE AND SAN MATEO BLVD NE containing approximately 4.911 acre(s). (C-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**
11. **Project# 1002428**
07DRB-70238 VACATION OF PRIVATE EASEMENT
07DRB-70239 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SANDIA LAND SURVEYING, LLC agent(s) for GABRIEL A. PORTILLO request(s) the above action(s) for all or a portion of Lot(s) 39-A-1, 40-C-1 & 40-E-1, **ALVARADO GARDENS, UNIT 2**, zoned RA-2/W7, located on CAMPBELL RD NW BETWEEN GLENWOOD NW AND RIO GRANDE BLVD NW containing approximately 1.48 acre(s). (G-12) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FOR THE SOLAR COLLECTOR LANGUAGE AND AMAFCA'S SIGNATURE ON THE PLAT AND TO RECORD.**

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

12. **Project# 1004891**
07DRB-70237 SKETCH PLAT REVIEW
AND COMMENT
- ANTHONY C. GARCIA request(s) the above action(s) for all or a portion of Lot(s) 2, **RANCHO GUADALUPE**, zoned RA-2, located on RANCHO GUADALUPE TR NW BETWEEN DOUGLAS MACARTHUR NW AND GUADALUPE TR NW containing approximately 0.465 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Project# 1006804**
07DRB-70243 SKETCH PLAT REVIEW
AND COMMENT
- DANIEL PIZARRO request(s) the above action(s) for all or a portion of Parcel(s) B, Tract(s) 118E, **LOS PABLITOS ADDITION**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN GREIGOS NW AND MONTANO NW (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. Other Matters: None.

ADJOURNED: 10:11 A.M.



CLAUDIO VIGIL ARCHITECTS

FedEx Freight

JVC
12-1-08



CLAUDIO VIGIL ARCHITECTS

FedEx Freight

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 12, 2007
DRB Comments

ITEM # 6

PROJECT # 1006801

APPLICATION # 07DRB-70240

RE: Fed Ex Freight/SPBP

SPBP

SP
S.P. Sh...
Le...
13

1. Please replace the signature block with the correct one. This is not a final sign off after EPC but rather a DRB approved site plan.

2. The location of the monument sign is not indicated on the site plan. Is it at the corner of Los Volcanes and Gallatin? Note the location with an arrow & title.

3. The maximum height of light fixtures is 30 feet per the Atrisco Business Park Master Plan (ABPMP). Correct the height shown on the site plan.

Remove
Juniper

4. The landscape square footages indicated on the Landscape Plan don't seem to add up to 138,102 square feet.

5. Gravel mulch must be at least 3 inches deep and of an earth tone hue indicated on the Landscape Plan.

6. At least 3 species of street trees are required to assure some trees will remain should disease strike one or two species present on site.

7. Section 14-16-3-10(F)(1) of the Zone Code requires trees to be 2" minimum caliper 6 inches above grade or 10 to 12' in height at time of planting.

8. An outdoor shaded outdoor patio area for employees...where is it?

Andrew J...
for Sheran Matson, AICP
DRB Chair
924-3880 smatson@cabq.gov

SHERAN MATSON
Project # 1006801
Application
07DRB-70240

Handwritten scribbles and notes on the right side of the page.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006801

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List comments.

Concurrent platting action is required.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

Note: Discharge is limited to 0.1 cfs / acre. Ponding will be required.

Show the pond location on the plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-26-07

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

(J-10/D002G - FED EX FREIGHT, SUBMITTED 9/4/07 FOR PP APPROVAL)

505-924-3986

DATE: SEPTEMBER 12, 2007

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1006801 Item No. 6 Zone Atlas J-10

DATE ON AGENDA 9-12-07

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

<u>No.</u>	<u>Comment</u>
1)	Standard infrastructure per the DPM is required.
2)	Where is the paving to connect Fortuna to the East?
3)	Are the sidewalks supposed to be 6' wide?
4)	ADA ramps need to be in public right-of-way and require truncated domes.
5)	An exhibit is needed that shows the full geometry of the build out of the intersection at Los Volcanes and Gallatin.
6)	Is the entrance from Gallatin gated? Where is the turn around?
7)	Any motorcycle parking required?
8)	Sheet C101 cannot be the signature page because it has no dimensions.

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

27 September 2007

Re: **LETTER OF AGREEMENT**
MERIDIAN BUSINESS PARK PHASE II – COA #1006798
WCI File: 0760004400 11

The undersigned parties hereon agree as follows:

Whereas the City of Albuquerque requires that, in general, subdivision and subsequent development of properties require infrastructure improvements which deliver appropriate city services or utilities to the properties;

And

Whereas costs associated with such improvements are the responsibility of the property owner and/or developer;

And

Whereas the City of Albuquerque requires that, specifically, roadway capacity improvements as graphically detailed in Exhibit A attached hereto are required to accommodate increased traffic volumes per recommendations in the 'I-40 / Unser Commercial Development Traffic Impact Study' authored by Terry O. Brown, PE and dated June 2007;

Therefore

All costs associated with the roadway capacity improvements referenced above shall be borne by the OWNER of Tracts A and B of the proposed plat entitled 'PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, UNIT 2'.

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

10/24/2007 Issued By: PLNABG

Permit Number: 2007 070 240

Category Code 910

Application Number: 07DRB-70240, Minor - Sdp For Building Permit

Address:

Location Description: LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW

Project Number: 1006801

Applicant

Brunacini Development Company, Ltd

7400 Meridian Place Nw

Albuquerque, NM 87121

888-2928

abrunacini@brunacini.com

Agent / Contact

Claudio Vigil Architects

J Arthur Blessen

1801 Rio Grande Blvd Nw

Albuquerque, NM 87104

cvarch@aol.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral fee	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

10/24/2007 8:51AM LOC: ANNX
WS# 008 TRANS# 0004
RECEIPT# 00083176-00083176
PERMIT# 2007070240 TRSLJS
Trans Amt \$50.00
DRB Actions \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

1792

No. of Lots:1
Nearest Major Streets: Los Volcanes NW
Unser Blvd NW

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B) # 578082**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 15th day of February 2008 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Gallatin Development, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Limited Liability Company, whose address is 7400 Meridian Place NW Ste D, Albuquerque, NM 87121 and whose telephone number is (505)833-2928, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] A portion of Tract S-1A recorded on 02-28-1995 in the records of the Bernalillo County Clerk at Vol. 95C Folio 69, and all of Lot 3, Atrisco Business Park Unit 2 recorded on 09-12-1973 in the records of the Bernalillo County Clerk at Vol D-5, Folio 181, (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Gallatin Development, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Site Plan for Building Permit for FedEx Freight Albuquerque describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30 day of January, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 578082.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surv-Tek, Inc, and construction surveying of the private Improvements shall be performed by Surv-Tek Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Wilson & Co, Inc, and inspection of the private Improvements shall be performed by Wilson & Co, Inc, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by GEOTEST, INC., and field testing of the private Improvements shall be performed by GEOTEST, INC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Loan Reserve Letter
Amount: \$1,029,602.85
Name of Financial Institution or Surety providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty: 30 January 2009
[Construction Completion Deadline]: 30 January 2009
If Guaranty other than a Bond, last day City able to call Guaranty is:
30 March 2009
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

By [Signature] _____
Name: Angelo Brunacini
Title: Managing Member
Dated: February 07, 2008

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 2-15-08

[Signature] 2/15/08

[Signature]
2-14-08

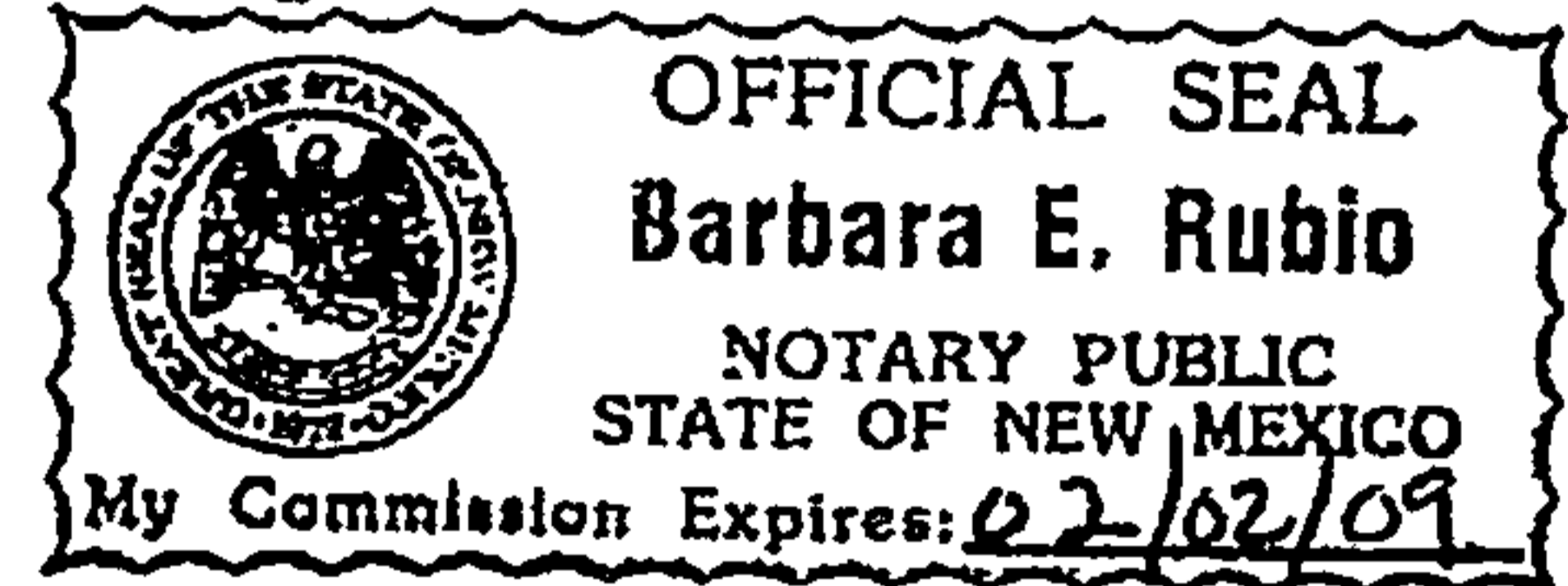
SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 7th day of February, 2008 by [name of person:] Angelo Brunacini, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Gallatin Development, LLC.

My Commission Expires:
February 2, 2009

Barbara E. Rubio
Notary Public



CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 15th day of February, 2008 by Richard Daurte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
10/07/08

[Signature]
Notary Public

EXHIBIT A ATTACHED



January 29, 2008

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Gallatin Development, LLC
City of Albuquerque Project No.: 578082
Project Name: FedEx Freight Albuquerque

To Whom it May Concern:

This is to advise the City Of Albuquerque ("City") that, at the request of Gallatin Development, LLC, ("Subdivider") Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of One Million Twenty Nine Thousand Six Hundred Two Dollars and 85/100, (\$1,029,602.85) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Gallatin Development, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at a portion of Tract S-1A and all of Lot 3, Atrisco Business Park Unit 2, Project No. 578082 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 219.08 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA at page NA as amended ("Agreement"). 200800693

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.



3. Draw on Reserve. If by January 30, 2009 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between January 30, 2009 and March 30, 2009, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date March 30, 2009; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.

Troy Hutton
Vice President

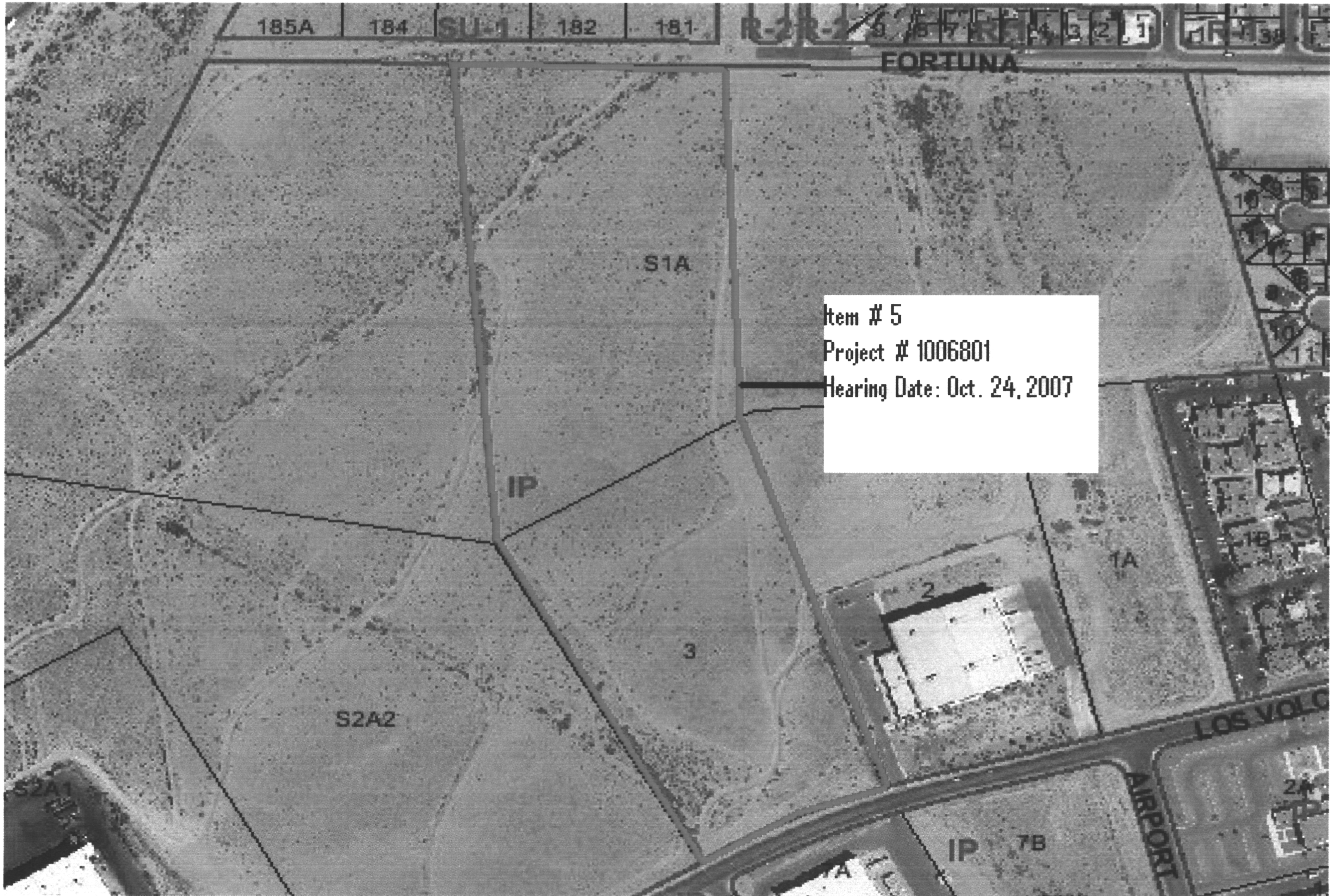
Accepted:
City of Albuquerque

By:
Chief Administrative Officer
or authorized designee

215108

Title: *City Engineer*
Dated: *2-15-08*

2-14-08



185A

184

SU-1

182

181

R-2 R-1 5 6 7 R-1 4 3 2 1 1R 138

FORTUNA

S1A

Item # 5
Project # 1006801
Hearing Date: Oct. 24, 2007

IP

3

S2A2

TA

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11

1B

2

LOS VOLCANES

AIRPORT

IP 7B

24

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)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Claudio Vigil Architects PHONE: 842-1113
 ADDRESS: 1801 Rio Grande Boulevard NW FAX: 842-1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

APPLICANT: Brunacini Development Company, Ltd PHONE: 833-2928
 ADDRESS: 7400 Meridian Place NW FAX: 833-2925
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: abrunacini@brunacini.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Revised parking & pedestrian parking at a new office, warehouse, distribution and service building

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. Tract C Block: - Unit: -
 Subdiv/Addn/TBKA: Meridian Business Park II
 Existing Zoning: IP Industrial Park Proposed zoning: IP Industrial Park MRGCD Map No _____
 Zone Atlas page(s): J-10-Z UPC Code: 101005813512530103

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Z-92-57, 07DRB-70240, 1006801

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 22.5074
 LOCATION OF PROPERTY BY STREETS: On or Near: Los Volcanes Road & Gallatin Road
 Between: Unser Boulevard and Coors Boulevard

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

SIGNATURE Sandra Fairchild DATE 5-9-08
 (Print) Sandra Fairchild Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>DBA</u>	<u>AA</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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>

Hearing date N/A

[Signature] 5/12/08
 Planner signature / date

Project # 1006801

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 Debbie 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.

Sandra M. Farchito
Applicant name (print)
[Signature] 5-9-08
Applicant signature / date

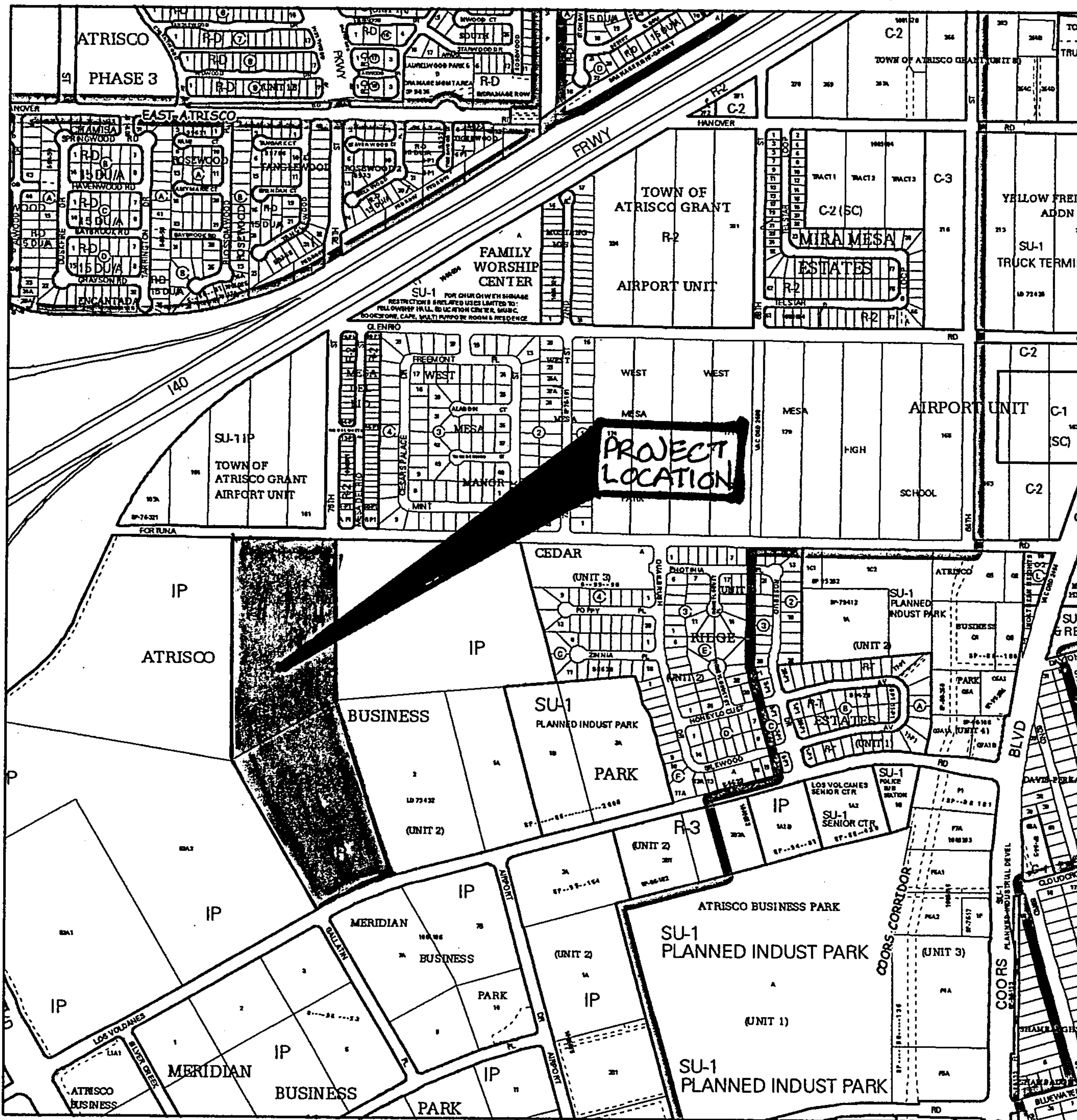


Form revised June 04 / October 2004

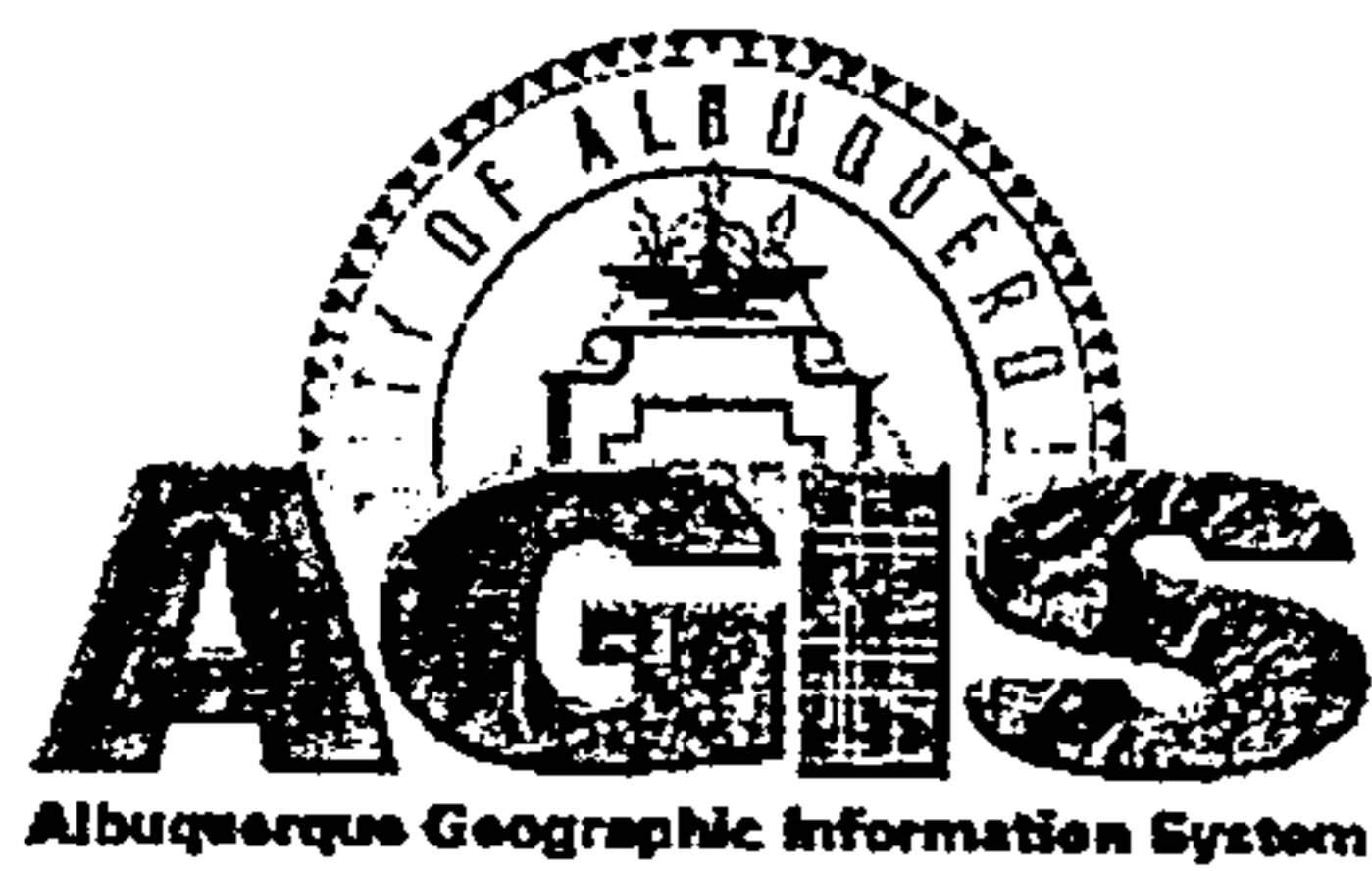
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
DSNA - - 10083

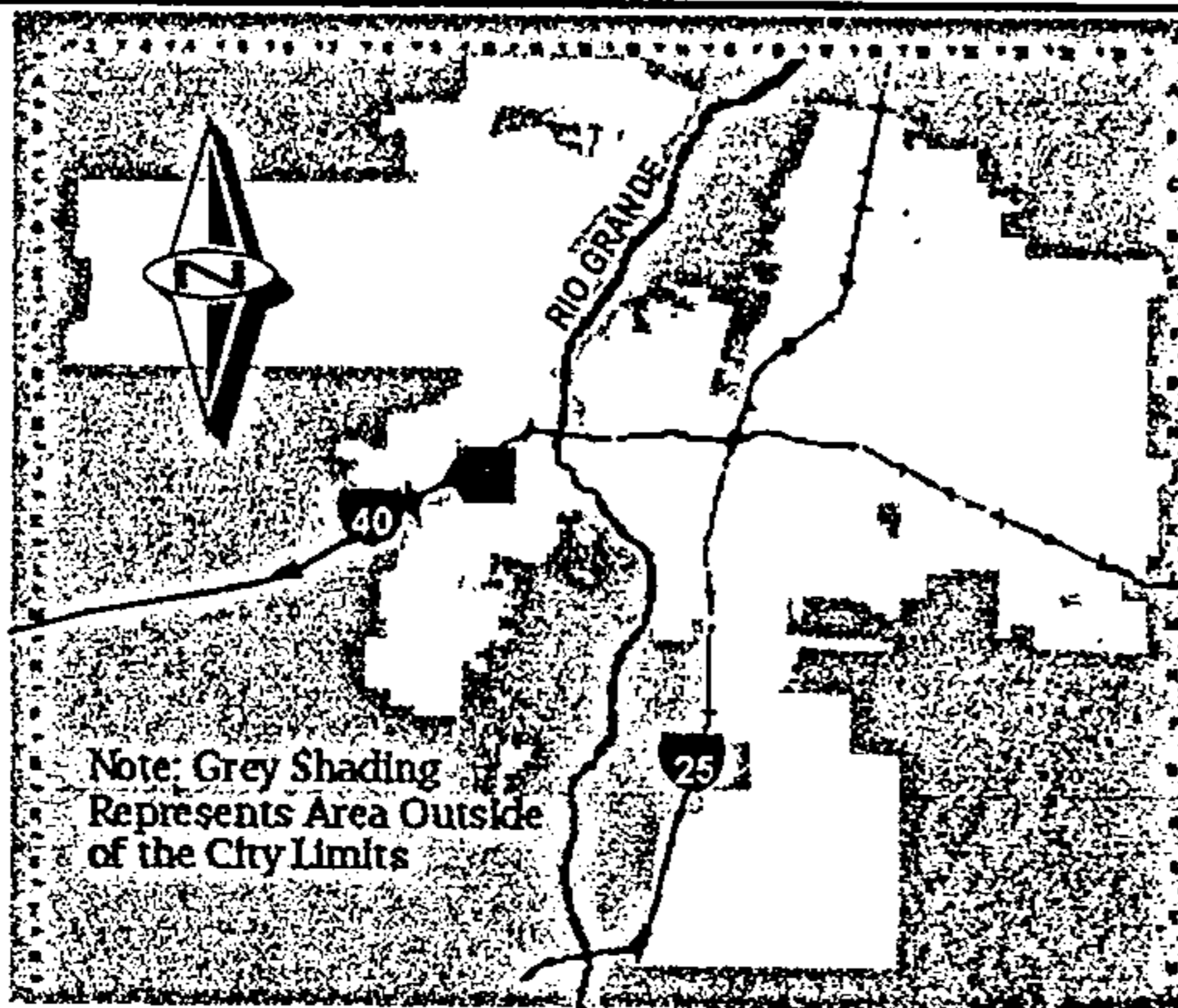
[Signature] 5/12/08
Planner signature / date
Project # 1006801



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



Map amended through: 3/22/2007

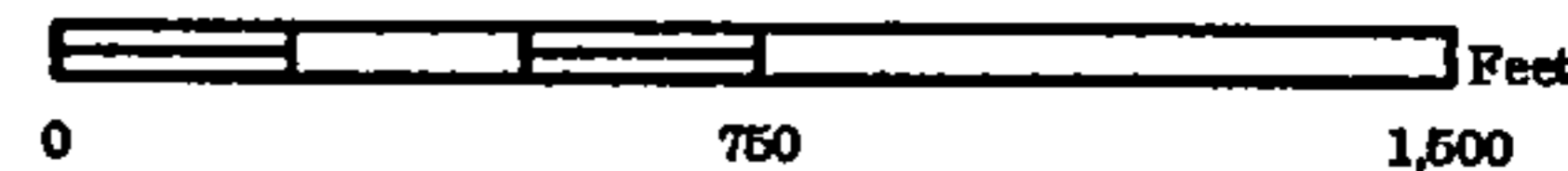


Zone Atlas Page:

J-10-Z

Selected Symbols

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



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

September 12, 2007

DRB Comments

ITEM # 6

PROJECT # 1006801

APPLICATION # 07DRB-70240

RE: Fed Ex Freight/SPBP

1. Please replace the signature block with the correct one. This is not a final sign off after EPC but rather a DRB approved site plan.
2. The location of the monument sign is not indicated on the site plan. Is it at the corner of Los Volcanes and Gallatin? Note the location with an arrow & title.
3. The maximum height of light fixtures is 30 feet per the Atrisco Business Park Master Plan (ABPMP). Correct the height shown on the site plan.
4. The landscape square footages indicated on the Landscape Plan don't seem to add up to 138,102 square feet.
5. Gravel mulch must be at least 3 inches deep and of an earth tone hue indicated on the Landscape Plan.
6. At least 3 species of street trees are required to assure some trees will remain should disease strike one or two species present on site.
7. Section 14-16-3-10(F)(1) of the Zone Code requires trees to be 2" minimum caliper 6 inches above grade or 10 to 12' in height at time of planting. *Still 5 gal to 15 gal.*
8. An outdoor shaded outdoor patio area for employees...where is it?

Andrew Jones
for Sheran Matson, AICP
DRB Chair
924-3880 smatson@cabq.gov

No junipers

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1006801 Item No. 6 Zone Atlas J-10

DATE ON AGENDA 9-12-07

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

<u>No.</u>	<u>Comment</u>
1)	Standard infrastructure per the DPM is required.
2)	Where is the paving to connect Fortuna to the East?
3)	Are the sidewalks supposed to be 6' wide?
4)	ADA ramps need to be in public right-of-way and require truncated domes.
5)	An exhibit is needed that shows the full geometry of the build out of the intersection at Los Volcanes and Gallatin.
6)	Is the entrance from Gallatin gated? Where is the turn around? <i>Open during bus.</i>
7)	Any motorcycle parking required?
8)	Sheet C101 cannot be the signature page because it has no dimensions.

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



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 26, 2007

Project# 1006798
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

AMAFCA	No objection to requested actions. At time of building permit, the owner may be required to participate in the AMAFCA West I-40 Channel Project, which provides a drainage benefit to the property.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter(s) sent to: Los Volcanes NA (R), Laurelwood NA (R), Avalon NA (R) and Westside Merchants Assoc. (R)
APS	This will have no adverse impacts to the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No comments received.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

Open Space has no adverse comments.

City Engineer

Offsite easement required. No objection to the Bulk Land Variance.

Transportation Development

A cross section of the build out of the intersection of Gallatin Place and Los Volcanes is needed to verify the dedication being made. Is there an agreement for others to build the improvements to this intersection? Where is the right-of-way easement or dedication on Los Volcanes fronting Tract B? Is Fortuna built along Tract D? Why are we deferring sidewalk if there is a bulk land variance?

Parks & Recreation

ABCWUA

No objection to Bulk Land Variance request. Defer Sidewalk Deferral to Transportation, see Project #1006801. No objection to Plat approval.

Planning Department

No objection to the temporary deferral of sidewalk construction of bulk land variance. Because each parcel will require site development plan for building permit approval, the tracts less than 40 acres are permitted per Chapter 2 of the DPM.

The bulk land plat needs the following: (1) the words, "bulk land" before the word "plat" in the title; (2) the new language from the Subdivision Ordinance banning the prohibition of solar collectors. This language is required on all plats now.

The perimeter wall design needs the DRB #, Zone Atlas page, nearest major intersection and colors of the wall

Impact Fee Administrator

Per Resolution R-04-159, Impact Fees for non-residential development in a designated Metropolitan Redevelopment Area are waived.

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

Cc: ANGELO BRUNACINI, BRUNACINI DEVELOPMENT LTD, PO BOX 6363, 87109

KRISTINE SUSCO, WILSON AND COMPANY, 4900 LANG AVE NE, 87109



May 9, 2008

Mr. Jack Cloud, DRB Chairperson
Design Review Board, Planning Department
City of Albuquerque
600 2nd Street, N.W.
Albuquerque, NM 87102

**RE: Federal Express Freight Albuquerque
Administrative Amendment to Site Development Plan for Building Permit**

Dear Mr. Jack Cloud and Review Board Members:

This is an Administrative Amendment to a Site Development Plan for Building Permit approved March 28, 2008. The proposed project will provide office, warehouse, distribution center and vehicle service center for Federal Express and shall follow the Artisco Business Park Master Plan. The amendment to the proposed project consists of removing two (2) rows of parking to include a very large ponding area on the site in lieu of ponding off site as proposed in the original submittal. In removing the parking we still retained more that the required parking spaces.

The proposed building, site zoned IP for Industrial Park, will provide 5,380 square feet for offices, 26,296 square feet for warehouse distribution and 10,555 square feet for vehicle maintenance. The site will also include a fuel filling area.

The site is located on Los Volcanes Road to the south, Gallatin Place to the west and Fortuna Road to the north. Both Gallatin Place and a portion of Fortuna Road shall be constructed during this project. Pedestrian access and automobile parking shall be located on the south side of the site and accessed from Gallatin Place. The truck area shall be constructed on the rest of the site and be accessed from Fortuna Road. The entire site shall be fenced with pilaster and wrought iron fencing along all three streets and the east side of the automobile parking lot and chain link fencing along the property line on the east side of the truck dock area. Pilaster and wrought iron fencing shall be installed between the dock area and the automobile parking lot.

The proposed building exterior shall consist of stucco finish with a standing seam metal roofing system in a gavalume finish. The dock area will have a 5'-0" over hang over the dock doors. The office area shall also have a stucco finish with a finished concrete apron below and an over hang fascia structure above.

We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Atrisco Business Park Master Development Plan including the landscape standards, plant palette, building setbacks, sidewalks, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive site development within the context of the Atrisco Business Park and the West Side developing community.

Sincerely,

Sandra M. Fairchild
Project Manager

SMF/smf

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

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

August 21, 2007

Claudio Vigil
Claudio Vigil Architects
1801 Rio Grande NW
Albuquerque, NM 87104

Dear Sandi:

SUBJECT-FEDEX Freight

Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project. CVA shall be a consultant for the following fields; all

Sincerely,



Angelo Brunacini



BRUNACINI
DEVELOPMENT LTD CO



October 9, 2007

Sheran Matson
City of Albuquerque Planning Department
600 2nd Street, N.W.
Albuquerque, NM 87102

RE: DRB Project # 1006801, 07DRB-70240 Minor – SDP for Building Permit - DRB Agenda Item Number 4 for October 10, 2007 Meeting

Dear Sheran,

We are requesting deferral for the above DRB case. We have not yet been able to obtain the Letter of Agreement required by the comments from the DRB meeting two weeks ago and would like to be deferred to the meeting on October 24, 2007 from the meeting on October 10, 2007.

Please call if you have questions.

Sincerely,

Sandra M. Fairchild
Project Manager, Lead AP

SMF/smf



FACSIMILE TRANSMITTAL PAGE

Date: October 9, 2007

Time: 4:25 pm

Number of Pages (includes transmittal page) 2

To: City of Albuquerque Planning Dept.

Attention: Sheran Matsch

From: Sandra Furchild

Fax Number: 924-3864

Regarding: # 1006801, 07DIRB-70240

Agenda Item #4 for Oct 10 DRB

Message:

Multiple horizontal lines for message content, currently blank.

CLAUDIO VIGIL ARCHITECTS



October 3, 2007

Sheran Matson
City of Albuquerque Planning Department
600 2nd Street, N.W.
Albuquerque, NM 87102

**RE: DRB Project # 1006801, 07DRB-70240 Minor – SDP for Building
Permit - DRB Agenda Item Number 3**

Dear Sandy,

We are requesting deferral for the above DRB case. We have not yet been able to obtain the Letter of Agreement required by the comments from the DRB meeting last week and would like to be deferred to the meeting on October 10, 2007.

Please call if you have questions.

Sincerely,

Sandra M. Fairchild
Project Manager, Leed AP

SMF/smf

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

09/25/2007 Issued By: PLNABG

Permit Number: 2007 070 240

Category Code 910

Application Number: 07DRB-70240, Minor - Sdp For Building Permit

Address:

Location Description: LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW

Project Number: 1006801

Applicant

Brunacini Development Company, Ltd

7400 Meridian Place Nw

Albuquerque, NM 87121

888-2928

abrunacini@brunacini.com

Agent / Contact

Claudio Vigil Architects

J Arthur Blessen

1801 Rio Grande Blvd Nw

Albuquerque, NM 87104

cvarch@aol.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

9/26/2007 8:28AM LOC: ANNX
WS# 008 TRANSH 0004
RECEIPT# 00081848-00081848
PERMIT# 2007070240 TRSLJS
Trans Amt \$50.00
DRB Actions \$50.00
CA \$100.00
CHANGE \$50.00

Thank You

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

08/04/2007 Issued By: PLNABG

Permit Number: 2007 070 240 **Category Code 910**

Application Number: 07DRB-70240, Minor - Sdp For Building Permit

Address:

Location Description: LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW

Project Number: 1006801

Applicant
Brunacini Development Company, Ltd

7400 Meridian Place Nw
Albuquerque, NM 87121
888-2928
abrunacini@brunacini.com

Agent / Contact
Claudio Vigil Architects
J Arthur Blessen
1801 Rio Grande Blvd Nw
Albuquerque, NM 87104

cvarch@aol.com

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

9/4/2007 11:27AM LOC: ANNX
WSH 007 TRANSH 0011
RECEIPT# 0008/558-0008/558
PERMIT# 2007070240 TRSHSP
Trans Amt \$405.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00
CK \$405.00
CHANGE \$0.00

Thank You

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- na D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- na I. Indicate structures within 20 feet of site
- na 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: 93 provided: 221
Handicapped spaces required: 4 provided: 10
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 5
provided: 8
 - na 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - na 4. Location & orientation of refuse enclosure, with dimensions - *compactor at dock*
 - 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
 - na 3. Location of traffic signs and signals related to the functioning of the proposal
 - na 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- na B. Identify Alternate transportation facilities within site or adjacent to site
 - na 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to 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
- 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.

Current DRC
Project Number: _____

**FIGURE 12
INFRASTRUCTURE LIST**

"EXHIBIT A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 8/31/2007
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1000845
DRB Application No.: _____

FEDEX FREIGHT ALBUQUERQUE
PROPOSED NAME OF-PLAT SITE PLAN FOR BP

LOT 3 TRACT S-1 and a Portion of TRACT S-1A (Westerly Portion & Remainder)
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		40' F-F	Full 40' F-F w/ *4' Meandering Sidewalk Both Sides	Gallatin Place NW	Los Volcanes Rd NW	Fortuna Rd NW	/	/	/
		One-half 40' F-F w/ 24' drivable surface	One-half 40' F-F w/ 24' drivable surface, *4' Meandering Sidewalk, South Side	Fortuna Rd NW	Gallatin Place NW	East Property Line of Proposed Tract C, Meridian Business Park II	/	/	/
			WATER						
		12" Dia.	Waterline W/ Appertenances	Gallatin Place NW	Los Volcanes Rd NW	Fortuna Rd NW	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER				/	/	/
		8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Gallatin Place NW	Los Volcanes Rd NW	Fortuna Rd NW	/	/	/
		8" Dia.	Sanitary Sewer Gravity lines W/ Appertenances	Fortuna Rd NW	Gallatin Place NW	Ex MH 60' East of East PL of Prop Tract C, Meridian BP II	/	/	/
			STORM SEWER				/	/	/
		30" Dia.	Storm Drain pipe W/Inlets	Fortuna Rd NW	135' West of East PL of Prop Tract C, Meridian BP II	Ex 30" SD Stubout @ Isect of 76th St NW and Fortuna Rd NW	/	/	/

1 * Sidewalk to be Defered
2
3

AGENT/OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Kristine Susco (Agent)
NAME(print)
Wilson & Co., 4900 Lang Ave. NE. Albuquerque
NM 87109

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

FIRM

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

SIGNATURE
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

UTILITY DEVELOPMENT -- date

_____ - date

CITY ENGINEER -- date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Claudio Vigil Architects PHONE: 842-1113
 ADDRESS: 1801 Rio Grande Boulevard, NW FAX: 842-1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@2ol.com

APPLICANT: Brunacini Development Company, Ltd PHONE: 883-2928
 ADDRESS: 7400 Meridian Place NW FAX: 833-2925
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: cbunacini@brunacini.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: New office, warehouse, distribution center and service building on vacant land.

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. Tract C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Brunacini at Altisco Business Park
 Existing Zoning: IP Industrial Park Proposed zoning: IP - Same MRGCD Map No _____
 Zone Atlas page(s): ~~10-2~~ d-10-2 UPC Code: 101005813511530103

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 2-92-57

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 22.5074
 LOCATION OF PROPERTY BY STREETS: On or Near: Los Volcanes Road & Gallatin Road
 Between: Unser Boulevard and Coors Boulevard

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

SIGNATURE Sandra M. Fairchild DATE 8-24-07
 (Print) _____ 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 - 70240	SBP	P(3)	\$ 385. ⁰⁰
-	CMF	-	\$ 20. ⁰⁰
-	-	-	\$
-	-	-	\$
-	-	-	\$
-	-	-	\$
Total			\$ 405. ⁰⁰

Hearing date September 12, 2007

Andrew Zayas 9/4/07
 Planner signature / date

Project # 1006801

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 *Atresco Business Park*
Yes ___ 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.

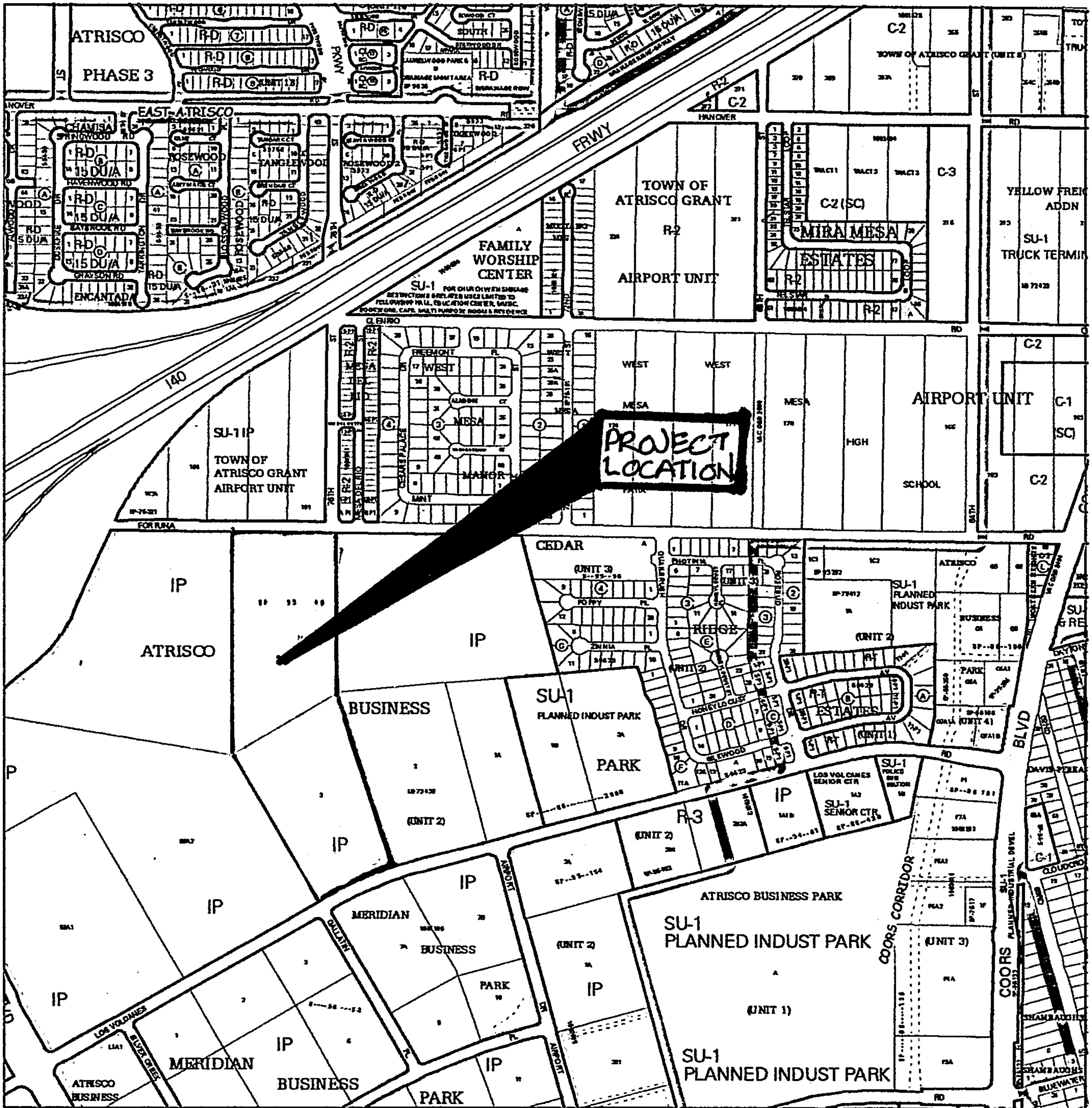
Estelita Pen SANDRA FAIRCHILD
 _____ Applicant name (print)
Estelita Pen
 _____ Applicant signature / date



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

Application case numbers	
01 DRB	- 70240
	-
	-

Form revised APRIL 2007
Andrew Garcia 9/4/07
 _____ Planner signature / date
Project # 1006801



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

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-10-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



August 24, 2007

Ms. Sheran Matson, DRB Chairperson
Design Review Board, Planning Department
City of Albuquerque
600 2nd Street, N.W.
Albuquerque, NM 87102

**RE: Federal Express Freight Albuquerque
Site Development Plan for Building Permit**

Dear Ms. Sheran Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Development Review Board Meeting. The proposed project will provide office, warehouse, distribution center and vehicle service center for Federal Express and shall follow the Artisco Business Park Master Plan.

The proposed building, site zoned IP for Industrial Park, will provide 5,380 square feet for offices, 26,296 square feet for warehouse distribution and 10,555 square feet for vehicle maintenance. The site will also include a fuel filling area.

The site is located on Los Volcanes Road to the south, Gallatin Place to the west and Fortuna Road to the north. Both Gallatin Place and a portion of Fortuna Road shall be constructed during this project. Pedestrian access and automobile parking shall be located on the south side of the site and accessed from Gallatin Place. The truck area shall be constructed on the rest of the site and be accessed from Fortuna Road. The entire site shall be fenced with pilaster and wrought iron fencing along all three streets and the east side of the automobile parking lot and chain link fencing along the property line on the east side of the truck dock area. Pilaster and wrought iron fencing shall be installed between the dock area and the automobile parking lot.

The proposed building exterior shall consist of stucco finish with a standing seam metal roofing system in a gavalume finish. The dock area will have a 5'-0" over hang over the dock doors. The office area shall also have a stucco finish with a finished concrete apron below and an over hang fascia structure above.

We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Atrisco Business Park Master Development Plan including the landscape standards, plant palette, building setbacks, sidewalks, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive site development within the context of the Atrisco Business Park and the West Side developing community.

Sincerely,

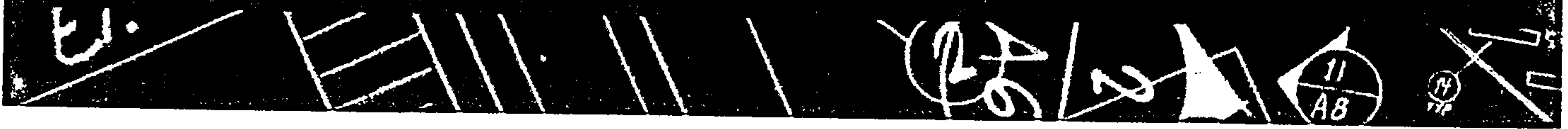


Sandra M. Fairchild
Project Manager

SMF/smf

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

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



August 21, 2007

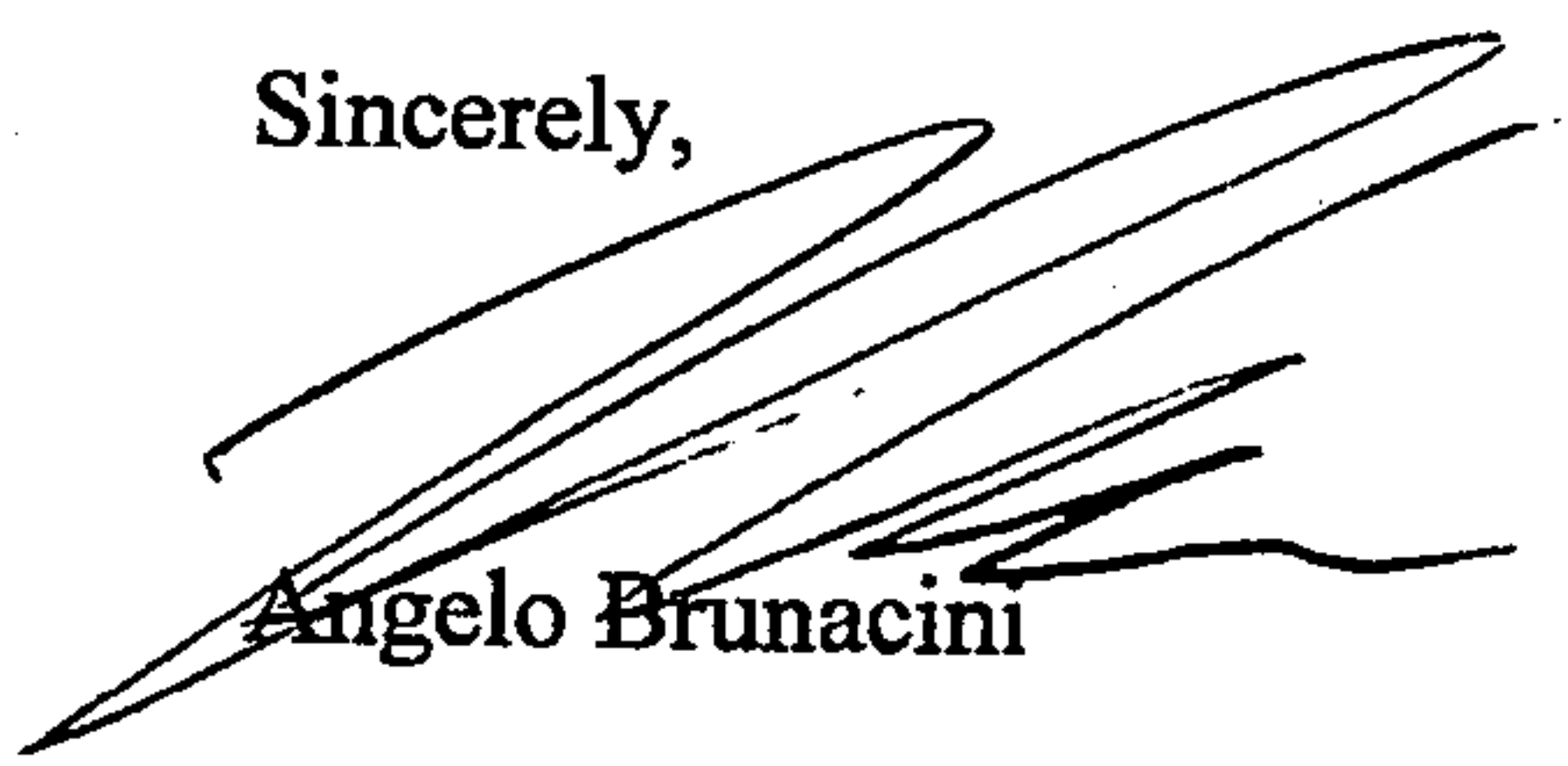
Claudio Vigil
Claudio Vigil Architects
1801 Rio Grande NW
Albuquerque, NM 87104

Dear Sandi:

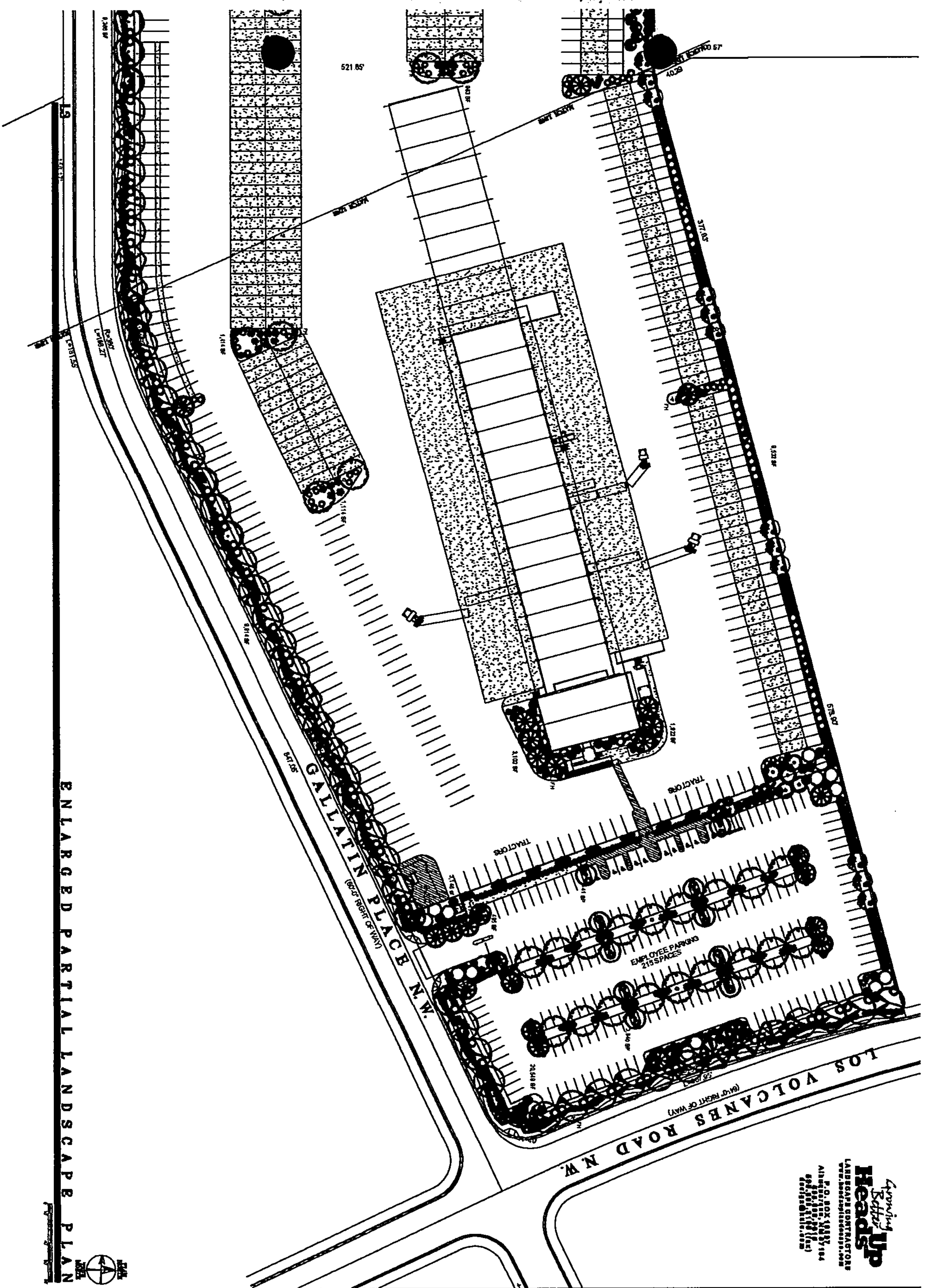
SUBJECT-FEDEX Freight

Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project. CVA shall be a consultant for the following fields; all

Sincerely,



Angelo Brunacini



ENLARGED PARTIAL LANDSCAPE PLAN

*Learning
to
Safely
Lift
Heads*
LANDSCAPE CONTRACTORS
THE SCAPPELLATO GROUP
P.O. BOX 1015
ALBUQUERQUE, NEW MEXICO
87103-1015
TEL: 505.263.1111
WWW.SCAPPELLATOGROUP.COM

CLAUDIO VIGIL ARCHITECTS

1501 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1580

CONSULTANTS

Professional Seal area for the architect.

PROFESSIONAL SEAL

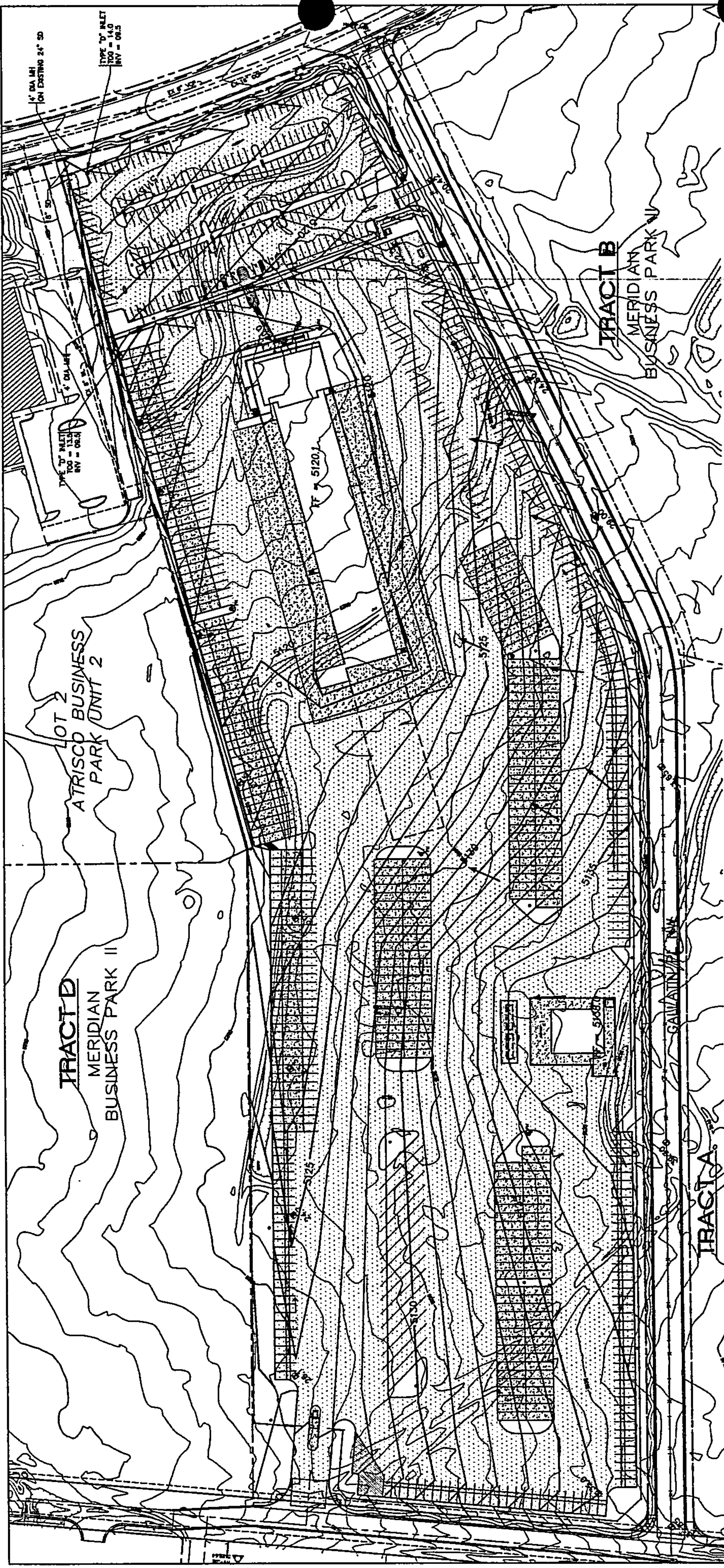
FedEx
Freight

**FEDEX FREIGHT
ALBUQUERQUE
SERVICE AND
DISTRIBUTION
CENTER**

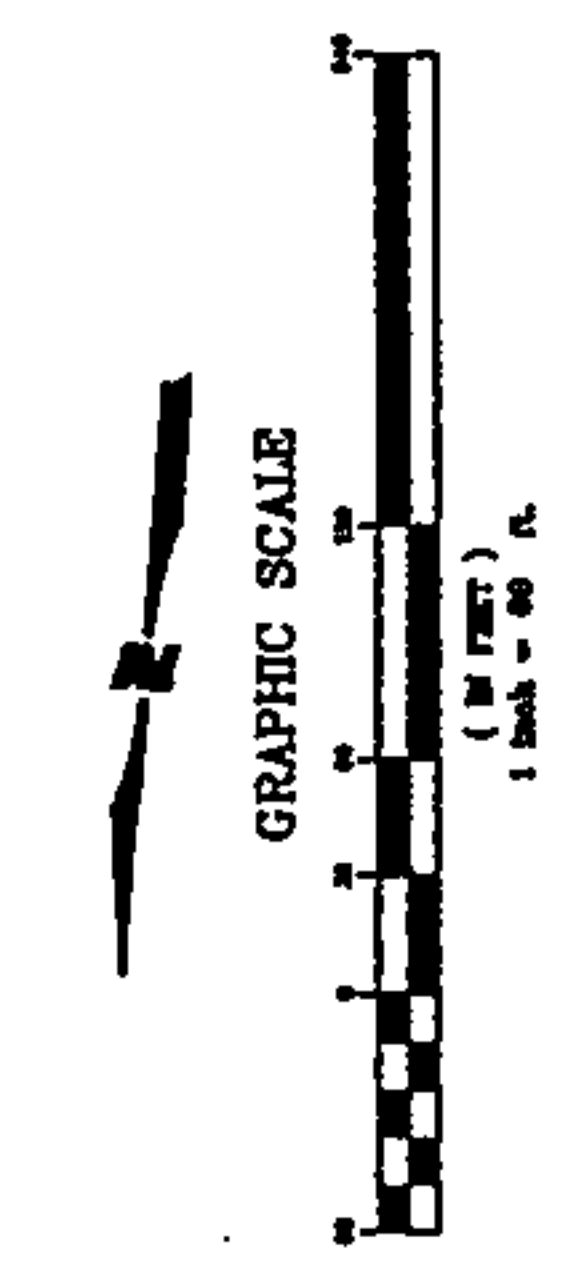
7801 LOS VOLCANES ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

NO.	DATE	DESCRIPTION	BY
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3	12/10/07	REVISED FOR PERMITS	CV
4	01/15/08	REVISED FOR PERMITS	CV
5	02/15/08	REVISED FOR PERMITS	CV
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200	05/15/24	REVISED FOR PERMITS	CV

ENLARGED PARTIAL LANDSCAPE PLAN
L-102



 WILSON & COMPANY 4800 LINDA AVE. N.E. ALBUQUERQUE, NM 87110 (505) 242-4800		 FedEx FRIGHT FEDEX FREIGHT ALBUQUERQUE SERVICE AND DISTRIBUTION CENTER PRELIMINARY GRADING PLAN	
NO.	DATE	REVISIONS	BY
DESIGN	KBS WCI NO. 0780004100	DATE	AUG 2007
DRAWN	QBR Zone Map No.	CHECK	KBS
SHEET NO. J-10		1 OF 1	



- LEGEND**
- 5070 — EXISTING INTERMEDIATE CONTOUR
 - 5075 — PROPOSED INTERMEDIATE CONTOUR
 - ... — EXISTING INDEX CONTOUR
 - ... — PROPOSED INDEX CONTOUR
 - — SWALE
 - — FLOW ARROW

WCI 0780004100
 AUG 2007

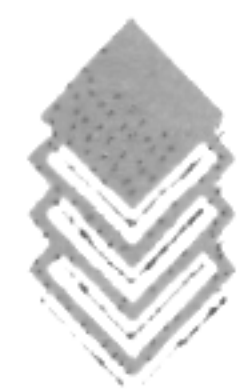
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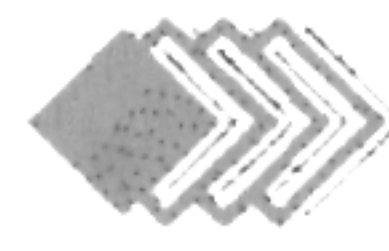
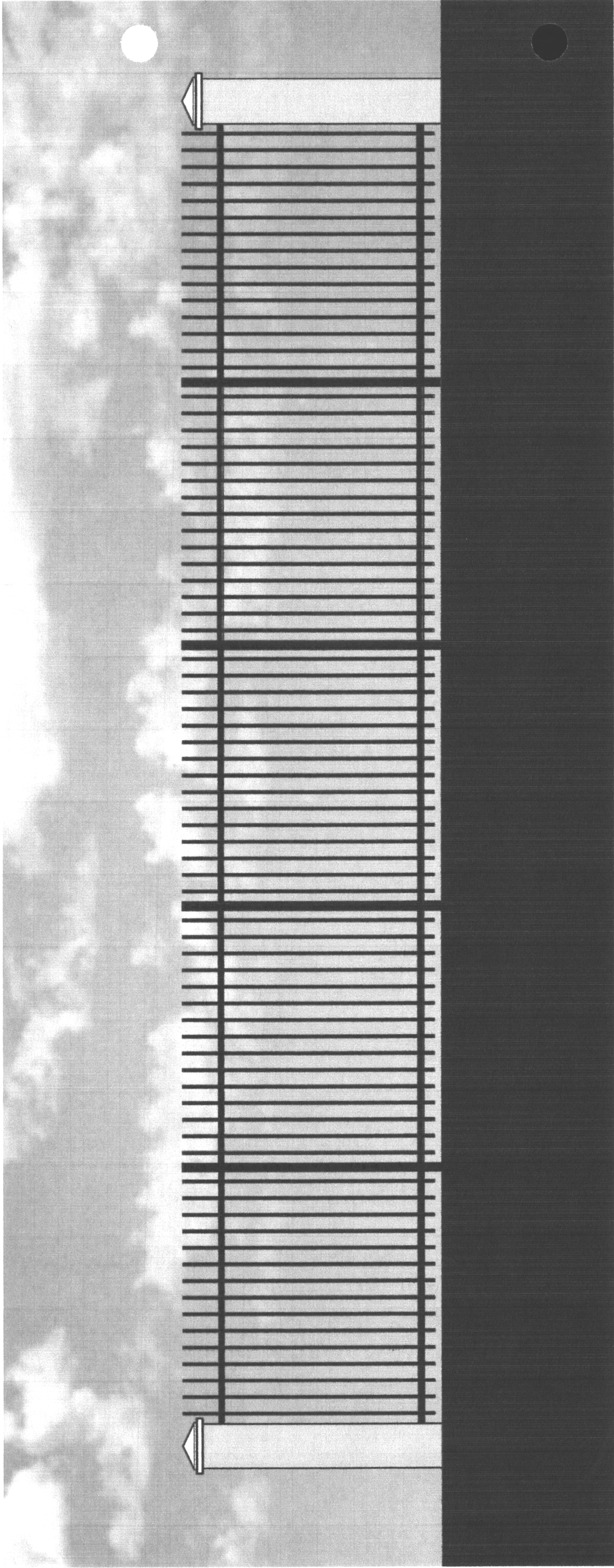
CLAUDIO VIGIL ARCHITECTS

FedEx Freight



CLAUDIO VIGIL ARCHITECTS

FedEx Freight



CLAUDIO VIGIL ARCHITECTS

FedEx Freight

