



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 21, 2007

**Project# 1007259**

08DRB-70201 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16)

At the May 21, 2008 Development Review Board meeting, the Site Development plan for building permit was approved with final sign off delegated to Transportation for written comments. 3 copies of approved site plan must be provided to Planning.

If you wish to appeal this decision, you must do so by June 5, 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).

Jack Cloud, AICP, DRB Chair

Cc: Peter Butterfield, Architect – 13013 Glenwood Hills Ct NE – Albuquerque, NM 87111

Cc: Alameda Partners, LLC – 8225 Connecticut NE – Albuquerque, NM 87110

Marilyn Maldonado

File

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007259 AGENDA# 2 DATE: 5/21/08

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: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



COMPLETED 06/26/08 *Stt*  
DRB CASE ACTION LOG (SDP - BUILDING P.)

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-70201

Project # 1007259

Project Name: ALAMEDA BUSINESS PARK

Agent: PETER BUTTERFILED ARCHITECT

Phone No.:

Your request was approved on 7-21-08 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**



TRANSPORTATION: comply w/ comments

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

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 (SDP – BUILDING P.)

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-70201

Project # 1007259

Project Name: ALAMEDA BUSINESS PARK

Agent: PETER BUTTERFILED ARCHITECT

Phone No.:

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UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

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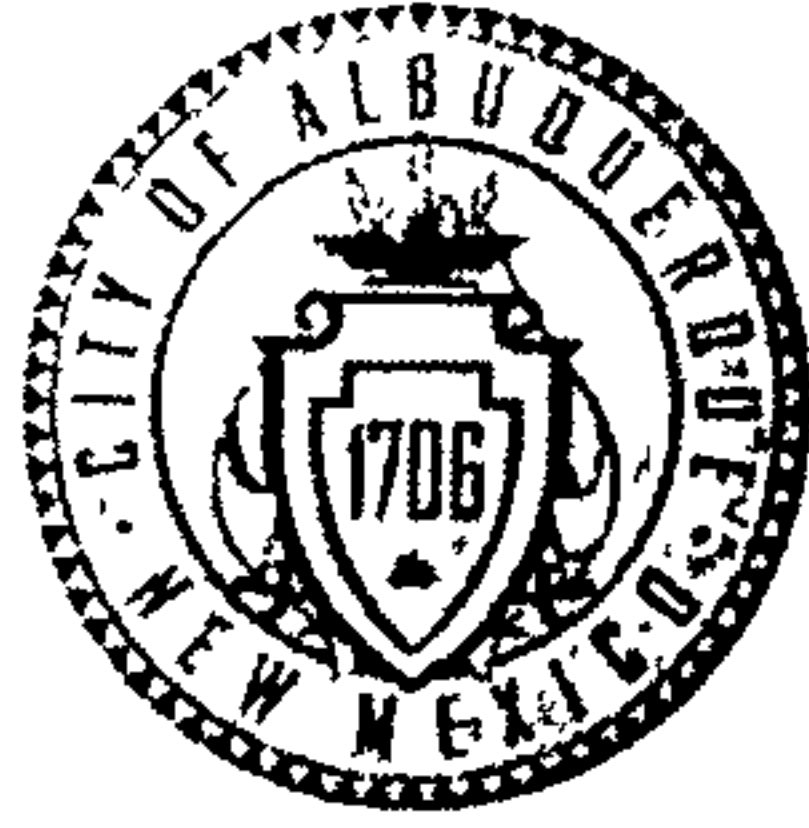


**3 copies of the approved site plan. Include all pages.**

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- 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:





**DEVELOPMENT REVIEW BOARD  
Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building  
May 21, 2008**

**MEMBERS:**

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

**Kristal Metro, P.E. , Transportation Development      Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer      Christina Sandoval, Parks/Municipal Development**

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

1. **Project# 1007258**  
08DRB-70200 – SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT  
RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL COMMENTS APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**
2. **Project# 1007259**  
08DRB-70201 – SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT  
PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

3. **Project# 1005540**  
 08DRB-70187 VACATION OF PUBLIC EASEMENT  
 08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL  
 08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION**, zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)[*Deferred from 5/14/08*] **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. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/18/08 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**
  
4. **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.*]**DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST.**
  
5. **Project# 1001275**  
 08DRB-70192 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD, LTD request(s) the above action(s) for all or a portion of Lot(s) 1, **LOWES SUBDIVISION**, zoned SU-1/C-2/IP/R-3, located on the north side of OLD AIRPORT AVE NW BETWEEN COTTONWOOD DR NW AND COORS BLVD NW containing approximately 8.13 acre(s). (A-14) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1000572**  
08DRB-70197 VACATION OF PUBLIC  
EASEMENT

SURV-TEK INC agent(s) for MW DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **THE PRESIDIO (TBK COPPER POINTE SUBDIVISION)** zoned SU-1 FOR PRB, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 18.9993 acre(s). (K-21) **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.**

08DRB-70212 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
08DRB-70226 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for NW DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, B-3, B-4 & B-5, **THE PRESIDIO** zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 19 acre(s). (K-21) **DEFERRED TO 5/25/08 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# 1004221**  
08DRB-70228 EPC APPROVED SDP  
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for KENNY HINKES request(s) the above action(s) for all or a portion of Lot(s) D-3, **ACADEMY PLACE SUBDIVISION** zoned SU-1 FOR INSTITUTION, located on JUAN TABO BLVD NE BETWEEN SPAIN RD NE AND OSUNA RD NE containing approximately 1.0842 acre(s). (F-21) [*Planner – Randall Falkner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR REVISED PLAN PER COMMENTS, AND TO ABCWUA FOR REVISED UTILITY PLAN.**

8. **Project# 1000771**  
08DRB-70218 AMENDED EPC SDP  
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for H.R. RENTAL PROPERTIES, INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, R-2, C-2, IP USES, located on EAGLE RANCH RD AND IRVING BLVD containing approximately 6.76 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**



9. **Project# 1003125**  
08DRB-70183 MINOR - SDP FOR  
BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT**, zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08 & 5/7/08]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO ABCWUA FOR REVISED UTILITY PLAN. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

10. **Project# 1003801**  
08DRB-70227 EPC APPROVED SDP  
FOR BUILD PERMIT

DAC ENTERPRISES, INC agent(s) for DOUG PETERSON request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) A, **ALTURA ADDITION** zoned SU-1 FOR C-1 W/ EXCEPTIONS, located on CARLISLE BLVD NE BETWEEN INDIAN SCHOOL RD NE AND HANNETT AVE NE containing approximately 1 acre(s). (J-16) *[Planner – Jennifer Donofrio]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING**

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

11. **Project# 1005073**  
08DRB-70217 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALEJANDRO GONZALES-BASURTO agent(s) for GABRIEL & ARLENE GONZALES-BASURTO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **ROSEMONT PARK ADDITION** zoned SR, located on 12TH ST NW BETWEEN ROSEMONT AVE NW AND ARIAS AV NW containing approximately .48 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DEED DOCUMENT WEST OF 1- 40 BEFORE 1973. SHOW SETBACK FROM NEW PROPERTY LINE.**

12. **Project# 1006571**  
08DRB-70225 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for GEROGE EK request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, **LANDS OF GEORGE R EK** zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO INDICATE REVISED WATER AND SEWER EASEMENTS TO DISCLOSURE STATEMENT.**



13. **Project# 1006868**  
08DRB-70220 MAJOR - FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 35, **NORTH ALBUQUERQUE ACRES / TBK LOTS 1-4, DEL NORTE PLAZA Unit(s) B**, zoned SU-2 FOR IP USES, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.4007 acre(s). (C-18) **THE FINAL PLAT WAS APROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
14. **Project# 1006939**  
08DRB-70078 MINOR - FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) [*Deferred from 2/27/08, 3/5/08 & 3/12/08*] **THE FINAL PLAT WAS APROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
15. **Project # 1002455**  
07DRB-70004 VACATION OF PRIVATE EASEMENT  
07DRB-70005 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07*] (E-18) **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007214**  
08DRB-70169 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) [*Deferred from 4/16/08, 4/30/08 & 5/14/08*]. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. **Project# 1006749**  
08DRB-70216 SKETCH PLAT REVIEW  
AND COMMENT

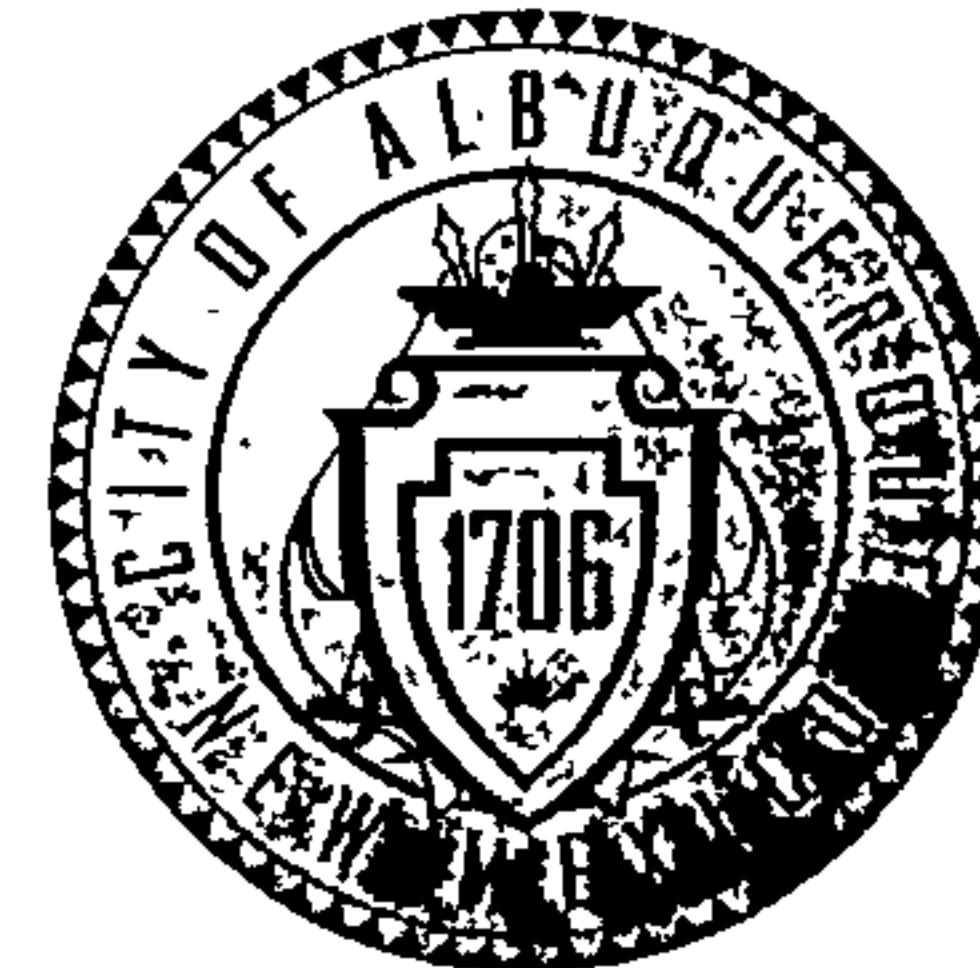
BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOUR HILLS VILLAGE ADDITION** zoned R-1, located on HIDEAWAY LN SE AND STAGE COACH containing approximately 1.706 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 5, 2008.

Other Matters: None

ADJOURNED: 11:20

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007259**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR: \_\_\_\_\_

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

**DATE:** May 21, 2008



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 1005540**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Vacation of Public Easement  
Preliminary/Final Plat Approval  
Temp Sidewalk Deferral

*OK*  
*OK*  
*defers all 3 together*

**ENGINEERING COMMENTS:**

No objection to the vacation request.  
An approved Drainage report is required for Preliminary Plat approval.

PO Box 1293

**RESOLUTION:**

Albuquerque

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

*5-21-08 for drainage Review*

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

NM 87103

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

FOR:

www.cabq.gov

**SIGNED:**

Curtis Cherne  
City Engineer Designee  
924-3695

**DATE:** 5-14-08

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005546 AGENDA# 5 DATE: 5/14/08

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
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14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

## MEMORANDUM

DATE: May 19, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department  
Donna Griffin, Legal Department  
Peter Butterfield, Architect

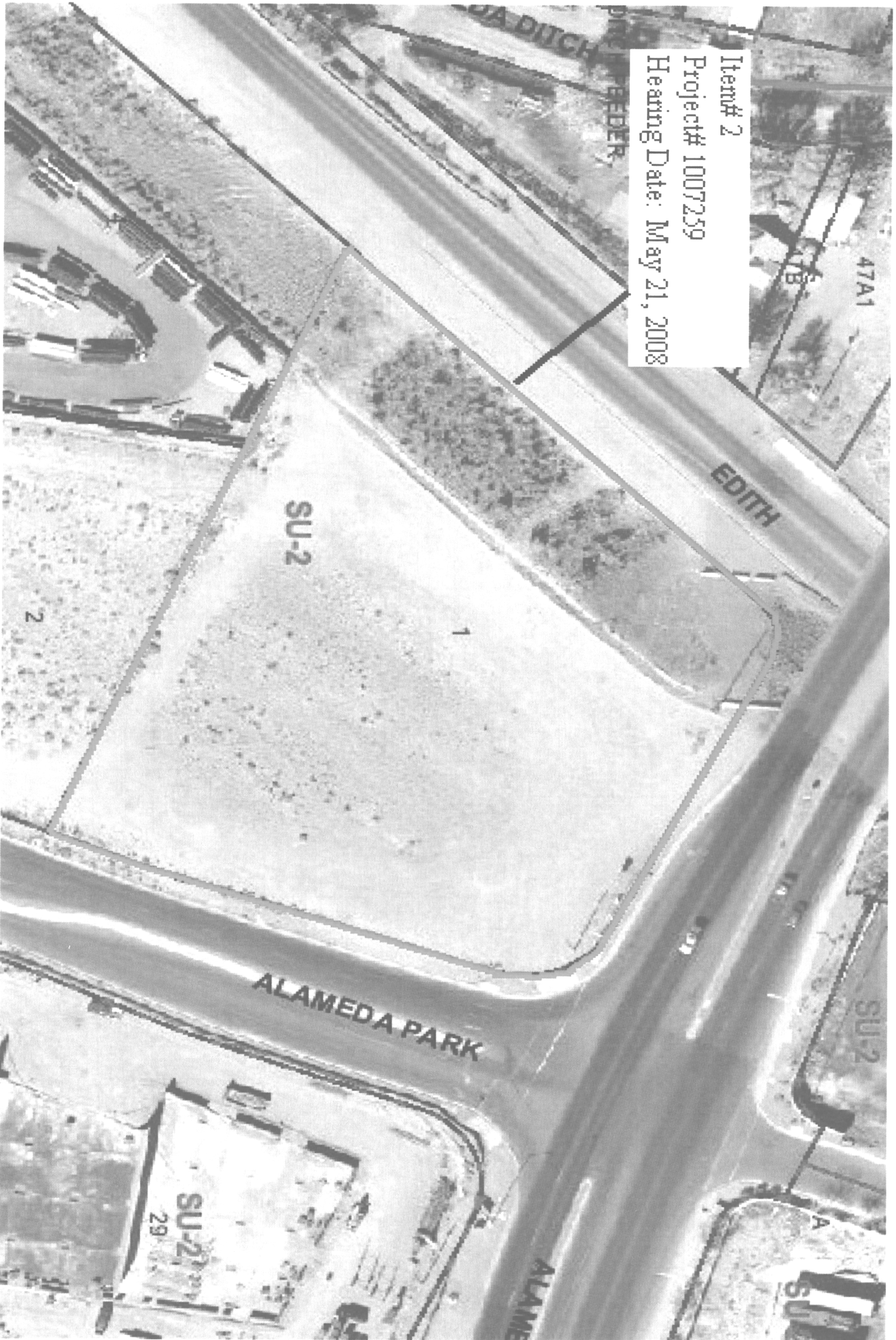
FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1007259, 08DRB-70201 Site Development Plan for Building Permit,  
Lot 1, Alameda Business Park, Located on the Southwest Corner of Alameda  
Park Dr. NW and Alameda Rd. NW.

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The above-named project is within the buffer zone of a former City owned/operated landfill (Los Angeles Landfill). The Albuquerque Environmental Health Department (AEHD) has determined that this property is exempt from complying with the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. However, the landfill disclosure statement and AEHD signature will be required on the Site Plan and cover sheets to development plans (building permit, DRC, etc.).





Item# 2  
Project# 1007259  
Hearing Date: May 21, 2008





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

January 2, 2008

**Project# 1007259**

08DRB-70201 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16)

**AMAFCA**

No comment.

**COG**

ITS Project # 11 identifies Alameda Bd as a corridor for CCTV, DMS, Remote Traffic Monitoring, and Signal Control. Coordination with City representative on the ITS Subcommittee is recommended to insure development consistent with this project.

MPO Project ID # 578.0 "Alameda Bd Widening from Edith Bd to I-25" is included in the MTP as a City of Albuquerque project to widen the facility from 4 to 6 lanes. This project has not been programmed in the TIP, and so implementation is not scheduled before 2013. For information purposes, Alameda Bd has a functional classification of urban principal arterial. Coordination with DMD is recommended to insure development with this project.

For information purposes, Edith Bd has a functional classification of urban minor arterial.

**TRANSIT**

No comments received.

**ZONING ENFORCEMENT**

HC Signage?

**NEIGHBORHOOD COORDINATION**

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

**APS**

**Alameda Business Park**, Lot 1 is located on the southwest corner of Alameda Park Dr NW and Alameda Rd NW. The owner of the above property requests approval of a Site Development Plan for Building 1 for a development that will consist of a single story office building. This will have no adverse impacts on the APS district.

**POLICE DEPARTMENT**

**Lighting issues:** Should illuminate all walkways, parking lots, and building entrances/exit points. Light should not conflict with proposed landscaping.  
**Maintenance of landscaping:** Should be low, level plant variety and not conflict with proposed lighting. Landscaping should not obstruct visibility to and from parking lots, walkways, and entrances.

**Other:** The main buildings entrance should be free of visual obstructions - all pillars, planters and decorative items should be removed from plans.

<b>FIRE DEPARTMENT</b> No comments received.
<b>PNM ELECTRIC &amp; GAS</b> No comments received.
<b>COMCAST</b> No comments received.
<b>QWEST</b> No comments received.
<b>ENVIRONMENTAL HEALTH</b> No comments received.
<b>M.R.G.C.D</b> No adverse comments.
<b>OPEN SPACE DIVISION</b> Open space has no adverse comments.
<b>CITY ENGINEER</b> No adverse comments.
<b>TRANSPORTATION DEVELOPMENT</b> No comments received.
<b>PARKS AND RECREATION</b> No objection.
<b>ABCWUA</b> No objection to Site Plan approval.
<b>PLANNING DEPARTMENT</b> Please identify free-standing rectangles on site plan (walls?) – details may be needed.

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

Cc: Alameda Partners LLC – 8225 Connecticut NE – Albuquerque, NM 87110

Cc: Peter Butterfield, Architect – 13013 Glenwood Hills Ct NE – Albuquerque, NM 87111



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

**Meeting Date:** May 21, 2008  
**Zone Atlas Page:** C-16  
**Notification Radius:** 100 Ft.

**Project#** 1007259  
**App#**08DRB-70201

**Cross Reference and Location:** ALAMEDA RD BETWEEN EDITH NW AND  
ALAMEDA PARK DR NW

**Applicant:** ALAMEDA PARTNERS LLC  
8225 CONNECTICUT NE  
ALBUQUERQUE, NM 87110

**Agent:** PETER BUTTERFIELD, ARCHITECT  
13013 GLENWOOD HILLS CT NE  
ALBUQUERQUE, NM 87111

**Special Instructions:**

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

**Date Mailed:** MAY 2, 2008  
**Signature:** ERIN TREMLIN

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

#### L A APPEAL / PROTEST of...

- D Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

Professional/Agent (if any): PETER BUTERFIELD, ARCHITECT PHONE: 298 3099  
 ADDRESS: 13013 GLENWOOD HILLS CT NE FAX: 298 6320  
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: PETERBUTERFIELD@COMCAST.NET

APPLICANT: ALAMEDA PARTNERS, LLC PHONE: 275-5788  
 ADDRESS: 8225 CONNECTICUT NE FAX: 866 342 7039  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: PPINEDA505@COMCAST.NET  
 Proprietary interest in site. OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. ONE Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: ALAMEDA BUSINESS PARK  
 Existing Zoning: SU-2 IP-EP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-16-2 UPC Code: 101406443438540134 MRGCD Map No \_\_\_\_\_

### CASE HISTORY:

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

DRB 98-223, Project No. 1000624, Application No. 00400-00000-00853

### CASE INFORMATION:

Within city limits?  Yes  No Within 1000FT of a landfill? YES  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.2012

LOCATION OF PROPERTY BY STREETS: On or Near. ALAMEDA RD  
 Between: EDITH NW and ALAMEDA PARK DRIVE NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7/13/06

SIGNATURE [Signature] DATE 4/24/08  
 (Print) PETER BUTERFIELD Applicant:  Agent:

### 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
- Site is within 1000ft of a landfill
- F.H.D.P density bonus
- F.H.D.P. fee rebate

#### Application case numbers

02DRB - \_\_\_\_\_ - 70201  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

#### Action

SRP  
ADV  
CMF

Form revised 4/07

S.F.	Fees
_____	\$ <u>395.00</u>
_____	\$ <u>75.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
Total	\$ <u>490.00</u>

Hearing date May 21, 2008

4/25/08

Project # 1007744

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** Maximum Size: 24" x 36"
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.  
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** Maximum Size: 24" x 36"
- ~~NA~~ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist
  - ~~NA~~ 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.  
Your attendance is required.

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

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

PETER BUTTERFIELD  
 Applicant name (print)  
[Signature] 4/25/08  
 Applicant signature / date



Form revised October 2007

[Signature] 4/25/08  
 Planner signature / date  
 Project # 1007259

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
SDRB - 10201



R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	P R O P E R T Y C L A S S	T A X D I S T R I C T	LEGAL
1	101606 443438 540134	ALAMEDA PARTNERS LLC C/O PETER PINEDA	8225 CON NECTICUT NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LOT 1 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION ) CONT 2.2005 AC
2	101606 442736 240135	JORGENSEN PROPERTIES LLC	3233 STA NFORD N E	ALBU QUE RQU E	N M	871 07	V	A1 A	LOT 2 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION ) CONT .9806 AC
3	101606 440635 840106	MGM INVESTMENTS LLC	8633 PAS EO ALAME DA ST NE	ALBU QUE RQU E	N M	871 13 1 542	C	A1 A	LOT 4 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION ) CONT 1.7591 AC
4	101606 438441 510131	GALLEGOS ALVARO Z	6932 4TH ST NW	ALBU QUE RQU E	N M	871 07	R	X1 AM	MAP 24 TR 46A2B CONT 0.46 AC
5	101606 438038 610138	BACA LOUIS R	8943 GUA DALUPE T R NW	ALBU QUE RQU E	N M	871 14	R	X1 AM	MAP 24 TR 49 I T11N R3E SEC 15 CONT 0.47 AC
6	101606 441640 310602	STATE HIGHWAY DEPARTMENT	PO BOX 11 49	SANT A FE	N M	875 04 1 149	V	X1 A	TRACT 47B MRGCD MAP 24 CONT .086 AC M/L
7	101606 448048 010701	MONTOYA DAVID M & PAMELA	PO BOX 67 40	ALBU QUE RQU E	N M	871 97	C	A1 A	TR A PLAT OF TR A M T INVESTMENT NORTH CONT 9.2048 AC M/L OR 400,961 SF M/L
8	101606 441339 710601	LUCERO GARY R	9324 EDIT H NE	ALBU QUE RQU E	N M	871 14	R	X1 A	MRGCD MAP 24 TRACT 48C CONT 0.26 AC
9	101606 442334 440103	POGUS LLC	PO BOX 90 608	ALBU QUE RQU E	N M	871 99	V	A1 A	LOT 3 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION ) CONT .7870 AC
10	101606 445734 140132	PADILLA BEN	2701 4TH ST NW	ALBU QUE RQU E	N M	871 07	C	A1 A	LOT 28 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION ) CONT 1.9181 AC
11	101606 439234 340107	CARLSON BYRON A & RAYNE M	8625 PAS EO ALAME DA NE	ALBU QUE RQU E	N M	871 13	C	A1 A	LOT 5 PLAT OF ALAMEDA BUSINESS PARK (A REPLAT OF TRACT B-1-A-1 LANDS OF SPRINGER BUILDING MATERIALS CORPORATION ) CONT 1.2105 AC
12	101606 436041 510170	LUCERO THERESA	9324 EDIT H BLV NE	ALBU QUE RQU E	N M	871 14	V	X1 AM	MRGCD MAP 24 TRACT 48 A CONT 2.660 AC
1	101606	STATE HIGHWAY DEPART OF NM	PO BOX 11	SANT	N	875	V	X1	ELY PORT OF TR B OF TRACTS

3	443043 710208		49	A FE	M	04 1 149		A	A & B LANDS OF LEE GONZALE S IN SE C 15 T11N R3E
1 4	101606 435240 510132	LUCERO THERESA	9324 EDIT H BLV NE	ALBU QUE RQU E	N M	871 13	R	X1 AM	MRGCD MAP 24 TRACT 48 B CO NT 3.900 AC
1 5	101606 437837 910140	BACA FIDEL A	9310 EDIT H BLV NE	ALBU QUE RQU E	N M	871 14	R	X1 AM	TR 49J MAP 24 T11N R3E SEC 1 5 CONT 0.47 AC
1 6	101606 446636 640133	SPRADLIN RONALD G & TIMOTHY M HELMICK & RICHARD H HELMIC K JR & PATRICIA HELMICK	PO BOX 20 688	ALBU QUE RQU E	N M	871 54	V	A1 A	LOT 29 PLAT OF ALAMEDA BUS INESS PARK (A REPLAT OF TR ACT B-1-A- 1 LANDS OF SPRINGER BUILDI NG MATERIALS CORPORATION ) CONT 1.9668 AC

Project# 1007259  
101606443438540134  
ALAMEDA PARTNERS LLC C/O PETER  
PINEDA  
8225 CONNECTICUT NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101606437837910140  
BACA FIDEL A  
9310 EDITH BLV NE  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
101606438038610138  
BACA LOUIS R  
8943 GUADALUPE TR NW  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
101606439234340107  
CARLSON BYRON A & RAYNE M  
8625 PASEO ALAMEDA NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101606438441510131  
GALLEGOS ALVARO Z  
6932 4TH ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101606442736240135  
JORGENSEN PROPERTIES LLC  
3233 STANFORD NE  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101606436041510170  
LUCERO THERESA  
9324 EDITH BLV NE  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
101606440635840106  
MGM INVESTMENTS LLC  
8633 PASEO ALAMEDA ST NE  
ALBUQUERQUE, NM 87113 1542

OR CURRENT RESIDENT  
101606448048010701  
MONTROYA DAVID M & PAMELA  
PO BOX 6740  
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT  
101606445734140132  
PADILLA BEN  
2701 4TH ST NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101606442334440103  
POGUS LLC  
PO BOX 90608  
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT  
101606446636640133  
SPRADLIN RONALD G & TIMOTHY M  
HELMICK & RICHARD H HELMICK JR  
& PATRICIA HELMICK  
PO BOX 20688  
ALBUQUERQUE, NM 87154

OR CURRENT RESIDENT  
101606443043710208  
STATE HIGHWAY DEPART OF NM  
PO BOX 1149  
SANTA FE, NM 87504 1149

Project# 1007259  
PETER BUTTERFIELD  
13013 GLENWOOD HILL CT NE  
ALBUQUERQUE, NM 87111

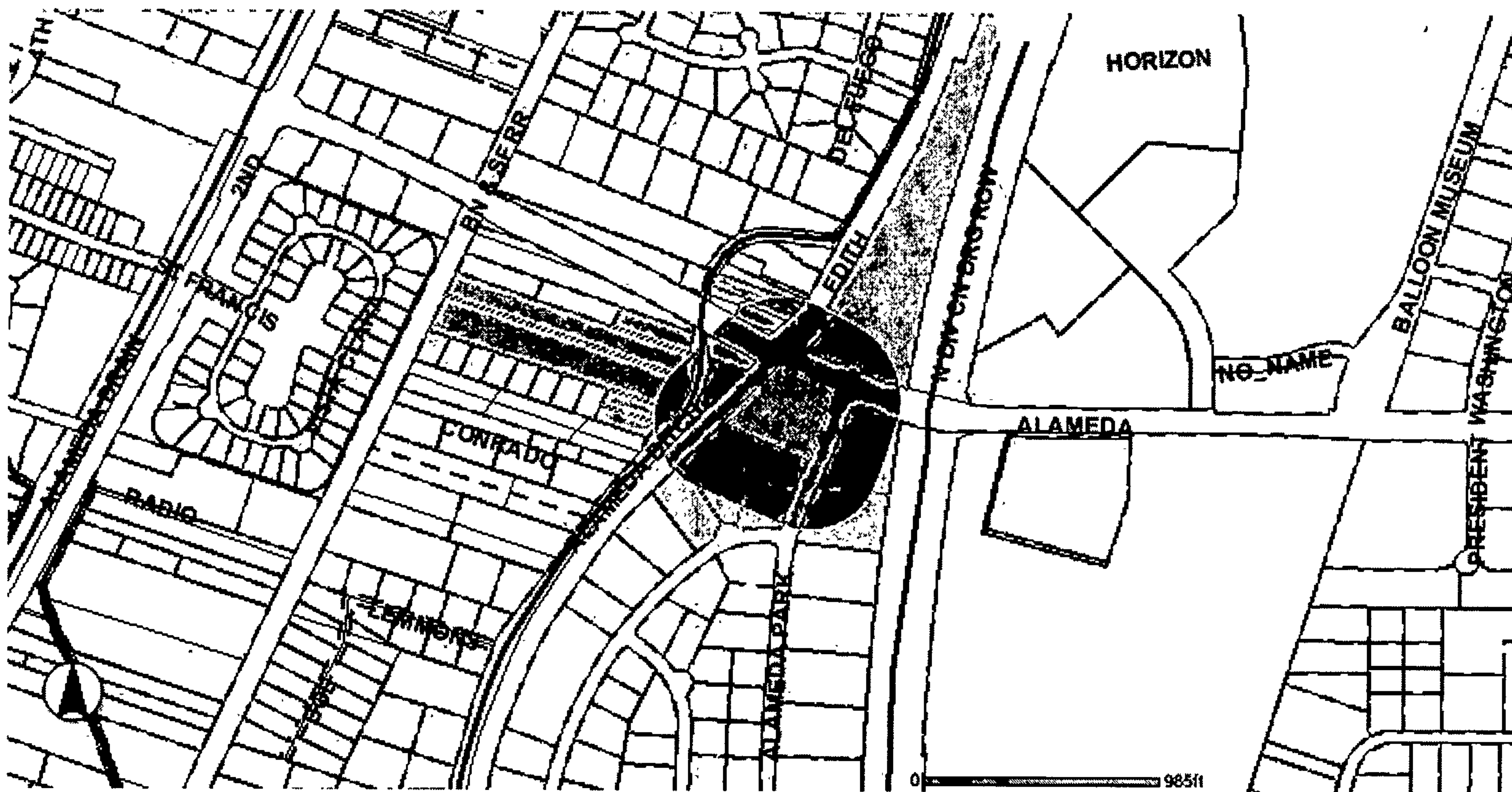
Project# 1007259  
DAVID LINDER  
Alameda North Valley Ass.  
10407 4<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87114

Project# 1007259  
STEVE WENTWORTH  
Alameda North Valley Ass.  
8919 BOE LN NE  
ALBUQUERQUE, NM 87113

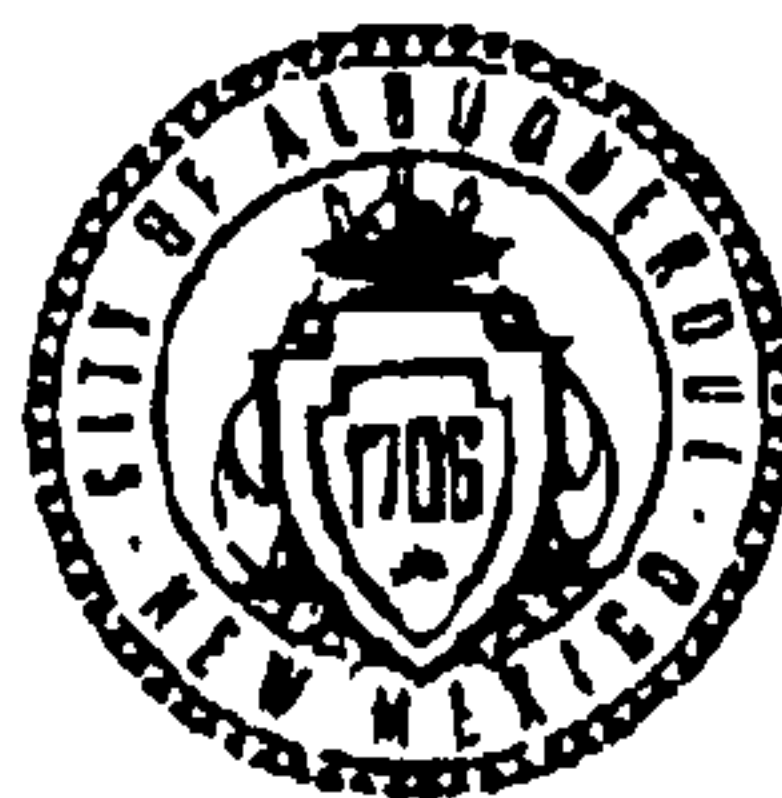
Project# 1007259  
LARRY T CAUDILL  
Wildflower Area NA  
4915 WATERCRESS NE  
ALBUQUERQUE, NM 87113

Project# 1007259  
RICK TREADWELL  
Wildflower Area NA  
5004 WATERCRESS NE  
ALBUQUERQUE, NM 87113









# City of Albuquerque

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

Date: April 16, 2008

TO CONTACT NAME: Peter Butterfield  
 COMPANY/AGENCY: Peter Butterfield Architect  
 ADDRESS/ZIP: 13013 Glenwood Hills Ct. NE 87111  
 PHONE/FAX #: 298-3099 298-6320

Thank you for your inquiry of April 16, 2008 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot 1 of Alameda Business Park ADDRESS: 825 Alameda Park Dr. Located on Alameda Park Dr. NW between Edith Blvd. & Alameda Park Dr. NW and on Alameda Rd.  
 zone map page(s) C-16

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

Alameda North Valley Assn.  
 Neighborhood or Homeowner Association  
 Contacts: David Lindner  
10407 4th St. NW 87114  
888-4465 (h)  
Steve Wentworth  
8919 Boe Ln. NE 87113-2328  
897-3052 (h)

Wildflower Area NA.  
 Neighborhood or Homeowner Association  
 Contacts: Larry T. Caudill  
4915 Watercross NE 87113  
857-0596 (h)  
Rick Treadwell  
5004 Watercross NE 87113  
821-6349 (h)

See reverse side for additional Neighborhood and/or Homeowner Associations

**Information:**

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,

Stephan D. [Signature]  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

**Alameda Partners, LLC  
8225 Connecticut NE  
Albuquerque, NM 87110  
505-275-5788**

April 17, 2008

RE: 8725 Alameda Park Dr. NE, Albuquerque, NM

To Whom It May Concern:

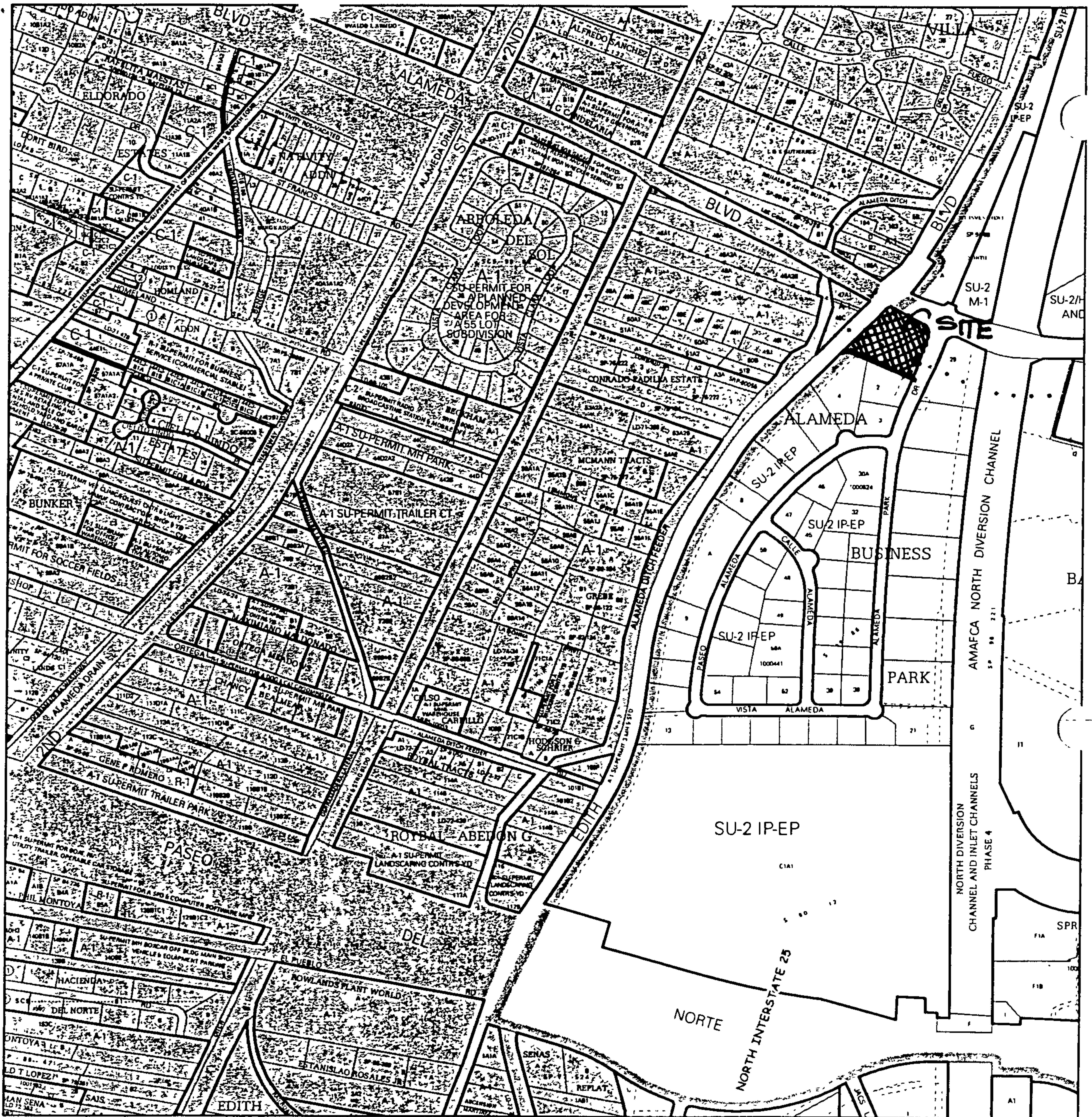
I hereby authorize Peter Butterfield Architect to act as Agent for Alameda Partners, LLC.

**Alameda Partners, LLC**

A handwritten signature in black ink, appearing to read "Peter Pineda", written in a cursive style.

**Peter Pineda, Manager**





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/8/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-16-Z**

Selected Symbols

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

0 750 1,500 Feet



**Alameda Partners, LLC  
8225 Connecticut NE  
Albuquerque, NM 87110  
505-275-5788**

April 17, 2008

RE: Proposed Project at 8725 Alameda Park Dr. NE, Albuquerque, NM

To Whom It May Concern:

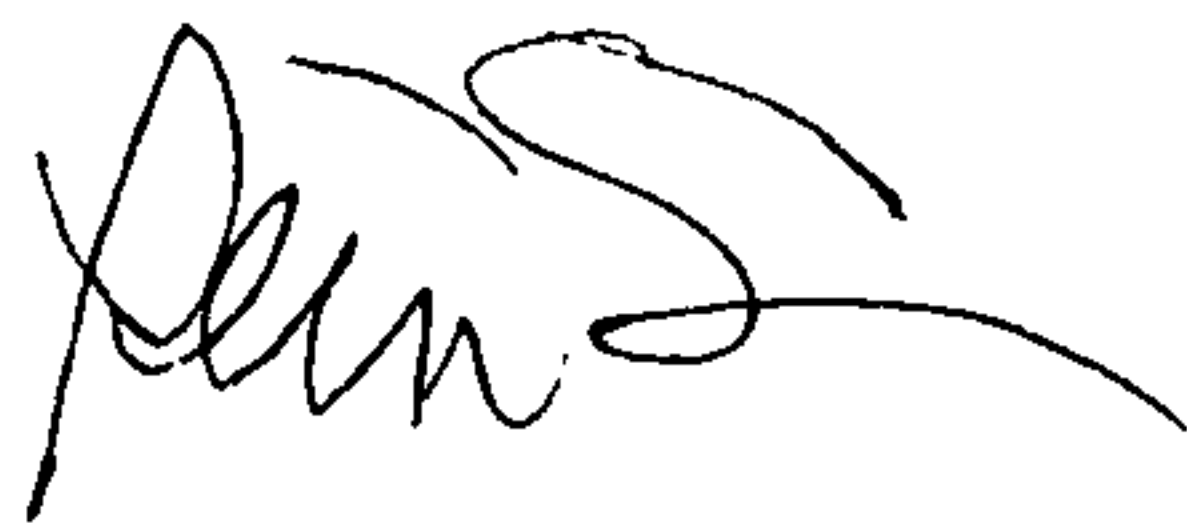
The proposed project is a single story office building to be built in two phases. The first phase will be approximately 10,000 sf. The parking lot and associated features for both phases will be completed within this phase. The second phase will be approximately 7,000 sf for a total building area of approximately 17,000 sf.

The proposed use of office building is allowed within the SU-2 IP-EP permissive and conditional uses. Measures have been taken to assure that all elements of the site plan and building elevations comply with the Alameda Design Overlay Zone and the Master Development Plan for the Alameda Business Park which specifically address North Valley visual context.

Please contact me at the number above, or my Agent Peter Butterfield, Architect if there are any questions regarding the Proposed Project.

Sincerely,

**Alameda Partners, LLC**

A handwritten signature in black ink, appearing to read 'Peter Pineda', written in a cursive style.

**Peter Pineda, Manager**



# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

04/25/2008 Issued By: PLNSDH

**Permit Number: 2008 070 201** **Category Code 910**

**Application Number:** 08DRB-70201, Major - Sdp For Building Permit

**Address:**

**Location Description:** ALAMEDA RD NW BETWEEN EDITH NW AND ALAMEDA PARK DR NW

**Project Number:** 1007259

**Applicant**  
Alameda Partners, Llc

**Agent / Contact**  
Peter Butterfield, Architect

8225 Connecticut Ne  
Albuquerque NM 87110  
295-5788

13013 Glenwood Hills Ct Ne  
Albuquerque NM 87111  
298-3099

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
<b>TOTAL:</b>		<b>\$480.00</b>

City Of Albuquerque  
TREASURY DIVISION

4/25/2008 13:53PM LCC: ANM  
 WSH 001 TRANS# 0027  
 RECEIPT# 00091254-00091251  
 PERMIT# 2008070201 TRSJY1  
 Trans Amt \$480.00  
 APN Fee \$75.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$385.00  
 CK \$480.00  
 CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): PETER BUTTERFIELD, ARCHITECT PHONE: 298 3099  
 ADDRESS: 13013 GLENWOOD HILLS CT NE FAX: 298 6320  
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: PETERBUTTERFIELD@COMCAST.NET

APPLICANT: ALAMEDA PARTNERS, LLC PHONE: 275-5788  
 ADDRESS: 8225 CONNECTICUT NE FAX: 866 342 7039  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: PPINEDA505@COMCAST.NET  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. ONE Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: ALAMEDA BUSINESS PARK  
 Existing Zoning: SU-2 IP-EP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-16-2 UPC Code: 101606443438540134 MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
DRB 98-223, Project No. 1000624, Application No. 00480-00000-00853

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? YES  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.2014  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA RD  
 Between: EDITH NW and ALAMEDA PARK DRIVE NW  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7/13/06

SIGNATURE Peter Butterfield DATE 4/24/08  
 (Print) PETER BUTTERFIELD Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02D7B - 70201</u>	<u>SRP</u>		<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMC</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>May 21, 2008</u>			Total <u>\$ 480.00</u>

[Signature] 4/25/08 Project # 1007259  
 Planner signature / date



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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision Checklist
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- ~~NA~~ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist
  - ~~NA~~ 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.  
**Your attendance is required.**

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

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

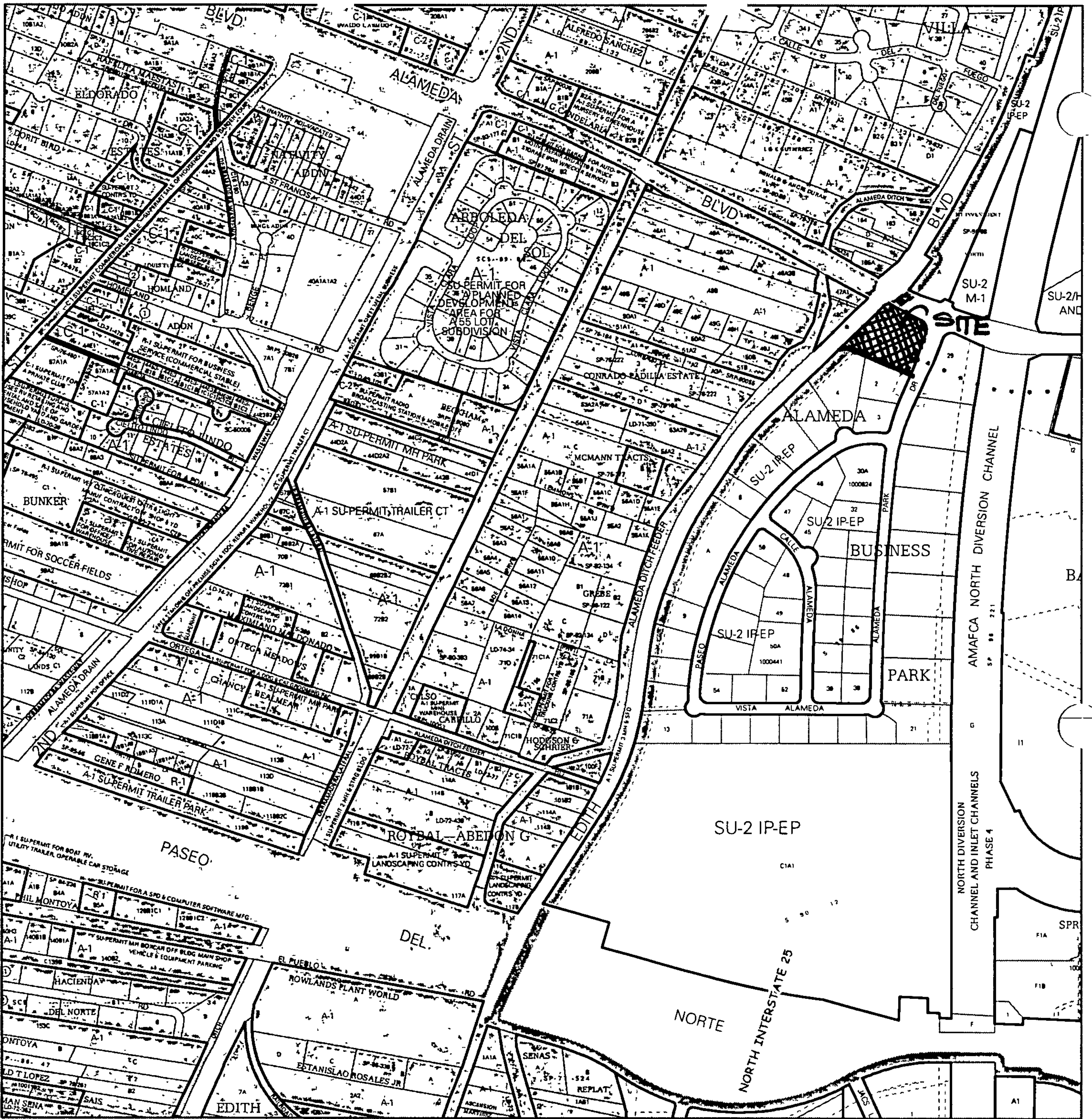
PETER BUTTERFIELD  
 Applicant name (print)  
[Signature] 4/25/08  
 Applicant signature / date



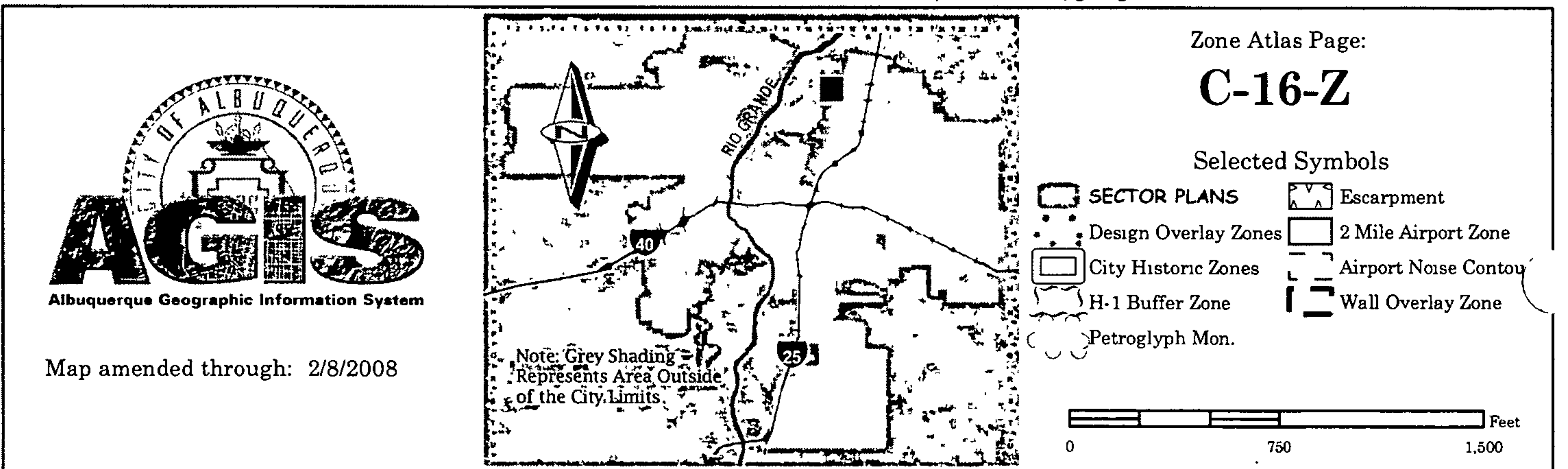
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
96DRB - 10201

Form revised **October 2007**  
[Signature] 4/25/08  
 Planner signature / date  
 Project # 1007259





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





**Alameda Partners, LLC  
8225 Connecticut NE  
Albuquerque, NM 87110  
505-275-5788**

April 17, 2008

RE: Proposed Project at 8725 Alameda Park Dr. NE, Albuquerque, NM

To Whom It May Concern:

The proposed project is a single story office building to be built in two phases. The first phase will be approximately 10,000 sf. The parking lot and associated features for both phases will be completed within this phase. The second phase will be approximately 7,000 sf for a total building area of approximately 17,000 sf.

The proposed use of office building is allowed within the SU-2 IP-EP permissive and conditional uses. Measures have been taken to assure that all elements of the site plan and building elevations comply with the Alameda Design Overlay Zone and the Master Development Plan for the Alameda Business Park which specifically address North Valley visual context.

Please contact me at the number above, or my Agent Peter Butterfield, Architect if there are any questions regarding the Proposed Project.

Sincerely,

**Alameda Partners, LLC**

A handwritten signature in black ink, appearing to read 'Peter Pineda', with a stylized flourish at the end.

**Peter Pineda, Manager**

**Alameda Partners, LLC  
8225 Connecticut NE  
Albuquerque, NM 87110  
505-275-5788**

April 17, 2008

RE: 8725 Alameda Park Dr. NE, Albuquerque, NM

To Whom It May Concern:

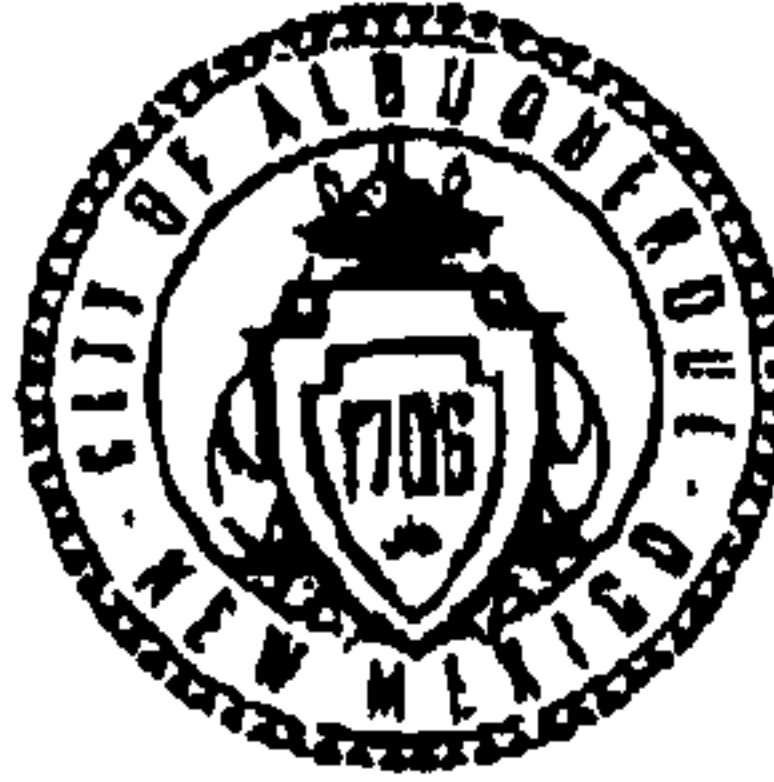
I hereby authorize Peter Butterfield Architect to act as Agent for Alameda Partners, LLC.

**Alameda Partners, LLC**

A handwritten signature in black ink, appearing to read 'Peter Pineda', with a large, stylized flourish at the end.

**Peter Pineda, Manager**





# City of Albuquerque

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

Date: April 16, 2008

TO CONTACT NAME: Peter Butterfield  
 COMPANY/AGENCY: Peter Butterfield Architect  
 ADDRESS/ZIP: 13013 Glenwood Hills Ct. NE 87111  
 PHONE/FAX #: 298-3099 298-6320

Thank you for your inquiry of April 16, 2008 (date) requesting the names of ALL Affected

**Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 1 of Alameda Business Park ADDRESS: 825 Alameda Park Dr. Located on Alameda Park Dr. NW between Edith Blvd. & Alameda Park Dr. NW and on Alameda Rd.  
 zone map page(s) C: 16

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

Alameda North Valley Assn.  
 Neighborhood or Homeowner Association  
 Contacts: David Lindner  
10407 4th St. NW 87114  
888-4465 (h)  
Steve Wentworth  
8919 Boe Ln. NE 87113-2328  
897-3052 (h)

Wildflower Area NA.  
 Neighborhood or Homeowner Association  
 Contacts: Larry T. Caudill  
4915 Watercross NE 87113  
857-0596 (h)  
Rick Treadwell  
5004 Watercross NE 87113  
821-6349 (h)

**See reverse side for additional Neighborhood and/or Homeowner Associations**

YES { } NO {X}

**Information:**

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.

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED 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 each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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

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

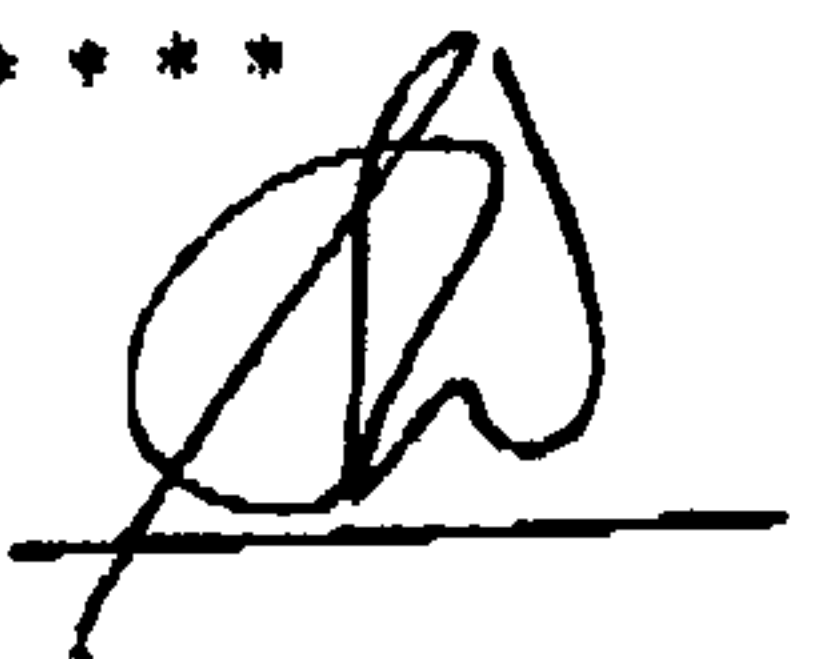
\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 4-16-08

Time Entered: 3:07 PM

ONC Rep. Initials:





# **peter butterfield architect**

• 505 298 3099 • fax 298 6320 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

April 22, 2008

Rick Treadwell  
Wildflower Area NA  
5004 Watercress NE  
Albuquerque, NM 87113

Dear Mr. Treadwell:

On behalf of our client, Alameda Partners LLC, we are submitting a Site Development Plan for Building Permit. The proposed site is Lot 1, Alameda Business Park, and the address is 8725 Alameda Park Drive NE located on the south side of Alameda Road between Edith Boulevard and Alameda Park Drive.

The proposed use will be a single story office building and will consist of 17,443 square feet to be built in two phase, the initial phase will be approximately 10,083 square feet and the second phase will be an additional 7,360 square feet. The site plan as well as the landscaping, meets or exceeds the Alameda Business Park criteria and the Albuquerque zoning ordinances.

Please find enclosed a copy of our proposed DRB submittal for your review. Do not hesitate to call if you have any questions or concerns.

Very truly yours,



**Peter Butterfield, Architect**

Encl: DRB Submittal  
Cc: file

# **peter butterfield architect**

• 505 298 3099 • fax 298 6320 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

April 22, 2008

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

Dear Mr. Wentworth:

On behalf of our client, Alameda Partners LLC, we are submitting a Site Development Plan for Building Permit. The proposed site is Lot 1, Alameda Business Park, and the address is 8725 Alameda Park Drive NE located on the south side of Alameda Road between Edith Boulevard and Alameda Park Drive.

The proposed use will be a single story office building and will consist of 17,443 square feet to be built in two phase, the initial phase will be approximately 10,083 square feet and the second phase will be an additional 7,360 square feet. The site plan as well as the landscaping, meets or exceeds the Alameda Business Park criteria and the Albuquerque zoning ordinances.

Please find enclosed a copy of our proposed DRB submittal for your review. Do not hesitate to call if you have any questions or concerns.

Very truly yours,



**Peter Butterfield, Architect**

Encl: DRB Submittal

Cc: file



# **peter butterfield architect**

• 505 298 3099 • fax 298 6320 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

April 22, 2008

David Lindner  
Alameda North Valley Association  
10407 4<sup>th</sup> St. NW  
Albuquerque, NM 87114

Mr. Lindner:

On behalf of our client, Alameda Partners LLC, we are submitting a Site Development Plan for Building Permit. The proposed site is Lot 1, Alameda Business Park, and the address is 8725 Alameda Park Drive NE located on the south side of Alameda Road between Edith Boulevard and Alameda Park Drive.

The proposed use will be a single story office building and will consist of 17,443 square feet to be built in two phase, the initial phase will be approximately 10,083 square feet and the second phase will be an additional 7,360 square feet. The site plan as well as the landscaping, meets or exceeds the Alameda Business Park criteria and the Albuquerque zoning ordinances.

Please find enclosed a copy of our proposed DRB submittal for your review. Do not hesitate to call if you have any questions or concerns.

Very truly yours,



**Peter Butterfield, Architect**

Encl: DRB Submittal  
Cc: file

# **peter butterfield architect**

• 505 298 3099 • fax 298 6320 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

April 22, 2008

Larry T. Caudill  
Wildflower Area NA  
4915 Watercress NE  
Albuquerque, NM 87113

Dear Mr. Caudill:

On behalf of our client, Alameda Partners LLC, we are submitting a Site Development Plan for Building Permit. The proposed site is Lot 1, Alameda Business Park, and the address is 8725 Alameda Park Drive NE located on the south side of Alameda Road between Edith Boulevard and Alameda Park Drive.

The proposed use will be a single story office building and will consist of 17,443 square feet to be built in two phase, the initial phase will be approximately 10,083 square feet and the second phase will be an additional 7,360 square feet. The site plan as well as the landscaping, meets or exceeds the Alameda Business Park criteria and the Albuquerque zoning ordinances.

Please find enclosed a copy of our proposed DRB submittal for your review. Do not hesitate to call if you have any questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter Butterfield', with a long horizontal line extending to the right.

**Peter Butterfield, Architect**

Encl: DRB Submittal  
Cc: file



# CITY OF ALBUQUERQUE

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

APPLICANT: ALAMEDA PARTNERS, LLC DATE OF REQUEST: 4/24/08 ZONE ATLAS PAGE(S): C-16-2

**CURRENT:**

ZONING SU-2 IP-EP

PARCEL SIZE (AC/SQ. FT.) 2.2/15892.9

**REQUESTED CITY ACTION(S):**

- |                |                     |  |
|----------------|---------------------|--|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:   |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ ] BUILDING PERMIT [ <input checked="" type="checkbox"/> ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]                                  |
|                |                     | C) AMENDMENT [ ] OTHER [ ]   |

**LEGAL DESCRIPTION:**

LOT OR TRACT # 1 BLOCK # \_\_\_\_\_

SUBDIVISION NAME ALAMEDA BUSINESS PARK

**PROPOSED DEVELOPMENT:**

- |  |  |
|--|--|
| NO CONSTRUCTION/DEVELOPMENT [ ]                          | # OF UNITS: <u>1</u>                   |
| NEW CONSTRUCTION [ <input checked="" type="checkbox"/> ] | BUILDING SIZE: <u>17,443</u> (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [ ]                    |  |

**GENERAL DESCRIPTION OF ACTION:<sup>1</sup>**

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 4/25/08  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [] BORDERLINE [ ]

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

Notes: ALAMEDA BUSINESS PARK TIS (12/98)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

4-25-08  
DATE

**Air Quality Impact Analysis (AQIA) May Be Required:**

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

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

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

[Signature]  
APPLICANT

4/25/08  
DATE

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

TIS -SUBMITTED 4/1/08  
-FINALIZED 4/1/08

[Signature]  
TRAFFIC ENGINEER

4-25-08  
DATE

7007 2680 0002 3786 5652

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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 7.25</b>

Postmark Here: APR 25 2008 04/25/2008

Sent To: STEVE SCHIFF

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$ 0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 7.25</b>

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City, State, ZIP+4

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City, State, ZIP+4

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 ALBUQUERQUE NM 87113

Postage	\$ 4.60
Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	\$ 0.00
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 7.25</b>

Postmark Here: APR 25 2008 04/25/2008

Sent To: STEVE SCHIFF

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

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**
6. **Previously approved Development Plan** (if applicable)

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

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres                1" = 20'  
Over 5 acres                    1" = 50'  
Over 20 acres                  1" = 100'                        *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

## B. Proposed Development

### 1. Structural

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

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. **Location and typical dimensions**, including handicapped spaces
  - 2. **Calculations:** spaces required: 88 provided: 93  
Handicapped spaces required: 4 provided: 4  
Motorcycle spaces required: 3 provided: 4
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 5  
provided: 5
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

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



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required  
No BUS FACILITIES NEAR SITE

## 4. Utilities

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

## 5. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 –PRELIMINARY GRADING PLAN –

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

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

## A. General Information

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

## B. Grading Information

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

# SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

## A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

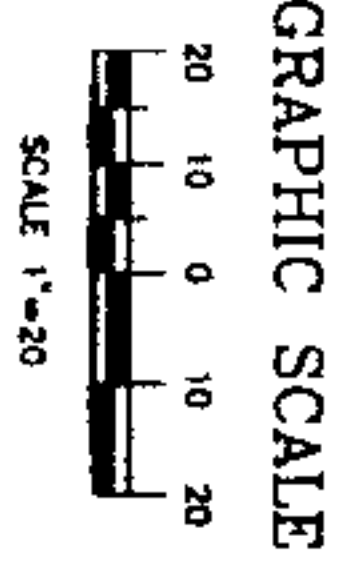
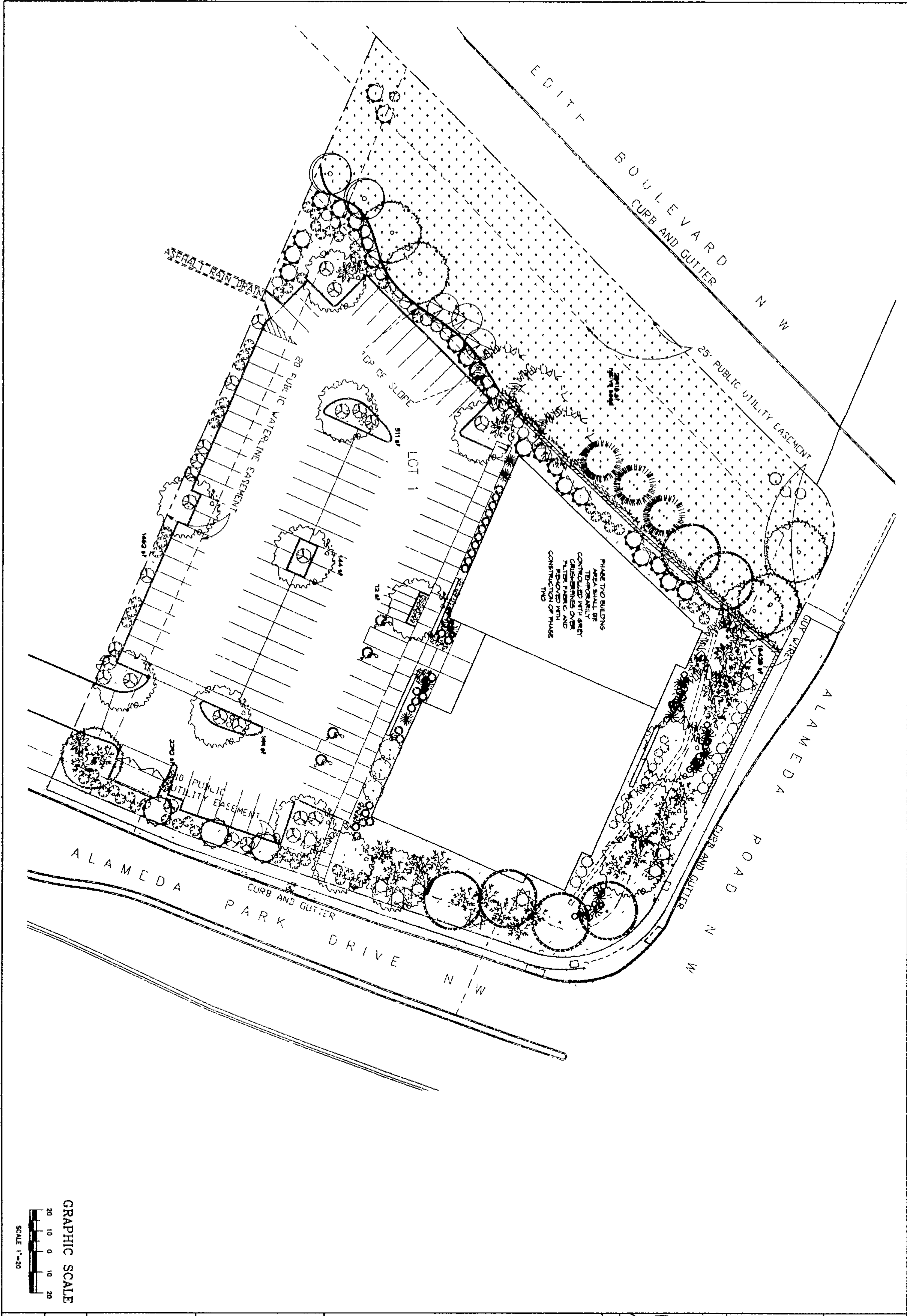
## B. Signage

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

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







17727 L2  
SHEET #

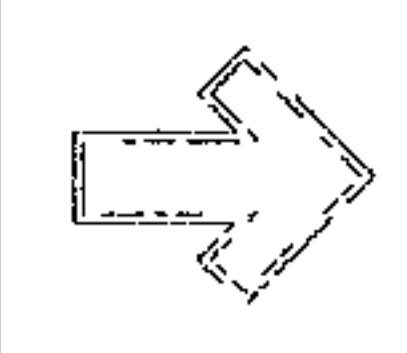


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8725 ALAMEDA PARK DRIVE  
ALAMEDA BUSINESS PARK  
ALBUQUERQUE, NM  
LANDSCAPE PLAN



Cont Lic #26456  
7909 Edith NE  
Albuquerque, NM 87184  
Ph (505) 898-9690  
Fax (505) 898-7757  
cm@hilltoplandscaping.com

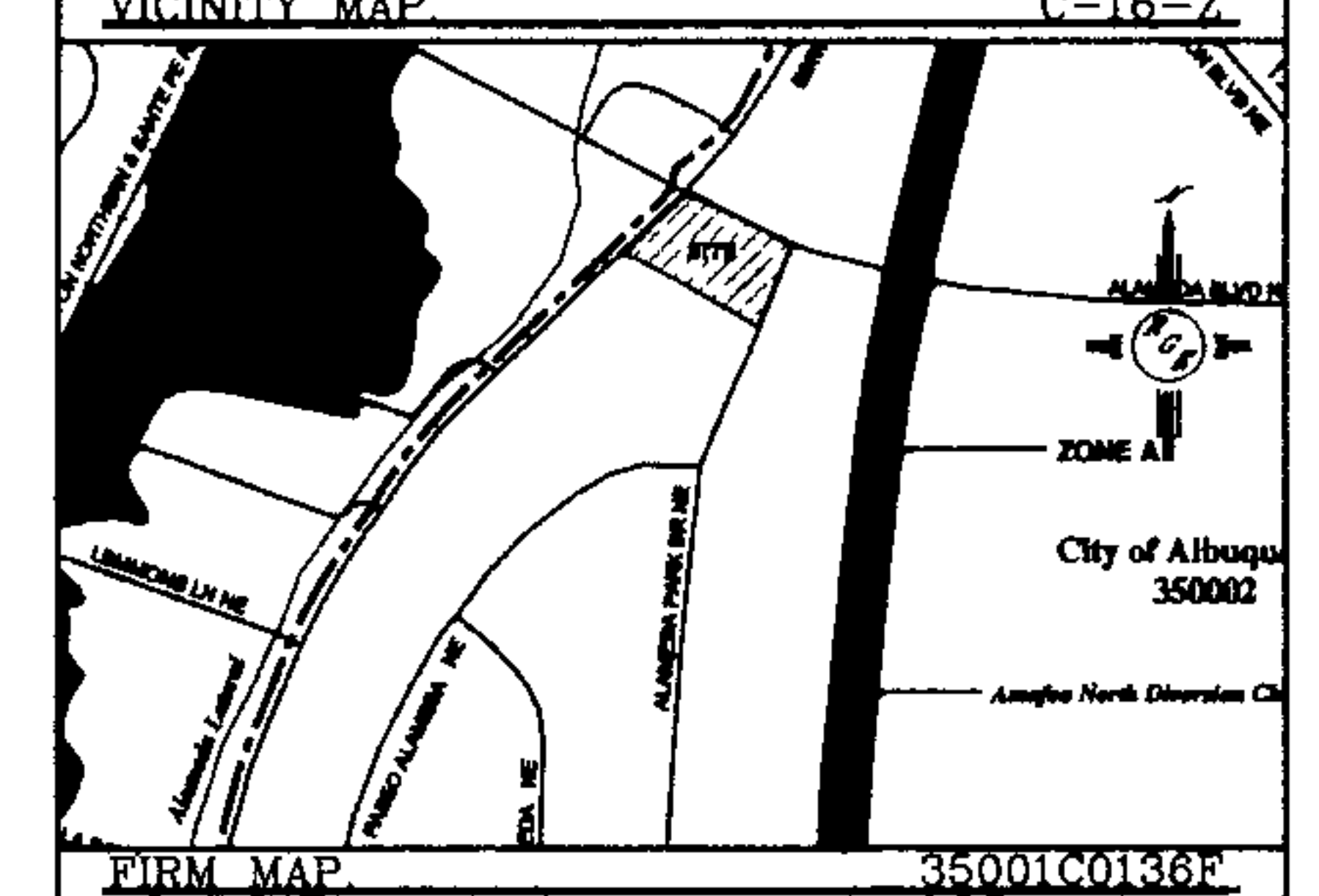
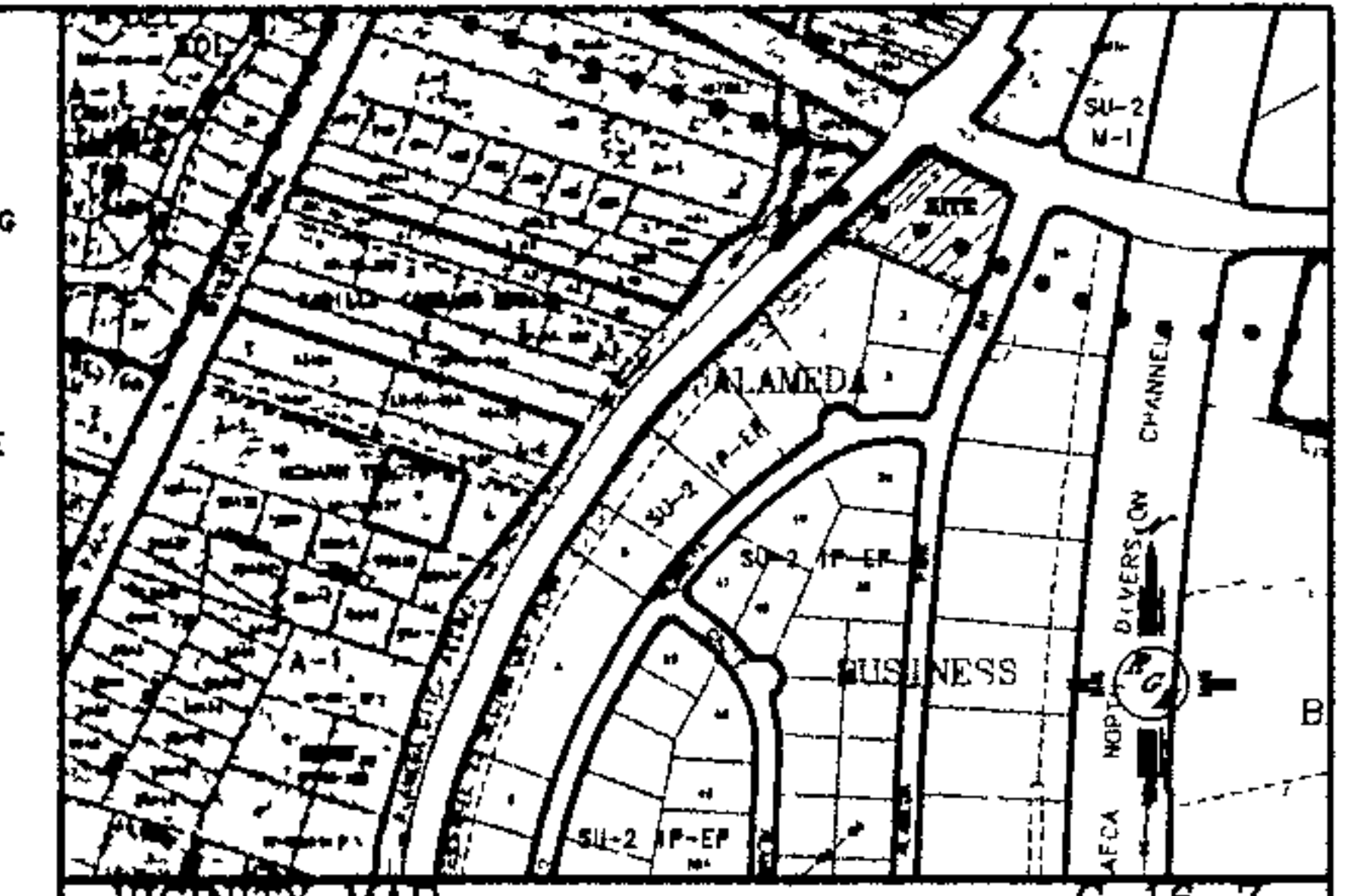






**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

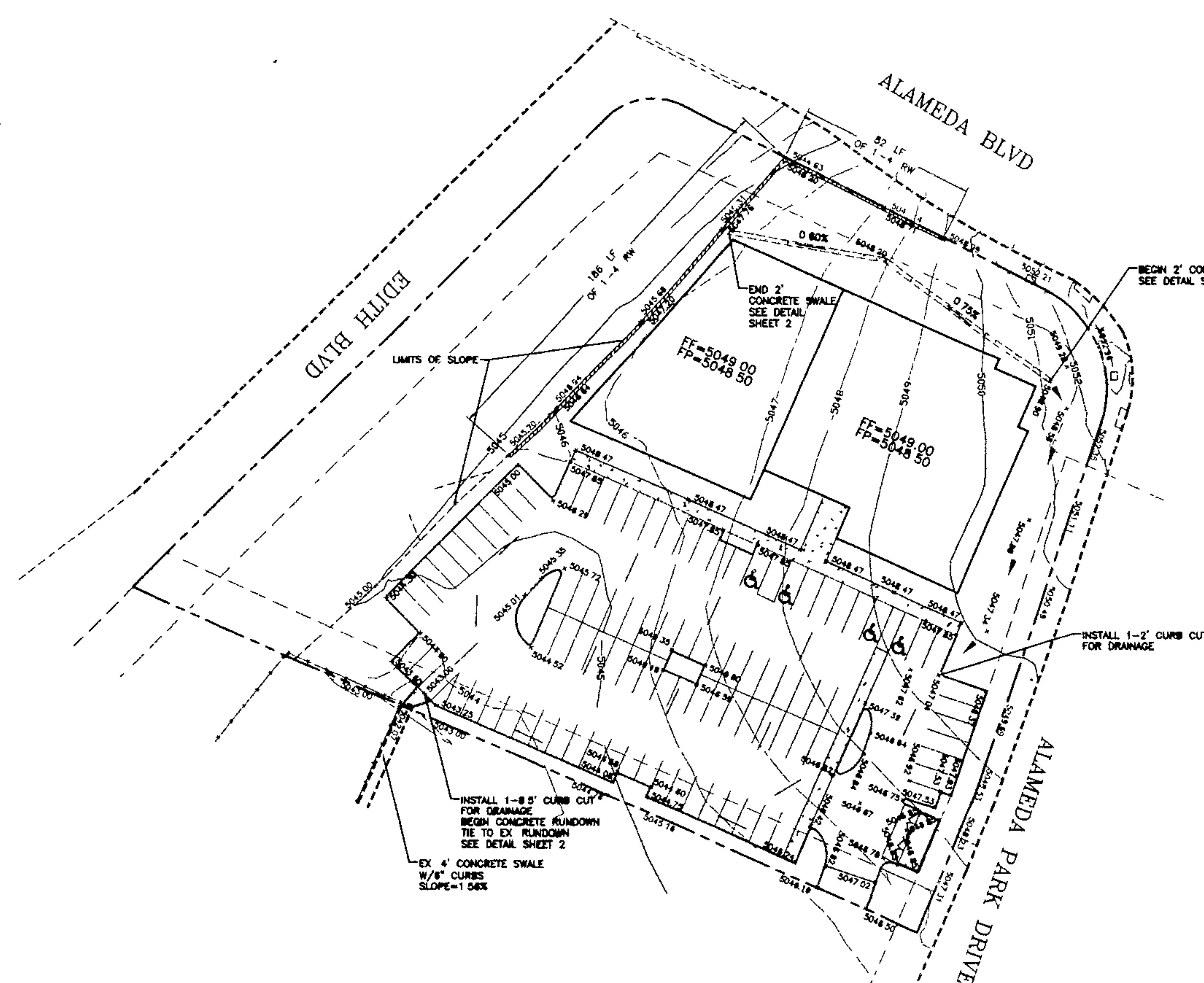


**LEGAL DESCRIPTION**  
LOT 1 ALAMEDA BUSINESS PARK

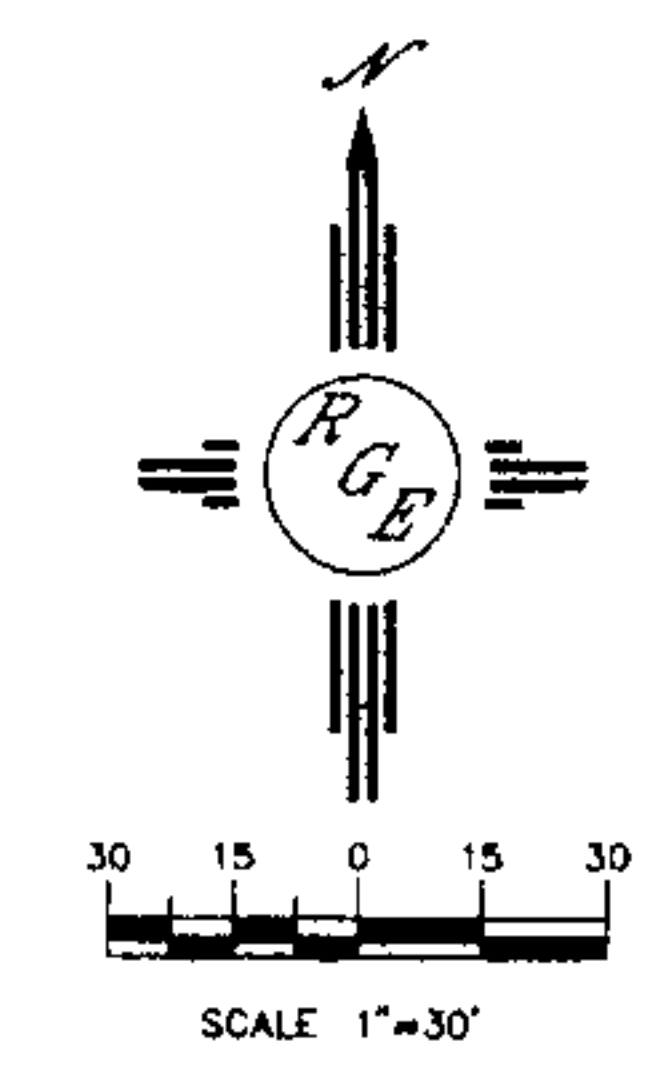
- NOTES**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER TO BE 6" HEADER UNLESS OTHERWISE NOTED ON SITE PLAN.

**LEGEND**

-----	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
-----	PROPOSED RETAINING WALL
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	FLOW ARROW
-----	FLOW LINE
1	PROPOSED SPOT ELEVATION
5048 25	EXISTING SPOT ELEVATION
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINES

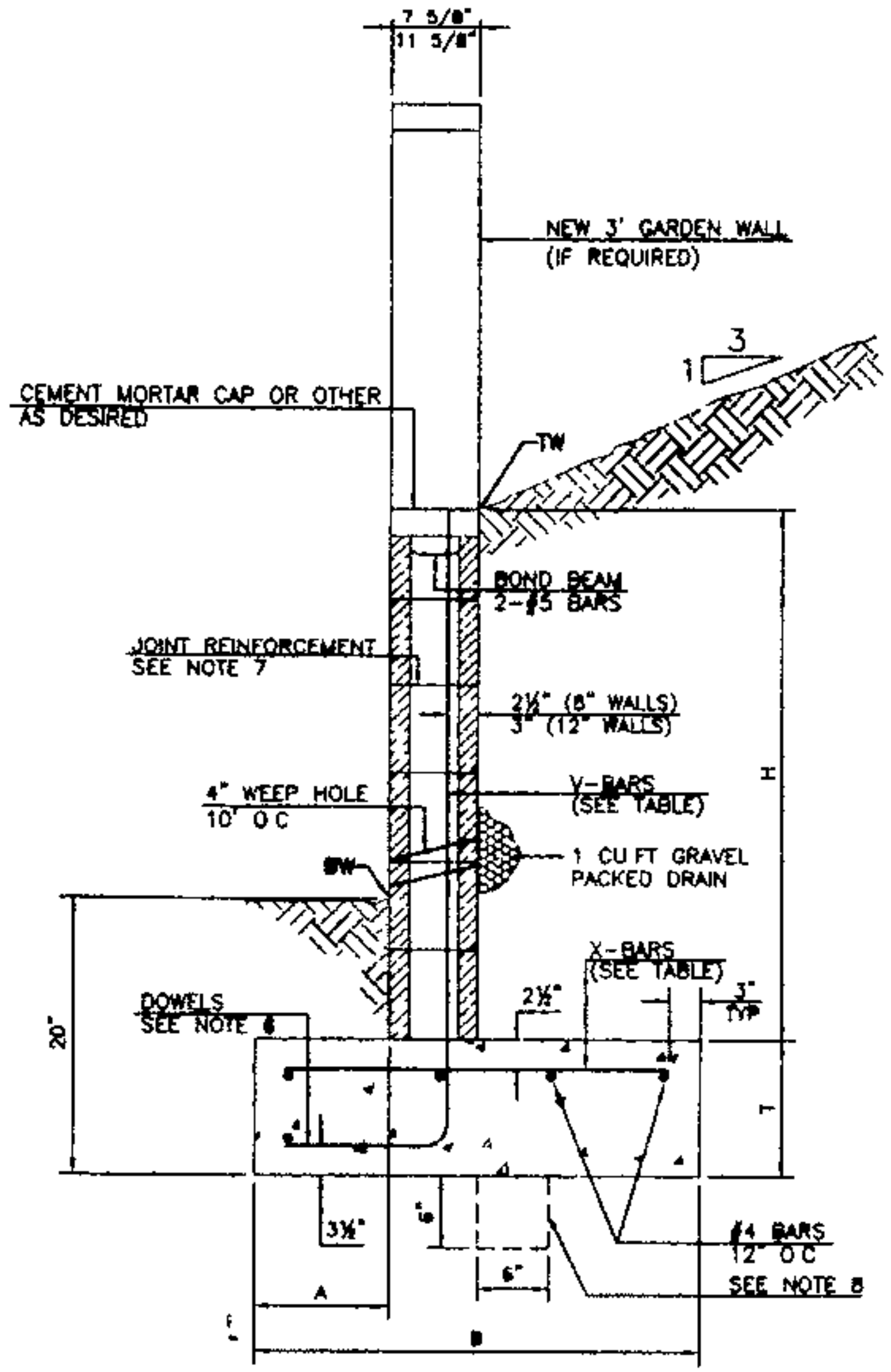


**CAUTION.**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	<b>LOT 1 ALAMEDA BUSINESS PARK</b>	DRAWN BY MCWJ
	<b>GRADING AND DRAINAGE PLAN</b>	DATE 4-18-08
		2013-00000-7-14-000
		SHEET # 1 OF 2
		JOB # 2813





**RETAINING WALL DETAIL**  
NTS

**8 INCH REINFORCED CONCRETE MASONRY WALL**

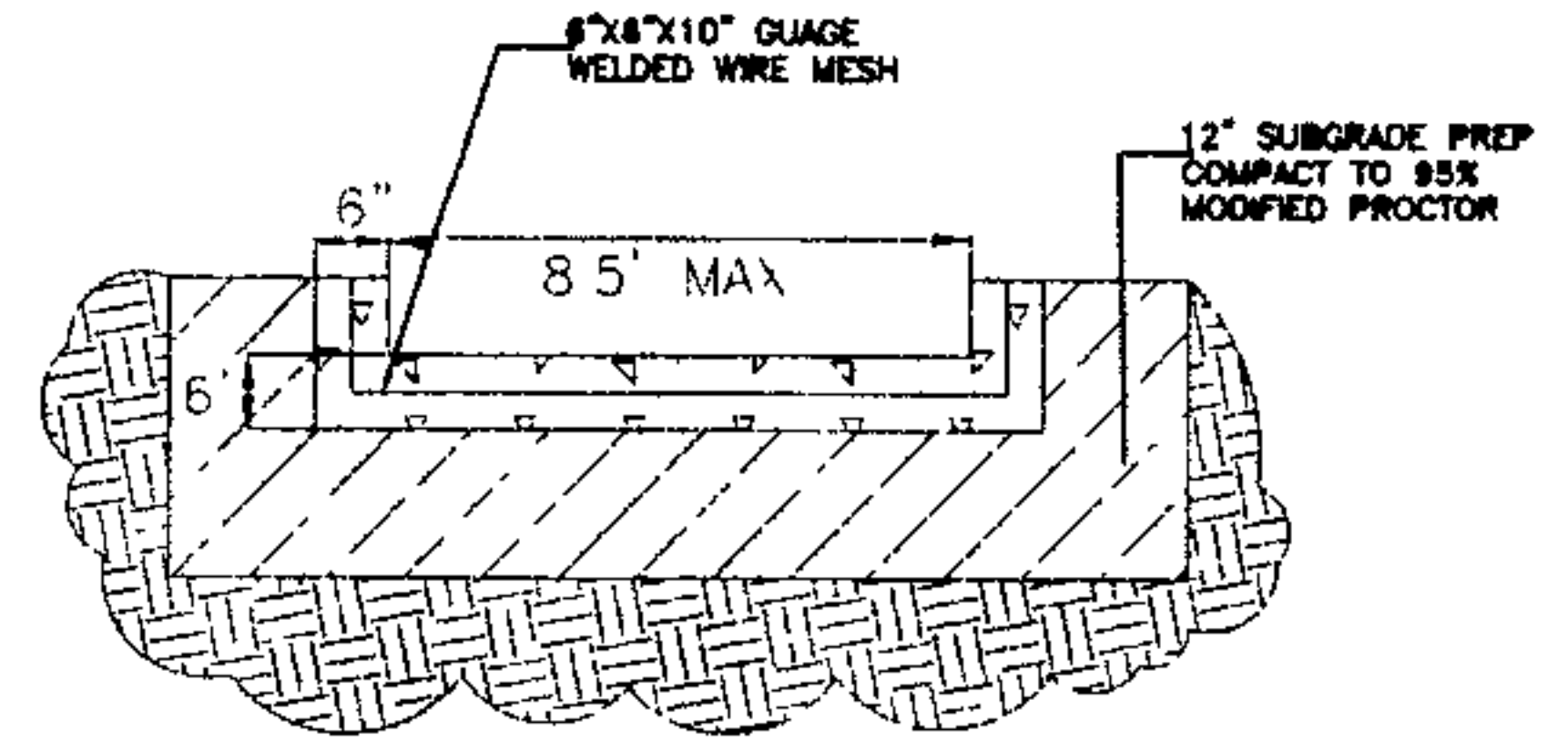
H	A	B	T	V-BARS	X-BARS
ft-in	in	ft-in	in		
3'-4"	8"	2'-6"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-0"	10"	2'-10"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-8"	12"	3'-6"	12"	#4 @24" O.C.	#4 @24" O.C.
5'-4"	14"	3'-10"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-0"	16"	4'-4"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	18"	4'-10"	14"	#5 @16" O.C.	#5 @16" O.C.

**12 INCH REINFORCED CONCRETE MASONRY WALL**

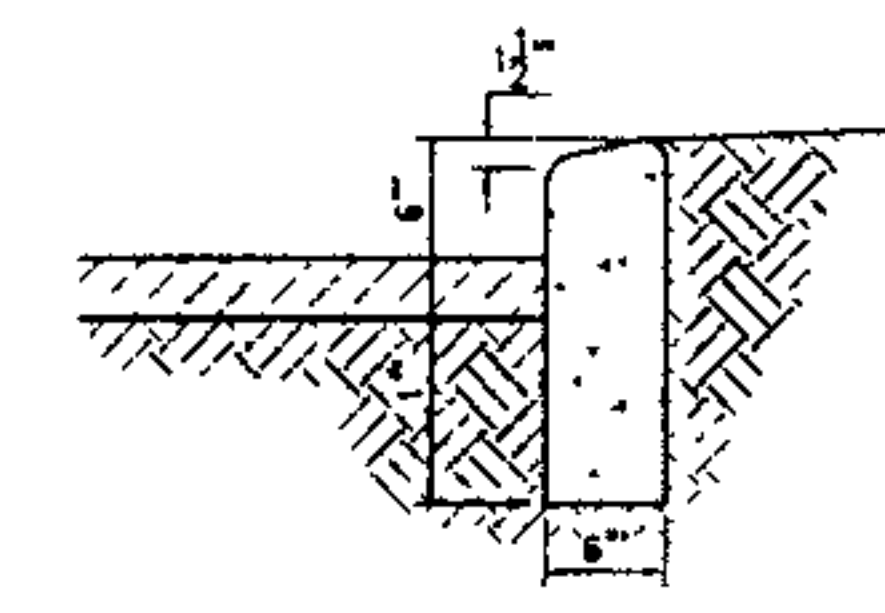
H	A	B	T	V-BARS	X-BARS
ft-in	in	ft-in	in		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	16"	4'-6"	12"	#5 @24" O.C.	#5 @24" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#6 @16" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#7 @24" O.C.

**GENERAL NOTES:**

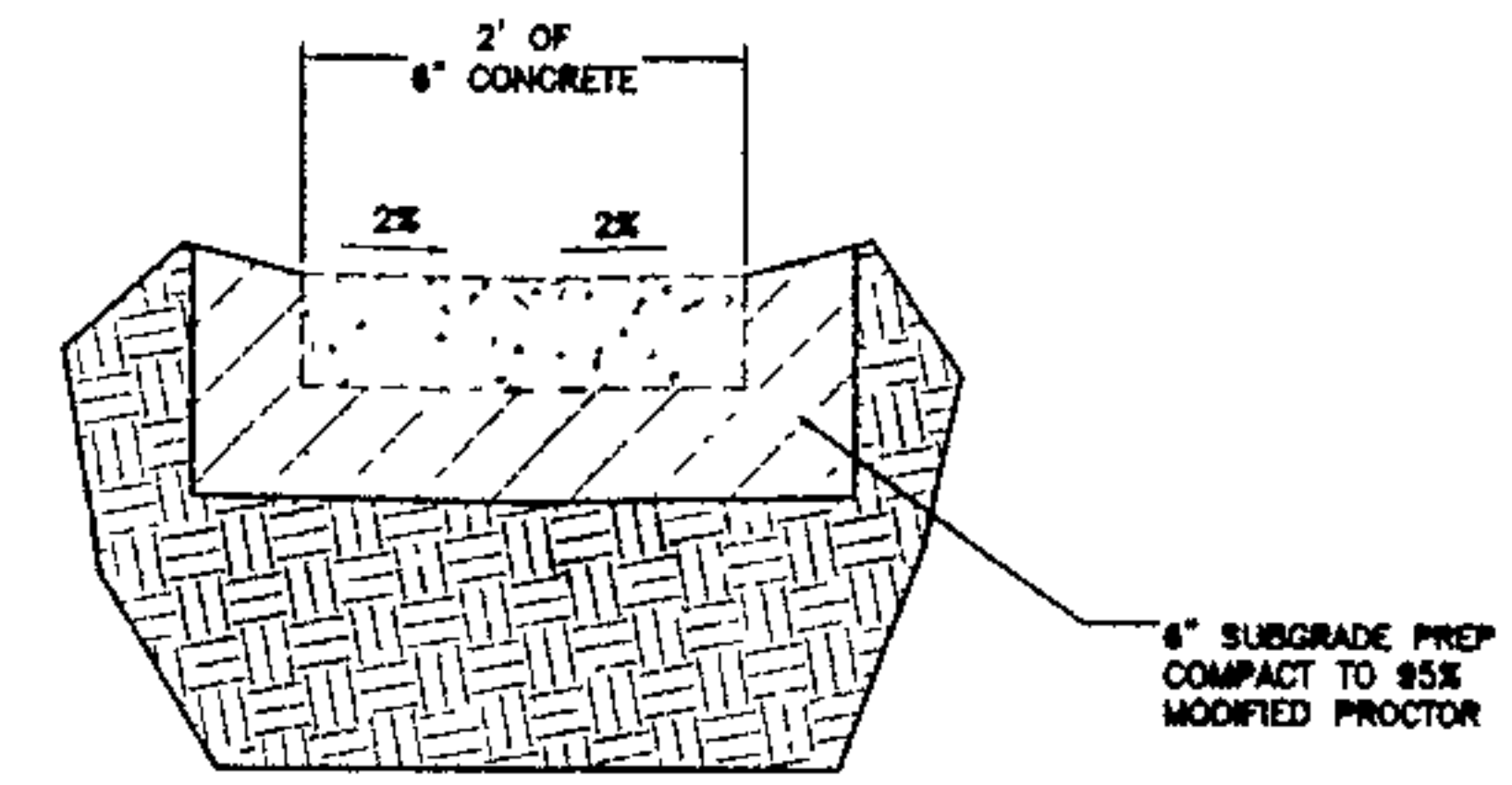
- 1 ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS
- 2 MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%
- 3 BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED
- 4 ALL BARS ARE TO BE GRADE #0, ASTM #15
- 5 TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE
- 6 DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING
- 7 JOINT REINFORCEMENT CONSISTING OF #GA LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY
- 8 PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 8'-0"
- 9 USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 16'




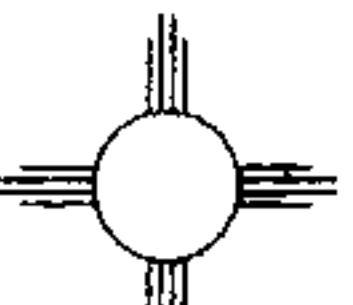
**CONCRETE RUNDOWN DETAIL**  
NTS

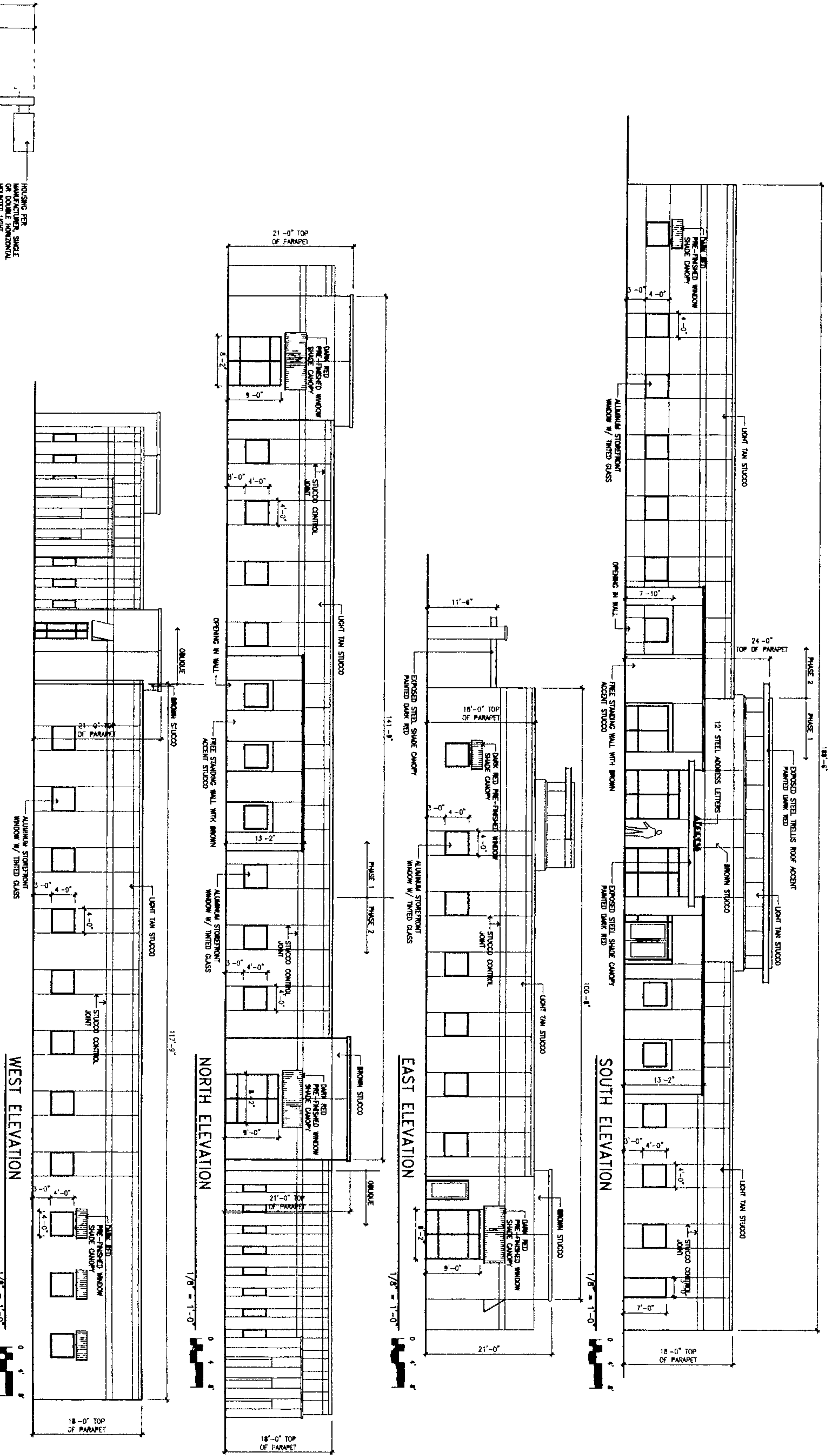
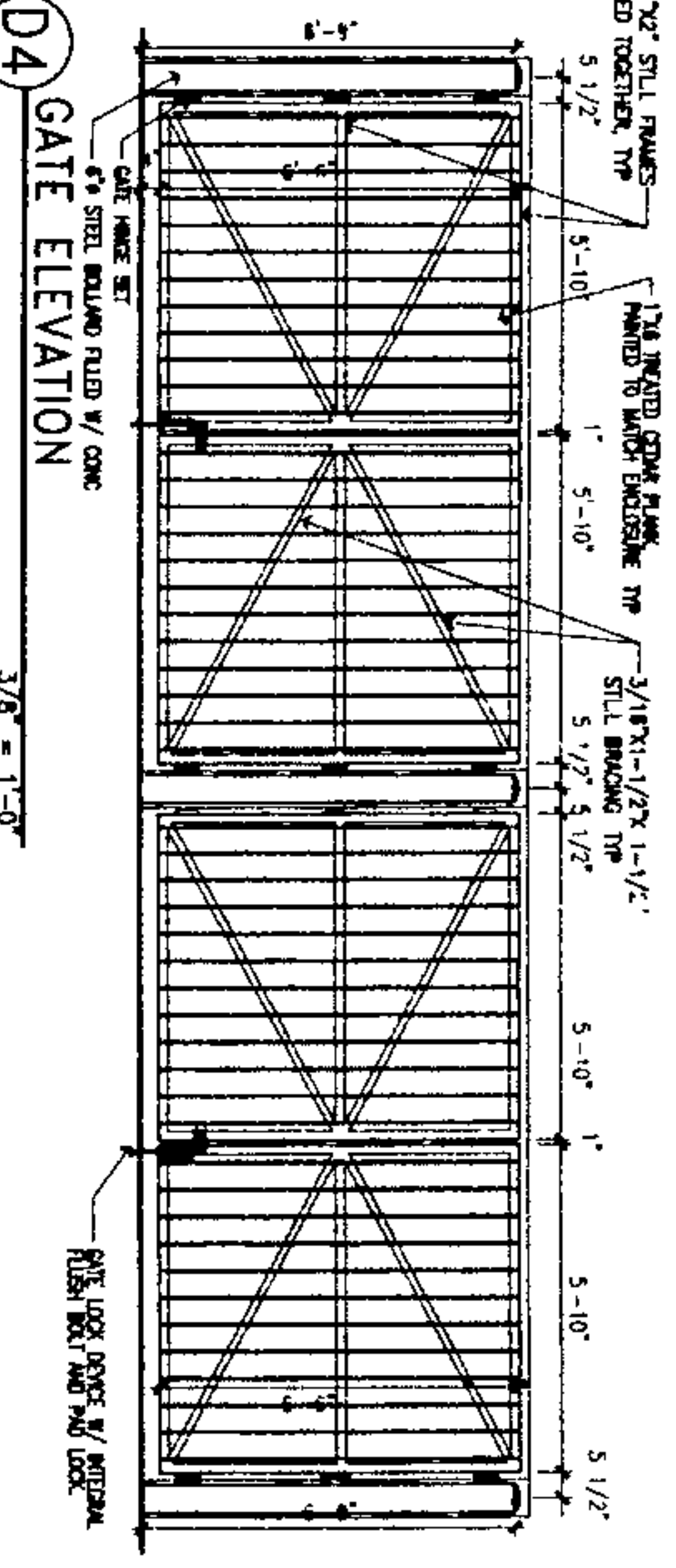
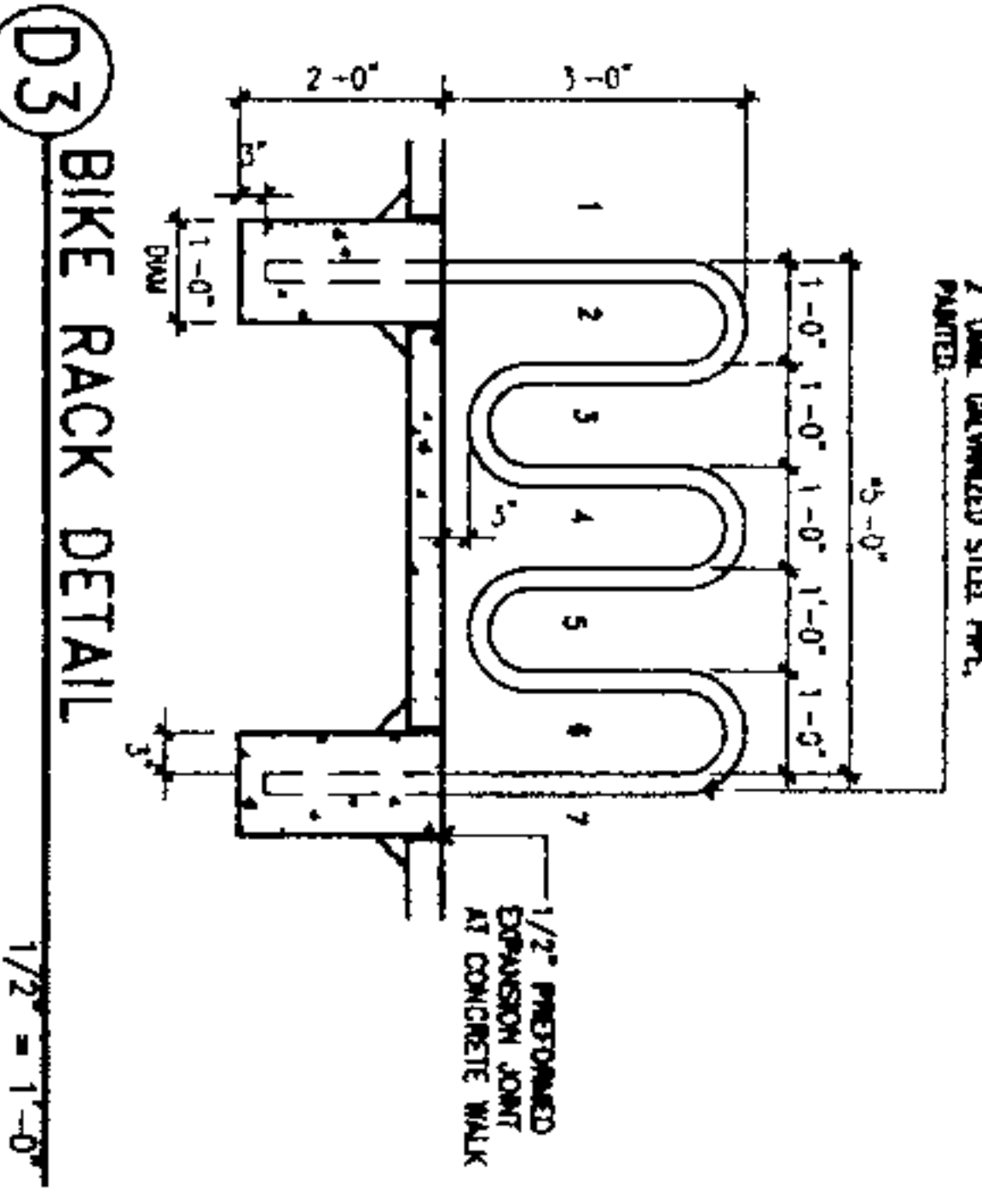
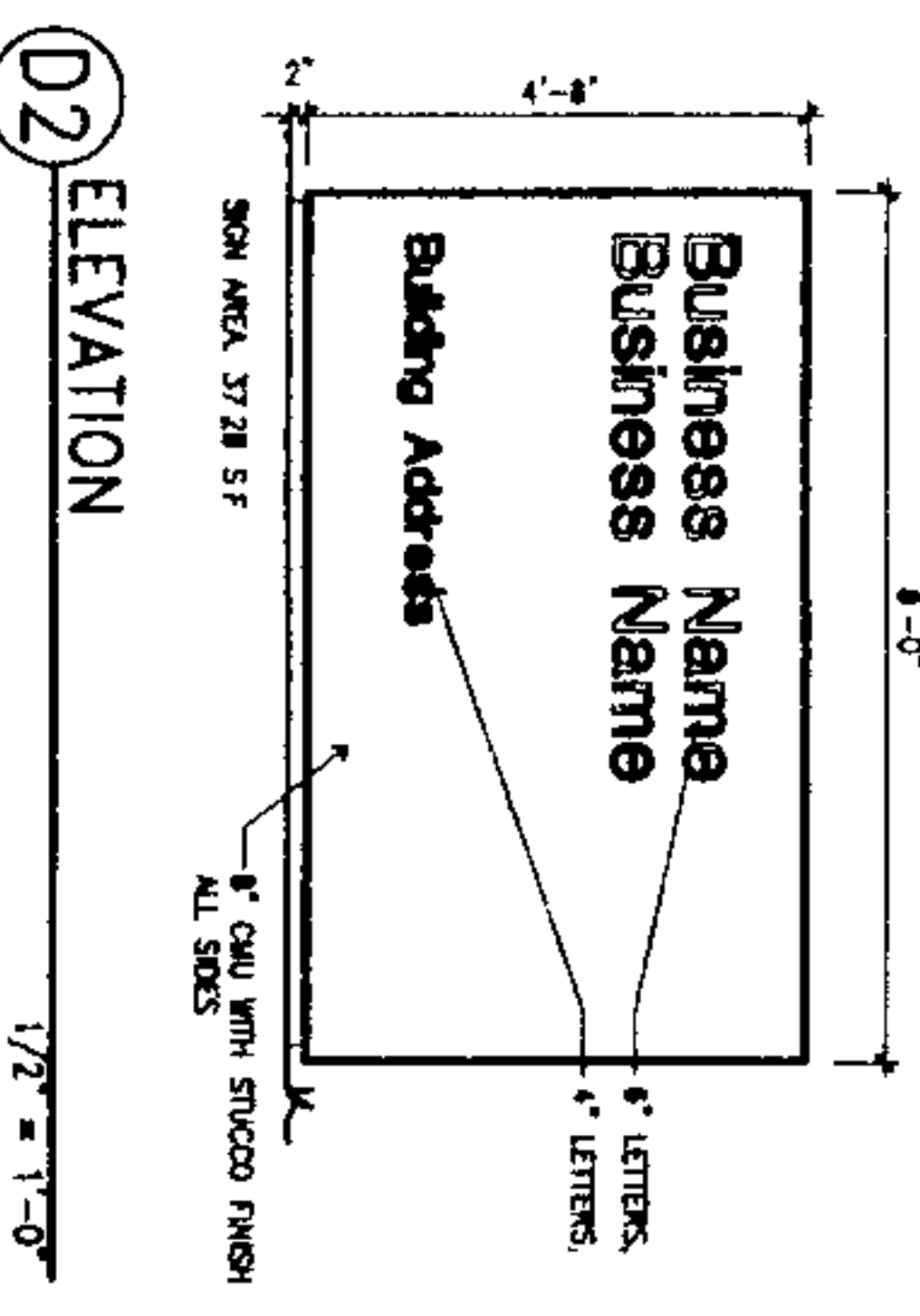
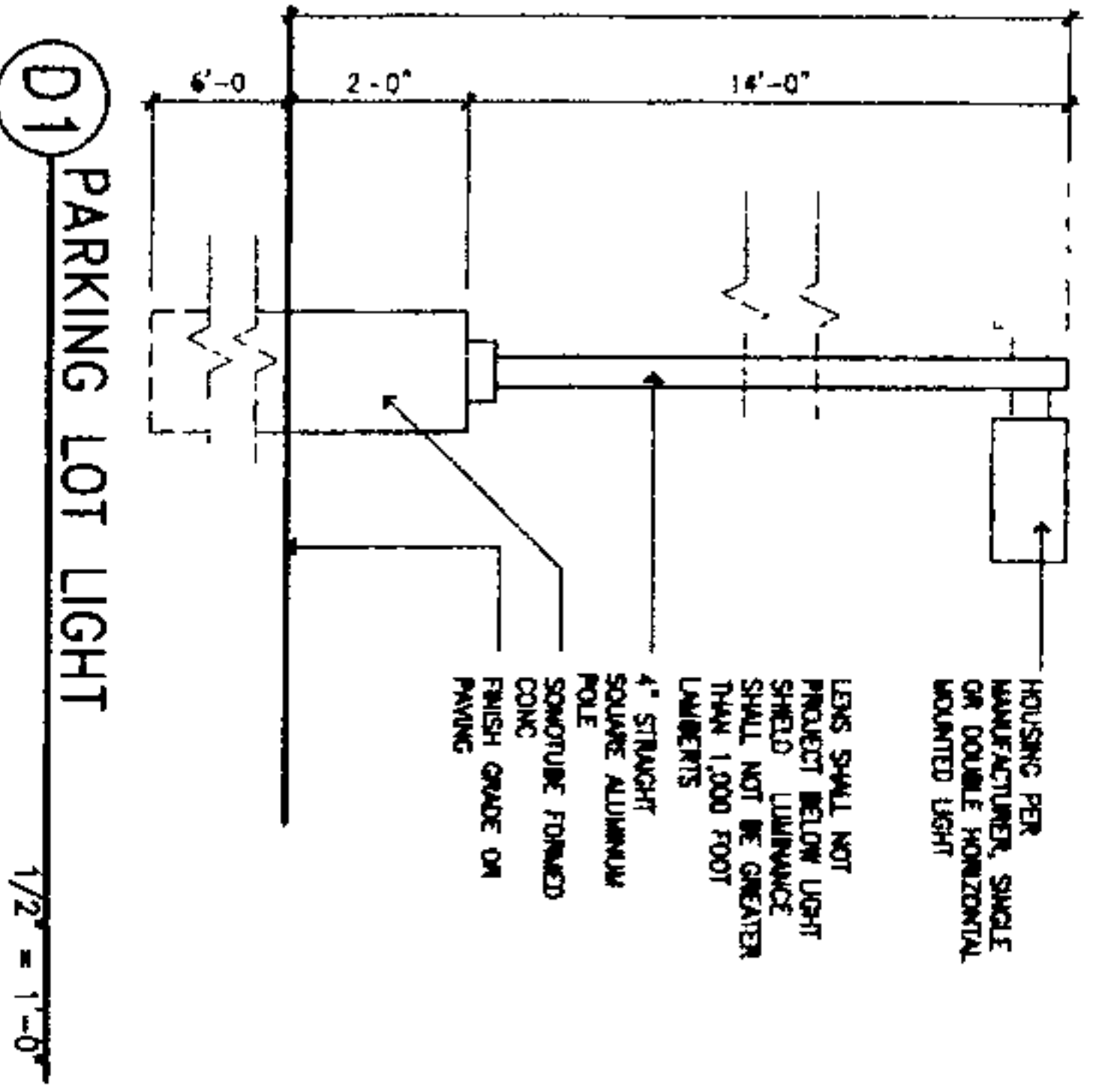


**6" HEADER CURB DETAIL**  
NTS

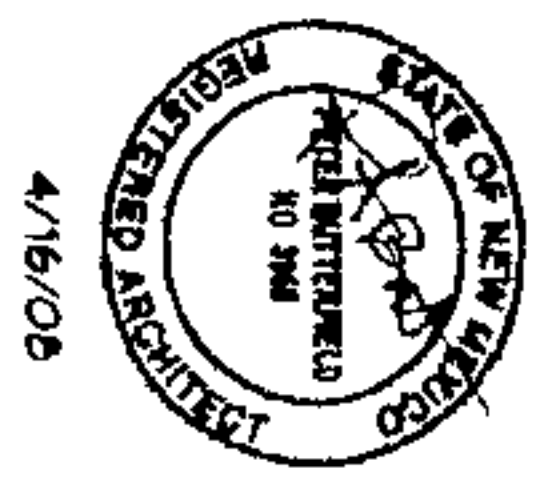


**CONCRETE SWALE DETAIL**  
NTS

 DAVID SOULE P.E. #14522	LOT 1 ALAMEDA BUSINESS PARK GRADING AND DRAINAGE DETAILS	ENGINEER'S SEAL DRAWN BY WCH/J DATE 4-16-08 SHEET # 2 OF 2 JOB # 2813
	 Rio Grande Engineering 1804 CENTRAL AVENUE 3E SUITE 201 ALBANY, NJ 07108 (504) 672-0899	



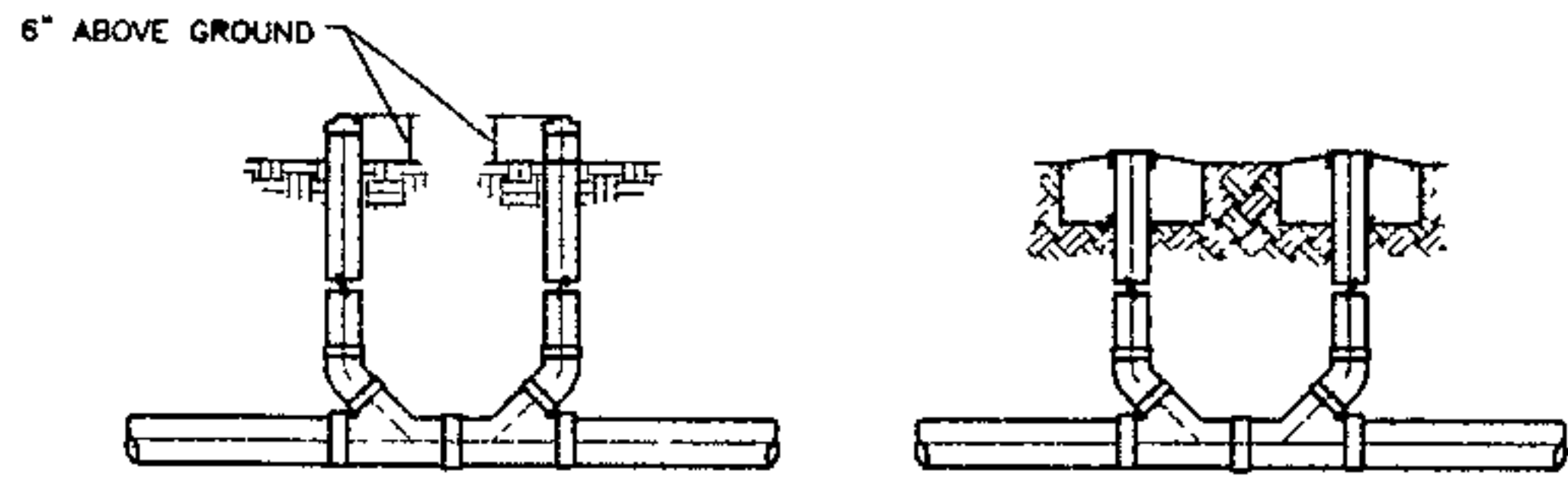
SHEET NO  
 April 16, 2008  
**A1111**  
**Office Building**  
 8725 Alameda Park Drive  
 Albuquerque, New Mexico



DRAWING NAME  
 ROYSONS

**peter butterfield**  
 architect 13013 glenwood hills ct ne  
 albuquerque nm 87111 (ph) 505 298 3099 (fax) 298 6320



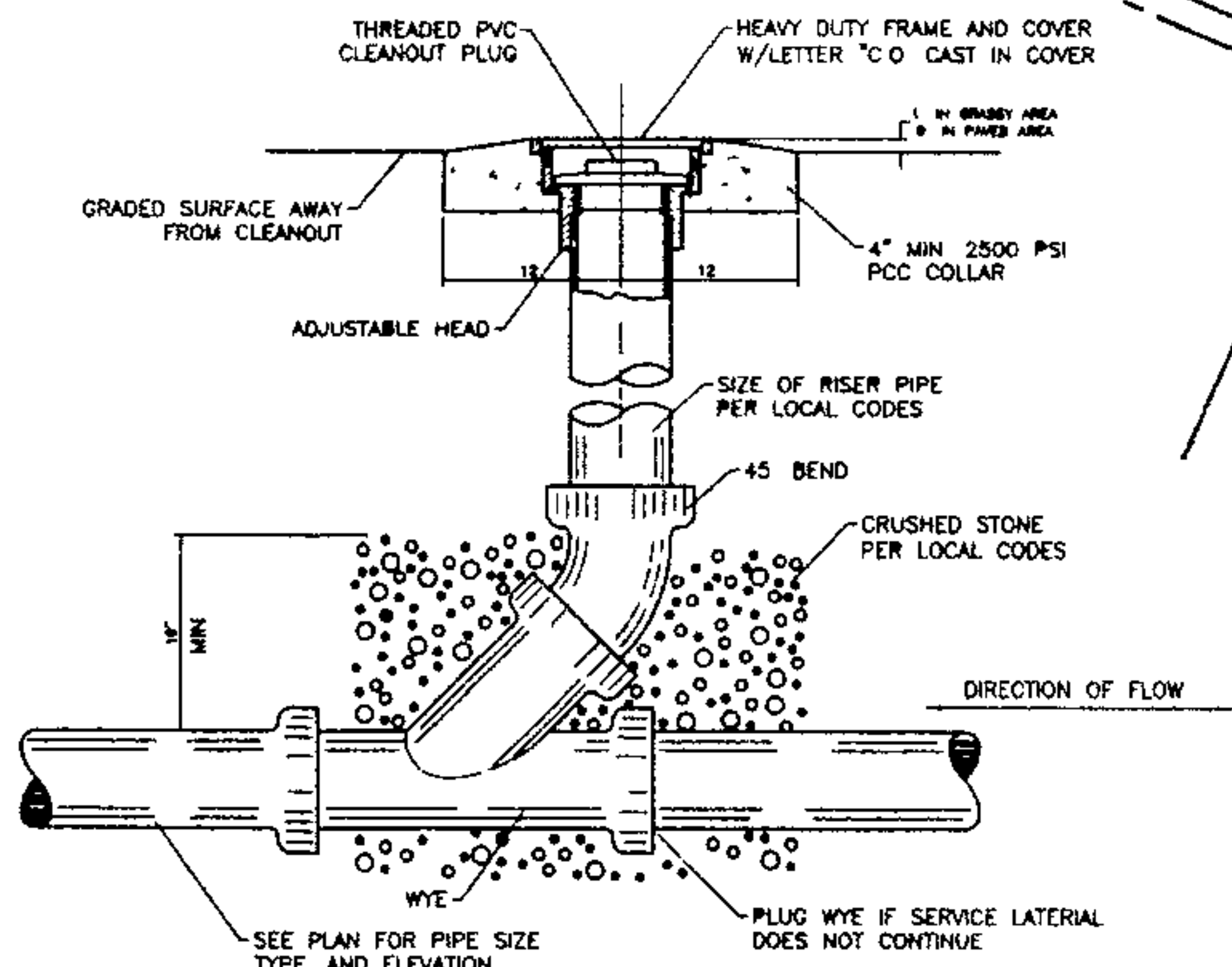


**SANITARY SEWER DOUBLE CLEAN-OUTS**

NTS

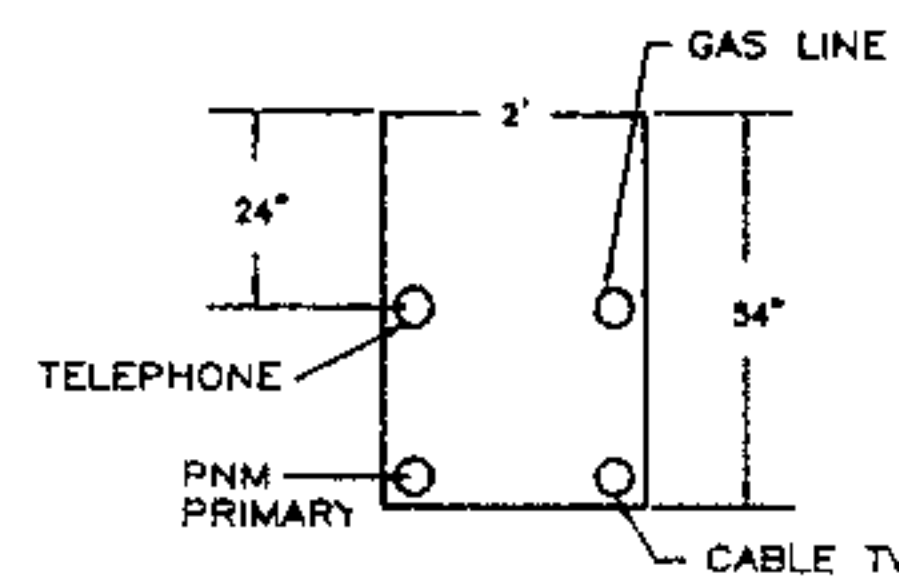
**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER 82-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF ROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER, IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 82-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLOGGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 82, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 82, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.



**SANITARY SEWER CLEAN-OUT**

NTS



**UTILITY TRENCH DETAIL**

NTS

**WATER SHUTOFF PLAN**

**SHUTOFF VALVES**

**NOTES**

1. WATER SHUT-OFF SHALL BE COORDINATED WITH NEW MEXICO UTILITIES INC
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. NOTIFY NEW MEXICO UTILITIES (898-2861) THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
4. ALL WATERLINE CONNECTIONS CAP JOINTS TO BE BLOCKED PER DETAILS THIS SHEET
5. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED
6. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

**LEGEND**

- EXISTING SAS MANHOLE
- - - - - EX 8" SAS - - - - - EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- CO PROPOSED CLEANOUT
- 8" SAS — PROPOSED SANITARY SEWER LINE
- SAS — SANITARY SEWER SERVICE LINE
- - - - - EX 8" WL - - - - - EXISTING WATER LINE
- ⊠ PROPOSED METER
- ⊞ PROPOSED FIRE HYDRANT
- WL — WATER SERVICE LINE
- 6" WL — PROPOSED WATER LINE
- SWSL — PROPOSED STORM SEWER LINE
- ===== EXISTING CURB & GUTTER
- CL — CENTERLINE
- - - - - RIGHT-OF-WAY
- - - - - BOUNDARY LINE
- - - - - EASEMENT

**GENERAL NOTES:**

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN CUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

	LOT 1 ALAMEDA BUSINESS PARK MASTER UTILITY PLAN	DRAWN BY: WCM/J DATE: 4-16-08 2813-ORAMA-7-14-08
	Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0099	SHEET # — JOB # 2813









**LANDSCAPE DEVELOPMENT NOTES:**

1. PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH-1-13 ZONING DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.
2. LANDSCAPING BUFFER AREAS SHALL BE REQUIRED ON EACH LOT:
  - A. FRONT YARD: 10 FT LANDSCAPING BUFFER
  - B. SIDE YARD: 6 FT MIN LANDSCAPING BUFFER EXCEPT AS FOLLOWS:
    - U. LOTS WITH SIDE YARDS ADJACENT ALAMEDA BLVD. SHALL HAVE A 10 FT SIDE YARD LANDSCAPING BUFFER REQUIRED ON THE ADJUTING SIDE.
    - U. REAR YARD: 6' NEAR LANDSCAPING BUFFER IS REQUIRED, EXCEPT AS FOLLOWS:
      - U. LOTS WITH REAR YARD ADJUTING ALAMEDA BLVD. SHALL HAVE A 10 FT REAR YARD LANDSCAPING BUFFER REQUIRED ON THE ADJUTING SIDE.
3. LOTS 1 AND 4-13 SHALL HAVE A 6' REAR YARD LANDSCAPING BUFFER AT THE TOP OF THE SLOPE. NO ADDITIONAL REAR YARD LANDSCAPING BUFFER SHALL BE REQUIRED AT THE REAR PROPERTY LINE (EARTH BLVD ROW). HOWEVER, EACH LOT SHALL BE REQUIRED TO PLANT TREES, SHRUBS, PERENNIALS AND ANNUALS A MINIMUM OF 60% OF THE NATIVE PLANT SPECIES OF THE NATIVE SHRUBS SHALL BE SELECTED FROM THE FOLLOWING SPECIES:
 

CHRYSOXYLUM NAUSEOSUM	CHAMAELIRIUM
ANTHUS CANADENSIS	FOUR CORN SALTGRASS
FALLUGIA PARADOXA	FRAXINO PLUM
RHYS TILLODIAVA	THREE LEAF BUCKWHEAT

THESE PLANTS SHALL BE RANDOMLY PLANTED ON THE HILL, AND SPACED A MINIMUM OF 10' FROM OTHER PLANTS.
4. LOTS ADJUTING ALAMEDA BLVD. SHALL PLANT TREES IN ACCORDANCE WITH THE COA STREET TREE ORDINANCE. TREES SHALL BE PLANTED AT THIRTY FEET (30') OR AT THE TOP OF THE SLOPED PORTION OF LOTS 1 AND 4-13 ON THE EDITH ADJUTING SIDE. AT LEAST 50% OF WHICH SHALL BE EVERGREEN TREES. THE DECIDUOUS TREES SHALL BE:
 

ROBINA AMERICANA	PLUM TREE LOCUST
FRAXINO CANADENSIS	CORNER PLUM
FRAXINO AMERICANA	AMERICAN PLUM
QUERCUS ALBIFLORA	BUTYRDEUS RED OAK

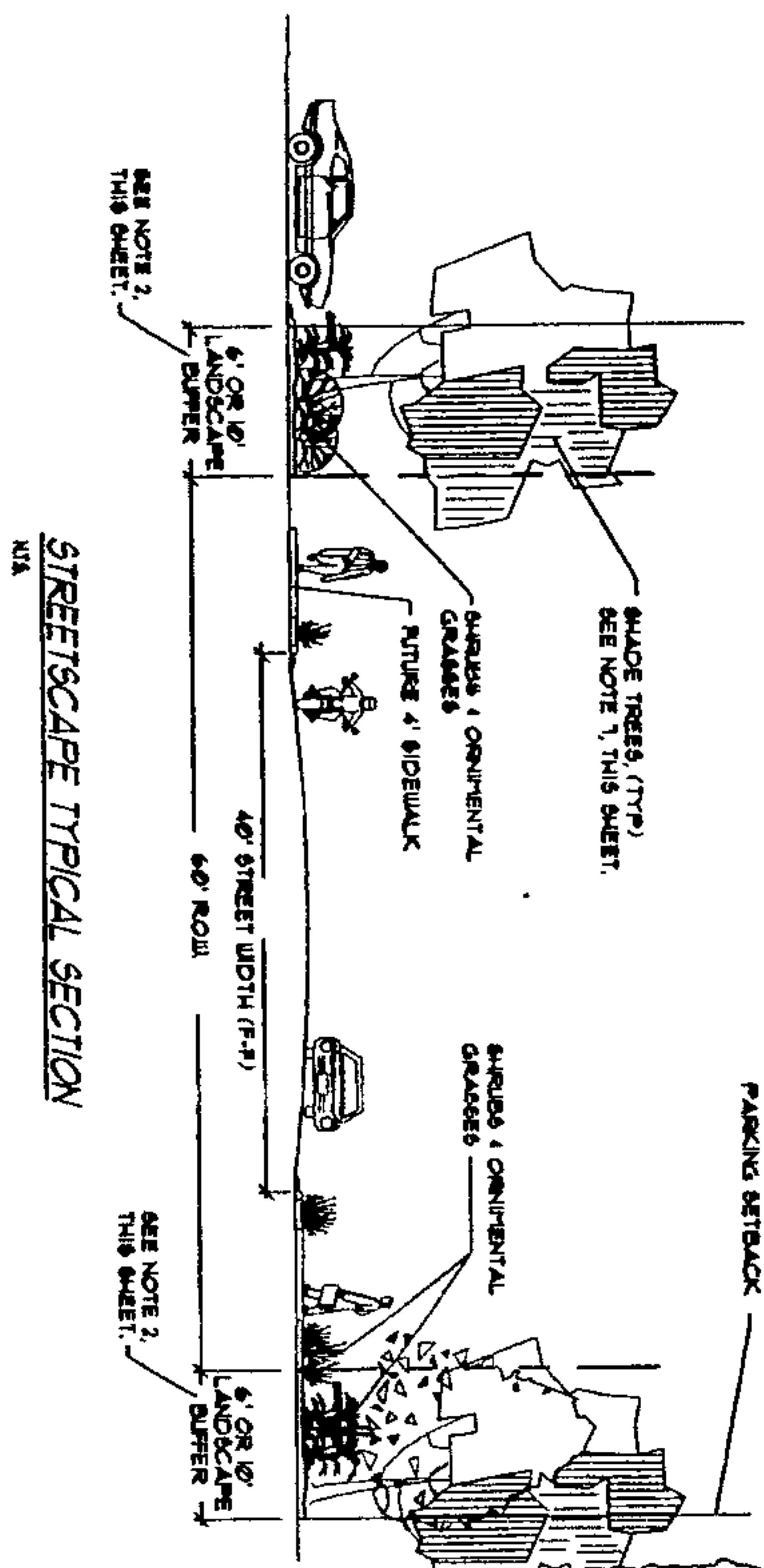
THE EVERGREEN TREES SHALL BE:

CORNUS COCCINEA	LETYLAND CYPRESS
JUNIPERO MONOVARIA (SPHAELE VARIETY ONLY)	ONE NEED JUNIPER
PRUNUS SPINOSA	ARGENTAN PRUNE
FRAXINO SYLVASTRIS	ALBIFLORA PRUNE
	COCHON PRUNE
5. ALL AREAS USED FOR ON-STREET PARKING SHALL BE DESIGNATED AND LANDSCAPED TO REDUCE THE VISUAL IMPACT OF PARKED CARS. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE ON-STREET PARKING LANDSCAPING REGULATIONS OF THE COA COMPREHENSIVE ZONING CODE WITH THE FOLLOWING EXCEPTIONS:
  - A. ALL AREAS OF PARKING LOTS NOT USED FOR PARKING OR AUTO CIRCULATION MUST BE LANDSCAPED.
  - B. NO PARKING SPACE MAY BE MORE THAN 30 FT FROM A TREE.
  - C. TREES, SHRUBS AND VEGETATIVE GROUND COVER SHALL BE SELECTED FROM PLANT LEGEND ON THIS PAGE.
  - D. PLANTINGS SHALL BE PLACED ON SITE TO PROVIDE SHADE FOR ALL PEDESTRIAN AREAS AND BUILDINGS DURING SUMMER MONTHS.
  - E. LANDSCAPING SHALL CONFORM TO COA'S WATER CONSERVATION POLICIES.

**DEVELOPMENT REQUIREMENTS**

1. PLANTINGS SHALL BE LOCATED WITH RESPECT TO THE CLEAR RIGHT TRAVEL REQUIREMENTS.
2. TREES SHALL NOT BE PLANTED IN PUBLIC UTILITY EASEMENTS.
3. ALL PLANTING BEDS SHALL BE FENCED WITH A 3' LAYER OF 1-1/2" SAND. AN IN-GRADE FILTER FABRIC SHALL BE UNDERLAIN WITH 2" DEPT 3/4" FILTER FABRIC OR APPROVED EQUAL. EXCLUDE FILTER FABRIC IN GRADE COVER AND PERENNIAL AREAS.
4. RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LOT OWNER.
5. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL UNPAVED PLANTING AREAS. IRRIGATION SHALL BE SYSTEM DESIGNED TO BE OPERATED BY A TIMER. IRRIGATION SHALL BE INSTALLED WITHIN 10' OF THE PLANTING BEDS AND SHOULD COVER BE INSTALLED WITH A DRAIN DRAINER SYSTEM.
6. LOTS 1 AND 4-13 SHALL CONSTRUCT A SIX FOOT (6') HIGH FENCE CAPABLE OF SUPPORTING A CLIMBING VINE VEGETATIVE SCREENING AT THE TOP OF THE SLOPED AREA OF THE LOT ADJUTING EDITH BLVD. CLIMBING VINES SHALL BE PLANTED AT A SPACING WHICH WILL RESULT IN COMPLETE COVERAGE OF THE FENCE AND SHALL BE SELECTED FROM THE FOLLOWING:
 

CAMPANULA RADICANS	TRUMPET VINE
CONIGERIA JAPONICA HALLIANA	HALL'S HONETBUCKLE
LONGICERA SPERMATOPHYTES	CORAL HONEYBUCKLE
PARTHENOCLISSUS NERIETA	WOODROSE
ROSA BANKSIANA	ROSE LADY SLAYS
7. PLANTS AND TREES WHICH ARE RESTRICTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND POLLUTION ORDINANCES, AND THAT BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE. IN THIS DOCUMENT:
  - A. PLANTS AND TREES WHICH ARE RESTRICTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND POLLUTION ORDINANCES, AND THAT BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE. IN THIS DOCUMENT:
    - A. PLANTS AND TREES WHICH ARE RESTRICTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND POLLUTION ORDINANCES, AND THAT BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE. IN THIS DOCUMENT:



**LANDSCAPING DEVELOPMENT REQUIREMENTS FOR ALAMEDA BUSINESS PARK**

ALBUQUERQUE, NEW MEXICO  
 REVISED MARCH 3, 1999  
 REVISED JULY 2, 1999  
 REVISED 7/12/00

**ARCHITECTURAL DESIGN CRITERIA**

1. Signs and Signage
  - A. Signs on each lot shall comply with the City of Albuquerque Comprehensive Zoning Code and the following requirements:
    - A. Lot developments shall be allowed the following:
      - U. A minimum of one building mounted sign per lot. Total building area shall not exceed 10% of the lot area. Total sign area shall not exceed 10% of the lot area.
      - U. A maximum of one sign structure per lot.
      - U. Building mounted signs shall not exceed 10% of the area of the facade on which it is mounted.
    - B. Projecting signs and roof signs are not allowed.
2. Sign Lighting
  - A. In addition to lighting regulations in the Zoning Code, and the Alameda Design Overlay Zone, the following shall apply:
    - A. Sign lighting of parking lots, drives, plazas and entries will be provided to insure adequate lighting for both vehicular and pedestrian traffic at all times.
    - B. Sign parking lot lighting fixtures will not exceed 24" in height. For lots 1 and 4-13 on the side abutting Edith Blvd, sign and building mounted lighting shall be no higher than sixteen feet (16') when located between the west side of the building and the top of the sloped area of the site. Pole mounted lighting shall be placed a minimum distance of thirty feet (30') from the top of the sloped area of the lot.
    - C. Light fixtures for walkways and plazas will be located between 8'-0" and 15'-0" in height.
    - D. All parking lot lighting will be high pressure sodium type fixtures.
    - E. Sign and exterior area lighting pole mounted fixtures will be of the "umbrella" type with full cut-off features to avoid light from interfering with local or adjacent traffic and nearby residential development. Finish or poles and fixtures are to be consistent with the colors of the building.
    - F. The use of landscape and building exterior lighting is encouraged to accent building features and highlight site and landscape areas.
3. Other exterior building mounted signs and lighting shall be in accordance with the City of Albuquerque Comprehensive Zoning Code and the following requirements:
  - A. Other exterior building mounted signs and lighting shall be in accordance with the City of Albuquerque Comprehensive Zoning Code and the following requirements:
    - A. Other exterior building mounted signs and lighting shall be in accordance with the City of Albuquerque Comprehensive Zoning Code and the following requirements:
4. Building Colors of exterior features are to be muted or pastel colors. The use of primary colors for signs and building features is prohibited. Architectural accents shall be achieved using window shading devices, medallions, window treatments, or other architectural features.
  - A. Building Colors of exterior features are to be muted or pastel colors. The use of primary colors for signs and building features is prohibited. Architectural accents shall be achieved using window shading devices, medallions, window treatments, or other architectural features.
5. Roofs shall be either flat or pitched. Flat roofs shall have a perimeter parapet which is no more than 12" high. The portion of the roof which is surrounded by parapets shall be of a color which is muted or pastel. The roof shall be finished with a color which is muted or pastel. The roof shall be finished with a color which is muted or pastel.
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6. Building mounted signage will conform to the zoning ordinance and the following:
  - A. Directional height of any portion of the sign shall not exceed 5'-4".
  - B. No portion of the sign shall protrude more than 6" from the building face on which it is mounted.
  - C. Direct lot access to Edith Blvd. under Alameda Blvd. is not permitted.

Approved 7/14/00  
 Approved 4/14/00  
 DOMINICK H. HINSHON  
 City of Albuquerque  
 Planning and Zoning Department

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

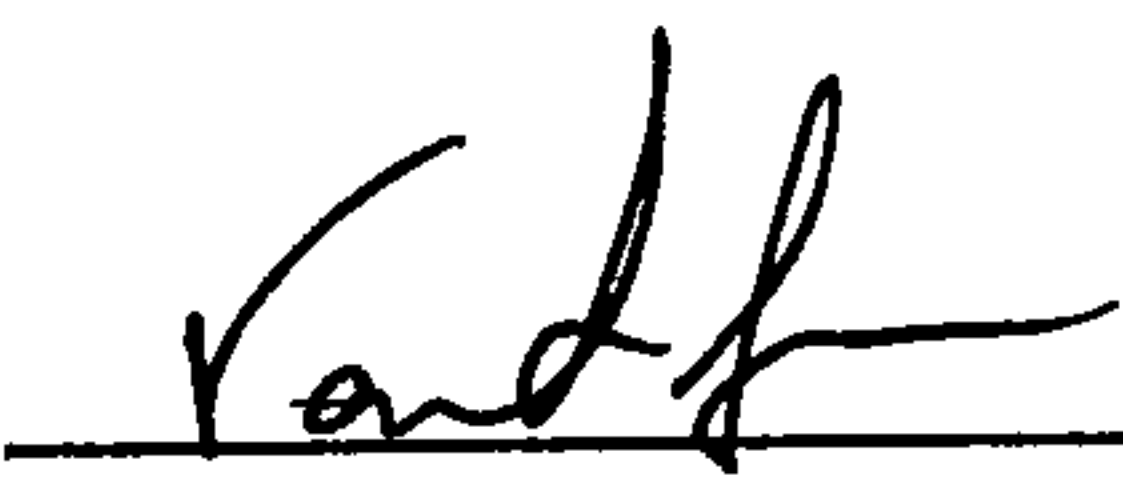
Signs must be posted from May 6, 2008 To May 21, 2008

5. REMOVAL

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

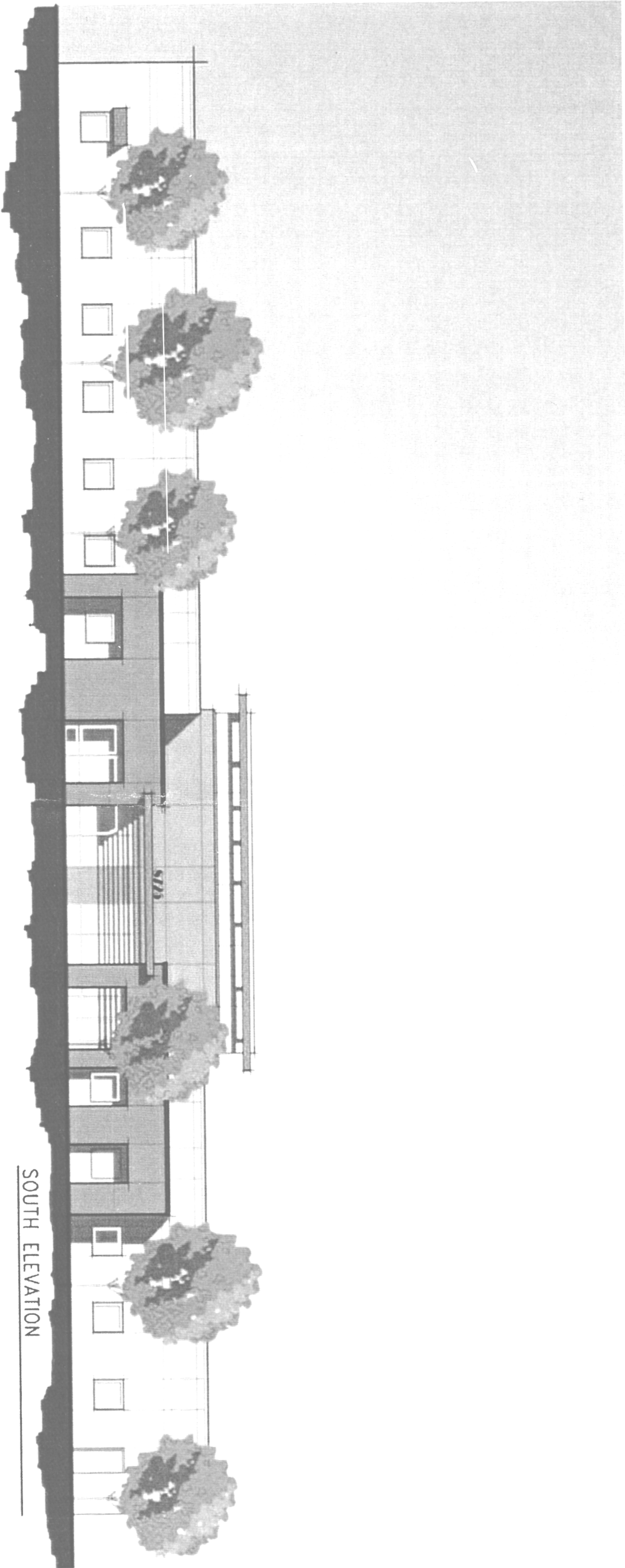
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 4/25/08  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 4-25-08   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007259





SOUTH ELEVATION