

DRB CASE ACTION LOG (SITE DEV. PLAN – BP)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

| | Application No.: 08DRB-70042 Project # 1007076 |
|--------|--|
| | ect Name: INTERSTATE INDUSTRIAL TRACT UNIT 2 |
| | nt: DEKKER/PARICH/SABATINI Phone No.:761-9700 |
| follov | request was approved on 6 1008 by the DRB with delegation of signature(s) to the wing departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED |
| | TRANSPORTATION: |
| | |
| | UTILITIES: |
| | |
| ů | CITY ENGINEER / AMAFCA: |
| | PARKS / CIP: |
| 4 | PLANNING (Last to sign): |
| | 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. |

Created On:





DRB CASE ACTION LOG (SITE DEV. PLAN – BP) REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

| DRB | B Application No.: 08DRB-70042 | Project # 1007076 |
|----------|--|---|
| | ject Name: INTERSTATE INDUSTRIAL TRACT UN | NT 2 |
| Ager | ent: DEKKER/PARICH/SABATINI | Phone No.:761-9700 |
| follov | ur request was approved on 6.1.08 by the owing departments. ITSTANDING SIGNATURES COMMENTS TO BE A | |
| | TRANSPORTATION: | <u></u> |
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| | UTILITIES: | |
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| <u>۾</u> | CITY ENGINEER:/:AMAFCA: | |
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| | PARKS / CIP: | |
| | | |
| | PLANNING (Last to sign): | conbram Comments |
| Y | | |
| | | |
| | with the County Clerk. | nty Clerk). RECORDED DATE: Include all pages. be obtained prior to the recording of the plat |
| | Property Management's signature n Department's signature. | must be obtained prior to Planning |
| | ☐ AGIS DXF File approval required. | |
| | Copy of recorded plat for Planning. | |

Created On:

CITY OF ALBUQUERQUE PLANNING DEPARTMENT PROPERTY OWNERSHIP LIST

Meeting Date: June 11, 2008

Zone Atlas Page: E-17

Notification Radius: 100 Ft.

Project# 1007076 App#08DRB-70042

Cross Reference and Location: OSUNA RD BETWEEN GULTON CT NE AND

CHAPPELL NE

MARK RILEY Applicant:

> 401 INDIAN SCHOOL RD NE ALBUQUERQUE, NM 87110

DEKKER/PERICH/SABATINI Agent:

7601 JEFFERSON NE STE 100 ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: MAY 23, 2008 ERIN TREMLIN Signature:

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

| SUBDIVISION Major Subdivision action Minor Subdivision action Vacation | S Z ZO | |
|--|--|--|
| Minor Subdivision action | | NING & PLANNING |
| | | Annexation County Submittal |
| | V | EPC Submittal |
| Variance (Non-Zoning) | - | Zone Map Amendment (Establish or Change Zoning) |
| SITE DEVELOPMENT PLAN | P | _ Sector Plan (Phase I, II, III) |
| for Subdivision for Building Permit | | Amendment to Sector, Area, Facility or |
| Administrative Amendment (AA) | <u>'</u> | Comprehensive Plan Text Amendment (Zoning Code/Sub Regs) |
| IP Master Development Plan | D | Street Name Change (Local & Collector) |
| Cert. of Appropriateness (LUCC STORM DRAINAGE (Form D) |) L A AP | PEAL / PROTEST of |
| Storm Drainage Cost Allocation Plan | | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| time of application. Refer to supplemental for APPLICATION INFORMATION: | Center, 600 2" Street NW, Ams for submittal requirement | Submit the completed application in person to the Albuquerque, NM 87102. Fees must be paid at the its. |
| Professional/Agent (if any): DEKKER PE | BRKH/ SABATINI | PHONE: 761-9700 |
| ADDRESS: 7601 JEFFERSON A | JE SUME 100 | FAX: 761-4222 |
| CITY: ALGUERALE | STATE UM ZIP_87 | |
| APPLICANT: MARK RUSY | | PHONE: 883-5030 |
| ADDRESS: 401 LUDIAN SCHOL 25 | 2. NE Sinc | FAX: 883-4362 |
| CITY: ALGUARENCE | STATE LM ZIP 87 | |
| Proprietary interest in site: | List all owners: | |
| | | WILDING FERMIT (SEE ATTACKED WORK |
| Lot or Tract No. Lot 3AI-13 Subdiv/Addn/TRKA: ALSTIER STATE: | collis for a But | Block: A Unit: 17/ |
| Subdiv/Addn/TBKA: SINTE JUDI Existing Zoning: IP Zone Atlas page(s): III | Proposed zoning: | WERDLING CO. NY |
| Subdiv/Addn/TBKA: FIRSTATE LAND Existing Zoning: Zone Atlas page(s): CASE HISTORY: List any current or prior case number that may be respectively. | Proposed zoning: 17 | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSTATE LADA Existing Zoning: Zone Atlas page(s): List any current or prior case number that may be r CASE INFORMATION: Within city limits? Yes Within 10 | Proposed zoning: UPC Code: 10100(a) relevant to your application (Proj., a) | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSTATE JUNDA Existing Zoning: Zone Atlas page(s): List any current or prior case number that may be recommended to the comment of t | Proposed zoning: UPC Code: 101000 relevant to your application (Proj., Andrews and Indianopolication) reposed lots: Total and Indianopolication | MRGCD Map No |
| Subdiv/Addn/TBKA: SINESTATE SANDERS Existing Zoning: Zone Atlas page(s): Z-17 CASE HISTORY: List any current or prior case number that may be recommended to the commendation of the com | Proposed zoning: UPC Code: 10100(relevant to your application (Proj., roposed lots: Total a Near: Near: | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSTATE JUNDA Existing Zoning: Zone Atlas page(s): List any current or prior case number that may be recommended to the comment of t | Proposed zoning: UPC Code: 10100(relevant to your application (Proj., roposed lots: Total a Near: Near: | MRGCD Map No |
| Subdiv/Addn/TBKA: SINERSTATE JANA Existing Zoning: Zone Atlas page(s): List any current or prior case number that may be recommended to the commendation of the com | Proposed zoning: UPC Code:O() relevant to your application (Proj., // roposed lots: Total a Near: and | App., DRB-, AX_,Z_, V_, S_, etc.): ABUL KADUL rea of site (acres): O.TS COLUMN TO. L. C. C. |
| Subdiv/Addn/TBKA: SINTERSTATE Subdiv | Proposed zoning: UPC Code:O() relevant to your application (Proj., // roposed lots: Total a Near: and | MRGCD Map No |
| Subdiv/Addn/TBKA: SINERSIATE LADAR Existing Zoning: Zone Atlas page(s): Z-17 CASE HISTORY: List any current or prior case number that may be recommended to the control of the control o | Proposed zoning: UPC Code:O() relevant to your application (Proj., // roposed lots: Total a Near: and | MRGCD Map No |
| Subdiv/Addn/TBKA: SNIERSTATE LAND Existing Zoning: Zone Atlas page(s): Zone Atlas page(s): CASE HISTORY: List any current or prior case number that may be recommended in the commendation of the comm | Proposed zoning: UPC Code:O() relevant to your application (Proj., // roposed lots: Total a Near: and | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSECT LAND Existing Zoning: IP Zone Atlas page(s): IT CASE HISTORY: List any current or prior case number that may be recommended to the commendation of the city limits? It within 10 No. of existing lots: No. of preserved to the commendation of the commendation | Proposed zoning: UPC Code: 10100(relevant to your application (Proj., And Doorsed lots: 1000) Total and 1000 an | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSIME LINE Existing Zoning: | Proposed zoning: UPC Code: 10170(relevant to your application (Proj., and 1000FT of a landfill? roposed lots: 1000FT of a landfill? and 1000FT of a landfill? | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSIME LINE Existing Zoning: | Proposed zoning: UPC Code: 10100(relevant to your application (Proj., And Doorsed lots: 1000) Total and 1000 an | MRGCD Map No 210232520132 App., DRB-, AX_,Z_, V_, S_, etc.): Applicant: DATE |
| Subdiv/Addn/TBKA: INTERSIME LAND Existing Zoning: | Proposed zoning: UPC Code: 10170(relevant to your application (Proj., and 1000FT of a landfill? roposed lots: 1000FT of a landfill? and 1000FT of a landfill? | MRGCD Map No |
| Subdiv/Addn/TBKA: INTERSIXTE | Proposed zoning: UPC Code: 10170(relevant to your application (Proj., and 1000FT of a landfill? roposed lots: 1000FT of a landfill? and 1000FT of a landfill? | MRGCD Map No |
| Subdiv/Addn/TBKA: LINERSTATE LINERSTATE Existing Zoning: List any generator prior case number that may be recommended to the control of the c | Proposed zoning: UPC Code: 10170(relevant to your application (Proj., and 1000FT of a landfill? roposed lots: 1000FT of a landfill? and 1000FT of a landfill? | MRGCD Map No |
| Subdiv/Addn/TBKA: LINESTATE LAND Existing Zoning: ZOne Atlas page(s): ZONE Atlas page(s): ZONE Atlas page(s): ZONE Atlas page(s): ZONE HISTORY: List any current or prior case number that may be recommended to the control of the con | Proposed zoning: UPC Code: 10170(relevant to your application (Proj., and 1000FT of a landfill? roposed lots: 1000FT of a landfill? and 1000FT of a landfill? | MRGCD Map No 210232520132 App., DRB-, AX_,Z_, V_, S_, etc.): |
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| Subdiv/Addn/TBKA: INTERSECT LAND Existing Zoning: ZOne Atlas page(s): ZONE Atlas page(| Proposed zoning: UPC Code: 10100(relevant to your application (Proj., incomposed lots: 1000FT of a landfill? 100 roposed lots: 1000FT of a landfill? 100 roposed lots: 1000FT of a landfill? 100 and 1000FT of a la | MRGCD Map No 210232520132 App., DRB-, AX_,Z_,V_, S_, etc.): |

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

| 句 | Case #s assigned Related #s listed | | Project # 100 | 707 (animer signi | ului 6 / Uč | |
|--------------|---|---|--|---|---------------------------|----------|
| 区区 | Checklists complete Fees collected | Application case numbers ONDRB 70042 | Form revised O | ctober 2007 Splanner signa | | nte |
| info with | he applicant, acknowledge ormation required but not n this application will likel ferral of actions. | submitted | Applicant sig | nature / date | ALBUQUERQUE NEW MEXICO | |
| | Proposed amended S DRB signed Site Plan DRB signed Site Plan Zone Atlas map with the Letter briefly describin Letter of authorization Office of Community of Sign Posting Agreemed Completed Site Plan to 6 copies of the Infrast TIS/AOIA Traffic Impart Fee (see schedule) List any original and/or | being amended (folded to fit into being amended (folded to fit into for Subdivision, if applicable (require entire property(ies) clearly outling, explaining, and justifying the rest from the property owner if applicated Neighborhood Coordination inquent for Building Permit Checklist (not recture List, if relevant to the site fact Study form with required signal or related file numbers on the coveroximately 30DAYS after the filing | an 8.5" by 14" pocket) 24 coursed when amending SDP for ined equest ation is submitted by an agentary response, notifying letter, because an agental for amendment of Splan ture. | pies or Building Permit) 2 nt certified mail recei DP for Subdivision) | 24 copie pts | S |
| | D. R. B. hearings are app Your attendance is requ AMENDED SITE DEVE FOR SUBDIVISION | roximately 30 DAYS after the filing ired. LOPMENT PLAN I or BUILDING PERMIT (DRB | deadline. <u>Bring the origin</u> 10) Maximur | n Size: 24" x 36" | • | |
| | Letter briefly describing Letter of authorization Copy of the document Office of Community Sign Posting Agreem Completed Site Plan 6 copies of the Infrast TIS/AQIA Traffic Impact Copy of Site Plan with Fee (see schedule) | ng, explaining, and justifying the re infrom the property owner if applicant t delegating approval authority to & Neighborhood Coordination inqu | equest ation is submitted by an ager the DRB uiry response, notifying letter plan ature | nt | • | |
| Ø | Site plan and related Site Plan for Subdivis by 14" pocket.) 24 Solid Waste Manager | PLAN FOR BUILDING PERM ned SU-1, IP, SU-2, PC, or Shopp drawings (folded to fit into an 8.5" ion, if applicable, previously approach copies for DRB public hearings ment Department signature on Sittle entire property(ies) precisely a | bing Center: Certificate of Notes (by 14" pocket) 24 copies (copies (copies) copies (copies) by 14" pocket) 24 copies (copies) | ליאון (Folded to fit | into an 8 | .5" |
| • | Zone Atlas map with Letter briefly describi Letter of authorization Copy of the documer Office of Community Sign Posting Agreem Completed Site Plan 6 copies of the Infras TIS/AQIA Traffic Imp Fee (see schedule) List any original and/o | for Subdivision Checklist tructure List, if relevant to the site act Study form with required signs or related file numbers on the covering the filing decimately 30 DAYS after the filing d | equest equest sation is submitted by an age the DRB uiry response, notifying letter plan ature | nt r, certified mail rece | jpts | MURS |
| | 5 Acres or more & zo | PLAN FOR SUBDIVISION (Doned SU-1, IP, SU-2, PC, or Shop) | ping Center: Certificate of No | Maximum Size: Effect or Approval | | 36" |

| Rec | UPC | OWNER | OWNADD | OW NCI TY | O W NS TA TE | 1 | COASDE.BE RNCO.PARC ELDEC_200 7.PROPCLA SS | 1 | COASDE.BERNCO.PARCELDEC_2007.LEG ALDESC |
|--------|------------------------------------|---|-------------------------------------|-----------------------------|--------------|-----------|--|-----|---|
| 1 | 1017 0620 9428 8201 18 | B J D ENTERP RISES INC | 4007 SAI NT ANDR EWS DR SE | RIO RA NC HO | NΜ | 871 24 | C | A1A | * 3A2 REPLAT OF LT 3- A BLK A UNIT 11 INTERSTATE INDUSTRIAL TRACT CONT 1.5050 AC |
| 2 | JUJX | 4 K & K F . F(N) 3 | 6610 GUL TON CT NE | ALB UQ UE RQ UE | N M | 871 09 | C | A1A | TR B1 OF A PLAT OF TRS A, B C, D & E BLK A UNIT 2 INTERSTATEIND TR BEING A REP L OF TRS A, B1, B2, C, D, E1 & E2 BLK A UNI T 2 INTERSTATE IND TR CONT 0.656 AC M/ L |
| 3 | 1773N I | RIO GRANDE STUDIOS LLC | 6608 GUL TON CT NE | ALB UQ UE RQ UE | N M | 871 09 | C | A1A | TR A BLK A PLAT OF TRS A, B, C, D & E BLK A UNIT II INTERSTATE INDUSTRIAL TRACT CONT 0.597 AC |
| 4 | 0621 3933 | NEW MEXICO EDUCATION AL ASSISTAN CE FOUNDATI ON | | ALB UE UE UE | ŧ | 871 09 | С | A1A | LT 3-B7- A BLK A INTERSTATE INDUSTRIAL TR UNIT II (REDIV OF LT 3-B7 & LT 3- B8 BLK A UNIT II) CONT 107,621 SQ FT OR 2.4707 AC |
| } } | 1017 0620 8631 4201 19 | FAIR PLAZA A SSOCIATES | 7107 PRO SPECT P L NE | 디트 | ZΣ | 871 10 | C | A1A | LT 3A1- A CORRECTION PLAT FOR PLAT OF LOTS 3A1-A, 3A1-B & 3A1- C BLK A UNIT II INTERSTATE INDUSTRIAL T RACT CONT 1.2128 ACM/L OR 52,830 SF M/ L |
| 1 1 | 1017 0620 2528 0201 10 | CARLO INC | PO BOX 2 5966 | ALB UQ UE RQ UE | ZΖ | 871 25 | С | A1A | LT 1-A-1 & 1-B- 1 REDIVISION OF THE REPLAT OF LOT 1 B LK AUNIT II INTERSTATE INDUSTRIAL TRA CT & LT 2 BLK A REPLATLT 2 BLK A UNIT II INTERSTATE INDUSTRIAL TR CONT 14.635 4 AC |
| 7 | 8435 7204 | CLIFFORD JA CK M & CO C/ O PATRICK J MCMULLAN | 7107 PRO SPECT P L NE | H | 22 | 871 10 | C | A1A | *006 C UNIT #1 INTERSTATE INDUSTRIAL T RACT BEING A PORTION BLOCK 'C' UNIT #1 CO |
| 8 | 1527 | W W GRAING ER INC B4 T4 6 REAL ESTA TE LEGAL | 100 GRAI NGER PA | LAK E F OR ES T | IL | 600 45 | С | | *007 C UNIT #1 INTERSTATE INDUSTRIAL T RACT BEING A PORTION OF BLOCK 'C' UNI T #1 |
| 9 | 0232 | J & ETAL % D | AN SCHO OL RD N | ALB UE UE UE | ZΖ | 871 10 | V | A1A | LT 3A1- B CORRECTION PLAT FOR PLAT OF LOTS 3A1-A, 3A1-B & 3A1- C BLK A UNIT II INTERSTATE INDUSTRIAL T RACT CONT 0.7414 ACM/L OR 32,295 SF M/ L |
| 0 | 1017 0621 0230 7201 31 | EEEC LLC | 6100 SEA GULL LA | LIF | N N | 871 09 | С | A1A | LT 3A1- C CORRECTION PLAT FOR PLAT OF LOTS 3A1-A, 3A1-B & 3A1- C BLK A UNIT II INTERSTATE INDUSTRIAL T RACT CONT 0.6435 ACM/L OR 28,031 SF M/ L |
| 1 | 2631 | ENIMENTAL 1 | PO BOX 2 | | NM | 871 25 | C | A1A | TR E1 OF A PLAT OF TRS A, B1, B2, C, D E1 & E2 BLK A UNIT 2INTERSTATE INDUSTRIA L TR BEING A REPL OF TRS A, B, C, D & EB LK A INTERSTATE IND TR CONT 0.538 AC M/L |
| 1 2 | 0621 4031 | AFF R & MAD | NTE SER | ``_ | N M | 875 06 | C | A1A | TR E2 OF A PLAT OF TRS A, B1, B2, C, D, E 1 & E2 BLK A UNIT 2INTERSTATE IND TR B EING A REPL OF TRS A, B, C, D, & E BLK A UNIT 2 INTERSTATE IND TR CONT 0.509 AC |

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| . | Secretarial designation of the | | | | | | | |
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| | 08 | Α | | | | M/L | Ì | |

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OR CURRENT RESIDENT
101706212928520114
B & B TECHNOLOGIES LTD
6610 GULTON CT NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706208435720410
CLIFFORD JACK M & CO C/O PATRICK
J MCMULLAN
7107 PROSPECT PL NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101706208631420119
FAIR PLAZA ASSOCIATES
7107 PROSPECT PL NE
ALBUQUERQUE, NM 87110

Project# 1007076 101706210232520132 RILEY MARK J & ETAL D W EAKIN CO 4101 INDIAN SCHOOL RD NE STE 410 ALBUQUERQUE, NM 87110

Project# 1007076
DEKKER/PERICH/SABATINI
7601 JEFFERSON NE STE 100
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706209428820118
B J D ENTERPRISES INC
4007 SAINT ANDREWS DR SE
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101706214031420108
DOYLE MICHAEL B & MADRIDDOYLE DEBRA
3044 MONTE SERENO DR
SANTA FE, NM 87506

OR CURRENT RESIDENT
101706212631420121
KRUGER INVESTMENTS LLC
PO BOX 26266
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT 101706212730120113 RIO GRANDE STUDIOS LLC 6608 GULTON CT NE ALBUQUERQUE, NM 87109

Project# 1007076
DAVID LINDER
Alameda North Valley Assn.
10407 4TH ST NW
ALBUQUERQUE, NM 87114

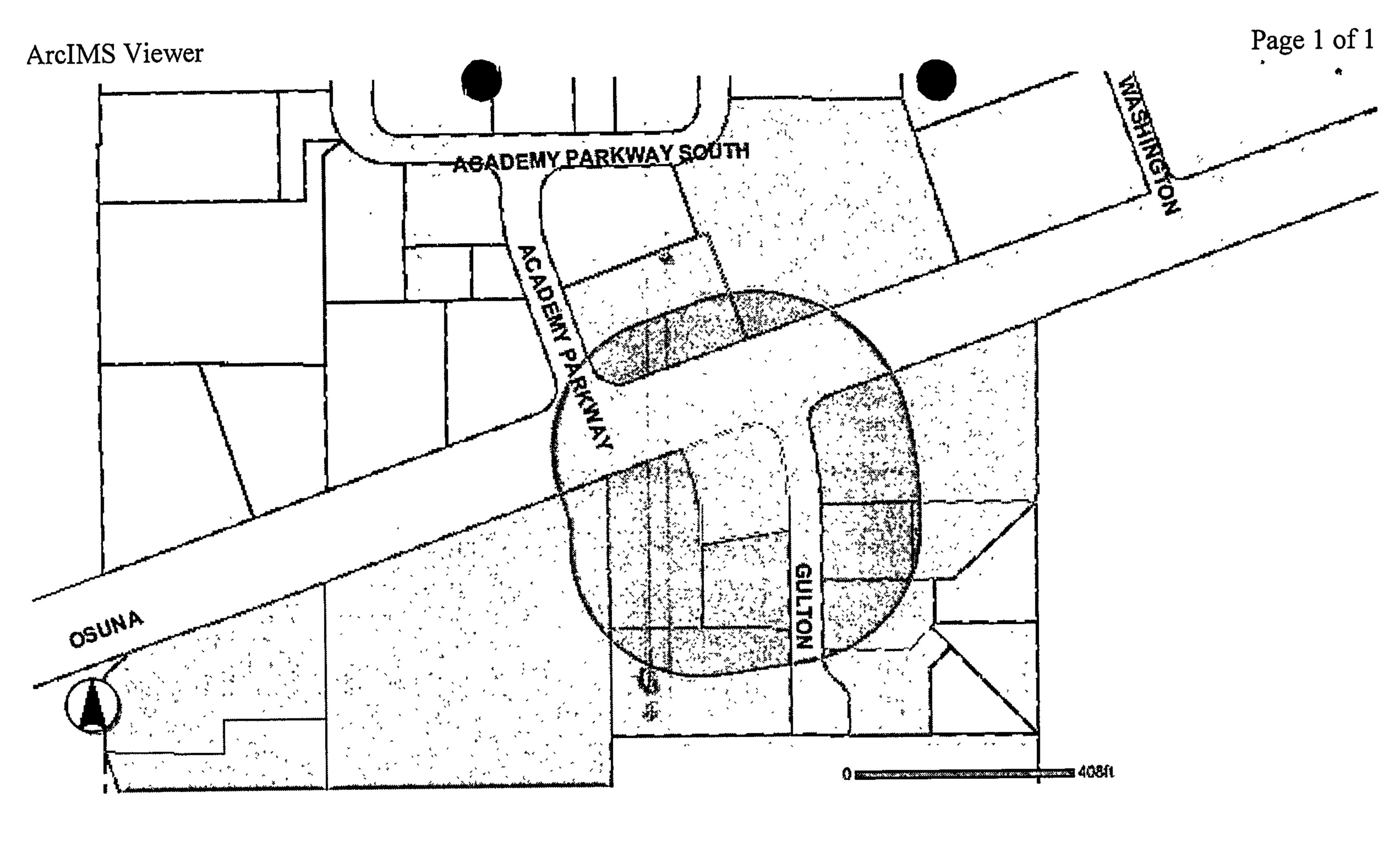
OR CURRENT RESIDENT
101706202528020110
CARLO INC
PO BOX 25966
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT 101706210230720131 EEEC LLC 6100 SEAGULL LAND NE ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706213933520124
NEW MEXICO EDUCATIONAL
ASSISTANCE FOUNDATION
3900 OSUNA RD NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706211537620411
W W GRAINGER INC B4 T46 REAL
ESTATE LEGAL
100 GRAINGER PARKWAY
LAKE FOREST, IL 60045

Project# 1007076 STEVE WENTWORTH Alameda North Valley Assn. 8919 BOE LN ALBUQUERQUE, NM 87113





City of Albuquerque

Date: May 20, 2008

TO CONTACT NAME: Kevin Kofchur

COMPANY/AGENCY: Dekker/Perich/Sabatini

ADDRESS/ZIP: 7601 Jefferson NE Suite 100

PHONE/FAX #: 761-9700 761-4222

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

Thank you for your inquiry of May 20, 2008 requesting the names of All Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at: Lot 3-A1-B, Block A, Unit 11, Interstate Industrial Tract, between Osuna Rd. and Gulton Ct.: zone map page(s) E-17.

Our records indicate that the Neighborhood and/or Homeowner Associations Affected by this proposal and the contact names are as follows:

Contacts:

Neighborhood or Homeowner Association

Neighborhood or Homeowner Association

Contacts: Alameda North Valley Assn.

David Lindner

10407 4th. St. NW 87114 888-4465 Steve Wentworth

8919 Boe Ln. 87113 897-3052

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO { x }

Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely

OFFICE OF NEIGHBORHOOD (COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



DEVELOPER INQUIRY SHEET (To be completed prior to application submittal)

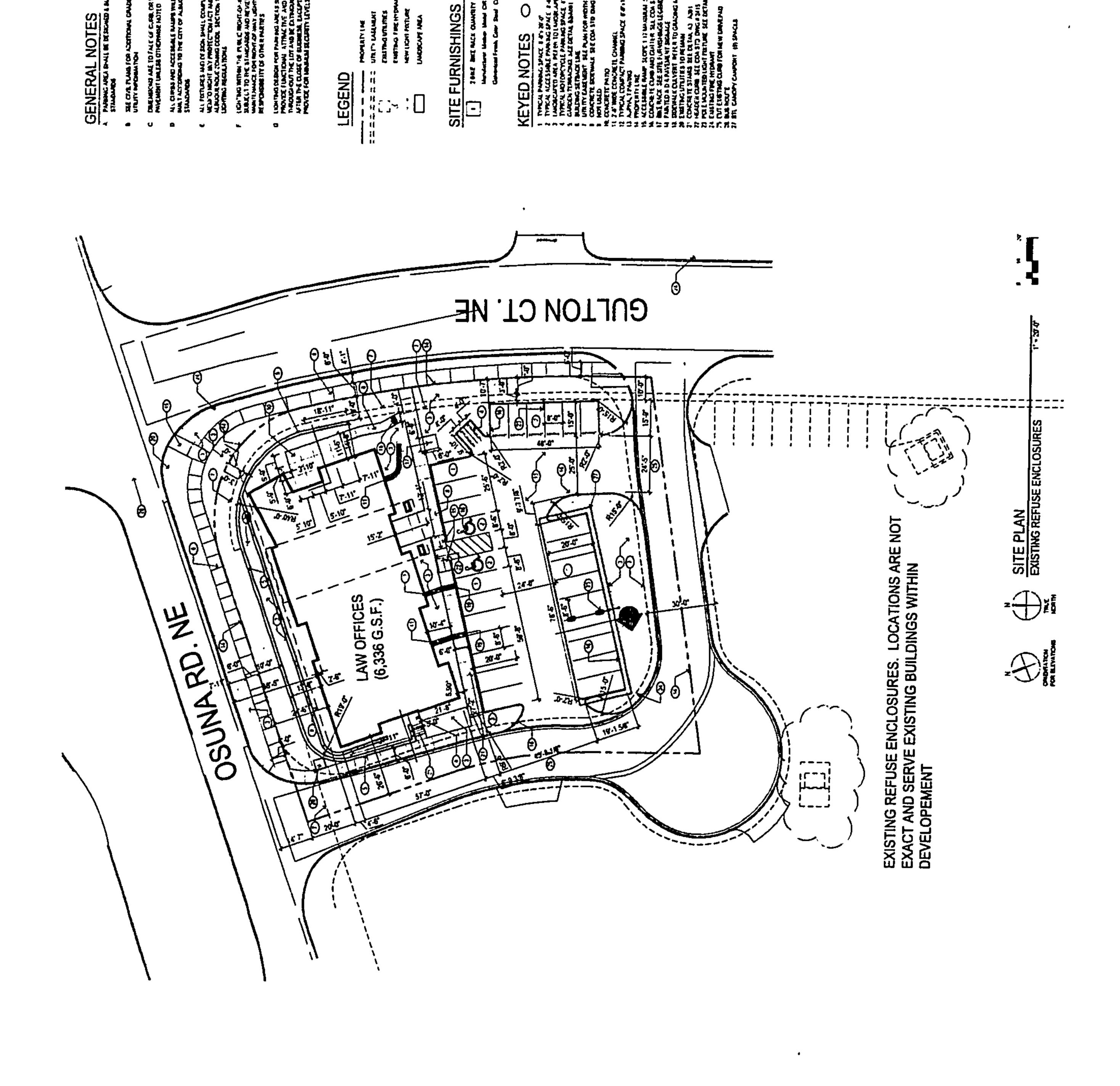
The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 — will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

| contact our office at (505) 924-3914. Your Developer Inquiry is for the following |
|--|
| Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower |
| Private Development [X] (i.e., EPC, DRB, LUCC, Liquor Submittal) |
| City Project [] |
| CONTACT NAME: KEVIN BALANT KOFCHUR |
| COMPANY NAME: DEKLER / PERILH / SABATINI |
| ADDRESS/ZIP: 7601 JEFFERSON NE SITTE 100 |
| PHONE: 761-9700 FAX: 761-4222 |
| LEGAL DESCRIPTION INFORMATION |
| PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW: LOT 3A1-B, BLAK & UNIT 11, TWEESTER JUNISTINA TEXT, |
| A-BUQUERQUE, NIM, RECORDED OFFICE 2007 |
| LEGAL DESCRIPTION LEGAL DESCRIPTION OSWA RD. AND GULTON CT. INTERSECTION |
| THE TREE I NAME OR OTHER IDENTIFYING LANDMARK |
| STREET NAME OR OTHER IDENTIFYING LANDMARK AND |
| STREET NAME OR OTHER IDENTIFYING LANDMARK THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLACE BY COLUMN TO THE STREET NAME OF T |

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

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

(Zone Map MUST be provided with request)



Albuquerque, New Mexico

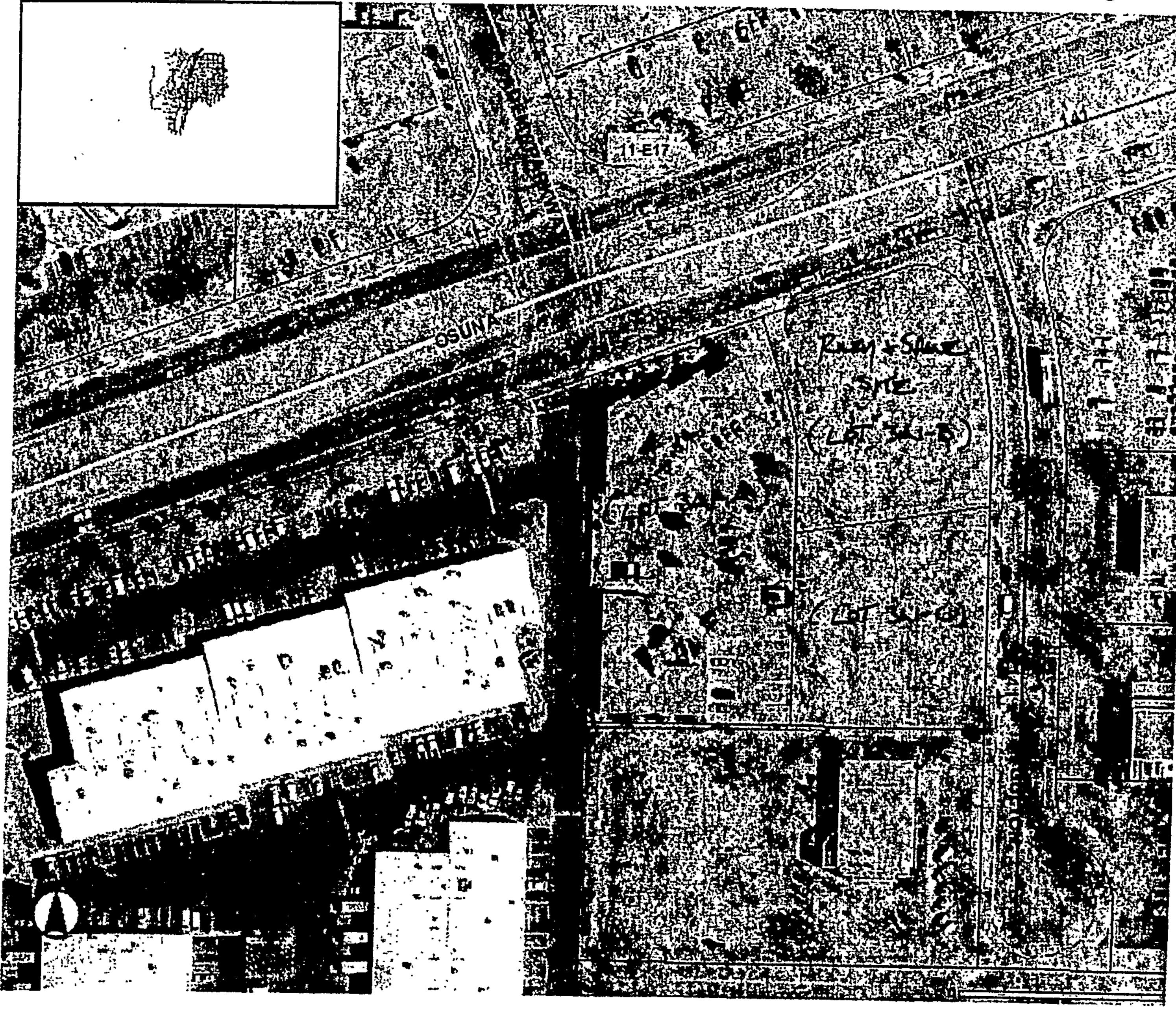
3880 Osuna Road

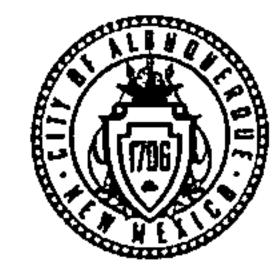
Riley & Shane Law Offices

A001

ArcIMS Viewer

Page 1 of 2





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

June 11, 2008

Project#1007076

08DRB-70042 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/ PERICH/ SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot 3A1-B, INTERSTATE INDUSTRIAL TRACT, UNIT 2, zoned IP, located on the southwest corner of OSUNA RD NE AND GULTON CT NW containing approximately .75 acre(s). (E-17)

At the June 11, 2008, Development Review Board meeting, the Site Development Plan for Building Permit was approved with final sign-off delegated to Planning for curb ramp re-design.

If you wish to appeal this decision, you must do so by June 26, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sack Cloud, AICP, DRB Chair

Cc: Dekker/Perich/Sabatini – 7601 Jefferson NE Ste 100 – Albuquerque NM 87109 Cc: Mark Riley – 401 Indian School Rd NE – Albuquerque, NM 87110

3. _Project#_1007076____

08DRB-70042 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/ PERICH/ SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot 3A1-B, INTERSTATE INDUSTRIAL TRACT, UNIT 2, zoned IP, located on the southwest corner of OSUNA RD NE AND GULTON CT NW containing approximately .75 acre(s). (E-17)DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CURB RAMP ISSUE.

Project# 1006822

08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY 08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [Deferred from 4/16/08, 4/30/08, 5/21/08& 6/4/08. DEFERRED TO 6/18/08 AT THE AGENT'S REQUEST.

Project# 1006516

07DRB-70030 BULK LAND VARIANCE 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70032 MINOR - TEMP DEFR SWDK CONST 07DRB-70033 SIDEWALK WAIVER 07DRB-70034 VACATION OF PUBLIC EASEMENT 07DRB-70085 MINOR - PRELIMINARY/ 6/25/08 AT THE AGENT'S REQUEST. FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, MESA DEL SOL, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08 & 6/4/08] DEFERRED TO

Project # 1005546 07DRB-00589 MAJOR-VACATION OF PUBLIC RIGHT-OF-WAY

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for BLACK FARMS ESTATE, UNIT 2, zoned RA-1 located on IRVING NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) [Deferred from 6/6/07, 9/5/07, 11/7/07, 1/9/08, 4/9/08 & 6/4/08] DEFERRED TO 8/13/08 AT THE AGENT'S REQUEST.



DEVELOPMENT REVIEW BOARD Action Sheet

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

June 11, 2008 9:00 AM MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA Christina Sandoval, Parks/Municipal Development

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

1. Project# 1007204 08DRB-70232 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) vacation of certain easements on all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B, 3A, & 6, 4-A-1, 5-B-1 & 5-B-2, V E BARRETT & LANDS OF WELCO PARTNERS, zoned SU-1 FOR C-2/O1 C-2, located on the south side of CENTRAL AVE SW BETWEEN UNSER BLVD SW AND 86TH ST SW containing approximately 50 acre(s). (K-9, K-10, and L-10) DEFERRED TO 6/25/08 AT THE AGENT'S REQUEST.

2. Project# 1007296 08DRB-70229 VACATION OF PUBLIC EASEMENT

JOSEPH S TRUJILLO request(s) vacation of an easement adjacent to Tract(s) A, LANDS OF JOSEPH TRUJILLO, zoned SR, located on the south side of SAWMILL RD NW BETWEEN 12TH ST NW AND ARIAS AVE NW (J-13) 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.





CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

| | DRB CASE NO/PROJECT NO: 1007076 | AGENDA ITEM NO: 3 |
|---------------------|---|------------------------------------|
| | SUBJECT: | |
| | Site Plan for Building Permit | |
| | ENGINEERING COMMENTS: | |
| | No adverse comments. | |
| P.O. Box 1293 | | |
| | RESOLUTION: | |
| Albuquerque | APPROVED; DENIED; DEFERRED; CO | MMENTS PROVIDED; WITHDRAWN |
| New Mexico 87103 | SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) | BY: (UD) (CE) (TRANS) (PKS) (PLNG) |
| VCW IVICAICO O7 TOS | DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) | TO: (UD) (CE) (TRANS) (PKS) (PLNG) |
| vww.cabq.gov | FOR: | |
| | SIGNED: Curtis Cherne City Engineer Designee 924-3695 | <u>DATE</u> : 6-11-08 |

DRB PUBLIC HEARING SIGN IN SHEETS

| PKUJECI #: | OU7076 AGENDA#_ | DATE:(|
|------------|-----------------|--------|
| 1. Name: | Address: | Zip: |
| 2. Name: | Address: | Zip: |
| 3. Name: | Address: | Zip: |
| 4. Name: | Address: | Zip: |
| 5. Name: | Address: | Zip: |
| 6. Name: | Address: | Zip: |
| 7. Name: | Address: | Zip: |
| 8. Name: | Address: | Zip: |
| 9. Name: | Address: | Zip: |
| 0. Name: | Address: | Zip: |
| 1. Name: | Address: | Zip: |
| 2. Name: | Address: | Zip: |
| 3. Name: | Address: | Zip: |
| 1. Name: | Address: | Zip: |
| 5. Name: | Address: | Zip: |
| S. Name: | Address: | Zip: |
| '. Name: | . Address: | 7in· |



CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

June 11, 2008

Project# 1007076

08DRB-70042 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/ PERICH/ SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot 3A1-B, INTERSTATE INDUSTRIAL TRACT, UNIT 2, zoned IP, located on the southwest corner of OSUNA RD NE AND GULTON CT NW containing approximately .75 acre(s). (E-17)

AMAFCA

No comment.

COG

Osuna Rd is designated on the ITS Implementation Map as a corridor for ITS implementation in the long-term. Coordination with City's representative on the ITS Subcommittee is recommended.

MPO Project Number 438 "Osuna Rd Widening" is a City of Albuquerque project to widen the facility from 4 to 6 lanes and add bicycle lanes. This project does not have funding programmed in the TIP, so funding is not programmed before 2014. Coordination with DMD is recommended to insure development consistent with this project.

For information purposes, the functional classification of Osuna Rd is that of urban principal arterial.

TRANSIT

No comments received

ZONING ENFORCEMENT

No comments received

NEIGHBORHOOD COORDINATION

Letters sent to: Alameda North Valley Assoc. (R)

APS

Interstate Industrial Tract Unit 2, Lot 3A1-B, is located on the southwest corner of Osuna Rd NE and Gulton Ct NW. The owner of the above property requests a Site Development Plan for Building Permit for a development that will consist of a legal office building. This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

No comments received

FIRE DEPARTMENT

No comments received

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 adverse comments.

OPEN SPACE DIVISION

Open space has no adverse comments.

CITY ENGINEER

No adverse comments.

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No objection.

ABCWUA

No objection to Vacation request.

PLANNING DEPARTMENT

The site does not comply with code parking requirements (29 required, 27 noted, 25 shown). Sidewalk culvert on Gulton needs to be shown on Sheet A001. Wheelchair ramps need to be noted at private access easement. Discussion is needed regarding curb ramp (Note 15) at Osuna – refer to ramp across the street on Gulton.

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

Cc: Dekker/Parich /Sabatini – 7601 Jefferson NE – Albuquerque, NM 87109

Cc: Mark Riley - 401 Indian Sc ool Rd. NE - Albuquerque, NM 87110





DRB CASE ACTION LOG (SDP – BP)

REVISED 10/08/07

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.: 08DRB-70042 Project # 1007076 | | | | | |
|-------|--|--|--|--|--|--|
| Proje | ct Name: INTERSTATE INDUSTRIAL TRACT; ALBUQUERQUE BERNALILLO CO., NM UNIT 2 | | | | | |
| | t: DEKKER/PARICH/SABATINI Phone No.: | | | | | |
| Your | Your request was approved on by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED | | | | | |
| | TRANSPORTATION: address camments | | | | | |
| | UTILITIES: | | | | | |
| | CITY ENGINEER / AMAFCA: | | | | | |
| | PARKS / CIP: | | | | | |
| | PLANNING (Last to sign): - verify no public hearing - reflure agreement needed to rehere dumpetor | | | | | |
| | 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. | | | | | |

Created For: 1/30/08



DEVELOPMENT REVIEW BOARD ACTION SHEET

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

January 30, 2008 9:00 AM MEMBERS:

Jack Cloud, DRB Chair Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

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

1. Project# 1004462 08DRB-70006 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT**3, zoned SU-1, located on COORS BLVD NW
BETWEEN NAMASTE RD AND SEVILLA AVE containing approximately 23.1164 acre(s). (F-11) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

2. Project# 1006539
08DRB-70005 VACATION OF PUBLIC
EASEMENT
08DRB-70007 VACATION OF PRIVATE
EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, MESA DEL SOL INNOVATION PARK, zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMEN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.

Project# 1006516

07DRB-70030 BULK LAND VARIANCE 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70034 VACATION OF PUBLIC EASEMENT 07DRB-70032 MINOR - TEMP DEFR SWDK CONST 07DRB-70033 SIDEWALK WAIVER 07DRB-70085 MINOR-PRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL * SOL, LLC request(s) the above action(s) for all or a portion of Tract 4A, MESA DEL SOL, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE approximately 114.7792 acre(s). (Deferred from 06/27/07 & 11/28/07) (R-15, R-16, S-15 & S-16) DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.

Project# 1007018

08DRB-70002 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for CONTACT BRENT TIANO request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A & B, CIRCLE K CORPORATION, zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE CANDELARIA NE containing approximately 0.58 acre(s). (G-19) 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.

Project# 1003709

08DRB-70003 VACATION OF PUBLIC EASEMENT FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, 08DRB-70004 MINOR - PRELIMINARY/ TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.

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 from 10/10/07, 11/14/08 & 12/12/07) DEFERRED TO 2/27/08 AT THE AGENT'S REQUEST.

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

7. Project# 1004075 07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of MESA DEL SOL LEVEL B MASTER PLAN, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). (Deferred from 1/9/08 & 1/16/08). DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.

8. Project#_1007076 08DRB-70042 MINOR - SDP FOR BUILDING PERMIT

DEKKER/PERICH/SABATINI agent(s) for RILEY request(s) the above action(s) for all or a portion of Lot(s) 3A1-B, Block(s) A, INTERSTATE INDUSTRIAL TRACT; ALBUQUERQUE, BERNILLIO CO., NM Unit 2, zoned IP, located on OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE containing approximately 0.75 acre(s). (E-17) THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TRANSPORTATION FOR SITE DEVELOPMENT PLAN TO INCLUDE REQUESTED AMENDED ITEMS, AND TO PLANNING FOR REFUSE AGREEMENT TO REMOVE DUMPSTER, AND FOR VERIFICATION THAT A PUBLIC HEARING WAS NOT REQUIRED.

9. Project# 1002404
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, LADERA INDUSTRIAL CENTER, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (Deferred from 1/23/08) DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.

Project# 1002404 08DRB-70029 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, LADERA INDUSTIAL CENTER, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.

Project# 1006602 08DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT 08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM. LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, NORTH ALBUQUERQUE ACRES Unit A, zoned SU-2/C-1, PASEO DEL NORTE NE BARSTOW NW AND VENTURA containing approximately 5.44 acre(s). (D-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

08DRB-70027 VACATION OF PRIVATE **EASEMENT** 08DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A -20A, Block 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (To be known as VENTURA PLAZA) Unit A, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE containing approximately 5.4387 acre(s). (D-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

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

Project# 1003804 FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for SHERI 08DRB-70040 MINOR - PRELIMINARY/ MILONE request(s) the above action(s) for all or a portion of Tract(s) M-1, UNIVERSITY HEIGHTS HOSPITAL, zoned SU-1, located on MONTGOMERY BLVD NE BETWEEN JEFFERSON ST NE AND HOSPITAL LOOP NE containing approximately 11.3317 acre(s). (F-17) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW SETBACKS AND TO CLARIFY RECIPROCAL EASEMENTS, AND TO PLANNING FOR CROSS LOT ACCESS EASEMENT.

12. Project# 1002632 08DRB-70034 AMENDMENT TO INFRASTRUCTURE LIST

TIERRA WEST LLC agent(s) for AmGo, LLC request(s) the above action(s) for all or a portion of SUNDANCE ESTATES Unit 1A, zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PRPOSED UNSER ALIGNMENT containing approximately 32.2706 acre(s). (B-11) WITHDRAWN AT THE AGENT'S REQUEST.

13. Project# 1004526 08DRB-70039 EXT OF MAJOR PRELIMINARY PLAT

CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 401, SAGE PARK, zoned PRD, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO SW containing approximately 10 acre(s). (L-10) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

14. Project# 1004986 08DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot 2, Tract 2, FOUR HILLS VILLAGE INSTALLMENT 11-A, zoned R-1, located on STAGECOACH RD SE BETWEEN PEDREGOSO PL SE AND LA CABRA DR SE containing approximately 0.9439 acre(s). (M-23) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

15. Project# 1005513
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF ALBERT L. MATTHEW, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.

16. Project# 1007043
08DRB-70045 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PETE DASKALOS & JOHN GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) A35-B-1 & A35-B-2, TOWN OF ATRISCO GRANT Unit(s) NE, zoned SU-1 FOR C-1 & O-1 USES, located on SEQUIOA NW BETWEEN ATRISCO NW AND COORS NW containing approximately 2.6664 acre(s). (G-11) THE PRELIMINARY/FINAL AT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS PARKING AND DRAINAGE EASMENT, AND TO PLANNING FOR INDICATION OF WIDTH AT NARROWEST POINT, 25 FT RADIUS AT INTERSECTION OF ATRISCO AND SEQUOIA, WIDTH OF RIGHT-OF-WAY, AND EXHIBIT SHOWING SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE.

17. Project# 1007078 08DRB-70044 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for CHU LAI YUE, 'TRUSTEE RVT request(s) the above action(s) for all or a portion of Lot(s) 9A, 10 - 12, Block 20, BEL-AIR, zoned C-2, located on MENAUL BLVD NE BETWEEN MONROE NE AND MADISON NE containing approximately 0.9048 acre(s). (H-17)

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 2 FT DEDICATION FOR ALLEY RIGHT OF WAY ON THE NORTH.

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

18. Project# 1007077 08DRB-70043 SKETCH PLAT REVIEW AND COMMENT

PRECISION SURVEYS INC agent(s) for MICHELLE DEVLIN request(s) the above action(s) for all or a portion of Lot(s) 1-A, MOTOROLA REPLAT, zoned SU-1/M-1, located on ALAMEDA NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately 20.739 acre(s). C-17 THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

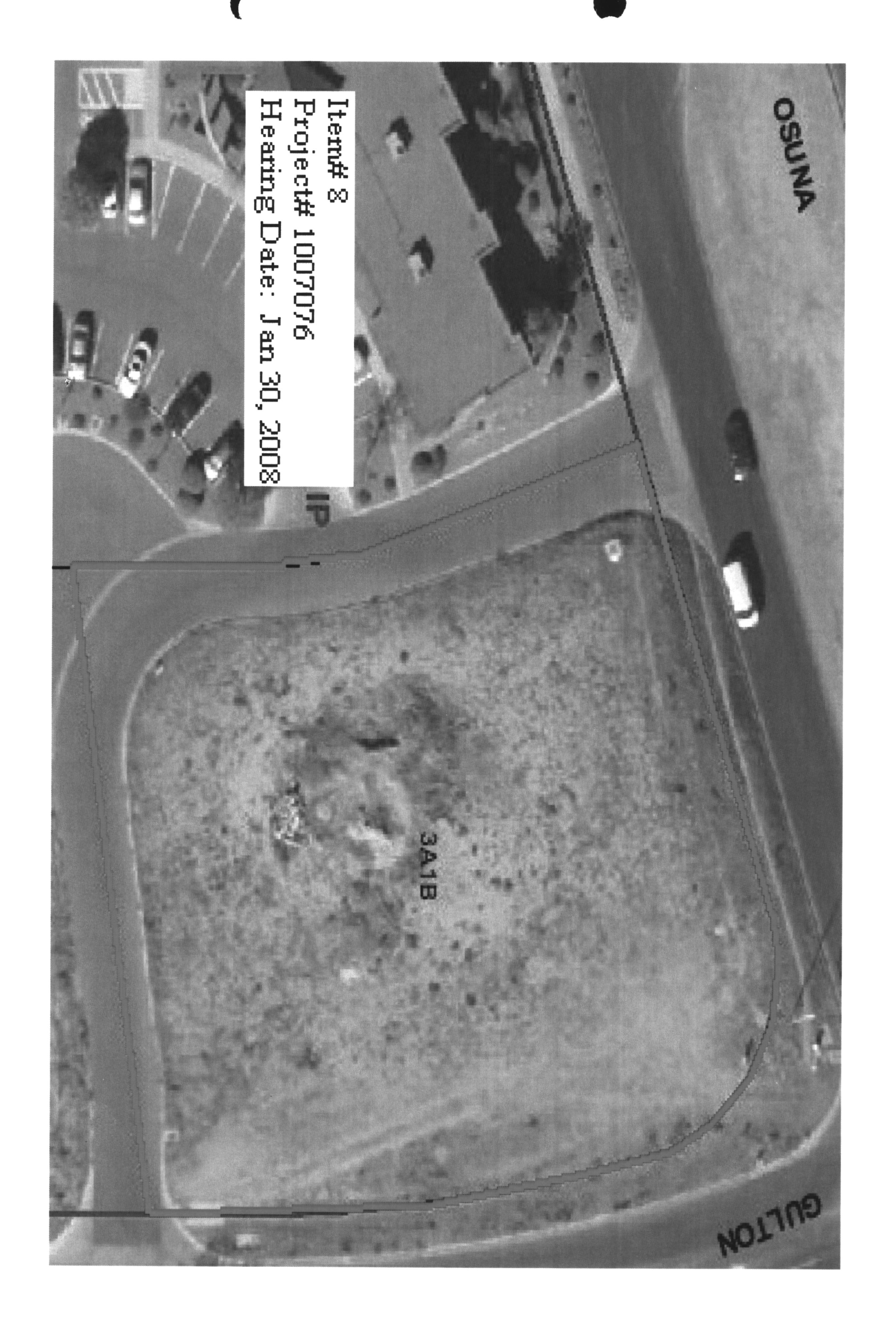
19. Project# 1007074 08DRB-70038 SKETCH PLAT REVIEW AND COMMENT

ROSS HOWARD SURVEYING CO. request(s) the above action(s) for all or a portion of Tract(s) 99,100,109, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN GRIEGOS NW AND DIETZ PL NW containing approximately 0.7 acre(s). (F-13) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Approval of the Development Review Board Minutes for January 9, 2008.

Other Matters: None

ADJOURNED: 11:05





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 11, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1007204 08DRB-70232 VACATION OF PUBLIC EASEMENT BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) vacation of certain easements on all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B, 3A, & 6, 4-A-1, 5-B-1 & 5-B-2, V E BARRETT & LANDS OF WELCO PARTNERS, zoned SU-1 FOR C-2/O1 C-2, located on the south side of CENTRAL AVE SW BETWEEN UNSER BLVD SW AND 86TH ST SW containing approximately 50 acre(s). (K-9, K-10, and L-10)

Project# 1007296 08DRB-70229 VACATION OF PUBLIC EASEMENT JOSEPH S TRUJILLO request(s) vacation of an easement adjacent to Tract(s) A, LANDS OF JOSEPH TRUJILLO, zoned SR, located on the south side of SAWMILL RD NW BETWEEN 12TH ST NW AND ARIAS AVE NW (J-13)

Project# 1007076 08DRB-70042 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/ PERICH/ SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot 3A1-B, INTERSTATE INDUSTRIAL TRACT, UNIT 2, zoned IP, located on the southwest corner of OSUNA RD NE AND GULTON CT NW containing approximately .75 acre(s). (E-17)

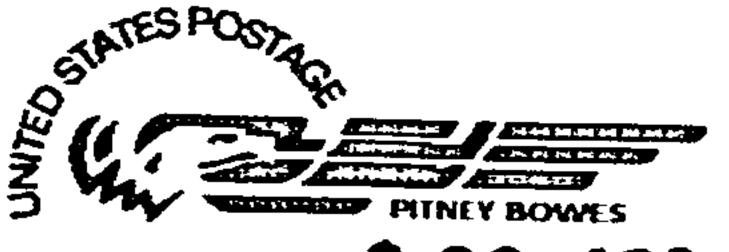
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MONDAY, MAY 26, 2008.







02 1M \$ 00.42° 0004219022 MAY 27 200 MAILED FROM ZIP CODE 8710

OR CURRENT RESIDENT 101706210230720131 EEEC LLC 6100 SEAGULL LAND NE ALBUQUERQUE, NM 87109

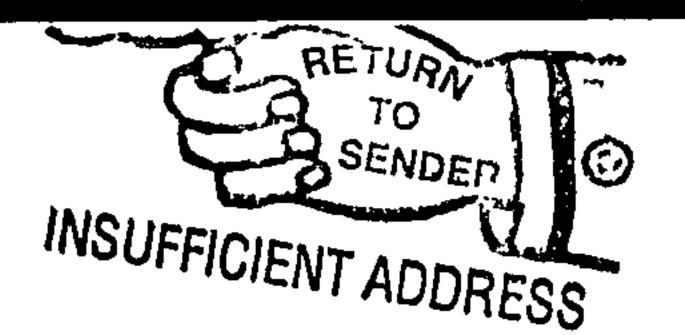
DRB

IA

ATIONSEED LOSS



P O Box 1293 Albuquerque New Mexico 87103





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 11, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1007204 08DRB-70232 VACATION OF PUBLIC EASEMENT BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) 'vacation of certain easements on all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B, 3A, & 6, 4-A-1, 5-B-1 & 5-B-2, V E BARRETT & LANDS OF WELCO PARTNERS, zoned SU-1 FOR C-2/O1 C-2, located on the south side of CENTRAL AVE SW BETWEEN UNSER BLVD SW AND 86TH ST SW containing approximately 50 acre(s). (K-9, K-10, and L-10)

Project# 1007296 08DRB-70229 VACATION OF PUBLIC EASEMENT

JOSEPH S TRUJILLO request(s) vacation of an easement adjacent to Tract(s) A, LANDS OF JOSEPH TRUJILLO, zoned SR, located on the south side of SAWMILL RD NW BETWEEN 12TH ST NW AND ARIAS AVE NW (J-13)

Project# 1007076 08DRB-70042 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER/ PERICH/ SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot 3A1-B, INTERSTATE INDUSTRIAL TRACT, UNIT 2, zoned IP, located on the southwest corner of OSUNA RD NE AND GULTON CT NW containing approximately .75 acre(s). (E-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

13727 (27m)

Jack Cloud, AICP, DRB Chair Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MONDAY, MAY 26, 2008.



CITY OF ALBUQUERQUE

Postury to

OR CURRENT RESIDENT
101706213933520124
NEW MEXICO EDUCATIONAL
ASSISTANCE FOUNDATION
3900 OSUNA RD NE
ALBUQUERQUE, NM 87109

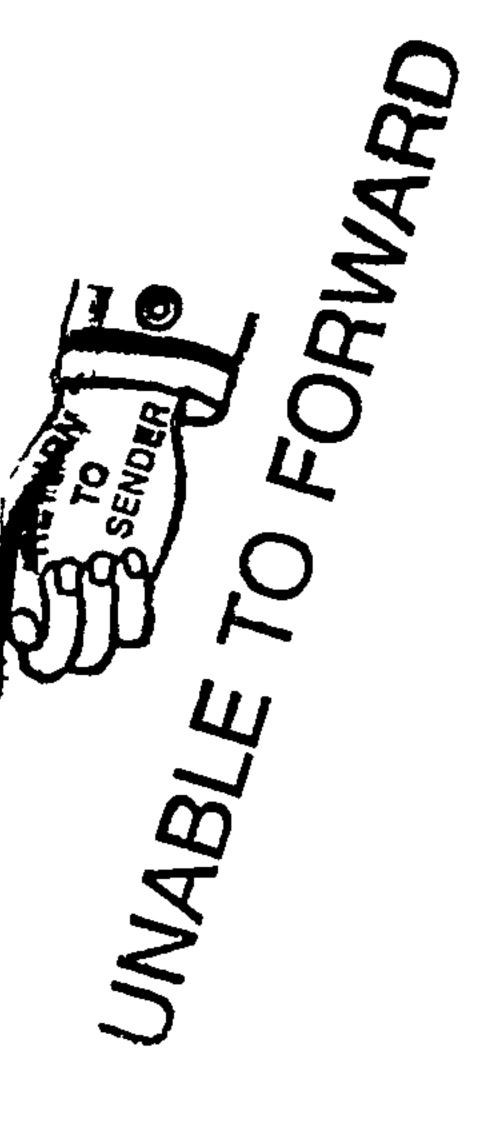
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MAN B-2008— TO FOR

DRB

UTF

Albuquerque New Mexico 87103 1293



City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

01/22/2008 Issued By: PLNSDH

Permit Number:

2008 070 042

Category Code 910

Application Number:

08DRB-70042, Minor - Sdp For Building Permit

Address:

Location Description:

OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE

Project Number:

1007076

Applicant Mark Riley

Agent / Contact

Dekker/Perich/Sabatini

401 Indian School Rd Ne Albuquerque NM 87110

883-5030

7801 Jefferson Ne Suite 100 Albuquerque NM 87109

761-9700

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

1/22/2008 11:59AM LOC: ANAX
WSN 008 TRANS# 0029
RECLIFTH 00086697-00086697
PERMITH 2008070042 TRSDMD
Trans Amt 4405.00
Conflict Manag. Fee 420.00
DRB Actions 4385.00
CMANGE 10.00

lank You

City Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/22/2008 Issued By: PLNSDH

Permit Number:

2008 070 042

Category Code 910

Application Number:

08DRB-70042, Major - Sdp For Building Permit

Address:

Location Description:

OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE

Project Number:

1007076

Applicant Mark Riley

Agent / Contact
Dekker/Perich/Sabatini

401 Indian School Rd Ne Albuquerque NM 87110

883-5030

7601 Jefferson Ne Suite 100 Albuquerque NM 87109

781-9700

Application Fees

| • | 441018/4971000 | Public Notification | \$75.00 |
|---|----------------|---------------------|---------|
| • | 441032/3424000 | Conflict Mgmt Fee | |
| | 441006/4983000 | DRB Actions | |
| | | | |

TOTAL:

\$75.00

City Of Albuquerque Treasury Division

5/22/2008 3:05FH LOC: ANNX WS# 006 TRANSH 0032 RECEIPT# 00092400-00092400 PERMIT# 2008070042 TRSCCS Trans Amt **₹75.00** AFN Fee \$75.00 VI **≢75.00** CHANGE \$0.00

Thank You

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

| | Supplemental form | |
|--|---|---|
| SUBDIVISION | S Z ZONIN | IG & PLANNING |
| Major Subdivision action Minor Subdivision action | | Annexation County Submittal |
| Vacation | V | EPC Submittal |
| Variance (Non-Zoning) | | Zone Map Amendment (Establish or Change |
| SITE DEVELOPMENT PLAN | P | Zoning) Sector Plan (Phase I, II, III) |
| for Subdivision | | Amendment to Sector, Area, Facility or |
| for Building Permit Administrative Amendment (AA) | | Comprehensive Plan Text Amendment (Zoning Code/Sub Regs) |
| IP Master Development Plan | D | Street Name Change (Local & Collector) |
| Cert. of Appropriateness (LUCC) | L A APPE | AL / PROTEST of |
| STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan | · · · · · · · · · · · · · · · · · · · | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services Cetime of application. Refer to supplemental formation APPLICATION INFORMATION: | nter, 600 2 nd Street NW, Albuston submittal requirements. | • • • |
| Professional/Agent (if any): DEKKER PER | ICH/SABATINI | PHONE: 761-9700 |
| ADDRESS: 7601 JEFFERSON N | | FAX: 761-4222 |
| CITY: ALBUQUER QUE | STATE JH ZIP 8710 | |
| | | J |
| APPLICANT: MARK RUEV | • | PHONE: 883-5030 |
| ADDRESS: 401 LUDIAN SCHOOL 200. | NE SUME | FAX: 883-4362 |
| CITY: AUBIQUEE ONE | | E-MAIL: Mriley Drshabelaw.co |
| Proprietary interest in site: | | |
| DESCRIPTION OF REQUEST: Str. Devel | | |
| SITE INFORMATION: ACCURACY OF THE EXISTING I Lot or Tract No. Lot 3AI-13 | , | Block: Unit: |
| Subdiv/Addn/TBKA: JUNESIATE JUNESI | RUL TENCHIBUON | ERWILLO CO. NH |
| Existing Zoning: 17 | Proposed zoning: | MRGCD Map No |
| Zone Atlas page(s): | UPC Code: <u>1017062</u> | 10232520132 |
| | evant to your application (Proj., App | o., DRB-, AX_,Z_, V_, S_, etc.): <u> </u> |
| | OFT of a landfill? | |
| No. of existing lots: No. of pro | posed lots: Total area | of site (acres): |
| LOCATION OF PROPERTY BY STREETS: On or N | | |
| Between: <u>Crulton</u> Ch N | e and Chapp | ell ME |
| Check-off if project was previously reviewed by Sketo | h Plat/Plan □. or Pre-application R | |
| SIGNATURE | | Review Team □. Date of review: |
| | | Review Team Date of review: |
| (Print) KOPCHR | | |
| (Print) KOPCHR | | DATE 1/22/08 |
| | | DATE 1/22/08 |
| FOR OFFICIAL USE ONLY INTERNAL ROUTING Applicat | ion case numbers | DATE //22/08 Applicant: Agent: Form revised 4/07 Action S.F. Fees |
| FOR OFFICIAL USE ONLY INTERNAL ROUTING Applicate All checklists are complete | ion case numbers | DATE / 22/08 Applicant: Agent: Form revised 4/07 Action S.F. Fees \$385-00 |
| FOR OFFICIAL USE ONLY INTERNAL ROUTING Applicat | ion case numbers | DATE //22/08 Applicant: Agent: Form revised 4/07 Action S.F. Fees |
| FOR OFFICIAL USE ONLY INTERNAL ROUTING Applicate All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent | ion case numbers | DATE / 22/08 Applicant: Agent: Form revised 4/07 Action S.F. Fees \$385-00 |
| FOR OFFICIAL USE ONLY 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 Application Application Case Application Application Application Case history Application Application Case history Application Application Case history Application Case history Application Case Application Application Case history Application Case | ion case numbers | DATE / 22/08 Applicant: Agent: Form revised 4/07 Action S.F. Fees \$385-00 |
| FOR OFFICIAL USE ONLY INTERNAL ROUTING Applicate All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent | ion case numbers | DATE |
| INTERNAL ROUTING Applicate 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 T. E.H.D.P. fee rebate | ion case numbers | DATE |
| INTERNAL ROUTING Applicate 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 | ion case numbers - 70942 1,20 | DATE |

Plannér signáture / date

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

| Scaled site plan and related Zone Atlas map with the Letter briefly describing Letter of authorization for Copy of the document of Office of Community & Sign Posting Agreement Completed Site Plan for 6 copies of the Infrastrum TIS/AQIA Traffic Impact Fee (see schedule) List any original and/or | lated drawings (folded to fit into lated drawings (folded to fit into e entire property(ies) clearly out and justifying the refrom the property owner if applications approval authority to Neighborhood Coordination into the Subdivision Checklist acture List, if relevant to the site at Study form with required signal related file numbers on the coverately 30 DAYS after the filing details and the site of the site | ping Center: Certificate of No an 8.5" by 14" pocket)/24 co dined equest ation is submitted by an age the DRB uiry response, notifying lette plan ature er application | ent er, certified mail rec | 5:00 Mi |
|---|--|--|---|----------------------------------|
| Site plan and related dr Site Plan for Subdivision by 14" pocket.) 24 of Solid Waste Management Zone Atlas map with the Letter briefly describing Letter of authorization for Copy of the document of Office of Community & Sign Posting Agreement Completed Site Plan for Copy of Site Plan with F Fee (see schedule) List any original and/or | rawings (folded to fit into an 8.5' n, if applicable, previously appropriate for DRB public hearings ent Department signature on Site entire property(ies) precisely a ceplaining, and justifying the remaining approval authority to Neighborhood Coordination inquit related file numbers on the coveriments of the Study form with required signature List, if relevant to the site of Study form with required signature Marshal's stamp | bing Center: Certificate of Note by 14" pocket) 24 copies (by 24 copies (by 25 copies) 25 copies (by 25 copies) 25 copies (by 25 copies) 26 copies (by 26 copies) 26 cop | nitted. (Folded to finitted. (Folded to finitted). (Shatched (to be phent ent er, certified mail received). | it into an 8.5" otocopied) eipts |
| Proposed amended Site DRB signed Site Plan by DRB signed Site Plan for Zone Atlas map with the Letter briefly describing, Letter of authorization from Office of Community & I Sign Posting Agreemen Completed Site Plan for 6 copies of the Infrastru TIS/AQIA Traffic Impact Fee (see schedule) List any original and/or response. | e Plan (folded to fit into an 8.5" leeing amended (folded to fit into or Subdivision, if applicable (regentire property(ies) clearly out, explaining, and justifying the regent the property owner if applicable (regentire) and property owner if applicated file numbers on the coverage of the file of the standard of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the file of the standard file numbers on the coverage of the standard file numbers of t | an 8.5" by 14" pocket) 24 coursed when amending SDP for a submitted by an age uiry response, notifying letter required for amendment of Splan atture. | for Building Permit) Int r, certified mail rece SDP for Subdivision | 24 copies eipts |
| I, the applicant, acknowledge information required but not s with this application will likely deferral of actions. | ubmitted | 1/2 // // | ignature / date | ALBUQUERQUE NEW MEXICO |
| Checklists complete Fees collected Case #s assigned Related #s listed | Application case numbers ONDRIS 70042 | Project # | 5/ 5 | 29/08 nature / date |



DRB Review Committee
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd St. NW
Albuquerque, New Mexico 87102

RE: Riley & Shane Law Offices
3880 Osuna Rd
Site Development Plan for Building Permit

To Whom It May Concern:

On behalf of Mark Riley owner of the property located at 3880 Osuna Road NE, we are submitting an application for a Site Development Plan for Building Permit to the Development Review Board for review and consideration.

We were heard previously by the DRB for the same action on January 30, 2008. We submitted the project at the time as Unadvertised. Under this new submittal we are submitting as an Advertised project and have included any additional information that is required for application with this new submittal package.

<u>Site</u>

The subject property contains approximately 0.75 acres located at the intersection of Osuna Road and Gulton Court. This parcel is located on the northeast corner of an existing private cul-de-sac and is the only remaining undeveloped piece of property in this area.

Request

Site Development Plan for Building Permit

According to our research findings, this parcel is located in the Interstate Industrial Tract. The original Master Site Plan was not found in the City Data Base because it dates back to sometime in the 1970's. Because we were unable to obtain a copy of the original Master Site Plan, we were required to submit this project for review based on discussions with Sheran Matson back in late 2007.

For the use of this site we are proposing a 6,336 s.f. legal office which is permissive under the IP zone. There are existing businesses located at lot 3A1-A and 3A1-C. We feel that this building will be a welcome addition along Osuna Road, developing a now vacant lot and adding to the existing streetscape. The building shall have a stucco façade with stone veneer accents that correlates to the finishes of the building located to the south of this property. This building will also improve pedestrian traffic along the Osuna and Gulton Frontage by constructing sidewalks to link with existing sidewalks located in that area.

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505,761,9700

fax 761.4222

www.dpsdesign.org



Thank you for your consideration of this application. If you have any questions, please feel free to call me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur Architect

CC: File

Mark Riley

OSO de OSUNA, LLC

RILEY & SHANE, P.A.

Mark J. Riley 4101 Indian School Rd., NE #420 Albuquerque, NM 87110

Tele: 505.883.5030 Fax: 505.883.4362 mriley@rsabqlaw.com

TO:

WHOM IT MAY CONCERN

FROM:

MARK J. RILEY

DATE:

APRIL 25, 2008

RE:

3880 OSUNA RD, NE

ALBUQUERQUE, NM 87109

Oso de Osuna, LLC and Riley & Shane, P.A. will hold City of Albuquerque harmless for access and egress to the dumpster in the operation of this Agreement.

Riley & Shane, P.A. (Physical address 3880 Osuna Rd, NE; please see attached legal document) has a legal agreement with our adjacent neighbors to allow us access to their trash dumpsters. We request the city requirement for a trash enclosure on our property be waived in lieu of this agreement.

Service to these dumpsters shall be increased if needed and or required by City Solid Waste.

WHEREAS, the undersigned Property Owners for the following tracts of land are interested in entering into an Agreement addressing shared use of refuge dumpsters:

WHEREAS, the tracts of land involved are as follows:

Lot 3A1-B, Correction Plat for Plat of Lots 3A1-A, 3A1-B, 3A1-C, Block A, Unit 2, Interstate Industrial Tract, Bernalillo County, Albuquerque, New Mexico, November 1995 (96C-33).

WHEREAS, the undersigned parties are interested in an Agreement that facilitates the mutual shared use of dumpsters.,

The following is hereby stipulated and agreed to:

That to the extent permissible by the City of Albuquerque the Owners will agree to use a single, or as few refuse dumpsters as possible, will share the respective rent and costs of the shared dumpsters and will otherwise comply with City regulation and codes.

WHEREAS, Oso de Osuna, LLC, will agree to reimburse Fair Plaza Associates one-third (1/3) upon receipt of statement.

This Agreement will terminate if any of the properties are sold.

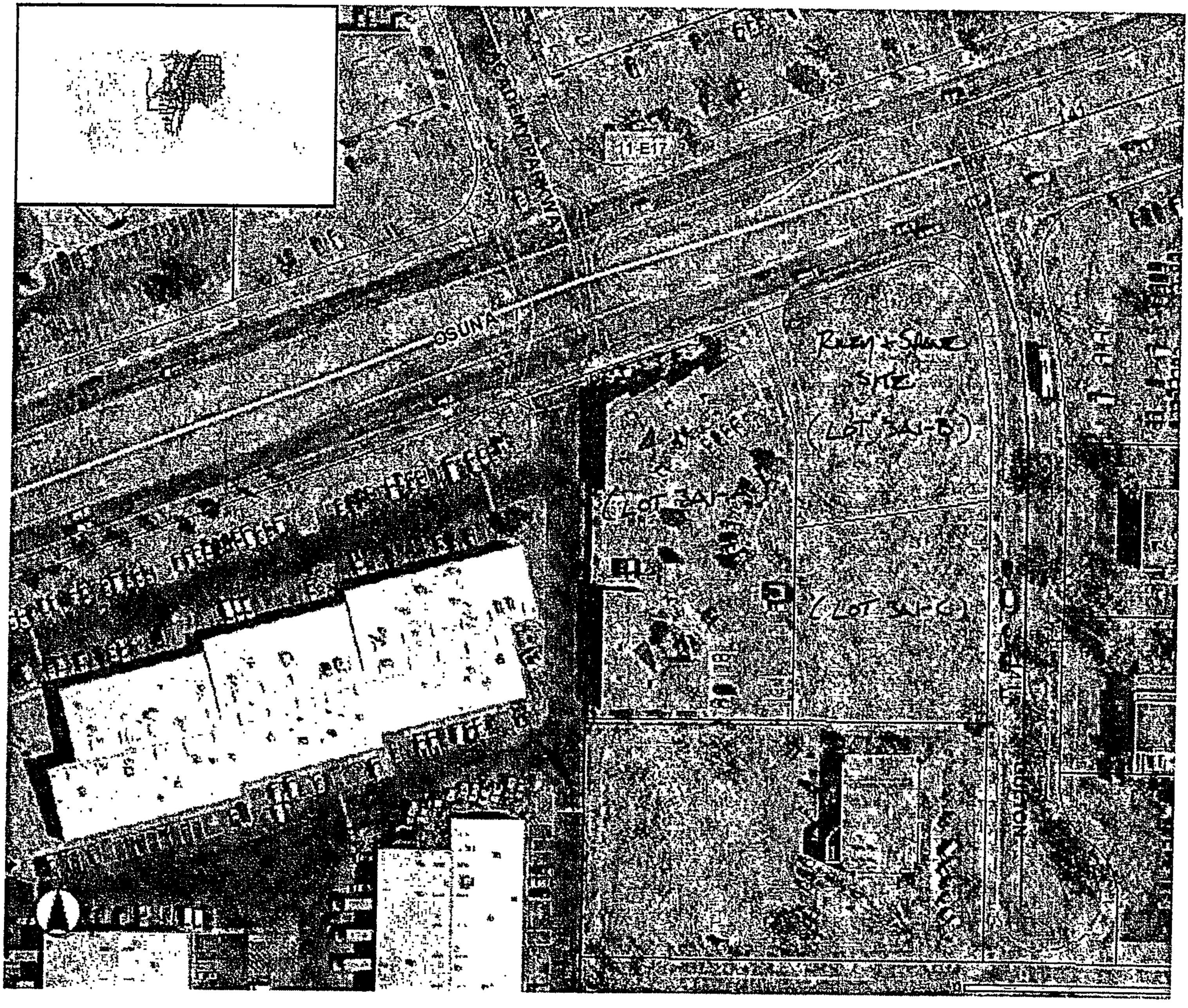
2008

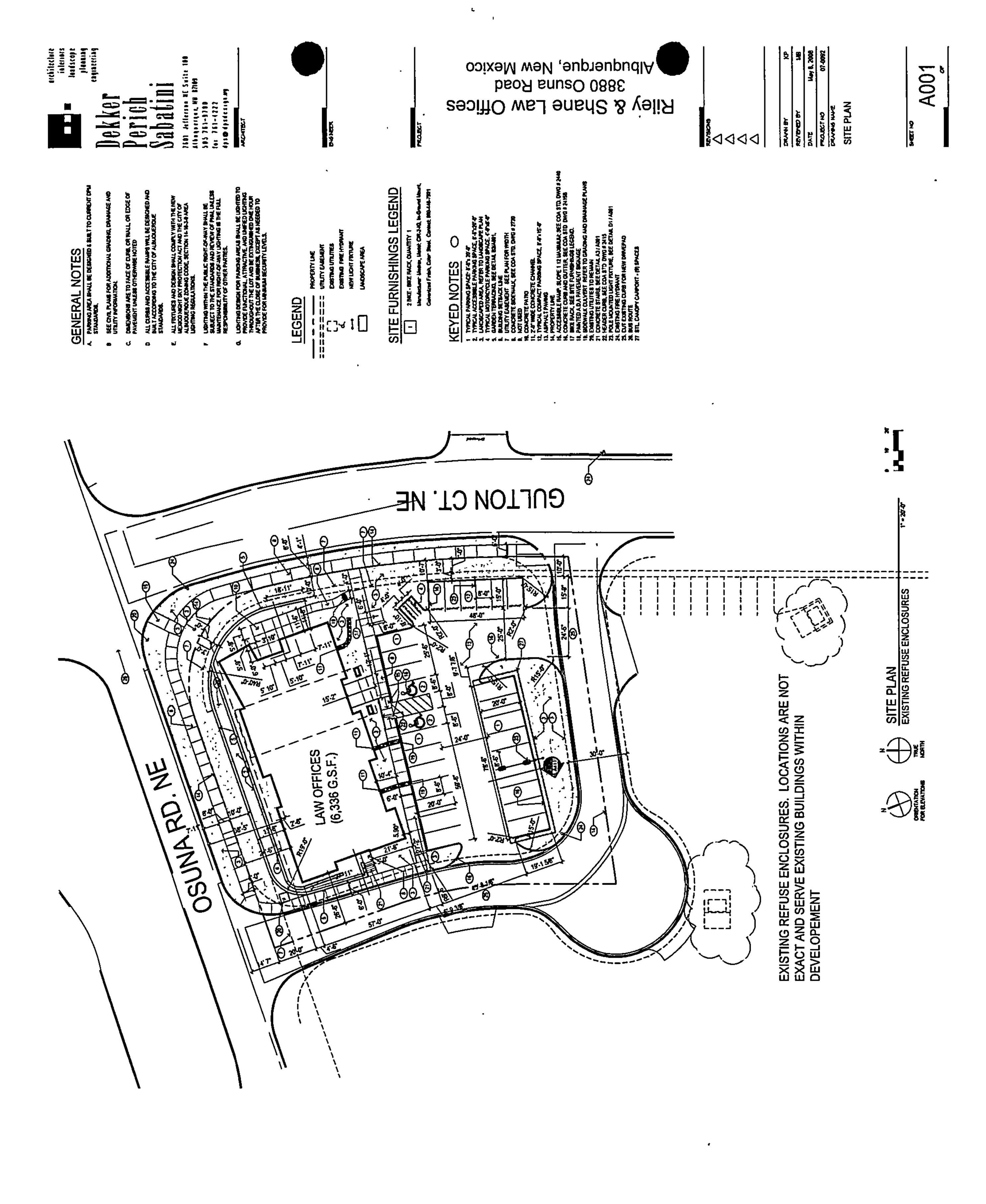
Elizabeth W. M. Muller

Blizabeth W. McMullan, Fair Plaza Associates,

General Partner

Mark J. Riley, Oso de Osuna and Riley & Shane







City of Albuquerque

Date: May 20, 2008

TO CONTACT NAME:

Kevin Kofchur

COMPANY/AGENCY:

Dekker/Perich/Sabatini 7601 Jefferson NE Suite 100

PHONE/FAX #:

ADDRESS/ZIP:

761-9700 761-4222

Thank you for your inquiry of May 20, 2008 requesting the names of All Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at: Lot 3-A1-B, Block A, Unit 11, Interstate Industrial Tract, between Osuna Rd. and Gulton Ct.: zone map page(s) E-17.

Our records indicate that the Neighborhood and/or Homeowner Associations Affected by this proposal and the contact names are as follows:

Neighborhood or Homeowner Association

Neighborhood or Homeowner Association

PLEASE NOTE: The

Neighborhood Association

information listed in this letter is

valid for one (1) month. If you

haven't filed your application

within one (1) month of the date

of this letter – you will need to get

an updated letter from our office.

It is your responsibility to provide

current information - outdated

information may result in a

deferral of your case.

Contacts: Alameda North Valley Assn.

Contacts:

David Lindner 10407 4th. St. NW 87114 888-4465 Steve Wentworth 8919 Boe Ln. 87113 897-3052

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO { x }

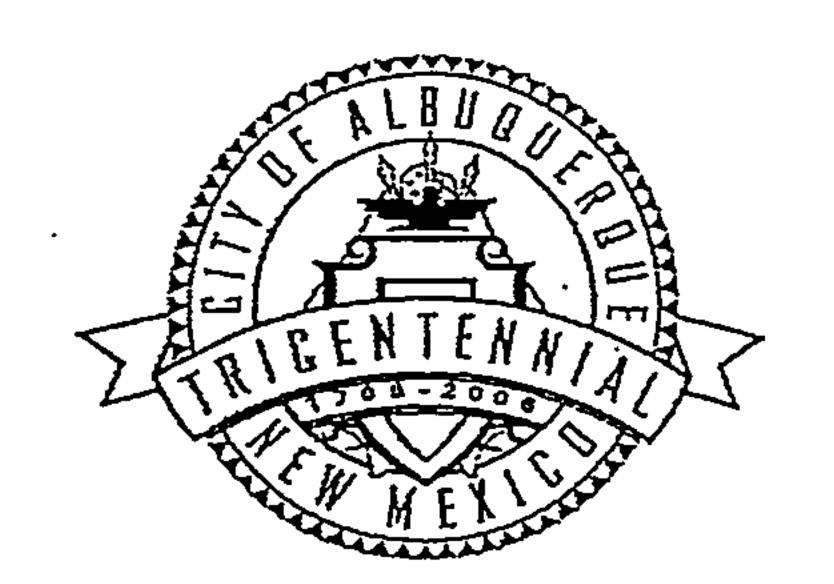
Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely

OFFICE OF NEIGHBORHOOD (COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

onc/cpm (May 2008)



DEVELOPER INQUIRY SHEET (To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 — will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

| Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower |
|--|
| Private Development [x] (i.e., EPC, DRB, LUCC, Liquor Submittal) |
| City Project [] |
| CONTACT NAME: KEVIN BALAGE KOFCHUR |
| COMPANY NAME: DEKLER / PERICH / SABATINI |
| ADDRESS/ZIP: 7601 JEFFERSON WE SITTE 100 |
| PHONE: 761-9700 FAX: 761-4222 |
| LEGAL DESCRIPTION INFORMATION |
| PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW: LOT 3A1-B, BLOCK & UNIT 11, TUNCKSTER JUNISTINE TEXT, |
| A-BUQUERQUE UM PREGROTED OUTBER 2007 |
| LEGAL DESCRIPTION LOCATED ON OSUNA RD. AND GULTON CT. INTERSECTION . |
| STREET NAME OR OTHER IDENTIFYING LANDMARK |
| STREET NAME OR OTHER IDENTIFYING LANDMARK |
| STREET NAME OR OTHER IDENTIFYING LANDMARK |

NOTICE TO APPLICANTS - SUGGESTED IN ORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify <u>ALL AFFECTED</u>

NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR
 The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

 Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

copy must be submitted with application packet.

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

| submitted your application by this date, you will need to get an updated letter from our office. | |
|--|----------|
| ************* | |
| ' (Below this line for ONC use only) | |
| Date of Inquiry: 5/80/02 Time Entered: 4-93h ONC Rep. Initials: 1 | <u> </u> |

ostal Service Times D MAIL RECEI (Domestic Mail Only; No Insurance Coverage -rovided)

♣ For delivery information visit our website at www.usps.com

Postage

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees

·RECEIVED

2.20 MAY 2 2 2008

5.32

Dekker/Perich/Sabatini

Sent To Street, Apt. No.; or PO Box No. City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instruction

Certified Marrovides: A mailing re

PS Form 3800, June 2002 (Reverse)

- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Maile or Priority Maile
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the malipiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.



David Linder Alameda North Valley Association 10407 4th St. NW Albuquerque, NM 87114

RE: 3880 Osuna Rd. NE Albuquerque, NM 87109

Legal Description: Lot 3A1-B, Block A Unit 11, Interstate Industrial Tract, Albuquerque, NM,

Recorded October 2007.

Dear Mr. Linder:

Dekker/Perich/Sabatini are acting agents for a proposed 6,300 sq. ft. office building that will be located on the southwest corner of the Osuna Road NE and Gulton Court intersection. The above described parcel is currently Zoned IP which allows Office as an intended use for the site.

We are submitting to the City of Albuquerque a Site Development Plan for Building Permit DRB package. The proposed building will be new construction on a currently vacant lot and help in the further development of the Osuna Road frontage.

If you have any questions please feel free to contact the Owner of the proposed building:

Mark Riley 8809 Rio Grande NW Albuquerque NM, 87114 Phone number: 883-5030

Or you may contact us as acting agent for the Owner:

Kevin Kofchur 7601 Jefferson NE Suite 100 Albuquerque, NM 87109 Phone number: 761-9700

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Z: Ze

Kevin Kofchur Architect

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222

www.dpsdesign.org

S. Postal Service IFIED MAIL REC videdر (Domestic Mail Only; No Insurance Coverage بريا

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J-25 MAY 2 2 2008

ekker/Perich/Sabatini

Sent To Steve Wentworth Street, Apt. No.; OF POBOX NO. 8919 BOC LANC

City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

Certified May Provides:

A mailing r

P\$ Form 3800, June 2002 (Reverse)

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- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailplece with the endorsement "Restricted Delivery".
- If a postmark on the Certifled Mail receipt is desired, please present the article at the post office/for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail addressed to APOs and FPOs.



Steve Wentworth Alameda North Valley Association 8919 Boe Lane Albuquerque, NM 87113

RE: 3880 Osuna Rd. NE Albuquerque, NM 87109

Legal Description: Lot 3A1-B, Block A Unit 11, Interstate Industrial Tract, Albuquerque, NM,

Recorded October 2007.

Dear Mr. Wentworth:

Dekker/Perich/Sabatini are acting agents for a proposed 6,300 sq. ft. office building that will be located on the southwest corner of the Osuna Road NE and Gulton Court intersection. The above described parcel is currently Zoned IP which allows Office as an intended use for the site.

We are submitting to the City of Albuquerque a Site Development Plan for Building Permit DRB package. The proposed building will be new construction on a currently vacant lot and help in the further development of the Osuna Road frontage.

If you have any questions please feel free to contact the Owner of the proposed building: Mark Riley 8809 Rio Grande NW Albuquerque NM, 87114 Phone number: 883-5030

Or you may contact us as acting agent for the Owner: Kevin Kofchur 7601 Jefferson NE Suite 100 Albuquerque, NM 87109 Phone number: 761-9700

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur Architect

7601 Jefferson NE
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505.761.9700
fax 761.4222

www.dpsdesign.org

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

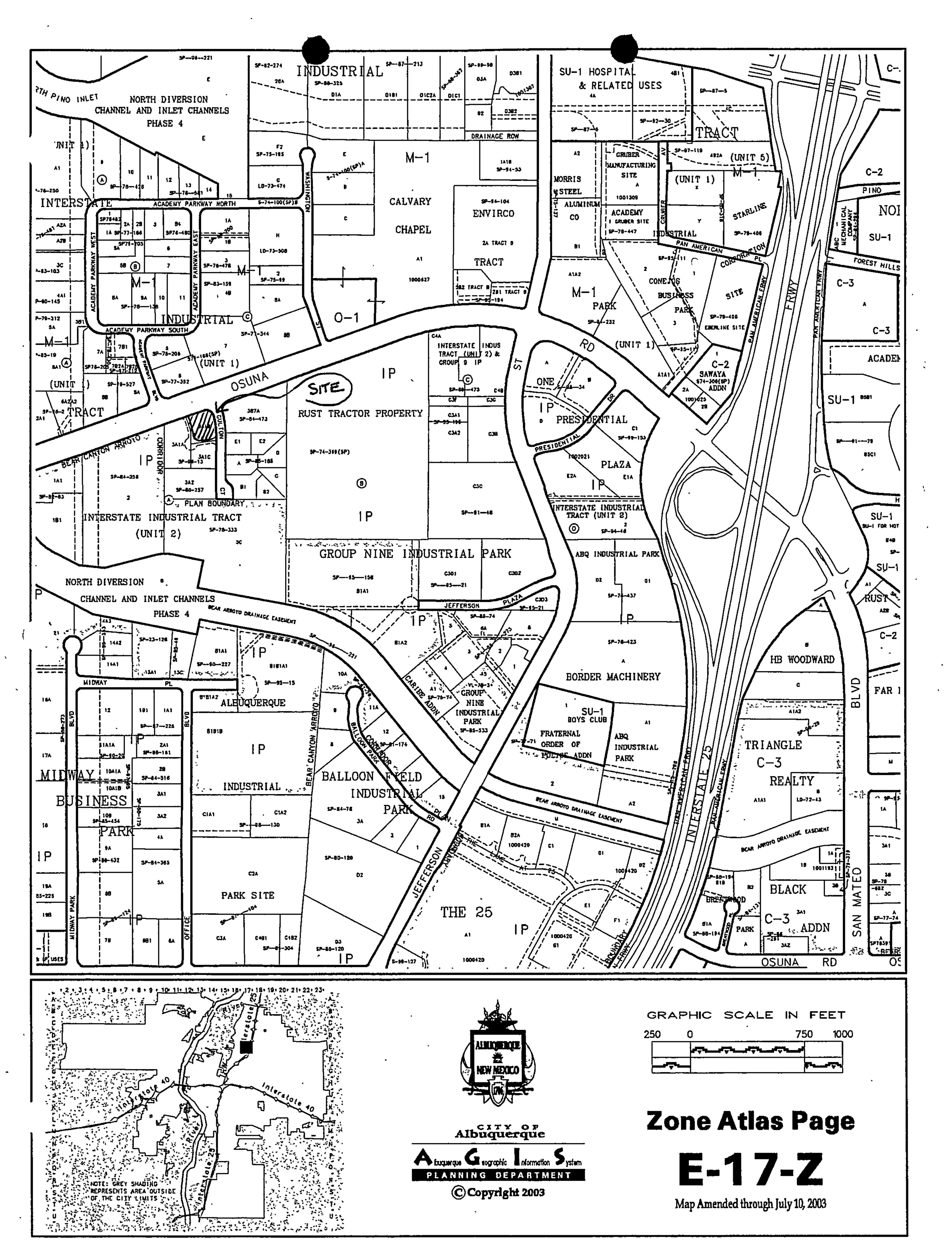
| 4. | T | IM | E |
|----|---|----|---|
| | | | |

| 5. | REMO | DVAL | | | |
|------------|------------|---|--|---|--|
| | A. B. | The sign is not to be rer The sign should be rem | noved before the initioved within five (5) | tial hearing on the reque days after the initial hea | est. ring. |
| obligation | n to kee | o the sign(s) posted for (1 | h the Development S 5) days and (B) whe | Services Front Counter are the sign(s) are to be | Staff. I understand (A) my located. I am being giver |
| a copy.o | t this sne | | icant or Agent) | | 3/22/08 (Date) |
| issued | s | igns for this application, | 5 22/28 (Date) | 1. Yeull | (Staff Member) |
| • | • | DR'B' PRC | JECT NUMBER | 7 : 10000 | 76 |

Rev. 1/11/05

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

| | ated drawings showing propose and street improvements, etc. ntire property(ies) clearly outlin kplaining, and justifying the requated file numbers on the cover | (folded to fit into an 8.5" ed uest application | |
|---|--|---|---|
| Scaled site plan and related Zone Atlas map with the end Letter briefly describing, extended to the complete of authorization from Copy of the document deleted Completed Site Plan for Significant complete List, if relevant fee (see schedule) | SU-1, IP, SU-2, PC, or Shoppined drawings (folded to fit into another property (ies) clearly outling the requestion of the property owner if applications approval authority to the subdivision Checklist and to the site plan. The property owner is applicated to the site plan. The property owner is applicated to the site plan. | g Center: Certificate of I 8.5" by 14" pocket) 6 c ed uest on is submitted by an ag e DRB | gent |
| SITE DEVELOPMENT PLA | N FOR BUILDING PERMIT | (DRB17) | Maximum Size: 24" |
| Zone Atlas map with the ended | ings (folded to fit into an 8.5" by applicable, previously approve Department signature on Site Intire property (ies) clearly outling plaining, and justifying the required the property owner if applications approval authority to the int to the site planuilding Permit Checklist Marshal's stamp | y 14" pocket) 6 copies ed or simultaneously sulced uest on is submitted by an acceptance application | omitted. 6 copies. |
| Zone Atlas map with the ended Letter briefly describing, extended Letter of authorization from Infrastructure List, if relevation Completed Site Plan for Bure Fee (see schedule) | PMENT PLAN FOR SUBDING lan (folded to fit into an 8.5" by gamended (folded to fit into an attire property(ies) clearly outling the requirement of the property owner if application to the site plan wilding Permit Checklist (not received file numbers on the cover attending after the Tuesday noon for the cover attending the received plan attending the property owner in the cover attending the plan attending the | /ISION (DRB02) 14" pocket) 6 copies 1 8.5" by 14" pocket) 6 copies ed Lest Lon is submitted by an accordance of the copies application | Maximum Size: 24" x 36" copies gent f SDP for Subdivision) |
| Approved Grading and Dra Solid Waste Management Zone Atlas map with the endent of the Letter carefully explaining of the List are copy of Site Plan with Fire carefully explaining of the List any original and/or related to the letter carefully explaining of the List any original and/or related to the letter carefully explaining of the List any original and/or related to the List applicant, acknowledge the linformation required but not sub with this application will likely reserved. | c APPROVED SDP FOR Stangs (folded to fit into an 8.5" by ainage Plan (folded to fit into an Department signature on Site Fortire property(ies) clearly outlined how each EPC condition has been to the site plan. Marshal's stamp (not required ated file numbers on the cover and EPC after the Tuesday noon that any mitted. | JBDIVISION (DRB06) 14" pocket) 6 copies 8.5" by 14" pocket) 6 copies Plan for Building Permit ed een met and a copy of the for SDP for Subdivision application filing deadline. Bring the KALLE | opies he EPC Notification of Decision opies ant name (print) |
| deferral of actions. | | Applicant | signature / date |
| <u> </u> | plication case numbers | Form revised | October 2007 1/22/08 |
| Fees collected Case #s assigned Related #s listed | | Project # | Planner signature / date |
| | | | |





DRB Review Committee
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd St. NW
Albuquerque, New Mexico 87102

RE: Riley & Shane Law Offices
3880 Osuna Rd
Site Development Plan for Building Permit

To Whom It May Concern:

On behalf of Mark Riley owner of the property located at 3880 Osuna Road NE, we are submitting an application for a Site Development Plan for Building Permit to the Development Review Board for review and consideration.

Site

The subject property contains approximately 0.75 acres located at the intersection of Osuna Road and Gulton Court. This parcel is located on the northeast corner of an existing private cul-de-sac and is the only remaining undeveloped piece of property in this area.

Request

Site Development Plan for Building Permit

According to our research findings, this parcel is located in the Interstate Industrial Tract. The original Master Site Plan was not found in the City Data Base because it dates back to sometime in the 1970's. Because we were unable to obtain a copy of the original Master Site Plan, we were required to submit this project for review based on discussions with Sheran Matson back in late 2007.

For the use of this site we are proposing a 6,336 s.f. legal office which is permissive under the IP zone. There are existing businesses located at lot 3A1-A and 3A1-C. We feel that this building will be a welcome addition along Osuna Road, developing a now vacant lot and adding to the existing streetscape. The building shall have a stucco façade with stone veneer accents that correlates to the finishes of the building located to the south of this property. A stone veneer and stucco site wall wraps 3 sides of the proposed building to help retain fill along the street frontage as well as adding another attractive design element. This building will also improve pedestrian traffic along the Osuna and Gulton Frontage by constructing sidewalks to link with existing sidewalks located in that area.

We have tried to maximize the parking layout for the building in providing the required number of spaces according to the zoning code. But because of the size of the building we are currently 2 parking stalls short which includes the 10% transit reduction. We are currently in talks with the adjacent property owners on obtaining legal permission to park on their respected properties if the need arises. Currently the proposed Riley & Shane Law Offices will only use half of the number of the designed parking spaces because of the small size of the staff. We are also in talks with the adjacent owners on obtaining permission to use the refuse enclosure and dumpster of the southern property. It is the combined opinion of our client and the adjacent property owners that a third refuse enclosure would be an eye sore and would be unnecessary since the office staff of the building located to the south is about 5 people and do not utilize their dumpster to its full capacity on a weekly basis. It is our intent to request elimination of the enclosure shown on our site plan and use the existing dumpster to the south.

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222

www.dpsdesign.org



Thank you for your consideration of this application. If you have any questions, please feel free to call me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur Architect

CC: File

Mark Riley

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

RILEY & SHANE, P.A.

A PROFESSIONAL LAW ASSOCIATION

MARK J. RILEY †
RICHARD J. SHANE
COURTENAY L. KELLER
DENISE S. HALL

4101 INDIAN SCHOOL ROAD, N.E. #420 ALBUQUERQUE, NEW MEXICO 87110

TELEPHONE (505) 883-5030 FACSIMILE (505) 883-4362 TOLL FREE: 1-888-549-2775

† BOARD RECOGNIZED CIVIL TRIAL SPECIALIST

January 21, 2008

Chris Gunning
Kevin Kofchur
Dekker / Perich / Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Re: 3880 Osuna NE

Dear Mr. Gunning and Mr. Kofchur:

This letter expressly authorizes each of you on behalf of Dekker/Perich/Sabatini to present my interest and the related interest of Riley & Shane, P.A. in the design, development, approval, submittal in any necessary regulatory process to obtain approval by the City of Albuquerque's DRB and in the process of obtaining a Building Permit. In that regard, Dekker/Perich/Sabatini is authorized to act as my and our agent as necessary and to do all things associated with the above permitting and approval process for our professional office building to be located at the above site.

Thank you very much.

Very truly yours,

RILEY & SHANE, P.A.

MARK J. RIJ

MJR/tls

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN

A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- 1. Site Plan (including utilities and easements)
- 2. Landscaping Plan
- 3. Preliminary Grading Plan (A separate Grading Plan sheet is required for a sites 1 acre or more.)
- 4. Building and Structure Elevations
- 5. Conceptual Utility Plan

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

B. Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

Date of drawing and/or last revision

Scale: 1.0 acre or less 1" = 10'

1.0 - 5.0 acres 1" = 20'

Over 5 acres 1" = 10'

Over 20 acres 1" = 100'

Bar scale

North arrow

Scaled vicinity map

6. Property lines (clearly identify)

Existing and proposed easements (identify each)

ア・ア・ Existing and proposed easements (identify each)

N人人 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

Revised: 9/28/2006

B. Proposed Development

| 1. | Structura | |
|----|-------------|--|
| | | Location of existing and proposed structures (distinguish between existing & proposed) Square footage of each structure Proposed use of each structure Temporary structures, signs and other improvements Walls, fences, and screening: indicate height, length, color and materials Dimensions of all principal site elements or typical dimensions thereof Loading facilities Site lighting (indicate height & fixture type) Indicate structures within 20 feet of site Elevation drawing of refuse container and enclosure, if applicable. |
| 2. | Parking a | nd Internal Circulation |
| | A. | Parking layout with spaces numbered per aisle and totaled. 1. Location and typical dimensions, including handicapped spaces |
| | | 1. Location and typical dimensions, including handicapped spaces 2. Calculations: spaces required: 32/29 provided: 27 |
| | • | Handicapped spaces required: 2 provided: 2 |
| | <u>•</u> B. | Bicycle parking & facilities 1. Bicycle racks, spaces required: 2 provided: 2 |
| | | 业人2. Other bicycle facilities, if applicable |
| | C. | Vehicular Circulation (Refer to Chapter 23 of DPM) 1. Ingress and egress locations, including width and curve radii dimensions 2. Drive aisle locations, including width and curve radii dimensions 3. End aisle locations, including width and curve radii dimensions 4. Location & orientation of refuse enclosure, with dimensions 5. Curb cut locations and dimensions |
| | D. | Pedestrian Circulation 1. Location and dimensions of all sidewalks and pedestrian paths 2. Location and dimension of drive aisle crossings, including paving treatment 3. Location and description of amenities, including patios, benches, tables, etc. |
| 3. | Streets an | d Circulation |
| _ | | cate and identify adjacent public and private streets and alleys. 1. Existing and proposed pavement widths, right-of-way widths and curve radii 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions 3. Location of traffic signs and signals related to the functioning of the proposal Identify existing and proposed medians and median cuts 5. Sidewalk widths and locations, existing and proposed |
| _ | • | entify Alternate transportation facilities within site or adjacent to site 1. Bikeways and bike-related facilities |

Revised: 9/28/2006

| | | 11/4 | Pedestrian trails and linkages Bus facilities, including routes, bays and shelters existing or required |
|----|---------------------------------|-------------------|---|
| 4. | Utilitie | | Fire hydrant locations, existing and proposed. Distribution lines 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. | Phasi | ng | |
| | N/A | 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. |
| EE | T #2 | - LA | NDSCAPING PLAN |
| | Landso | apin | g may be shown on sheet #1 with written approval from Planning Department staff. |
| | 1 | 2. | Scale - must be same as scale on sheet #1 - Site plan Bar Scale |
| | 1 | - | North Arrow |
| | $\frac{\checkmark}{\checkmark}$ | | Property Lines Existing and proposed easements |
| · | 7 | _ | |
| | | _ 0. | 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 land scaping/recreational use |
| | 1 | 7. | Identify type, location and size of plantings (common and/or botanical names). |
| | | | A. Existing, indicating whether it is to preserved or removed. B. Proposed, to be established for general landscaping. C. Proposed, to be established for screening/buffering. |
| | بلا. | | Describe irrigation system – Phase I & II |
| | ALIA | 9. | Planting Beds, indicating square footage of each bed |
| | MIL | <u>§</u> 10. | Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. |
| | 1 | 12. 13. 14. | Responsibility for Maintenance (statement) Statement of compliance with Water ConservationOrdinance, see article 6-1-1-1. Landscaped area requirement; square footage and percent (specify clearly on plan) Landscaped area provided; square footage and percent (specify clearly on plan) Planting or tree well detail16. Street Tree Plan as defined in the Street Tree Ord. |

SHEET #3 -PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Com mission 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.

Revised: 9/28/2006

| A. General Info | rmation |
|-----------------|---------|
|-----------------|---------|

I. 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

Location of Retaining walls

B. Grading Information

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.

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

Scale (minimum of 1/8" or as approved by Planning Staff).

Bar Scale

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

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

Site location(s)

2. Sign elevations to scale

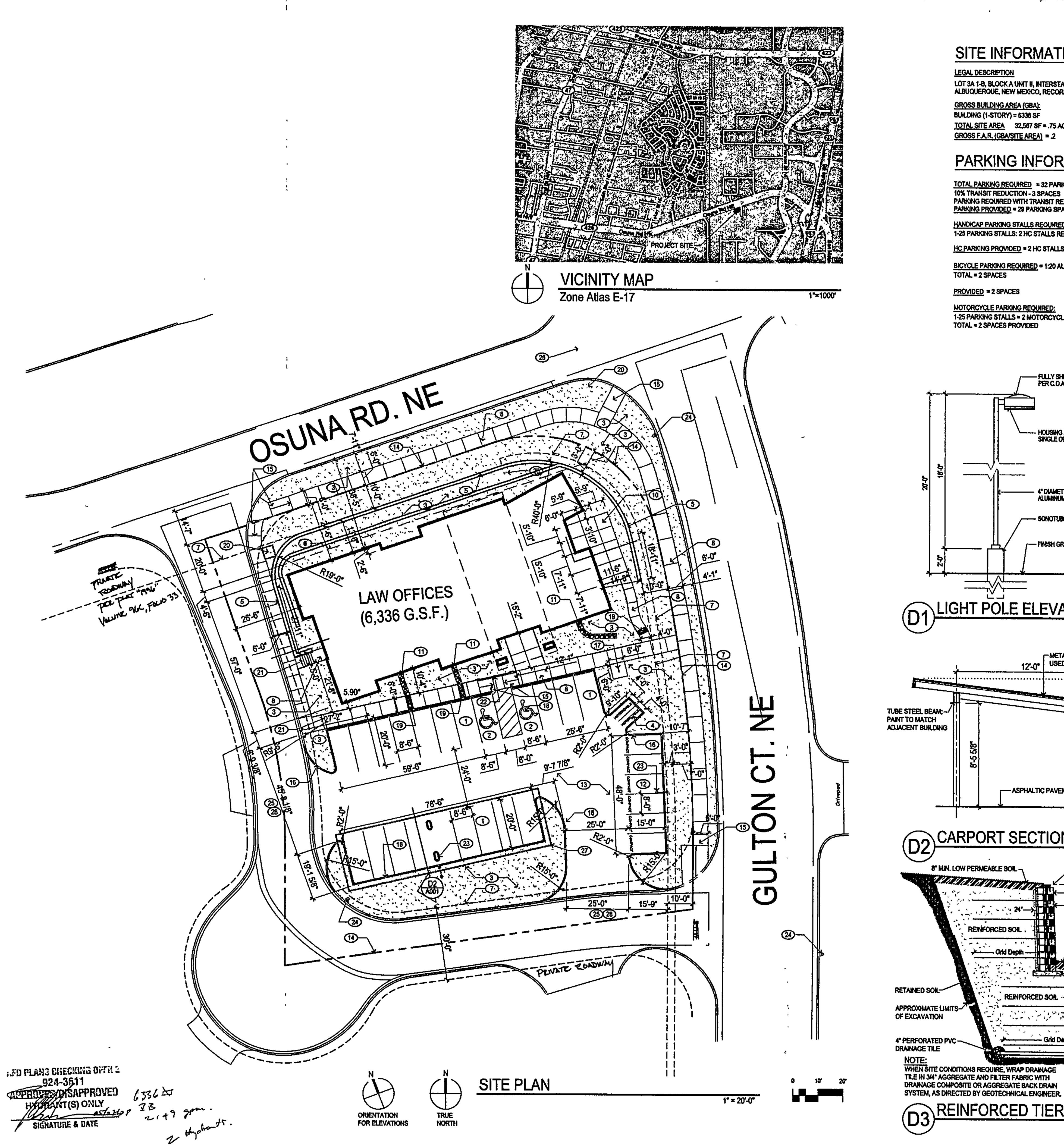
Dimensions, including height and width

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.



SITE INFORMATION

LEGAL DESCRIPTION

LOT 3A 1-8, BLOCK A UNIT H, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NEW MEXICO, RECORDED OCTOBER 2007

GROSS BUILDING AREA (GBA):

BUILDING (1-STORY) = 6336 SF TOTAL SITE AREA 32,587 SF = .75 ACRES GROSS F.A.R. (GBA/SITE AREA) = 2

PARKING INFORMATION

TOTAL PARKING REQUIRED = 32 PARKING SPACES 10% TRANSIT REDUCTION - 3 SPACES PARKING REQUIRED WITH TRANSIT REDUCTION: 29 SPACES PARKING PROVIDED = 29 PARKING SPACES

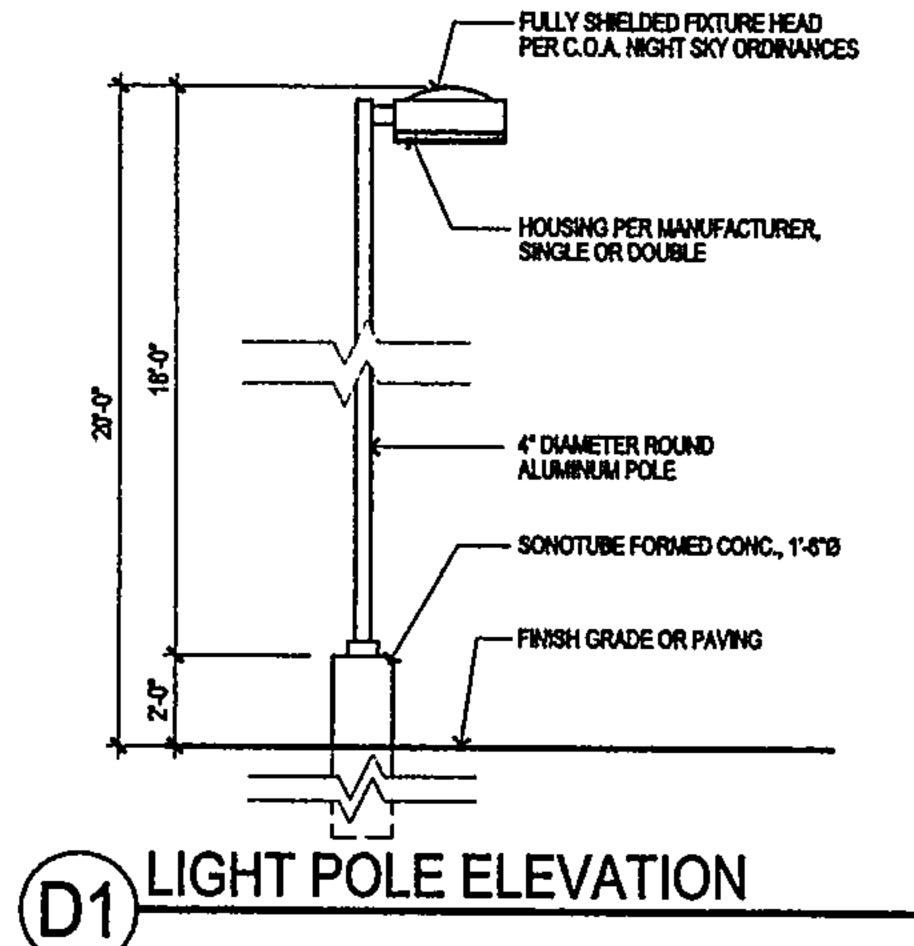
HANDICAP PARKING STALLS REQUIRED 1-25 PARKING STALLS: 2 HC STALLS REQUIRED

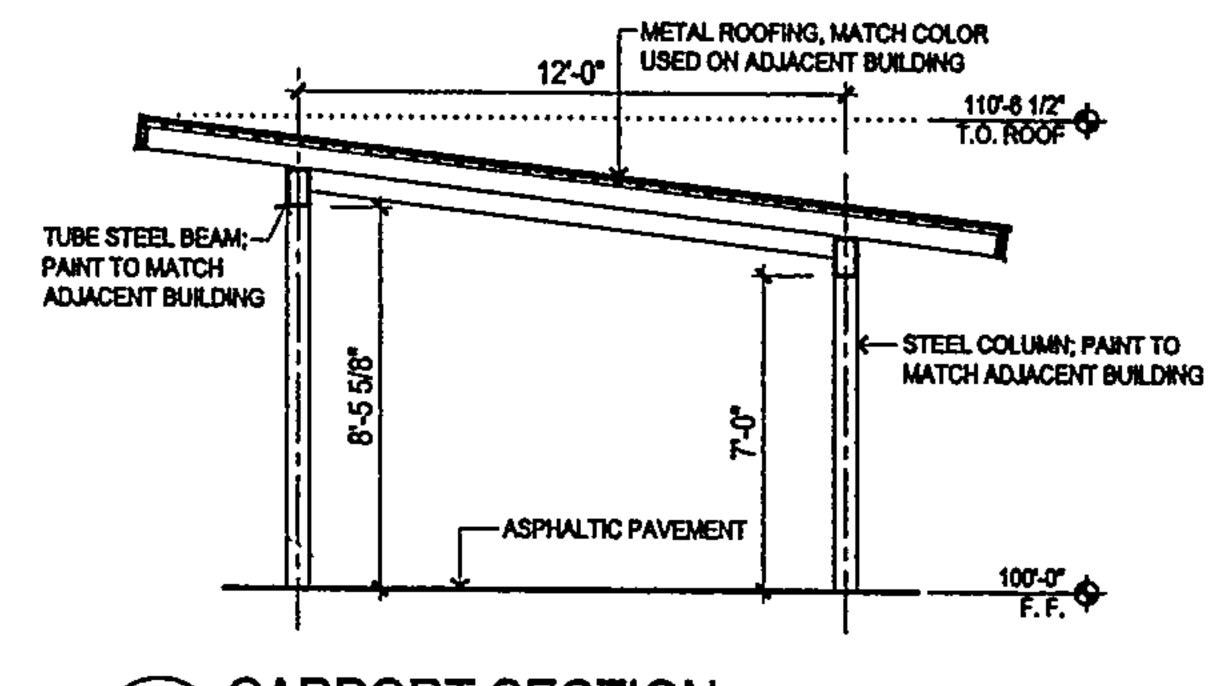
HC PARKING PROVIDED = 2 HC STALLS, VAN ACCESSIBLE

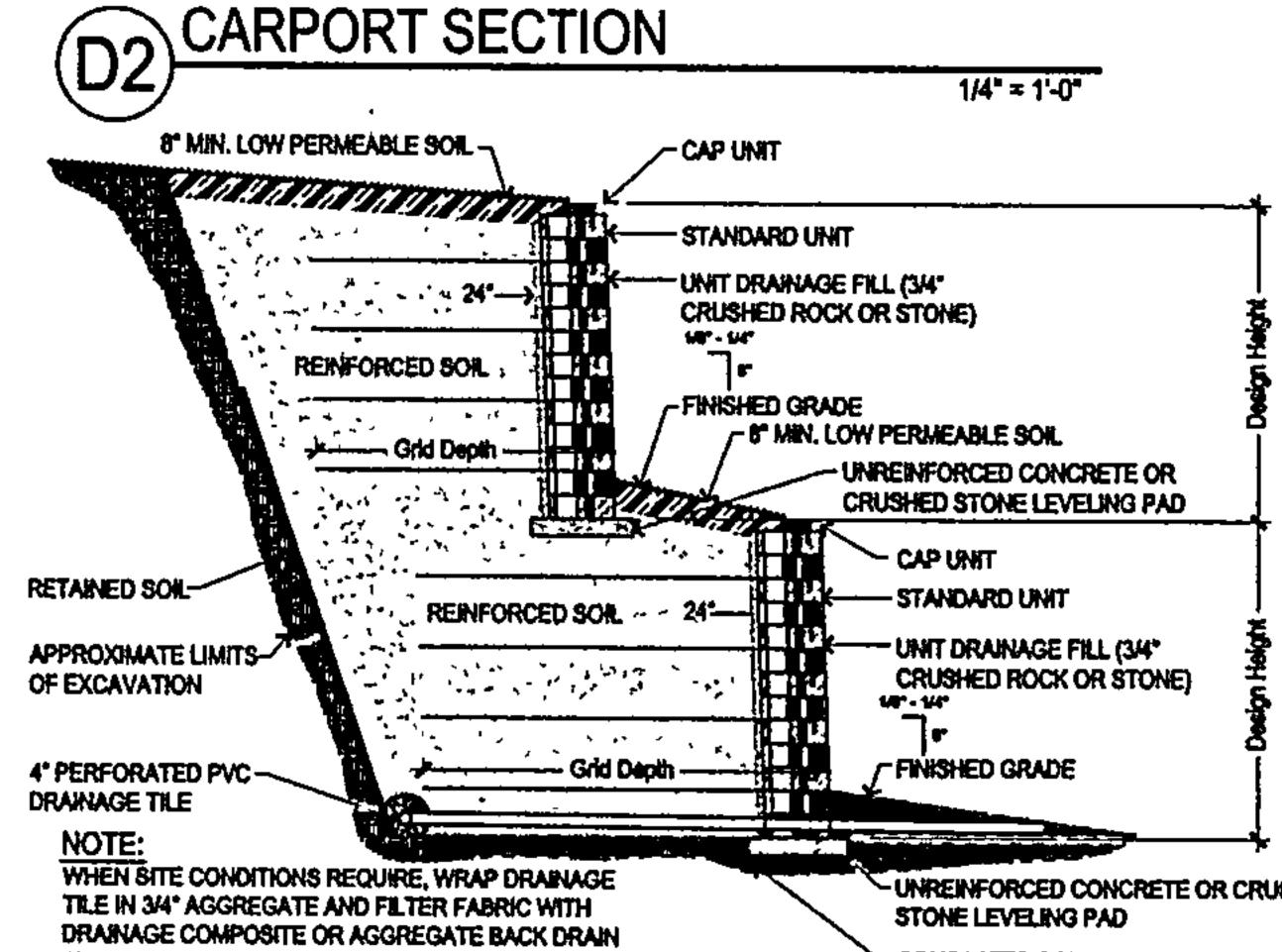
BICYCLE PARKING REQUIRED = 1:20 AUTOS TOTAL = 2 SPACES

PROVIDED = 2 SPACES

MOTORCYCLE PARKING REQUIRED: 1-25 PARKING STALLS = 2 MOTORCYCLE SPACES REQUIRED TOTAL = 2 SPACES PROVIDED







(D3) REINFORCED TIERED WALL SECTION

COMPACTED SOIL

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM
- B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF
- D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS,

PAVEMENT UNLESS OTHERWISE NOTED.

- E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
- LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.

LEGEND

THE THE THE UTILITY EASEMENT **EXISTING UTILITIES**

> EXISTING FIRE HYDRANT **NEW LIGHT FIXTURE** LANDSCAPE AREA

SITE FURNISHINGS LEGEND

2 BIKE - BIKE RACK, QUANTITY; 1 Menufacturer: Medrax, Model: CIR-2-IG, In-Ground Mount, Gelvenized Finish, Color: Steel. Contact: 800-448-7931

KEYED NOTES

- 1. TYPICAL PARKING SPACE; 8'-8'x 20'-0" 2. TYPICAL ACCESSIBLE PARKING SPACE; 8'-6'x20'-0"
 3. LANDSCAPED AREA, REFER TO LANDSCAPE PLAN
 4. TYPICAL MOTORCYCLE PARKING SPACE; 4'-0'x8'-0"
- 5. GARDEN TERRACING, SEE D3/A001. 6. BUILDING SETBACK LINE 7. UTILITY EASEMENT. SEE PLAN FOR WIDTH
- 8. CONCRETE SIDEWALK, SEE COA STD. DWG # 2720 9. CONCRETE WHEEL STOP 10. CONCRETE PATIO
- 11. 2'-0" WIDE CONCRETE CHANNEL 12. TYPICAL COMPACT PARKING SPACE; 8'-0'x15'-0" 13. ASPHALT PAVING
- 14. PROPERTY LINE 15. ACCESSIBLE RAMP, SLOPE 1:12 MAXIMUM; SEE COA STD. DWG # 2440 18. CONCRETE CURB AND GUTTER, SEE COA STD. DWG # 24158
- 17. BIKE RACK, SEE SITE FURNISHINGS LEGENO. 18. PAINTED A.D.A PAVEMENT SIGNAGE 19. SIDEWALK CULVERT, REFER TO GRADING AND DRAINAGE PLANS
- 20. EXISTING UTILITIES TO REMAIN 21. CONCRETE STAIRS WITH STEEL HANDRAILS.
- 22. HEADER CURB, SEE COA STD. DWG # 2415 23. POLE MOUNTED LIGHT FIXTURE, SEE DETAIL D1 / ADD1.
- 24. EXISTING FIRE HYDRANT 25. CUT EXISTING CURB FOR NEW DRIVEPAD
- 26. BUS ROUTE 27. STL. CANOPY CARPORT - (9) SPACES; SEE D2/A001 28. CONCRETE DRIVEPAD, SEE COA STD. DWG 1888. #2426

APPLICATION NUMBER: 08DRB-70042

Is an Infrastructure List Required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public

DRB SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEER, TRANSPORTATION DIVISION <u>/-30-08</u> DATE 1/30/08 PARKS AND RECREATION DEPARTMENT

1/30/08 DATE

5/20/08 DATE

UNREINFORCED CONCRETE OR CRUSHED Michael Holton (see attached latter)
STONE LEVELING PAD SOLID WASTE MANAGEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

orchitecture

interiors

landscape

planning

engineering

7601 Jefferson NE Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222 dps 👁 dpsdesign.org

ARCHITECT

SUBMITTAL

PROJECT

D

REVISIONS

REVIEWED BY Jan. 22, 2008 PROJECT NO.

DRAWING NAME SITE PLAN

A001

On-Site Volume of Runoff: V360 =

2675 CF Developed V360 =

2.0 CFS Developed Qp *

Qpc = 2.87

Ord = 437

On-Sate Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd/43,560

4161 CF

2.7 CFS

Historic V360 =

For Precionation Zone 1

李操祭学

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN AND LANDSCAPE PLAN.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL, CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING / PROPOSED DRAINAGE PATHS, WHERE NEW GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.

WATER SHALL NOT POND ON PAVED AREAS.

FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.

G. ALL COBBLES TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).
NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING COBBLE EROSION PROTECTION.

H. ALL SIDESLOPES > / = 3:1 MUST HAVE PERMANENT EROSION CONTROL (COBBLES OR LANDLOK TRM 450 O.E.) INSTALLED. TYPICAL.

OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURANCES.

PROPERTY NOTES

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP E-17. THE SITE IS BOUND TO THE EAST BY GULTON COURT, TO THE WEST AND SOUTH BY PRIVATE ACCESS ROAD., AND TO THE NORTH BY OSUNA ROAD N.E.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 6,336 SF COMMERCIAL OFFICE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 3A1-B BLOCK A, UNIT II INTERSTATE INDUSTRIAL TRACT WITHIN CITY OF ALBUQUERQUE, BERNAULLO COUNTY. NEW MEXICO

BENCHMARK: ACS BRASS TABLET STAMPED "11_E17", A CITY OF ALBUQUERQUE 1-3/4" ALUMINUM DISK STAMPED "ACS BM, 11-E17, EPOXIED TO TOP OF CONCRETE BASE OF STREET LIGHT STANCHION, ENE QUADRANT OF OSUNA RD. & ACADEMY PARKWAY NE., ON SW CORNER OF SAID CONCRETE BASE. ELEVATION = 5104.799 FEET (NAVD 1988)

IEMPORARY BENCHMARK: SEE KEYED NOTE #22.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

ELOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #138, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE ANALYSIS

A MASTER DRAINAGE PLAN PREPARED FOR THIS SUB-DIVISION BY AVID ENGINEERING CALLS FOR FREE DISCHARGE TO EITHER THE PRIVATE ACCESS DRIVE OR THE PUBLIC STREETS WHERE FLOW WILL ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.

PER THE CALCULATIONS BELOW, THE DEVELOPMENT OF THE PROPERTY WILL GENERATE Q100 OF 2.7 CFS. A 0.7 CFS INCREASE IN COMPARISON WITH THE EXISTING UNDEVELOPED

APPROXIMATELY 1.4 CFS (ROOF AND 50% LANDSCAPING) DISCHARGE) WILL PASS TO THE PRIVATE ACCESS ROAD. THE REMAINING 1.3 CFS WILL DRAIN TO GULTON COURT VIA THE PROPOSED SIDEWALK CULVERTS.

S.O.19: NOTICE TO CONTRACTORS

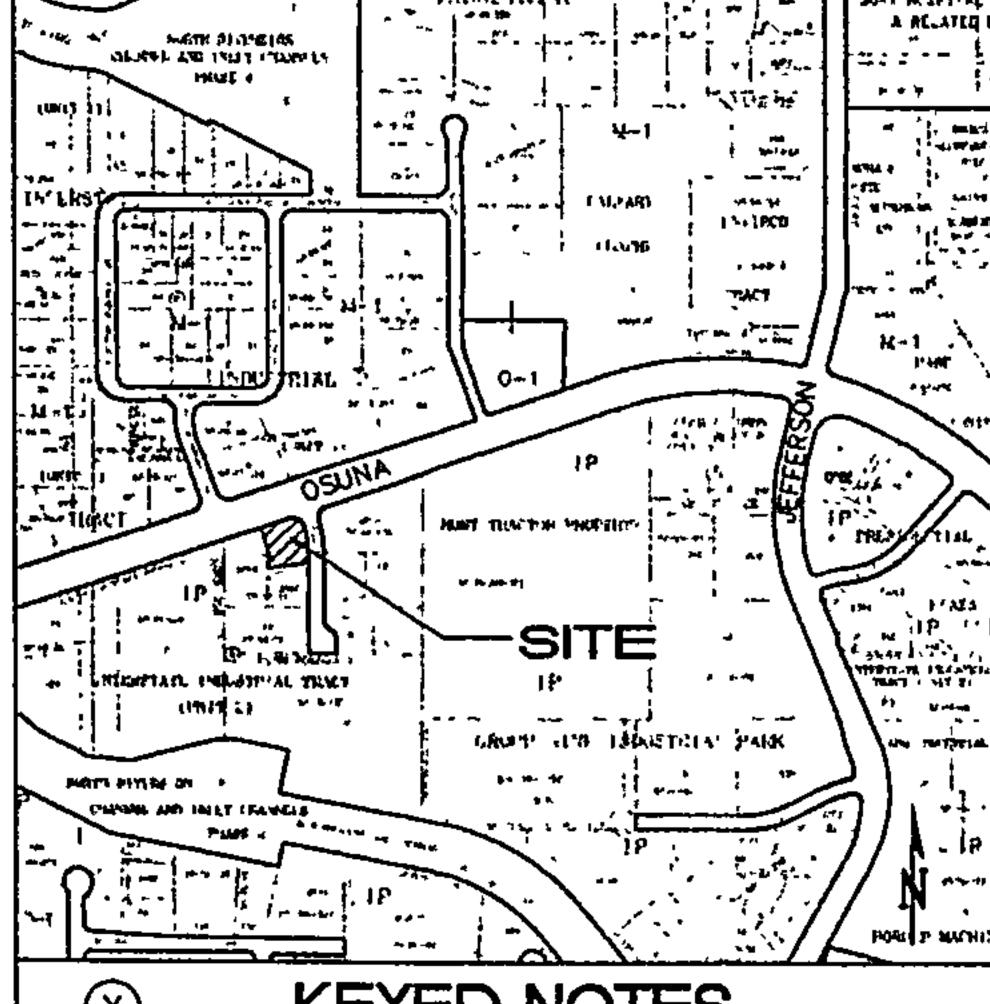
- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL NAME

INSPECTOR

DATE

VICINITY MAP E-17



KEYED NOTES

SPOT ELEVATIONS WITHIN FLOWLINE AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.

. SITE ACCESS — CONSTRUCT TO ELEVATIONS SHOWN. SAWCUT EXISTING ASPHALT TO PROVIDE SMOOTH BONDING EDGE. MATCH EXISITNG INFRASTRUCTURE.

3. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. . CONSTRUCT MEDIAN CURB AND GUTTER AT ALL CURB

CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN.

CONSTRUCT CONCRETE WALK WITH TURNED DOWN EDGE AT ELEVATIONS SHOWN.

STEP(S) IN CONCRETE WALK. SEE ARCHITECTURAL

8. SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.

. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS.

10. HIGH POINT THIS AREA.

LOCATIONS UNLESS NOTED.

11. ROOF DISCHARGE TO BE COLLECTED WITHIN AN INTERNAL PIPING SYSTEM AND RELEASED AT THE SOUTHWEST CORNER OF THE BUILDING. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION. EXTEND DISCHARGE PIPE BENEATH WALK TO RELEASE TO ACCESS ROAD AT FLOWLINE.

12. ROOF OVERFLOW DISCHARGE TO BE RELEASED VIA DOWNSPOUT . THIS LOCATION.

13. PROVIDE 2' WIDE OPENING IN CURB TO PASS FLOW.

14. CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT WITHIN R.O.W. AT RIM/FLOWLINE ELEVS SHOWN PER C.O.A. STD. DWG. 2236. NOTE: SEE S.O.19 NOTICE TO CONTRACTOR'S THIS SHEET FOR CONSTRUCTION WITH R.O.W.

15. INSTALL ZURN Z886 TRENCH DRAIN (8603N) WITH SOLID COVER

(LOCKING) WITHIN WALK THIS AREA. 6. CONSTRUCT 2' WIDE CONCRETE SIDEWALK CULVERT AT

RIM/FLOWLINE ELEVS SHOWN PER C.O.A. STD. DWG. 2236.

7. NOT USED

8. CONSTRUCT 2' WIDE (MINIMUM) COBBLE SWALE TO DIRECT CONCENTRATED DISCHARGE. SEE GENERAL NOTES FOR COBBLE REQUIREMENTS.

9. CONSTRUCT SITE RETAINING / PRIVACY WALL (DESIGN BY OTHERS). PROVIDE DRAINS (I.E. PIPES OR TURNED CMU BLOCKS) 25' O.C. AT GRADE TO PASS FLOW.

20. UTILIZE BOULDERS TO BERM WITHIN LANDSCAPING TO ENSURE CONCENTRATED ROOF FLOW IS DIRECTED TO NEW SIDEWALK CULVERT.

21. ADJUST EXISTING MANHOLE RIM TO ELEVATION 5104.6.

22. TEMPORARY BENCHMARK.

LEGEND

EXISTING CONTOUR PROPOSED CONTOUR PROPOSED SPOT ELEVATION FLOW ARROW

FF = 5110.70 FINISH FLOOR ELEVATION

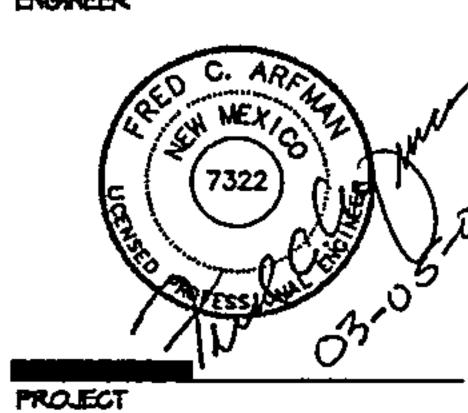
TOP OF CURB FLOWLINE TOP OF WALL



architecture interiors engineering

7601 Jefferson HE Suite 100 Albequerque, NH 87109 505 761-9700 fex 761-4222 ga, ngi sobaqbOzqb

ARCHITECT



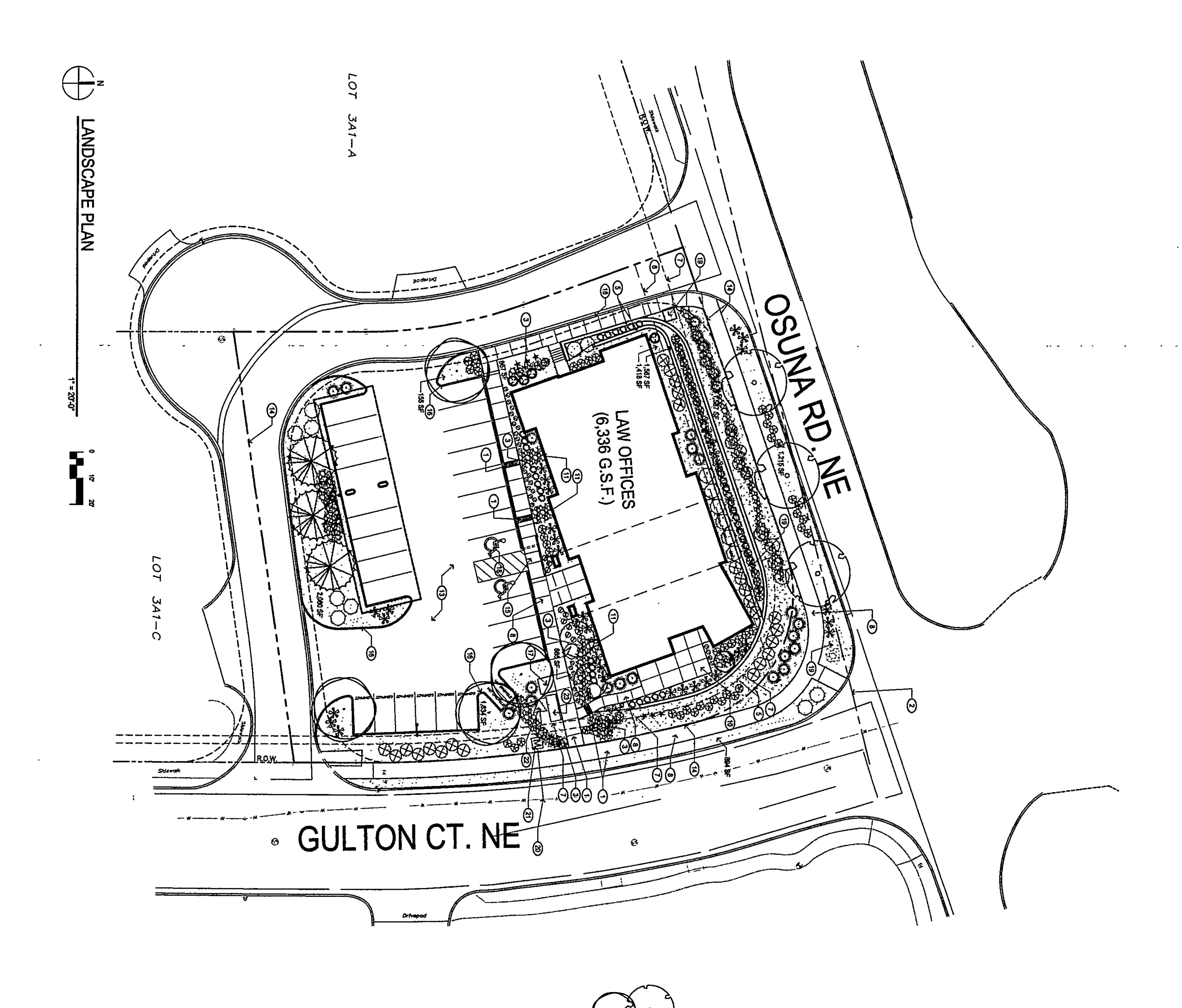
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REVISIONS

DRAWN BY REVIEWED BY Jan. 18, 2008 PROJECT NO. DRAYING NAME

DRAINAGE AND **GRADING PLAN**

SHEET NO.



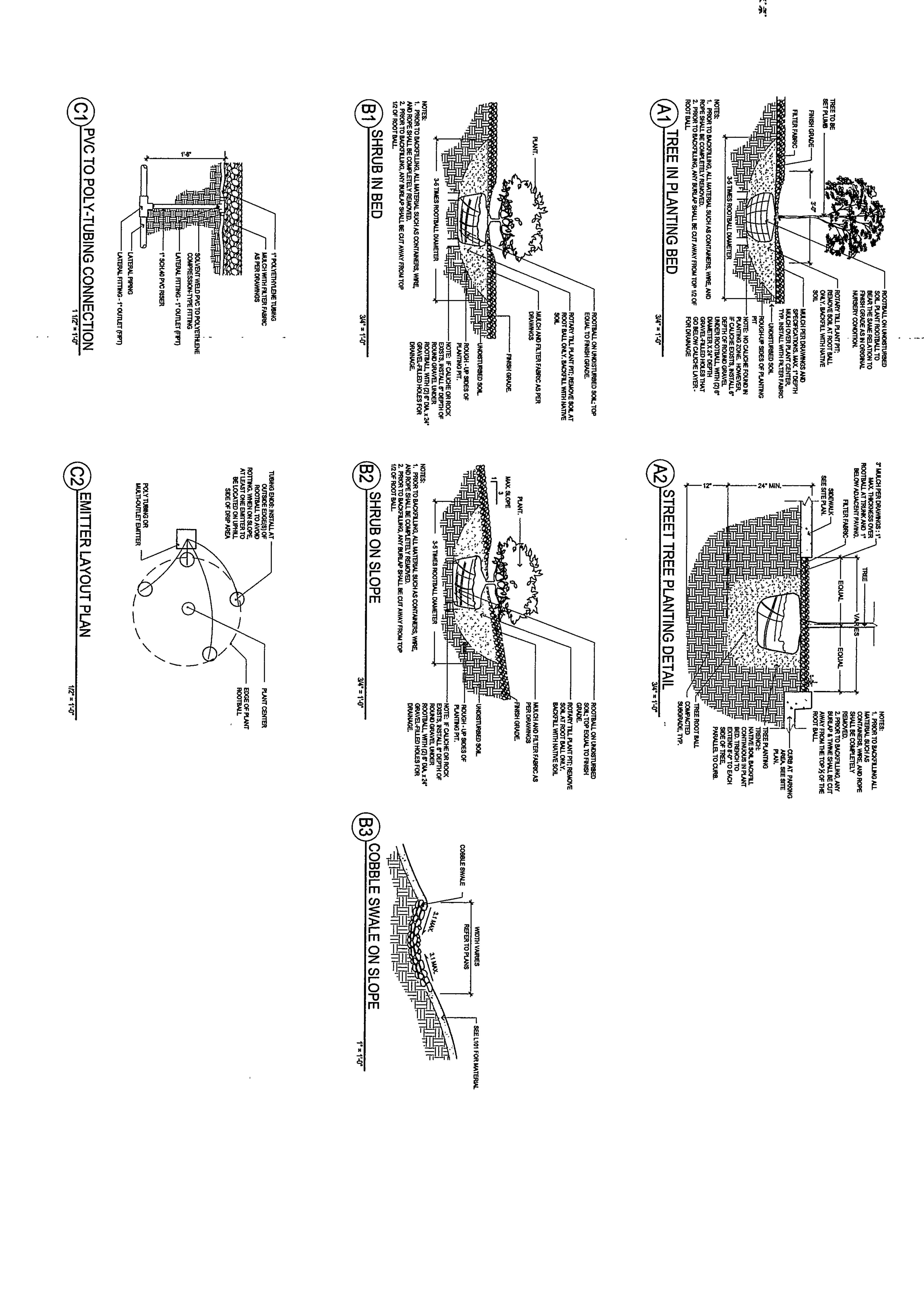
ANDSCAPE CALCULATIONS '. SOIL PREPARATION AND AERATION WITHIN ROW IS REQU NE-COMPACT LANDOCAPE ZONE PRIOR TO PLANTING.

2. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUEROUE WATER CONSERVATION , LANDSCAPING AND WATER WASTE ORDINANCE.

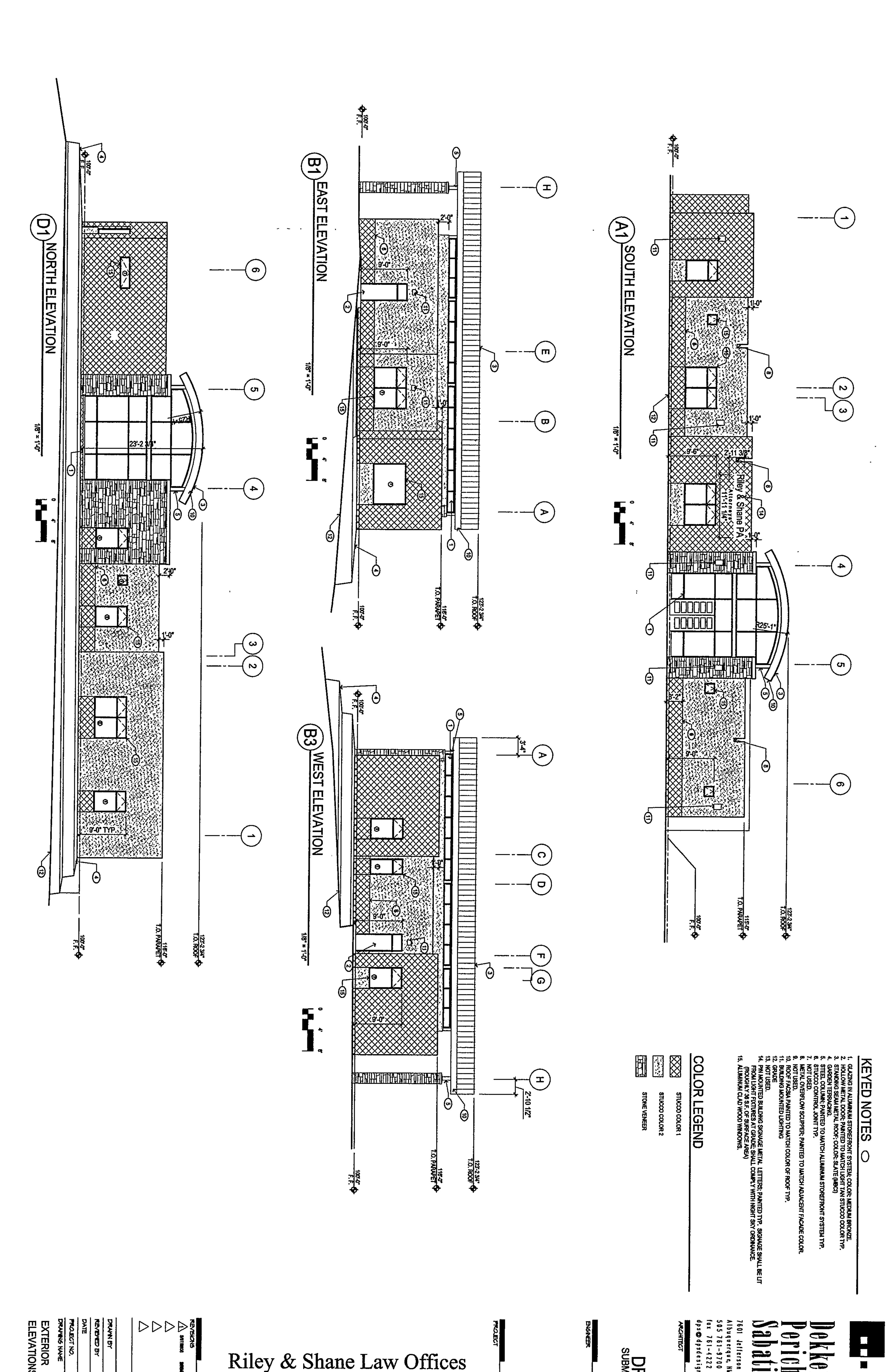
. LANDSCAPE AREAS SHALL BE COVERED ABRIC, SEE PLAN FOR MATERIAL

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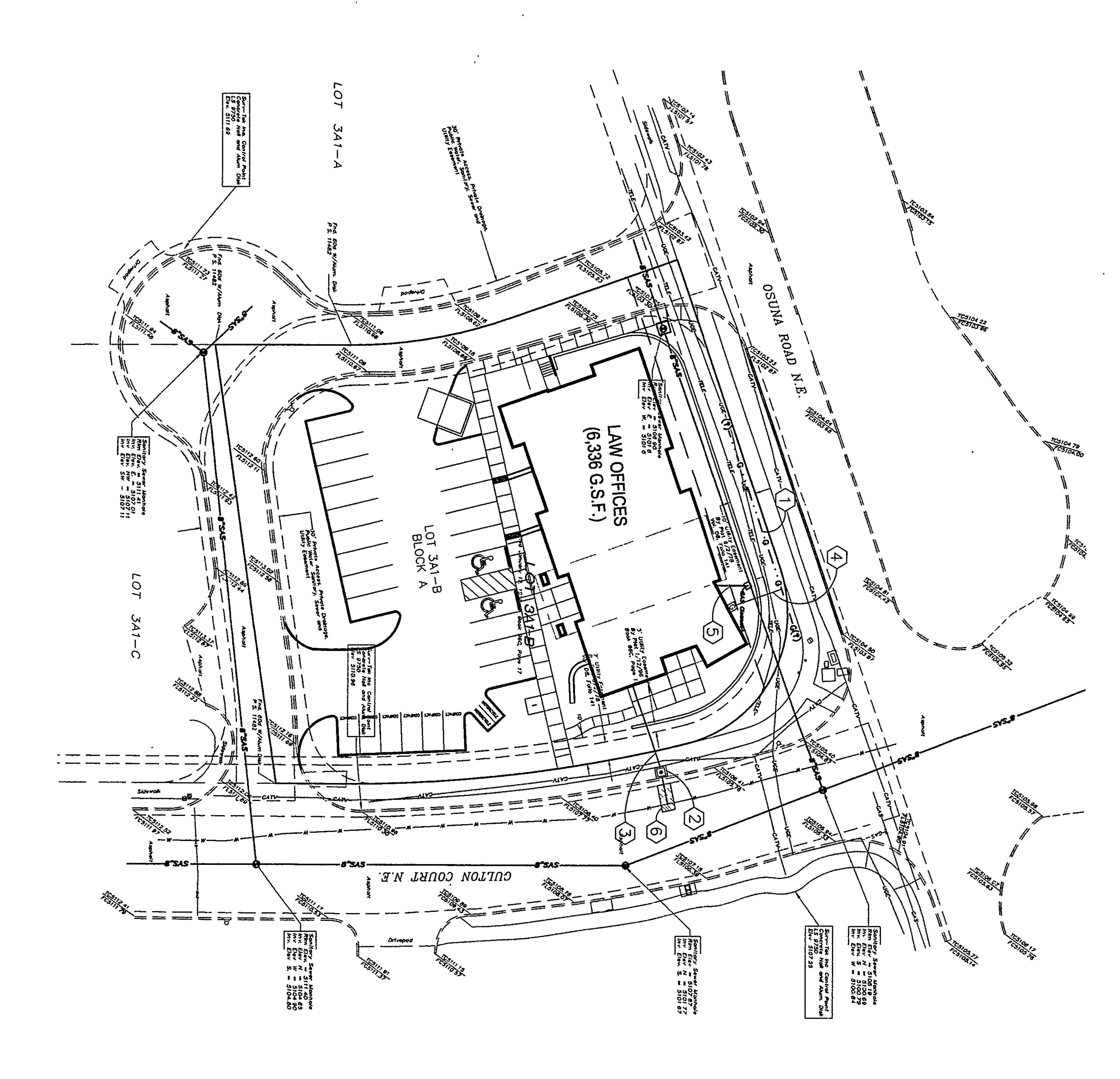
Albuquerque, New Mexico

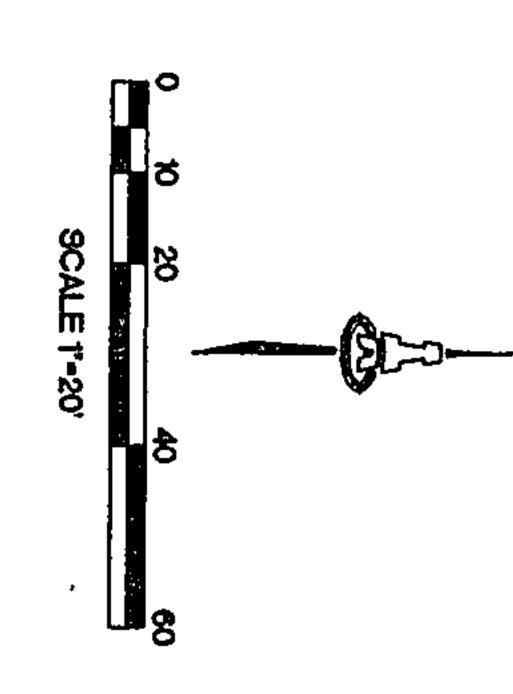


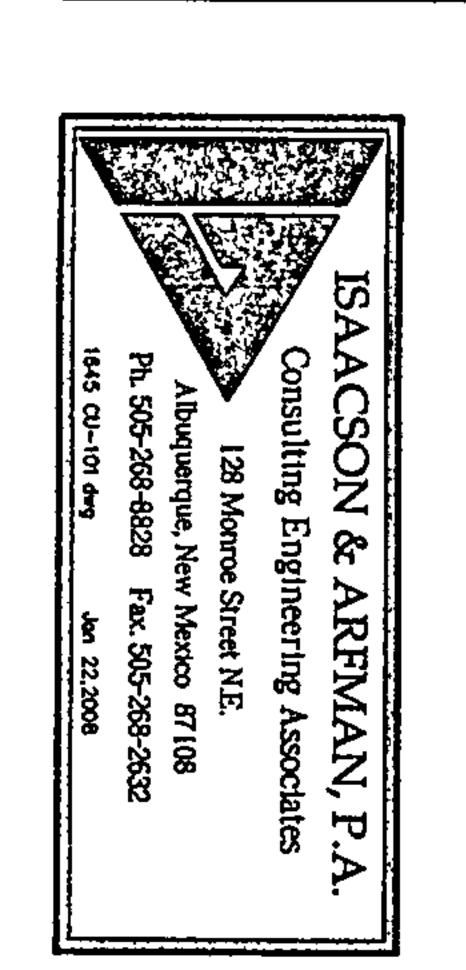
Riley & Shane Law Offices 3880 Osuna Road



Riley & Shane Law Offices 3880 Osuna Road Albuquerque, New Mexico







Riley & Shane Law Offices 3880 Osuna Road

LEGEND



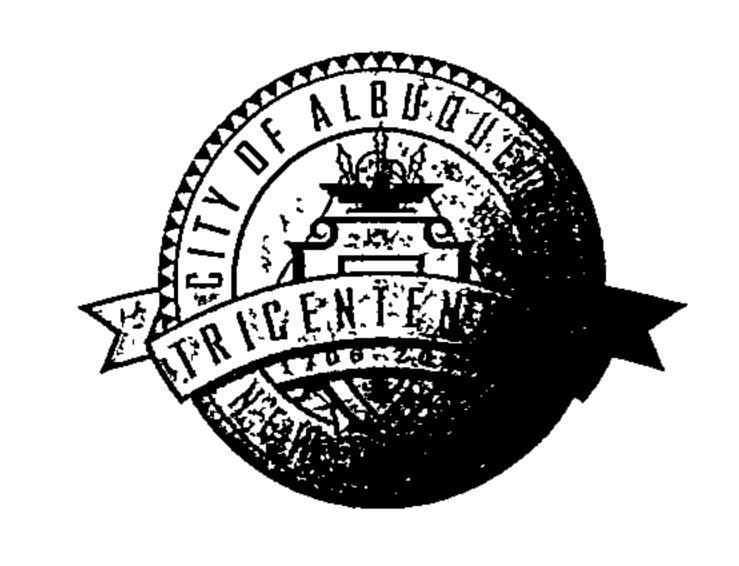
CONSTRUCT #2125.

- CONSTRUCT FIRE HYDRANTS DEPTHS & LENGTHS PER CO.

- CONTRACTOR TO FIELD EXISTING GAS LINE.

Albuquerque, New Mexico

CITY OF ALBUQUERQUE



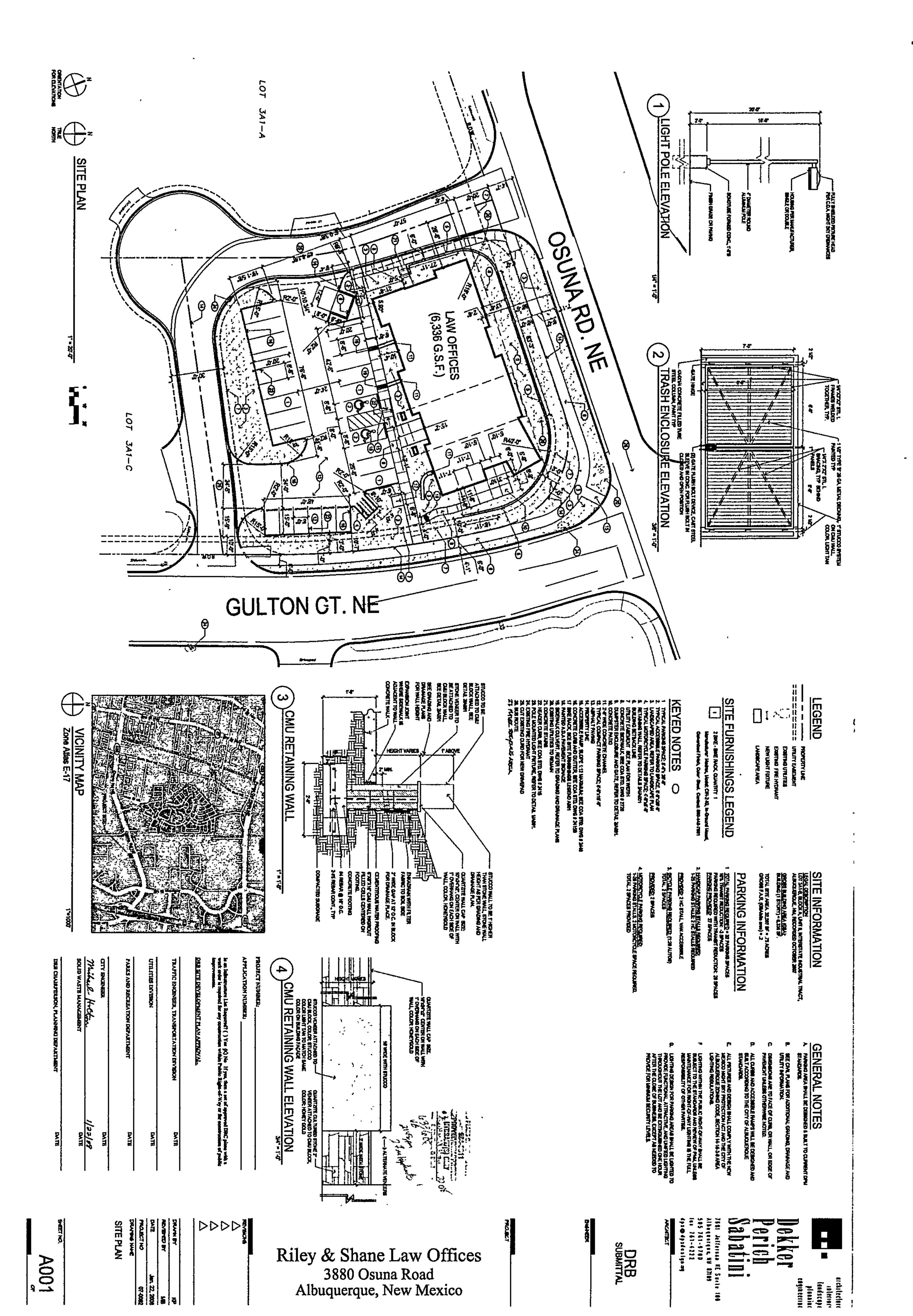
CITY OF ALBUQUERQUE

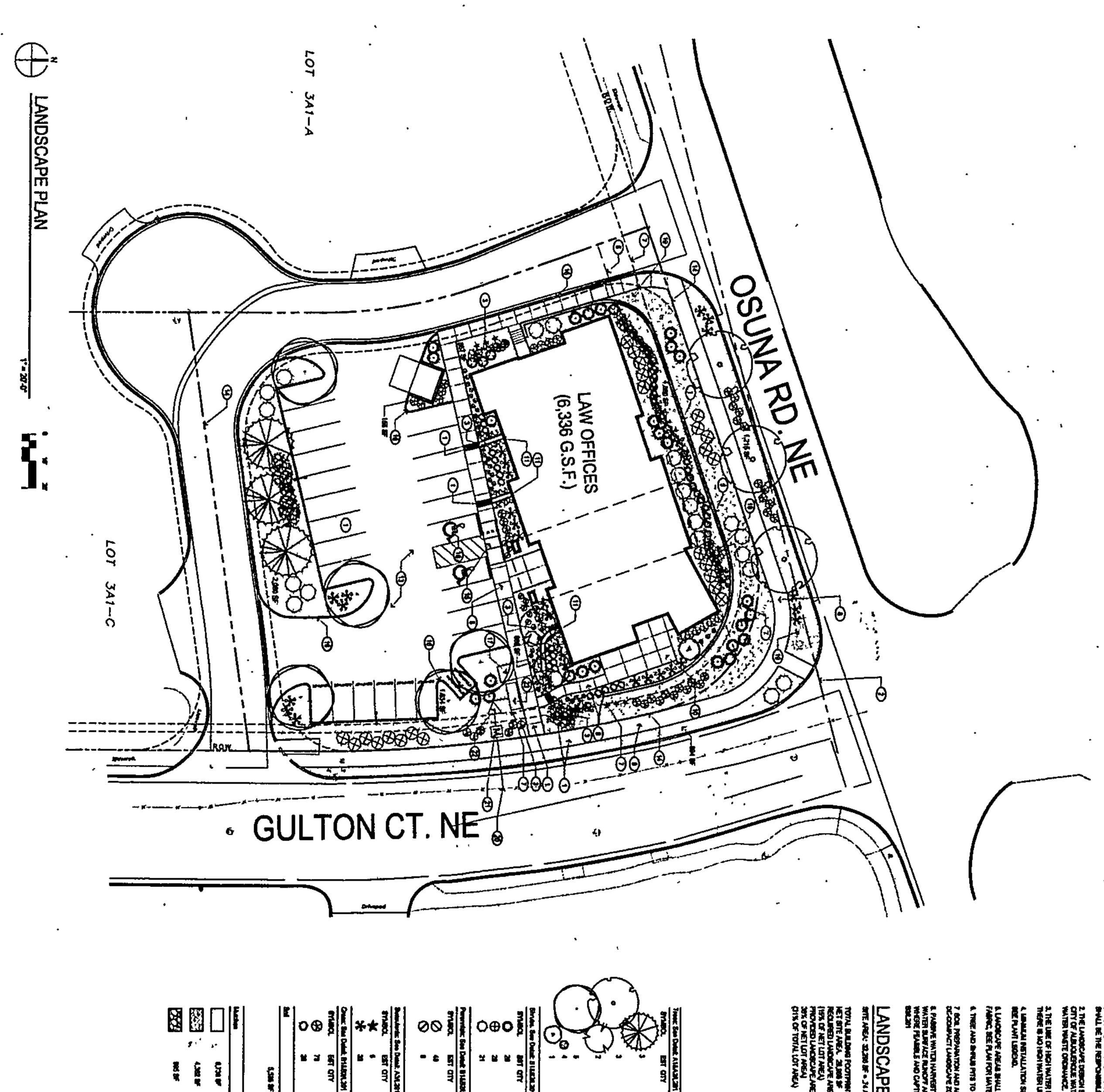
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

| | DRB CASE NO/PROJECT NO: 1007076 | AGENDA ITEM NO: 8 |
|------------------|---|--|
| | SUBJECT: | • |
| | Site Plan for BP | |
| | ACTION REQUESTED: | • |
| | REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AM | END:0 |
| P.O. Box 1293 | ENGINEERING COMMENTS: | —————————————————————————————————————— |
| Ubuquerque | No adverse comments. | |
| | | |
| Vew Mexico 87103 | RESOLUTION: | |
| vww.cabq.gov | APPROVED; DENIED; DEFERRED; CO | DMMENTS PROVIDED; WITHDRAWN |
| - | | BY: (UD) (CE) (TRANS) (PKS) (PLNG) |
| | DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) | TO: (UD) (CE) (TRANS) (PKS) (PLNG) |
| | FOR: | |
| | SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee 924-3986 | <u>DATE</u> : January 30, 2008 |



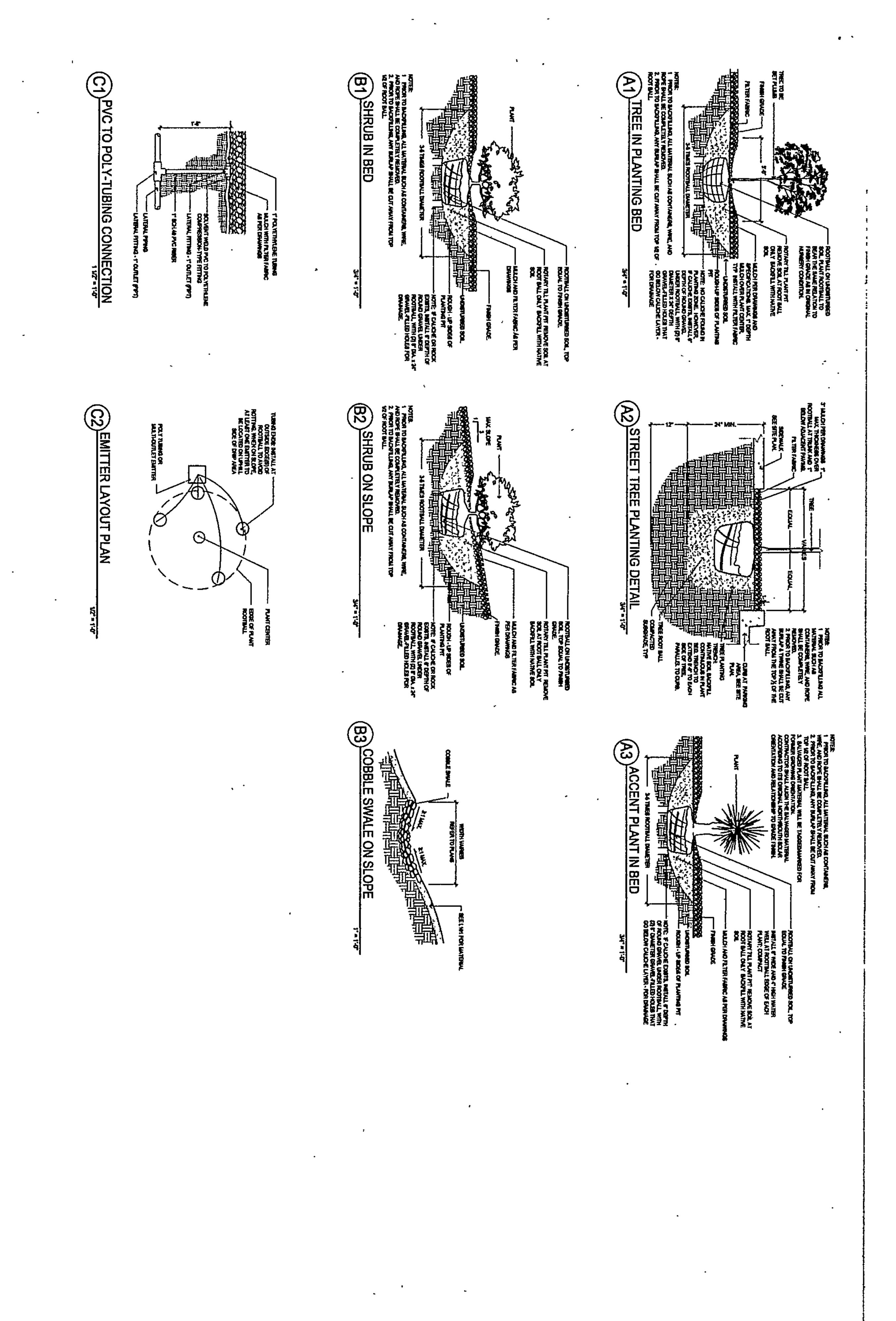


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PLANTING NOTES

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Riley & Shane Law Offices 3880 Osuna Road Albuquerque, New Mexico



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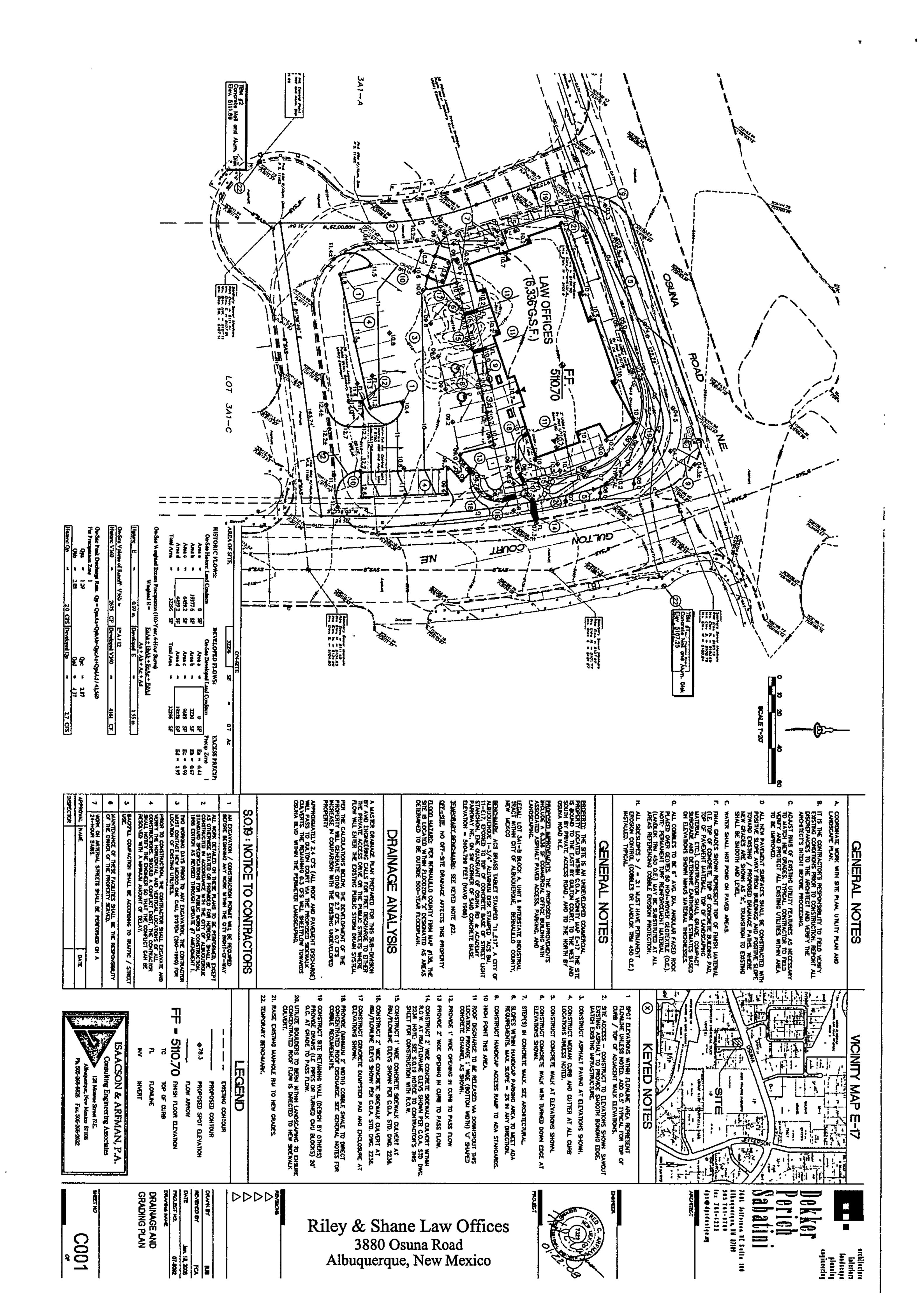
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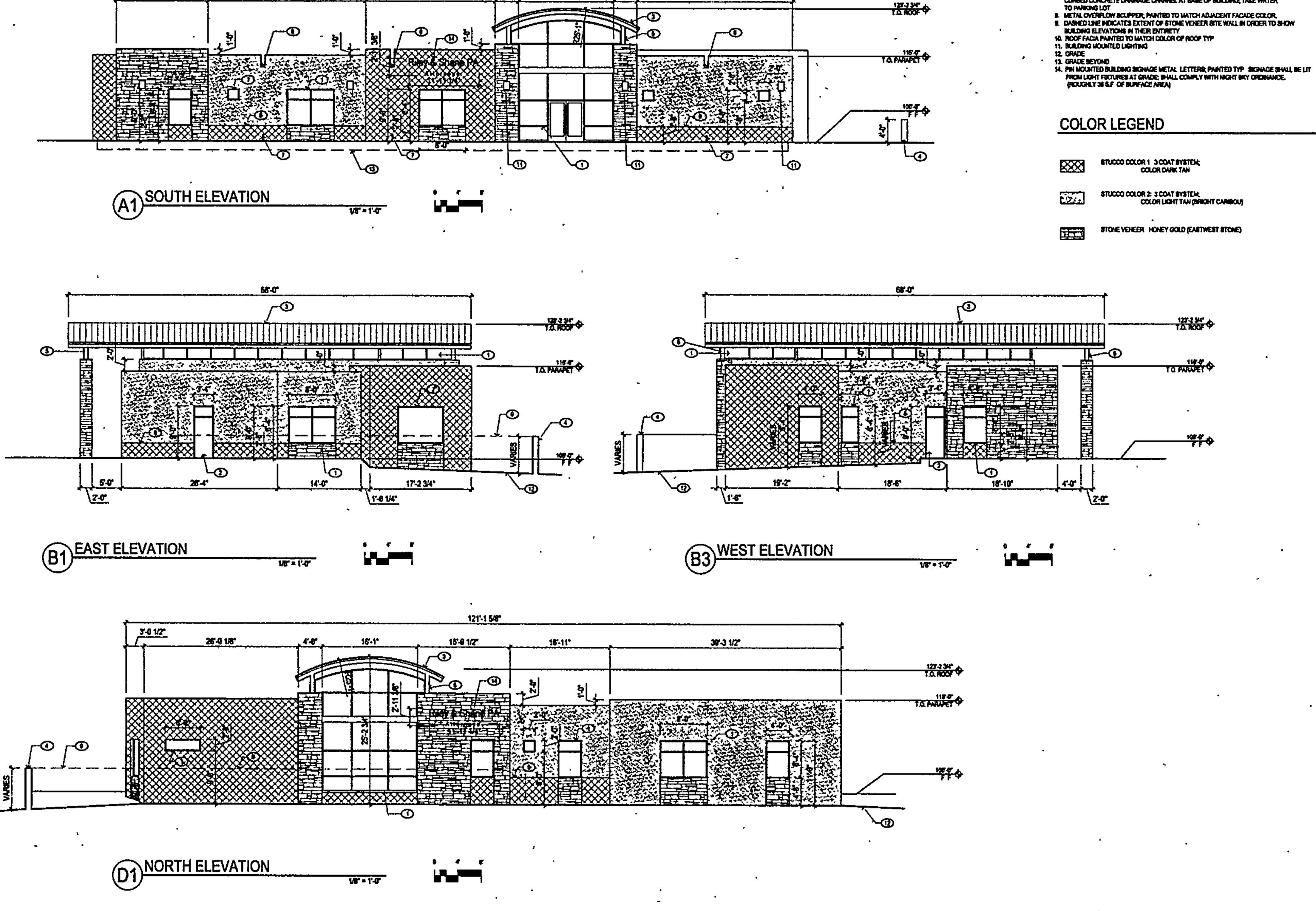
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RANDSCAPE DETA

Riley & Shane Law Offices 3880 Osuna Road Albuquerque, New Mexico Dekker Perich Sabatin Sabatin





26'-5"

114'-6"

22-0

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KEYED NOTES O

1. GLAZING IN ALUMINUM STOREFRONT SYSTEM; COLOR: MEDIUM BROKZE.
2. HOULDW METAL DOOR; PAINTED TO MATCH LIGHT TAN STUCCO COLOR TYP
3. STANDING SEAM METAL ROOF; COLOR: BURDLINDY (MBCI)
4. STONE VENEER AND STUCCO RETAINING WALL
5. STEEL COLUMN; PAINTED TO MATCH ALUMINUM STOREFRONT SYSTEM TYP
6. STUCCO CONTROL JOINT TYP
7. METAL "COW TONGUE"; ROOF DRAINAGE AT COW TONGUE SHALL DISCHARGE INTO CURBED CONCRETE DRAINAGE CHANNEL AT BASE OF BUILDING; TAKE WATER TO PARKING LOT
8. METAL OVERH DW ROLEPER: MANTED TO MATCH ADJACENT FACADE COLOR.

DRB SUBMITTAL

7601 Jefferson ME Suite 100

Albuquerque, MM 47189

505 761-9700

fec 761-4222

ARCHITECT

dpa@dpadeaign.mg

orchiteclere

interiors

leadscape

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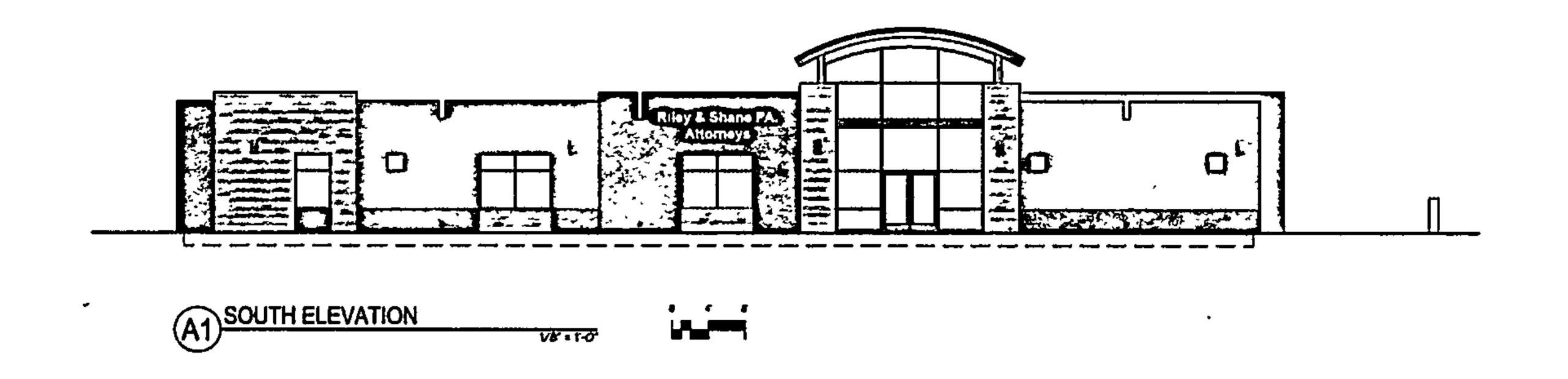
PROJECT

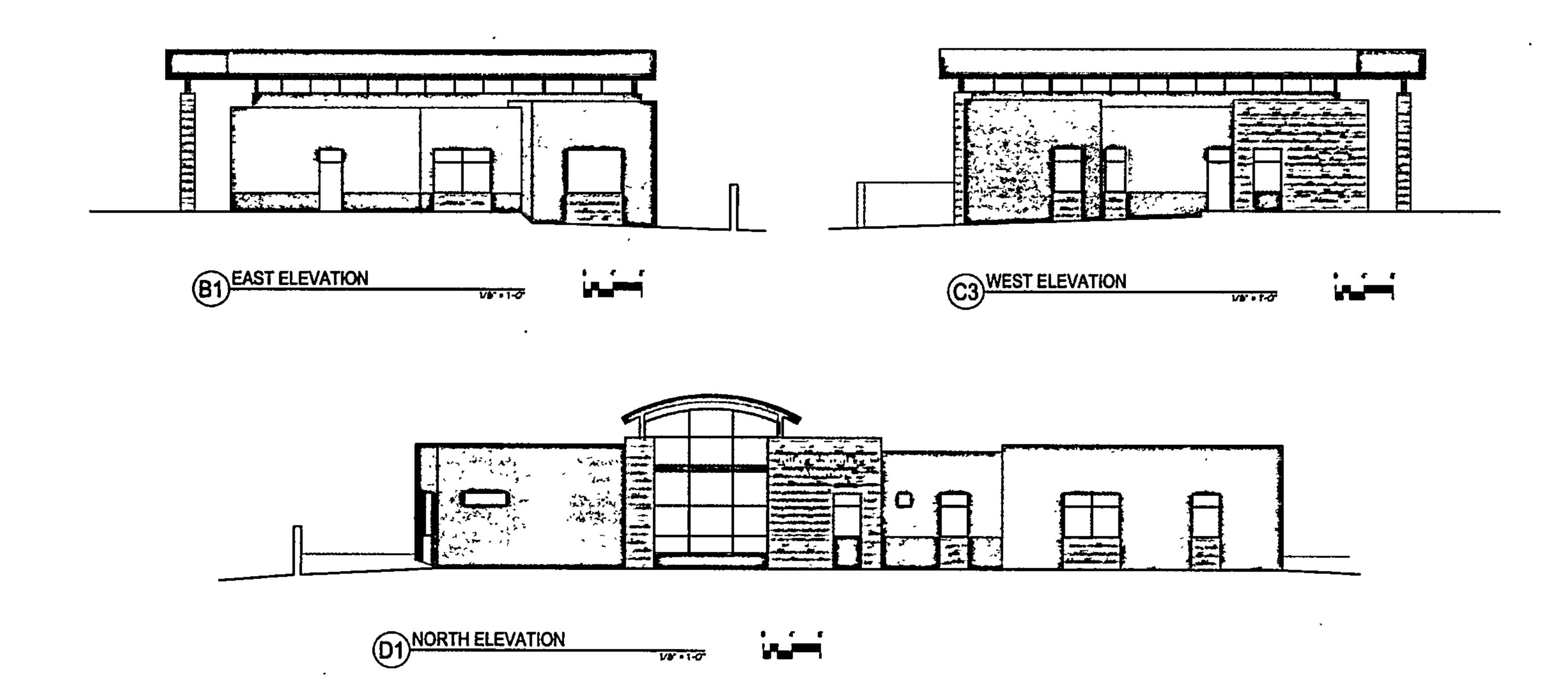
REVENED BY Jan. 22, 2008

PROJECT NO DRAFES NAME

EXTERIOR ELEVATIONS

SHEET NO





RILEY & SHANE LAW OFFICES

3880 OSUNA ROAD ALBUQUERQUE, NEW MEXICO

