

Complete 10/25/10



DRB CASE ACTION LOG

(PRELIMINARY / FINAL PLAT)

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

DRB Application No.: 10DRB-70289 Project # 1008493

Project Name: North Albuquerque Acres

Agent: Forstbauer Surveying Co. LLC Phone No.:

Your request was approved on 10-20-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

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.





DRB CASE ACTION LOG
REVISED 10/08/07

Complete
1-6-11/15
SITE PLAN-BUILDING
A.

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.: 10DRB-70259 Project # 1008493
Project Name: NORTH ALBUQUERQUE ACRES
Agent: Slagle Herr Architects Phone No.: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: OK - S/A

PARKS / CIP: _____

PLANNING (Last to sign): OK comply with Sector Plan
(get zoning approved)

- 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. DRB set
 - 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.

- brad bingham



DRB CASE ACTION LOG

REVISED 10/08/07

SITE PLAN-BUILDING
A

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. 10DRB-70259 Project # 1008193
Project Name: NORTH ALBUQUERQUE ALRES
Agent: Shirley Hart Architects Phone No.:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: - S/A
- PARKS / CIP: _____
- PLANNING (Last to sign): - comply with Sector Plan (get zoning approval)
- 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.

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1008493 AGENDA# 2 DATE: 11/3/10

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: _____

3. **Project# 1008493**
10DRB-70259 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

SLAGLE HERR ARCHITIECTS agent(s) for
MECHENBIER CONSTRUCTION INC request(s) the
referenced/ above action(s) for all or a portion of Lots 4 and
5, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE
ACRES**, zoned IP, located on the south side of
PASADENA AVE NE between SAN MATEO BLVD NE
and PAN AMERICAN/ I-25 FREEWAY containing
approximately 1.766 acres. (B-18) *[Deferred from
9/29/10,10/20/10]* **THE SITE PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO CITY ENGINEER FOR SIA AND TO
PLANNING TO COMPLY WITH SECTOR PLAN. ZONING
APPROVAL IS REQUIRED.**

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

4. **Project# 1004677**
10DRB-70310 EPC APPROVED SDP
FOR BUILD PERMIT
10DRB-70311 EPC APPROVED SDP
FOR SUBDIVISION

MULLEN HELLER ARCHITECTURE agent(s) for
REMBE COUNTRY CLUB LLC request(s) the above
action(s) for all or a portion of Lot(s) , Block(s) , Tract(s)
135-A & 133-B, 133-A-2, & 134, 133-A-1, AND TRACT
B-2-A, **LAND OF ALBUQUERQUE LITTLE
THEATER (FOR TRACT B-2-A)**, zoned SU-2/SU-1
FOR A MIXED USE DEVELOPMENT, located on
CENTRAL AVE SW BETWEEN SAN PASQUALE AVE
SW AND LAGUNA BLVD SW containing approximately
2.3382 acre(s). (J-13) **THE SITE PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO TRANSPORTATION TO ADDRESS
COMMENTS AND TO CITY ENGINEER FOR SIA. 3
COPIES OF THE APPROVED SITE PLAN MUST BE
PROVIDED TO THE PLANNING DEPARTMENT. THE
SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS
APPROVED AND 3 COPIES OF THE APPROVED SITE
PLAN MUST BE PROVIDED TO THE PLANNING
DEPARTMENT.**

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

5. **Project# 1008484**
10DRB-70308 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for
ALBUQUERQUE PUBLIC SCHOOLS request(s) the
above action(s) for all or a portion of Tract A, **ONATE
ELEMENTARY SCHOOL**, zoned R-1, located on
BRENTWOOD HILLS BLVD NE BETWEEN
CHELWOOD PARK BLVD NE AND ELAINE PL NE
containing approximately 6.58 acre(s). (H-22) **THE
PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD.**



DRB CASE ACTION LOG

(PRELIMINARY / FINAL PLAT)

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

DRB Application No.: 10DRB-70289 Project # 1008493
Project Name: North Albuquerque Acres
Agent: Forstbauer Surveying Co. LLC Phone No.:

Your request was approved on 10-20-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

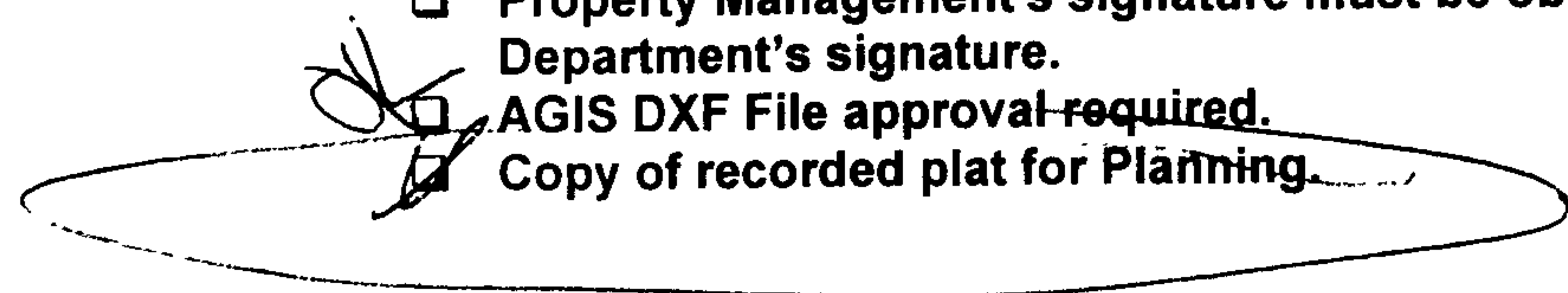
- ABCWUA:** _____

- 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.**





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1003674

10DRB-70260 VACATION OF PUBLIC DRAINAGE EASEMENTS

CARA HAMMOND request(s) the referenced/above action(s) for all or a portion Lot 9, **RICH COURT SUBDIVISION**, zoned RD, located on RICH CT NE north of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately .168 acre(s). (C-20)

AMAFCA

Rich Court Subdivision, Lot 9, Alameda/Barstow, (C-20)

AMAFCA does not approve vacation of the Temporary Public Drainage Easement until the Letter of Map Revision (LOMR) for the La Cueva Arroyo is approved by FEMA. The area may be needed for construction activities to satisfy remaining FEMA comments to complete the LOMR.

COG

MPO Project 506.0 "Alameda Blvd Reconstruction and Widening" is a privately-funded project to reconstruct and widen Alameda Blvd from San Pedro Dr to Ventura. This project includes bike lanes. Because this project is privately funded there is no programming information. Coordination with DMD to insure adequate infrastructure is developed is recommended.

MPO Project 506.4 "Alameda Blvd Reconstruction and Widening Stage IV" is a privately-funded project to reconstruct and widen Alameda to a 4 lane roadway from Barstow St to Ventura St. Because this project is privately funded there is no programming information. Coordination with DMD to insure adequate infrastructure is developed is recommended.

Alameda Blvd has been identified as an ITS Corridor in the AMPA Regional ITS Architecture and ITS Corridor Map. Please contact the City of Albuquerque-DMD at 291-6220 for ITS enhancement planning and programming information.

For informational purposes, Alameda Blvd has a functional classification of existing urban collector.

TRANSIT

No comments.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATIONLetters sent to: **Nor Este NA (R)****Vineyard Estates NA (R)****APS**

Rich Court, Lot 9, is located on Rich Ct NE north of Alameda Blvd NE between Barstow St NE and Ventura St NE. The owner of the above property requests a Vacation of Public Drainage Easements for a development that will consist of 6 single family homes. This will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, North Star Elementary and La Cueva are exceeding capacity, and Desert Ridge Middle School is nearing capacity.

Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available
268	North Star	660	643	-17
430	Desert Ridge	1,028	1,030	2
525	La Cueva	2,137	2,100	-37

Residential Units: 6**Est. Elementary School Students: 2****Est. Middle School Students: 1****Est. High School Students: 1****Est. Total # of Students from Project: 4**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On, February 26, 2007, Llave Development Inc., entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

<p>POLICE DEPARTMENT No comments.</p>
<p>FIRE DEPARTMENT No comments.</p>
<p>PNM ELECTRIC & GAS No comments.</p>
<p>COMCAST No comments.</p>
<p>QWEST Concerning the subject case number(s), Qwest has no objection to the vacation of the public drainage easement(s) as submitted. Prior to any final plat approval, we will need a copy for review.</p>
<p>ENVIRONMENTAL HEALTH No comments.</p>
<p>M.R.G.C.D No comments.</p>
<p>OPEN SPACE DIVISION No comments.</p>
<p>CITY ENGINEER An appropriate alternate public drainage easement must be provided. Infrastructure will be required with the subsequent replat.</p>
<p>TRANSPORTATION DEVELOPMENT The exhibit is unclear; please clarify the easement to be vacated. Please note that the proposed site plan intrudes upon an existing public roadway easement.</p>
<p>PARKS AND RECREATION No comments.</p>
<p>ABCWUA No comments.</p>
<p>PLANNING DEPARTMENT Refer to comments from affected agencies (AMAFCA, Hydrology) plus any public hearing comments regarding proposed vacations.</p>

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1006520

10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS (6 MO SIA)

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

<p>AMAFCA No comments.</p>
<p>COG reconstruct and widen Alameda Blvd from San Pedro Dr to Ventura. This project includes bike lanes. Because this project is privately funded there is no programming information. Coordination with DMD to insure adequate infrastructure is developed is recommended.</p> <p>MPO Project 506.4 "Alameda Blvd Reconstruction and Widening Stage IV" is a privately-funded project to reconstruct and widen Alameda to a 4 lane roadway from Barstow St to Ventura St. Because this project is privately funded there is no programming information. Coordination with DMD to insure adequate infrastructure is developed is recommended.</p> <p>Alameda Blvd has been identified as an ITS Corridor in the AMPA Regional ITS Architecture and ITS Corridor Map. Please contact the City of Albuquerque-DMD at 291-6220 for ITS enhancement planning and programming information.</p>
<p>TRANSIT No comments.</p>
<p>ZONING ENFORCEMENT No comments.</p>
<p>NEIGHBORHOOD COORDINATION Letters sent to: Nor Este NA (R) Vineyard Estates NA (R) Desert Vista HOA</p>
<p>APS This will have no adverse impacts to the APS district.</p>
<p>POLICE DEPARTMENT No comments.</p>
<p>FIRE DEPARTMENT No comments.</p>

PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT Please provide an approximate timeline for this project.
PARKS AND RECREATION No comments.
ABCWUA No comments.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1008490
10DRB-70255 VACATION OF PUBLIC UTILITY EASEMENTS

DSA ARCHITIECTS LLC agent(s) for MECHTRONIC SOLUTIONS INC request(s) the referenced/above action(s) for all or a portion Lot 9, Block A, **INTERSTATE INDUSTRIAL TRACT UNIT 1**, zoned M-1, located on the north side of ACADEMY PARKWAY NORTH NE between ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE containing approximately 2.432 acre(s). (E-17)

AMAFCA No comments.
COG MRCOG has no comment on the proposed application.
TRANSIT No comments.
ZONING ENFORCEMENT
NEIGHBORHOOD COORDINATION Letters sent to: Alameda North Valley Association (R)
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER The Hydrology section has no objection to the vacation request.

TRANSPORTATION DEVELOPMENT
No objection to vacation request.

PARKS AND RECREATION
No comments.

ABCWUA
No comments.

PLANNING DEPARTMENT
Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations.

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



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1008493

10DRB-70259 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SLAGLE HERR ARCHITIECTS agent(s) for MECHENBIER CONSTRUCTION INC request(s) the referenced/ above action(s) for all or a portion of Lots 4 and 5, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and PAN AMERICAN/ I-25 FREEWAY containing approximately 1.766 acres. (B-18)

AMAFCA No comments.
COG MRCOG has no comment on the proposed application.
TRANSIT Project # 1008493 10DRB-70259 MAJOR-SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. Adjacent and nearby routes Route #140, San Mateo/Jefferson route passes near the site on San Mateo approximately 470 feet west, on San Mateo, from the northwest corner of the property. Adjacent bus stops Nearest bus stop serving the northbound Route #140, on San Mateo, is located 725 feet from the northwest corner of the property. Site plan requirements None. Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION Letters sent to: Wildflower Area NA (R)
APS This will have no adverse impacts to the APS district.

<p>POLICE DEPARTMENT No comments.</p>
<p>FIRE DEPARTMENT No comments.</p>
<p>PNM ELECTRIC & GAS No comments.</p>
<p>COMCAST No comments.</p>
<p>QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.</p>
<p>ENVIRONMENTAL HEALTH No comments.</p>
<p>M.R.G.C.D No comments.</p>
<p>OPEN SPACE DIVISION No comments.</p>
<p>CITY ENGINEER Infrastructure List is required for Site Plan approval. Concurrent platting action required. An executed SIA with Financial Guarantees is required for Site Plan signoff by City Engineer.</p>
<p>TRANSPORTATION DEVELOPMENT An infrastructure list is required. This list must include standard curb & gutter and permanent pavement. Provide as-built information for this portion of Pasadena Avenue. Is the pavement in this area temporary or permanent? All ramps located within City of Albuquerque right of way must have truncated domes. The proposed 6-foot high fences may interfere with the sight distance at the entrances. Please provide a sight distance exhibit for the entrance (See the <i>Development Process Manual</i>, Chapter 23, Section 6, Part B.12). The proposed 8-foot high fence at the northwest corner of the site may interfere with the sight distance at the entrance to the adjacent lot. Please provide a sight distance exhibit for the entrance to the adjacent lot (See the <i>Development Process Manual</i>, Chapter 23, Section 6, Part B.12). Define the status of the platting action for this site. Provide details for all ramps. Define the maximum slope. The ramp located in the southeast corner of the site must be as wide as the sidewalk (10 feet). The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. A gated connection to the site to the south is shown. Provide a copy of the access easement between these lots. A pedestrian gate is shown connecting to the site to the south; provide a copy of the pedestrian access easement between these lots.</p>
<p>PARKS AND RECREATION No comments.</p>

ABCWUA

No comments.

PLANNING DEPARTMENT

Proposed site plan will require a replat to consolidate the two lots into a single lot and to dedicated right-of-way for Pasadena Avenue.

Landscaping must conform to Section 14-16-3-10 of Zoning Code – need six foot opaque wall or fence to qualify for “fully screened” exception for NET LOT AREA, and bufer landscaping is still required (six feet along west and south property lines per North I-25 Sector Plan).

Refer to comments from Zoning Enforcement regarding compliance with the other requirements of sector and Zoning Code.

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



PROJECT # 1008493

#4

Date: 9-29-10

**DRB PUBLIC HEARING
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

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: _____

HEARING DATE 10-20-10 (P:FF)

2008-08-08
BRX
BRX

HEARING DATE 9-29-10 (SBA)

8493

DXF Electronic Approval Form

DRB Project Case #: 1008493

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT B TRACT A BLOCK 3 LOT 5A

Surveyor: RONALD A FORSTBAUER

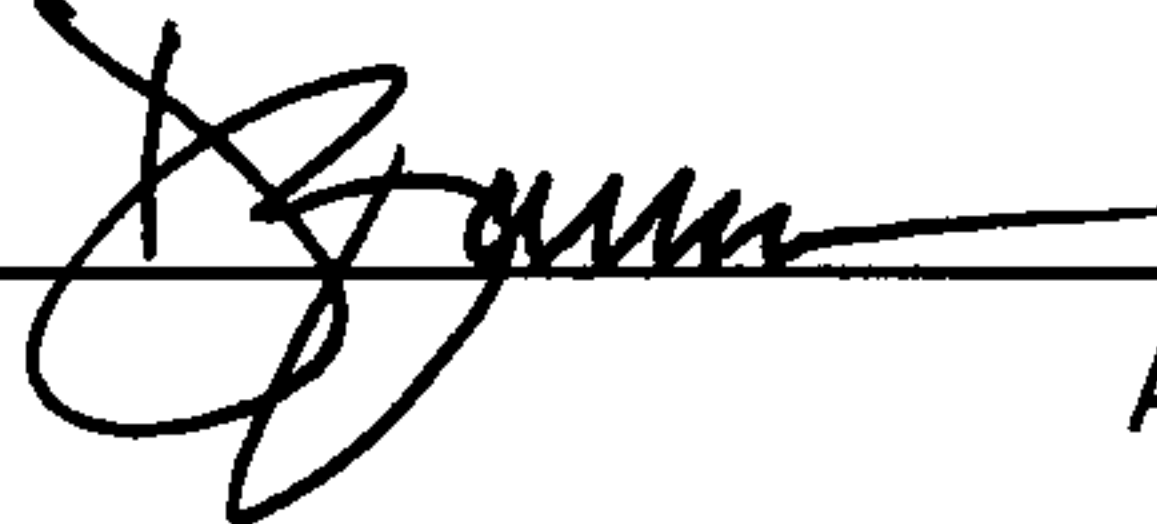
Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 10/12/2010

Hard Copy Received: 10/12/2010

Coordinate System: Ground rotated to NMSP Grid


Approved

10-12-2010
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **8493** to agiscov on **10/12/2010** Contact person notified on **10/12/2010**

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

10/12/2010 Issued By: E08375 90145

Permit Number: 2010 070 289

Category Code 910

Application Number: 10DRB-70289, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PASADENA AVE NE BETWEEN SAN MATEO NE AND I-25

Project Number: 1008493

Applicant

AMERCICUS LLC

8500 WASHINGTON NE A-8
 ALBUQUERQUE NM 87113
 314-7700

Agent / Contact

Forstbauer Surveying Co Llc
 Terese Forstbauer
 4116 Lomas Blvd Ne
 Albuquerque NM 87110

forstsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
 Treasury Division

10/12/2010 8:33AM LOC: ANN
 WS# 007 TRANS# 0002
 RECEIPT# 00137359-00137359
 PERMIT# 2010070289 TRSLJS
 Trans Amt \$235.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$215.00
 CK \$235.00
 CHANGE \$0.00

Thank You

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

09/02/2010 Issued By: FLNSDH 86505

Permit Number: 2010 070 259

Category Code 910

Application Number: 10DRB-70259, Major - Sdp For Building Permit

Address:

Location Description: 5454 PASADENA NE BETWEEN SAN MATEO NE AND 1-25

Project Number: 1008493

Applicant
MECHENBIER CONSTRUCTION INC
JOHN MECHENBIER
8500 WASHINGTON ST NE
ALBUQUERQUE NM 87113
314-7700

Agent / Contact
Slagle Herr Architects

1600 Rio Grande Blvd Nw
Albuquerque NM 87104

Application Fees

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

City Of Albuquerque
Treasury Division

9/2/2010 9:01AM LOC: ANNX
US# 008 TRANS# 0004
RECEIPT# 00121919-00121919
PERMIT# 2010070259 TRSLJS
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

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOT 5-A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 4 & 5, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' F-E	PERMANENT PAVEMENT	PASADENA AVE	WEST PL	EAST PL	/	/	/
		STD	PCC CURB & GUTTER	PASADENA AVE	WEST PL	EAST PL	/	/	/
		36"	RCP STRM DRAIN	PASADENA AVE	WEST PL	EAST PL	/	/	/
		10"	WATERLINE	PASADENA AVE	WEST PL	EAST PL	/	/	/
		6'	PCC SIDEWALK	PASADENA AVE	WEST PL	EAST PL	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1. ~~Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.~~ *FA 11-10-10*
2. All water to include fire hydrants, valves, and appurtenances per DPM
3. All storm drain to include inlets, manholes, and appurtenances per DPM
4. Curb and Gutter to include valley gutters and fillets at driveway entrances
5. Sidewalk to include handicap ramps
6. Perimeter walls per DRB-approved SDP for bldg permit.
- 7.

AGENT / OWNER

FRED C. ARFMAN

NAME (print)

Isaacson & Arfman, P.A.

FIRM

Fred C. Arfman
SIGNATURE - date *11.10.10*

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Pat [Signature] 11-10-10
DRB CHAIR - date

[Signature] 11-10-10
TRANSPORTATION DEVELOPMENT - date

Alan [Signature] 11/10/10
UTILITY DEVELOPMENT - date

Bradley [Signature] 11/10/10
CITY ENGINEER - date

[Signature] 11/10/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: October 1, 2010

INFRASTRUCTURE LIST

(Rev. 8-20-08)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1008493
DRB Application No.: _____

**LOT 5-A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 4 & 5, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' F-E	4" ART. ASPH. SECTION (TO MATCH EXST SECT TO WEST)	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
		STD	PCC CURB & GUTTER	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
		36"	RCP STRM DRAIN	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
		10"	WATERLINE	PASADENA AVE.	W. PL LOT 4	E. PL LOT 8	/	/	/
		8'	PCC SIDEWALK	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. All storm drain to include inlets, manholes, and appurtenances per DPM.
4. Curb and Gutter to include valley gutters and fillets at driveway entrances.
5. Sidewalk to include handicap ramps.
6. Perimeter walls per DRB-approved SDP for bldg permit.
7. _____

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

FRED C. ARFMAN
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman
SIGNATURE - date
10.01.10

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

slagleherr.com

October 26, 2010

Jack Cloud, Chairman
Development Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: PROJECT #1008493 SITE PLAN FOR BUILDING PERMIT
PROPOSED DEVELOPMENT AT 5454 PASADENA NE, BETWEEN SAN MATEO NE AND
I-25 FREEWAY, ALBUQUERQUE, NM

Jack:

Attached are 6 sets of revised site development plans for the above-referenced project. The drawings have been updated in response to the staff and agency comments received at the 9-29-10 and 10-20-10 DRB hearings. The attached site plan and landscape plan has been modified to address the staff comments of:

1. Provide a 6' landscape buffer along the south and west property lines. The buffer has been added to the site plan. The additional landscaping brings the total lot landscape area to 15.08% of the net lot area. The addition of the landscape buffers reduces the provided parking to 47 spaces (from 49 spaces previously shown), but this is still more than the minimum of 41 spaces required.
2. Provide a cross access easement agreement between this lot and the lot to the south. Attached is a copy of the easement that has been recorded.

We request that the project be reviewed again by the DRB at the November 3, 2010 hearing. Should you have any questions or require any additional information regarding the project, please contact me.

Sincerely,



Bill Kleinschmidt, Architect
slagleHERR Architects, Inc.

Attachments:

Recorded cross-access easement agreement

slagle

HERR

Architects

1600 rio grande nw albuquerque
fax 505 246 0437 new mexico 87104

505 246 0870

BLANKET CROSS LOT ACCESS EASEMENT

This Easement Agreement is entered into between AMERICUS LLC, a New Mexico limited liability company and MAGMIKE, LLC, a New Mexico limited liability company owners of Lot 5-A, Block 3, Tract A, Unit B, North Albuquerque Acres, City of Albuquerque, County of Bernalillo, State of New Mexico, and 5401 VENICE NE LLC, a New Mexico limited liability company owner of Lot 29-A, Block 3, Tract A, Unit B, North Albuquerque Acres, City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows

Lot 5-A, being a Replat of Lots 4 & 5, Block 3, Tract A, Unit B, North Albuquerque Acres as the same is shown and designated on the Replat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 21, 2010, in Book 2010C, Page 0122

And

Lot 29-A, being a Replat of Lots 27, 28 and 29, Block 3, Tract A, Unit B, North Albuquerque Acres as the same is shown and designated on the Replat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 27, 2003, in Book 2003C, Page 43.

The parties desire to create a blanket cross lot access easement on the above-described adjoining lots providing pedestrian and vehicular access for the benefit of each of them, and therefore agree as follows.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement is the responsibility of the respective property owners

In witness whereof, the parties hereto have executed this agreement as follows.

ACKNOWLEDGED:

Doc# 2010108339

10/25/2010 01:34 PM Page 1 of 2
EASE R \$11.00 H Toulouse Oliver, Bernalillo County



Owners of Lot 5-A

Date 10/25/10

AMERICUS, LLC, a New Mexico Limited Liability Company

John E Mechenbier, Managing Member

MAGMIKE, LLC, a New Mexico Limited Liability Company

Michael D Leach, Managing Member

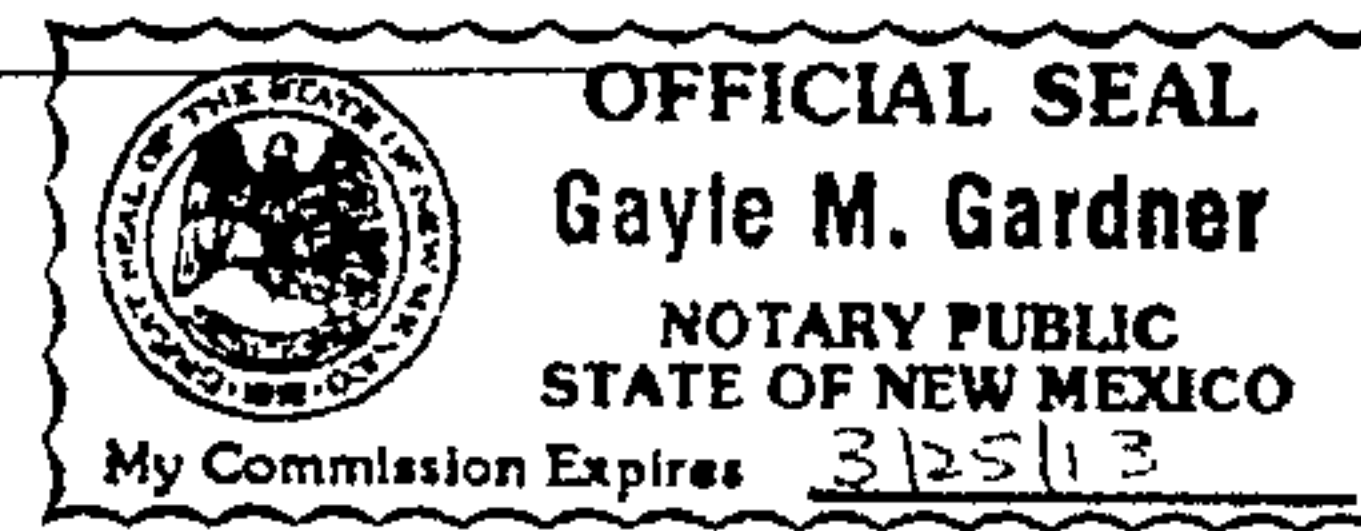
WITNESSED:
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 25 day of October, 2010, before me personally appeared John E. Mechenbier, Managing Member of AMERICUS LLC and Michael D. Leach, Managing Member of MAGMIKE LLC, and to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Gayle M. Gardner
Notary for Owners of Lot 5-A

My Commission Expires

3/25/13



ACKNOWLEDGED:

Owner of Lot 29-A

Date 10/25/10, 2010

5401 VENICE NE LLC, a New Mexico Limited Liability Company

John E. Mechenbier, Managing Member

WITNESSED:

STATE OF NEW MEXICO)

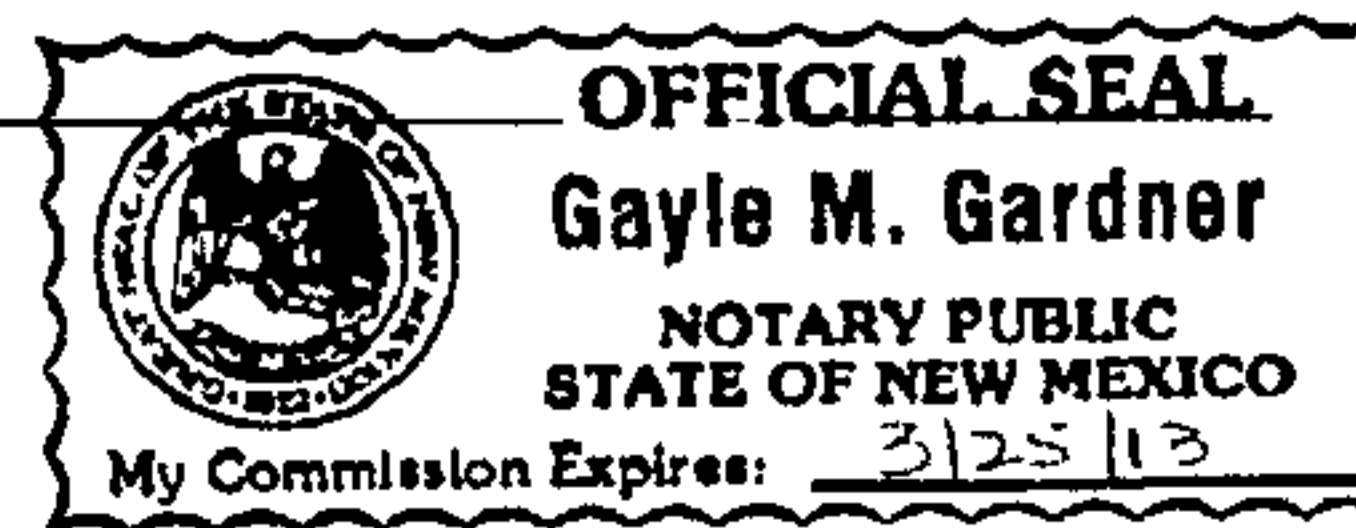
COUNTY OF BERNALILLO)

On this 25 day of October, 2010, before me personally appeared John E. Mechenbier, Managing Member of 5401 VENICE NE, LLC, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Gayle M. Gardner
Notary for Owner of Lot 29-A

My Commission Expires

3/25/13



slagleherr.com

October 12, 2010

Jack Cloud, Chairman
Development Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: PROJECT #1008493 SITE PLAN FOR BUILDING PERMIT
PROPOSED DEVELOPMENT AT 5454 PASADENA NE, BETWEEN SAN MATEO NE AND
I-25 FREEWAY, ALBUQUERQUE, NM

Jack:

Attached are 6 sets of revised site development plans for the above-referenced project. The drawings have been updated in response to the staff and agency comments received at the 9-29-10 DRB meeting. A copy of the comments is attached. The drawing updates include:

City Engineer

An Infrastructure List has been submitted to the City by the civil engineer.

Transportation Development

1. Infrastructure List: An Infrastructure List has been submitted to the City by the civil engineer.
2. Pasadena Avenue as-built data: The Site Plan (C101) shows as-built paving, curb and utility information for this portion of Pasadena Avenue.
3. Truncated domes: A note has been added on the Site Plan (C101) that all ramps located in the City R.O.W. are to have truncated domes.
4. Clear sight distance: The Site Details Sheet (C102) shows diagrams for compliance with the clear sight distance requirements of the DPM for the two driveway entrances.
5. Replat status: A replat consolidating existing Lots 4 and 5 has been submitted to the City Surveyor's Office for approval, with the new lot designated as Lot 5A. The revised Site Plan (C101) matches the replat and includes easements that are included in the replat drawing.
6. Ramp details: Ramp details are included on Sheet C102, Site Details.
7. Southeast corner ramp: This ramp has been widened to 10'.
8. Van accessible parking aisle: The van accessible parking space and aisle have been adjusted to include an 8' wide aisle.
9. Access agreements: A cross-access agreement between this property and the property immediately to the south for vehicular and pedestrian access is attached.

slagle

HERR

Architects

Planning Department

1. Replat: A replat has been submitted to the City (see Item 5 above). The replat includes a dedicated R.O.W. for Pasadena Avenue.
2. Visual screening: A 6' high opaque wall has been added along the west property line. Opaque slats will be added to the existing 6' chainlink fence on the south property line.

Should you have any questions or require any additional information regarding the project, please contact me.

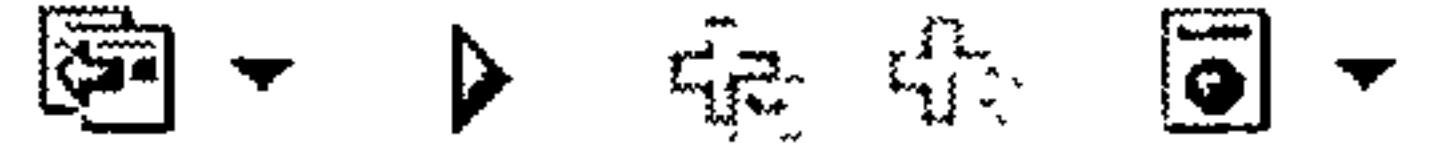
Sincerely,

A handwritten signature in black ink, appearing to read "Bill Kleinschmidt", with a long horizontal flourish extending to the right.

Bill Kleinschmidt, Architect
slagleHERR Architects, Inc.

Attachments:

- DRB staff and agency comments of 9-29-10
- Cross-access agreement
- Replat



[Return](#)

Application Details

Click an Project Number link to retrieve a Project Summary Report. Click a Completion Disposition link to obtain a detailed Project Status Report. If Days in System are AQUA then Application is Complete, if ORANGE then Application is Incomplete.

Application Number	Project Number	Zone Map	UPC	Address	Hearing Date
Contact: Contact Diane Baca at 924-3918 for more information.					
02ZHE - 01766	1002356	(B-18)	101806505827620104		01/21/2003

Application Details:

Application Number	Application Group	Application Type	Application Sub Type	Initiation Date	Total Fee
02ZHE - 01766	ZHE	SPECIAL EXCEPTIONS	VARIANCE	11/20/2002	\$135.00

Current Status:

Application Number	Completed Activity Description	Completion Disposition	Disposition Date	Days in System
02ZHE - 01766	NO MORE ACTION	COMPLETED	02/06/2003	78

Comments:

Application Number	Comments
02ZHE - 01766	OF 6 FEET TO THE REAR YARD LANDSCAPE REQUIREMENT OF 6 FEET TO OMIT ALL REAR BUFFER LANDSCAPING

Reference Cases:

Application Number	Reference Numbers
02ZHE - 01766	

Legal Description/Legal Ad:

Application Number	Legal Information
02ZHE - 01766	JOHN MECHENBIER / MECHENBIER CONST. INC. request(s) a special exception to SECTION 14. 16. 2. 23. REFERENCE NORTH I-25 SECTOR PLAN PAGE 54: a VARIANCE OF 6 FEET TO THE REAR YARD LANDSCAPE REQUIREMENT OF 6 FEET TO OMIT ALL REAR BUFFER LANDSCAPING for all or any portion of Lot(s) 27, 28, 29, Block (s) 3, NORTH ALBUQUERQUE ACRES TRACT A UNIT B, zoned IP and located at 5401 VENICE AV NE (B-18)

You may export the complete report to a PDF or XML file, or Excel spreadsheet, using one of the icons in the upper right corner.

Oct 20, 2010

- 1 -

[Disclaimer and Legal Statement](#)

Subj: **NAA Lot 5-A Plat, 10.12.10, ForstSurv**
Date: 10/12/2010 3:53:25 P.M. Mountain Daylight Time
From: Robert_Martinez@cable.comcast.com
To: ForstSurv@aol.com

- I can sign this plat
- I am not available on Friday's
- Please always make an appointment with me because I am the only one who can sign and am frequently in the field
- Please always have PNM's signature before you come to Comcast
- Email me with the day/time you want to come in and I will confirm if I am available

Robert Martinez
Senior Designer
Comcast Cable
505-271-3642 (Phone)

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Tuesday, October 12, 2010 3:40 PM
To: Martinez, Robert (Albuquerque)
Subject: Re: Out of Office AutoReply: Utility review - consolidation replat - Lots 4 a...

Robert,

Have you had a chance to review the pdf plat I provided? We are granting a 10' PUE on the northerly (Pasadena Av) boundary.

Thanks,

Terese Forstbauer
Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

Subj: **RE: Utility review - consolidation replat - Lots 4 and 5, B3, Tr. A, UB, NAA**
Date: 10/1/2010 11:36:09 A.M. Mountain Daylight Time
From: brandon.kauffman@nmgco.com
To: ForstSurv@aol.com

Terese:

I have reviewed the subject Plat & it looks fine for the most part. I would like to see a 10' PUE granted adjacent to the (new) Pasadena ROW. Once this change has been made, please feel free to contact me to schedule an appointment for my signature on behalf of NMGC. Until then, please feel free to contact me with any questions or concerns.

Sincerely,

Brandon J. Kauffman
New Mexico Gas Co.
Right of Way Agent
(505) 798-3398

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Wednesday, September 29, 2010 2:59 PM
To: Brandon Kauffman; Robert_Martinez@cable.comcast.com; michele.redman@qwest.com; Fernando.Vigil@pnm.com
Subject: Utility review - consolidation replat - Lots 4 and 5, B3, Tr. A, UB, NAA

Greetings,

Please review and comment regarding the attached replat.

Thank you!

Terese Forstbauer
Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

Subj: **Lot 5-A North Albuquerque Acres**
Date: 9/30/2010 10:51:26 A.M. Mountain Daylight Time
From: Michele.Redman@qwest.com
To: ForstSurv@aol.com

[Unable to display image]

Terese

Qwest has no objections to the plat Lot 5-A, a Replat of Lots 4 & 5 Block 3 Tract A, Unit B North Albuquerque Acres as submitted. Prior to any final plat approval, Qwest will require a copy for review.

Thank you,

Michele Ramirez
505-245-6628
Michele.Redman@qwest.com

This communication is the property of Qwest and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments

Subj: **FW: Utility review - consolidation replat - Lots 4 and 5, B3, Tr. A, UB, NAA**
Date: 9/30/2010 7:21:50 A.M. Mountain Daylight Time
From: Fernando.Vigil@pnm.com
To: ForstSurv@aol.com

Teresa:

Please see notes on sheet 2;

Thanks
Fernando

*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Wednesday, September 29, 2010 2:59 PM
To: brandon.kauffman@nmgco.com; Robert_Martinez@cable.comcast.com;
michele.redman@qwest.com; Vigil, Fernando
Subject: Utility review - consolidation replat - Lots 4 and 5, B3, Tr. A, UB, NAA

Greetings,

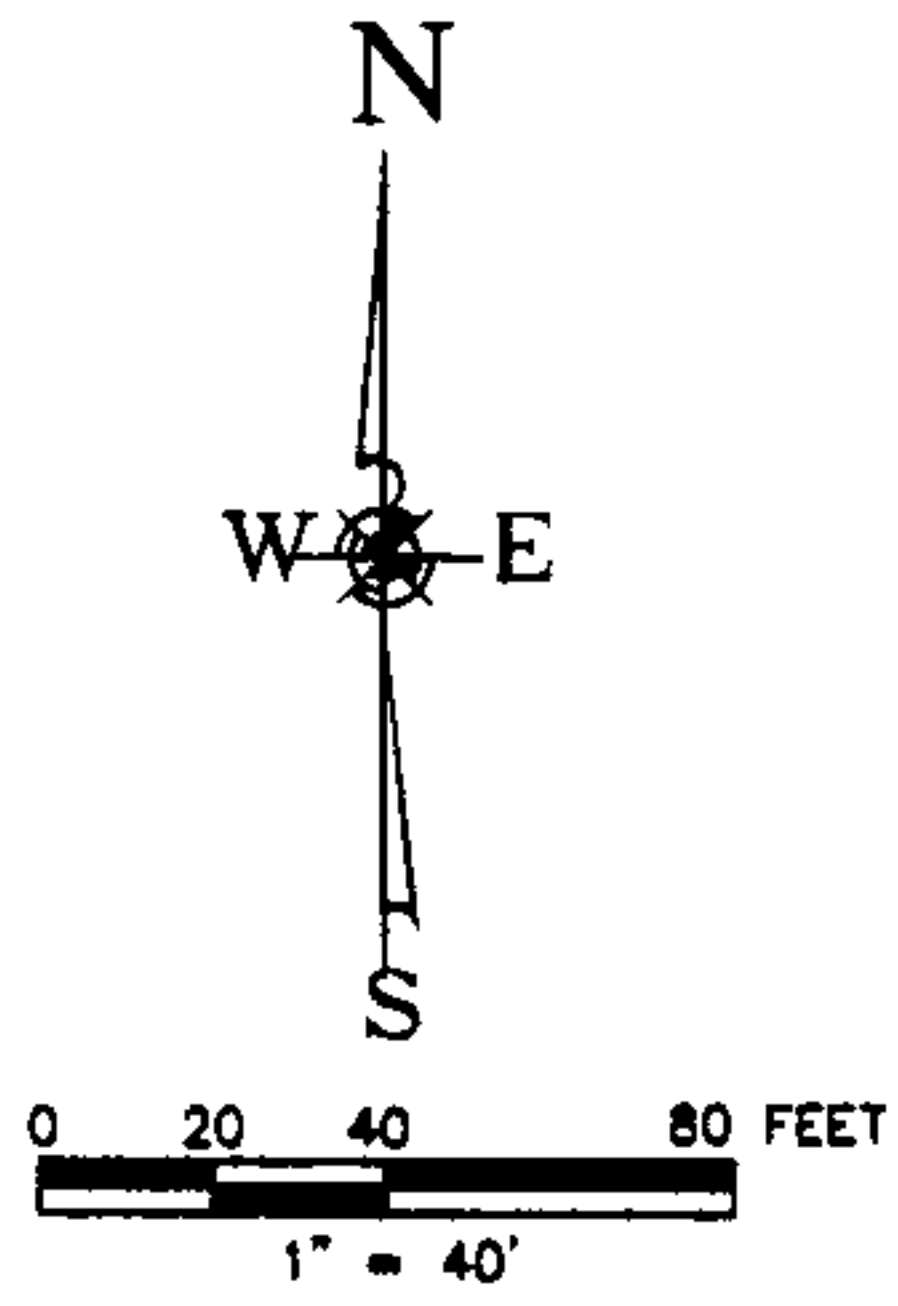
Please review and comment regarding the attached replat.

Thank you!

Terese Forstbauer

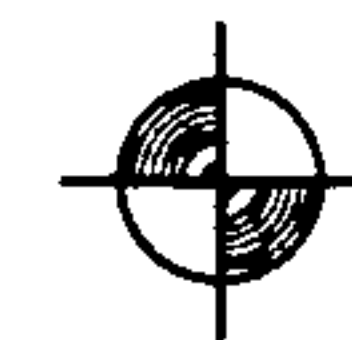
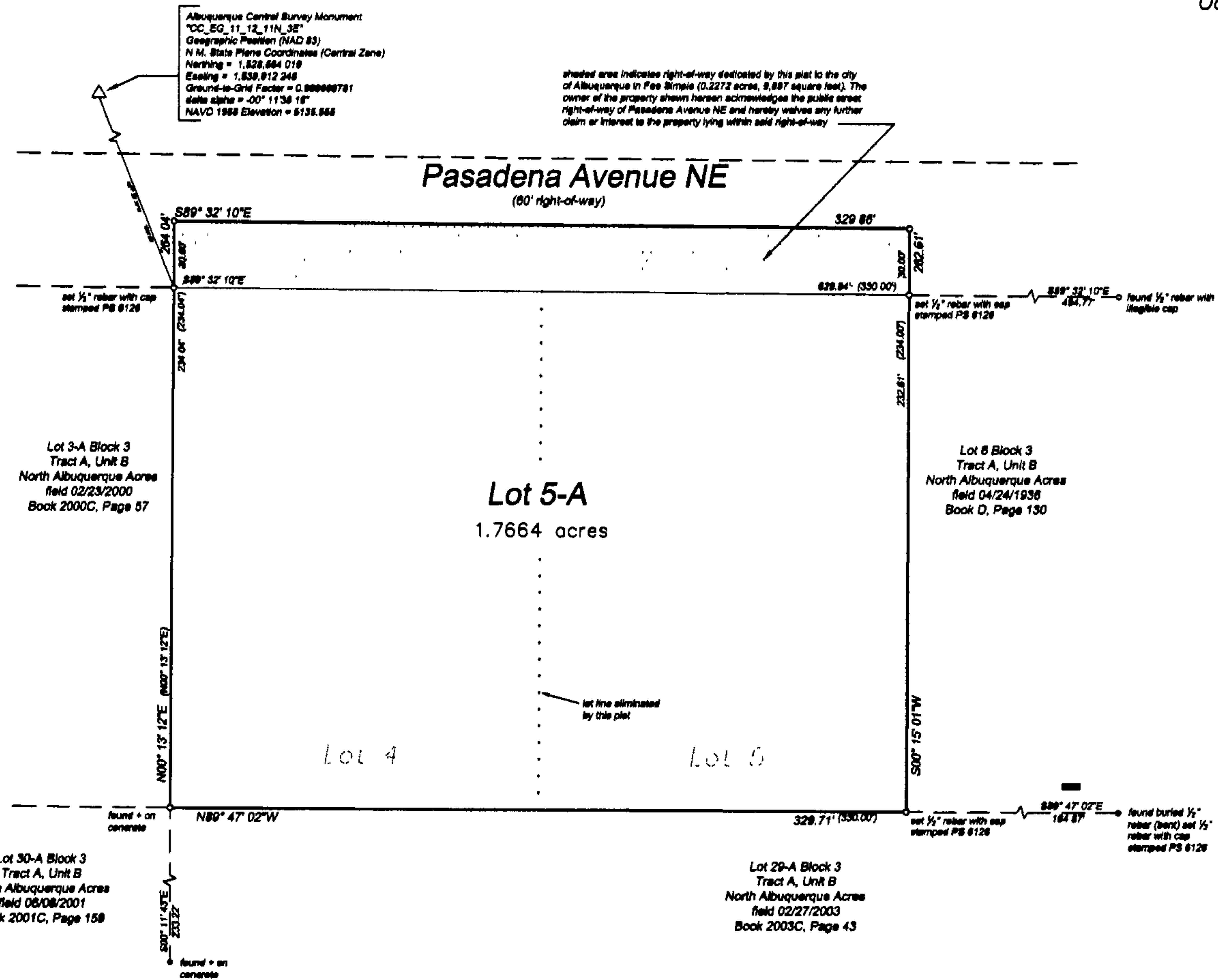
**Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032**

Lot 5-A
 Being a Replat of
 Lots 4 & 5 Block 3
 Tract A, Unit B
North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010



Albuquerque Central Survey Monument
 "CC_EG_11_12_11N_3E"
 Geographic Position (NAD 83)
 N.M. State Plane Coordinates (Central Zone)
 Northing = 1,828,864.018
 Easting = 1,839,912.248
 Ground-to-Grid Factor = 0.99999781
 delta alpha = -00° 11'38.18"
 NAVD 1988 Elevation = 5135.855

shaded area indicates right-of-way dedicated by this plat to the city of Albuquerque in Fee Simple (0.2272 acres, 9,897 square feet). The owner of the property shown herein acknowledges the public street right-of-way of Pasadena Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

Subj: **Project No. 1008493**
Date: 10/12/2010 8:49:44 A.M. Mountain Daylight Time
From: dmzamora@cabq.gov
To: forstsurv@aol.com

The .dxf file for Project No. 1008493 (NAA Unit B Tract A Block 3 Lot 5A) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

October 7, 2010

Re: Cross Assess Agreement

The parties to this agreement as so attested by their signatures below do hereby acknowledge as of this date the following:

John E. Mechenbier is the managing member of 5401 Venice Ave , L.L.C., a New Mexico Limited Liability Company. The aforementioned L.L.C. is the owner of 5401 Venice Ave. N.E.; with a legal description of Lot #29-A, Block 3, Tract A, Unit B, North Albuquerque Acres.

Michael Leach is the managing member of MagMike L.L.C., a New Mexico Limited Liability Company. The aforementioned L.L.C. is an owner having a fifty percent interest of 5454 Pasadena Ave. N.E.; with a legal description of Lots, 4, 5 and 6, Block 3, Tract A, Unit B, North Albuquerque Acres.

John E. Mechenbier is the managing member of Americus L.L.C., a New Mexico Limited Liability Company. The aforementioned L.L.C. is an owner having a fifty percent interest of 5454 Pasadena Ave. N.E.; with a legal description of Lots, 4, 5 and 6, Block 3, Tract A, Unit B, North Albuquerque Acres.

Said owners of the aforementioned parcels Lot #29-A, Block 3, Tract A, unit B, North Albuquerque Acres and Lots, 4, 5 and 6, Block 3, Tract A, Unit B, North Albuquerque Acres hereby grant a cross access agreement between the two parcels. This cross access agreement is to be for the use and benefit of the common tenant/lessee Cabot Corporation which is currently a lessee to both properties. At such time that Cabot Corporation is not a party to a lease agreement to both properties such cross access agreement is to be null and void.

Americus L.L.C. A New Mexico Limited Liability Company

By 

John E. Mechenbier, Managing Member

Acknowledgement

State of New Mexico)

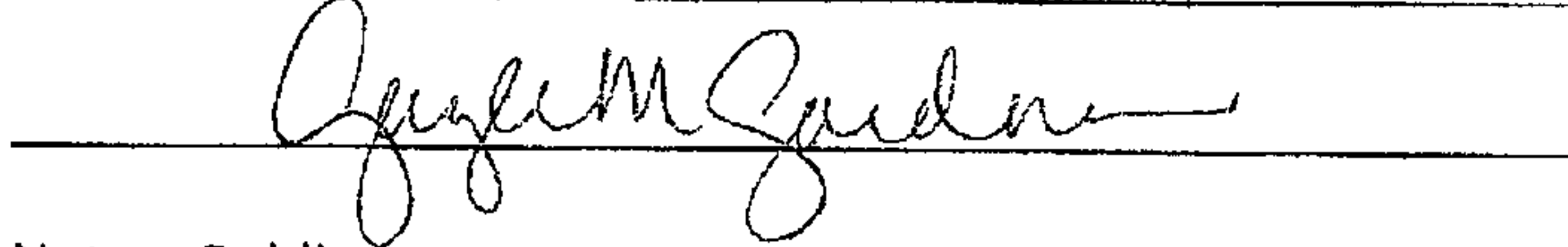
SS

County of Bernalillo)

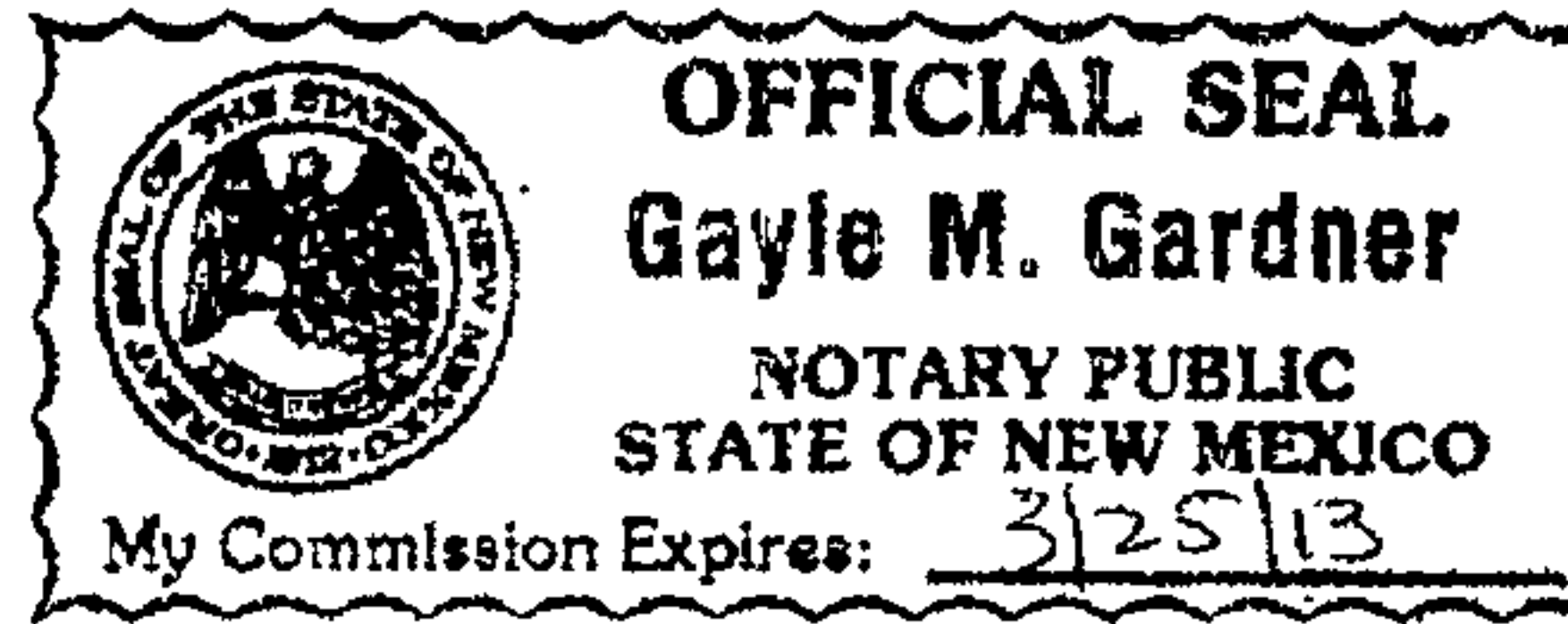
This instrument was acknowledge before me on October 11 2010,

By John E. Mechenbier, Managing Member, Americus, L.L.C.

My Commission Expires: 3/25/13



Notary Public



5401 Venice N.E., L.L.C. A New Mexico Limited Liability Company

By 

John E. Mechenbier, Managing Member

Acknowledgement

State of New Mexico)

SS

County of Bernalillo)

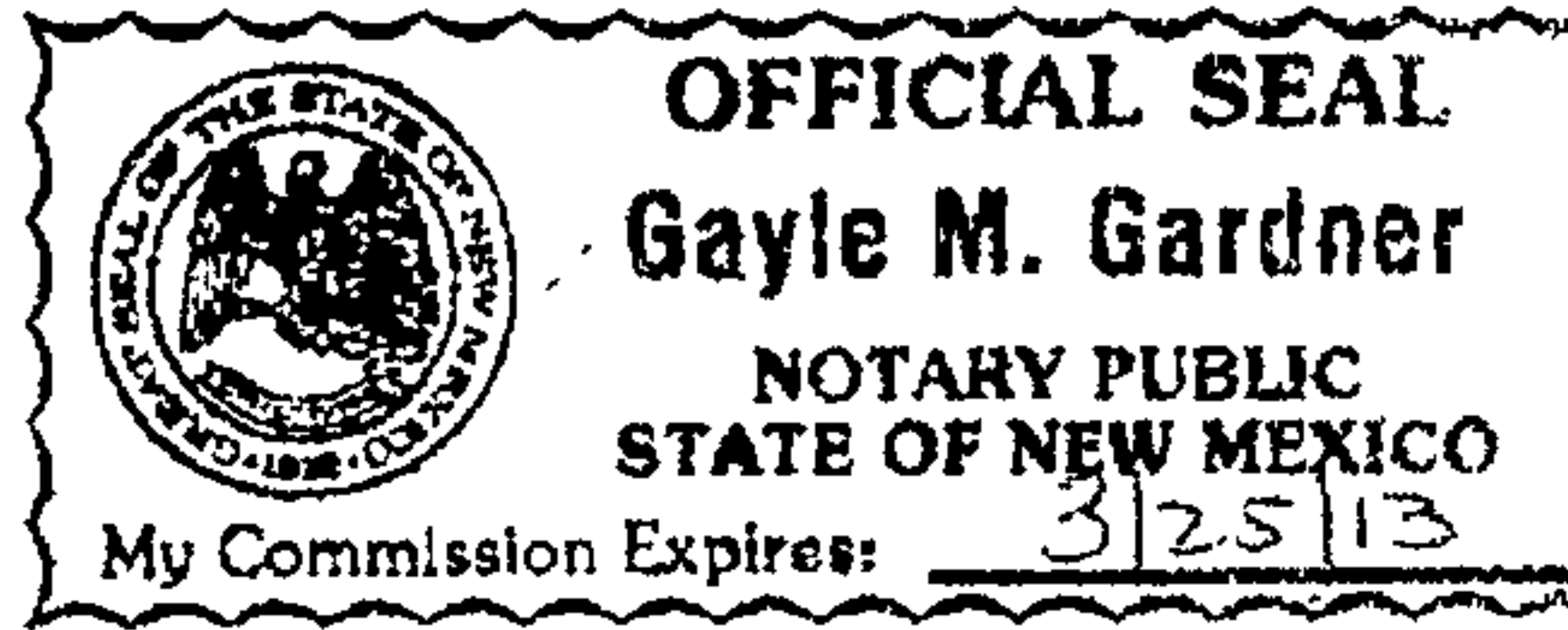
This instrument was acknowledge before me on October 11 2010,

By John E. Mechenbier, Managing Member, 5401 Venice N.E., L.L.C.

My Commission Expires: 3/25/13

Gayle M. Gardner

Notary Public



MagMike, L.L.C. A New Mexico Limited Liability Company

By Michael D. Leach

Michael D. Leach, Managing Member

Acknowledgement

State of New Mexico)

SS

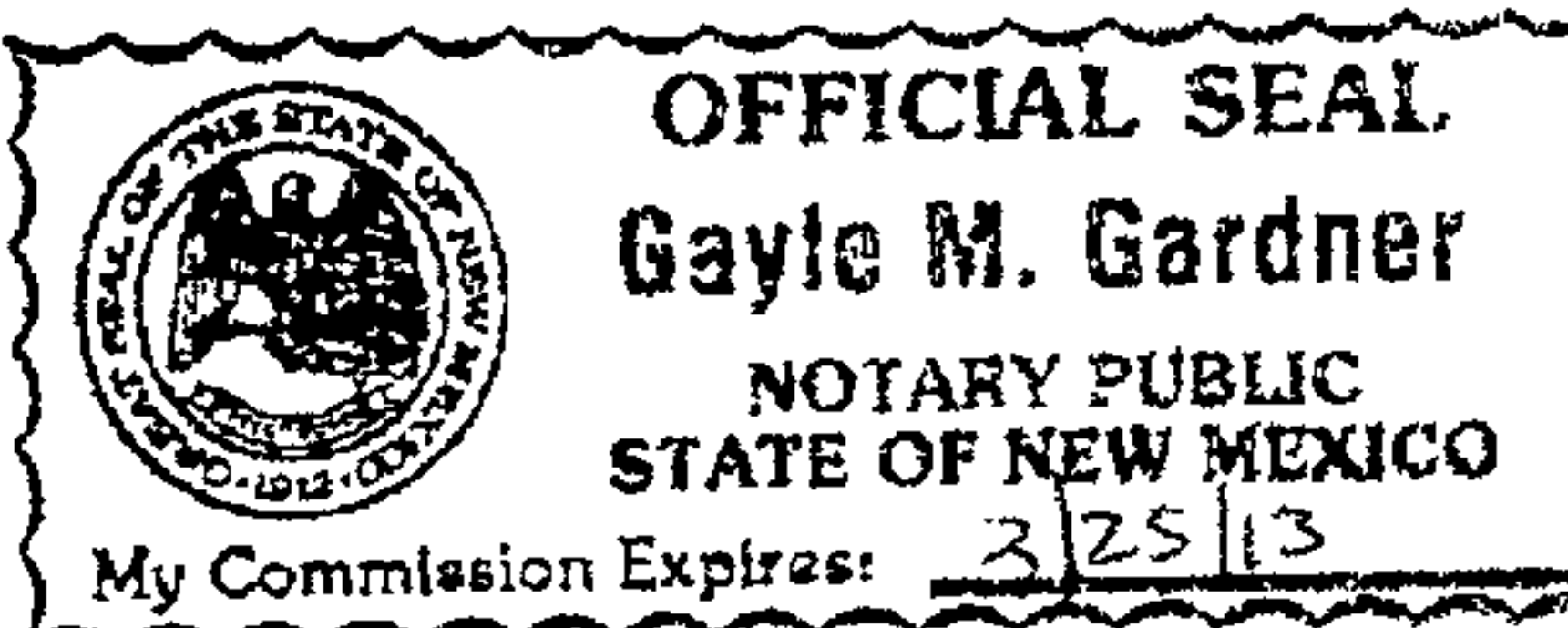
County of Bernalillo)

This instrument was acknowledge before me on October 11 2010,

By Michael D. Leach, Managing Member, MagMike, L.L.C.

My Commission Expires: 3/25/13

Gayle M. Gardner



Lot 5-A
 Being a Replat of
 Lots 4 & 5, Block 3
 Tract A, Unit B
North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010

PROJECT NUMBER _____
 Application Number _____

The purpose of this plat is to consolidate Lots 4 & 5 into one lot and to dedicate the right-of-way of Pasadena Avenue NE

PLAT APPROVAL

Utility Approvals

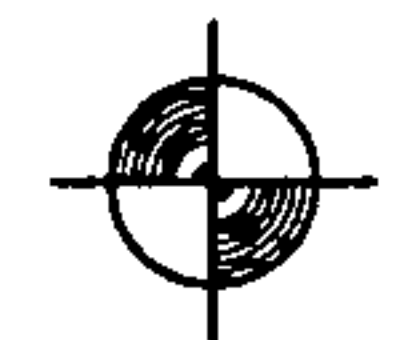
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC	DATE

City Approvals

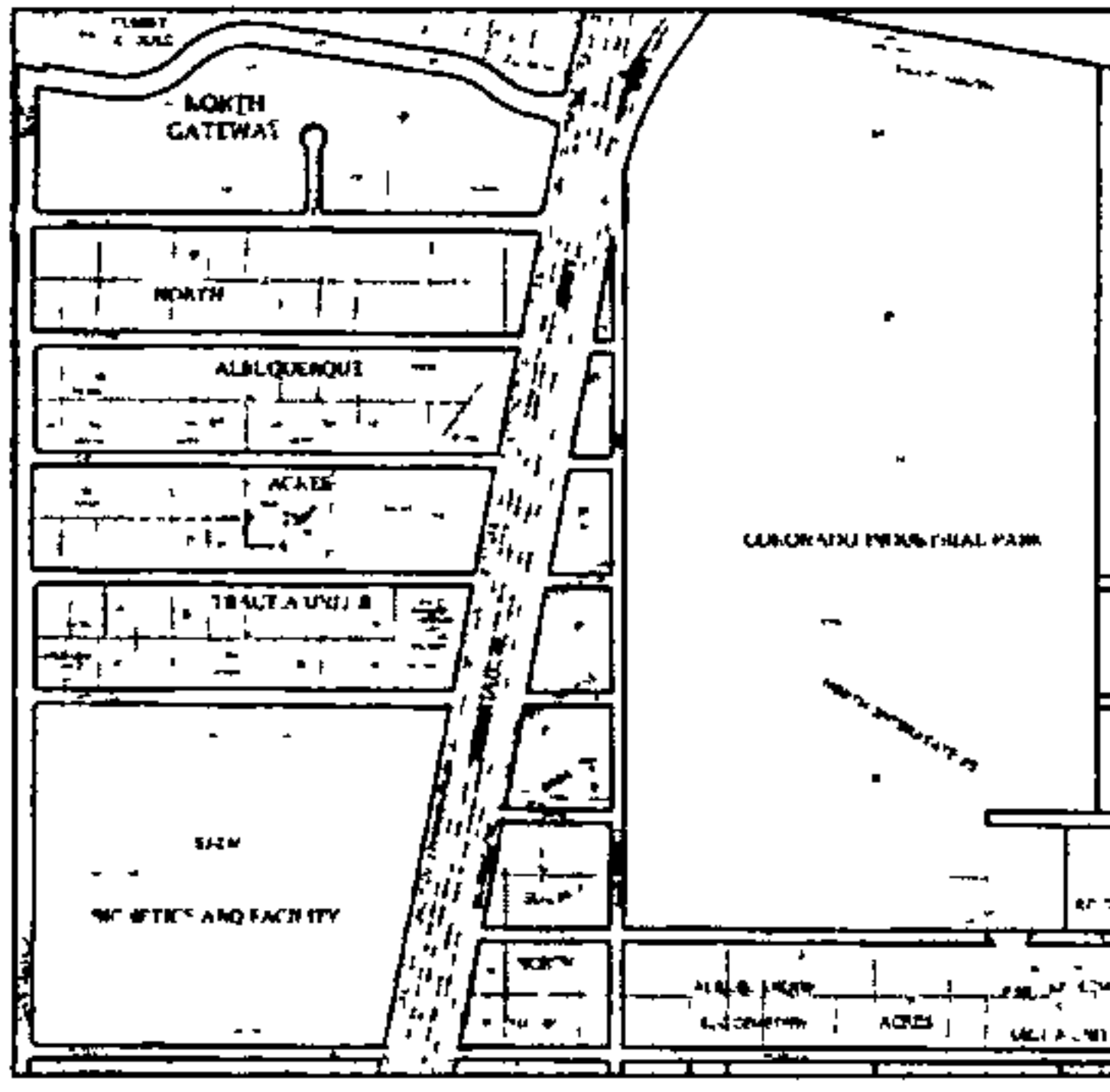
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # _____
 PROPERTY OWNER OF RECORD _____

 BERNALILLO COUNTY TREASURER'S OFFICE



Forstbauer Surveying, L.L.C
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032



Zone Atlas Page Number B-18

LEGAL DESCRIPTION

Lots numbered Four (4) and Five (5), in Block numbered Three (3), Tract lettered A, Unit lettered B, North Albuquerque Acres as the same are shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Book D, Page 130 and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Lot 4 and the identical northwest corner of the parcel herein described; whence Albuquerque Control Survey Monument "CC, EG, 11, 12, 11N, 3E" bears N 21° 29' 35" W a distance of 1337.89 feet; Thence, S 89° 32' 10" E, a distance of 329.86 feet to the northeast corner of the parcel herein described; Thence, S 00° 15' 01" W, a distance of 262.61 feet to the southeast corner of said Lot 5 and the identical southeast corner of the parcel herein described; Thence, N 89° 47' 02" W, a distance of 329.71 feet to the southwest corner of the parcel herein described; Thence, N 00° 13' 12" E, a distance of 264.04 feet to the northwest corner and point of beginning of the parcel herein described and containing 1.9936 acres, more or less.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 5-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of Pasadena Avenue NE as shown hereon to the City of Albuquerque in fee simple. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

AMERICUS, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

JOHN E. MECHENBIER, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on _____, 2010,
 by John E. Mechenbier, Managing Member, Americus, LLC

My Commission Expires _____

Notary Public

MAGMIKE, LLC A NEW MEXICO LIMITED LIABILITY COMPANY

MICHAEL D. LEACH, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on _____, 2010,
 by Michael D. Leach, Managing Member, Magmike, LLC

My Commission Expires _____

Notary Public

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. #126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment file no. #217001273 effective August 2, 2010 issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date
 N.M.P.S. No. #126

SUBDIVISION DATA

- Total gross acreage 1.9936 acres
- Total number of existing lots - 2 No additional lots are being created by this plat
- Total mileage of streets created - 0
- The basis of bearings for this survey is the New Mexico State Plane Gnd, Central Zone, NAD83
- Where measured distances differ from record, () indicates record distances. The plat filed April 24, 1936 contains no bearings
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS #12#
- Date of field survey August, 2010
- Documents used in the preparation of this survey Plat of Tract A, Unit B, North Albuquerque Acres, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, page 130 Title Commitment issued by Commonwealth Land Title Insurance Company, File No. 6217001273 dated August 2, 2010 and documents referenced therein Warranty Deed filed 4/01/2004, Document No. 2004043292

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM") a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services
- B. New Mexico Gas Company, for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
- C. Qwest, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
- D. Comcast, Inc. for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

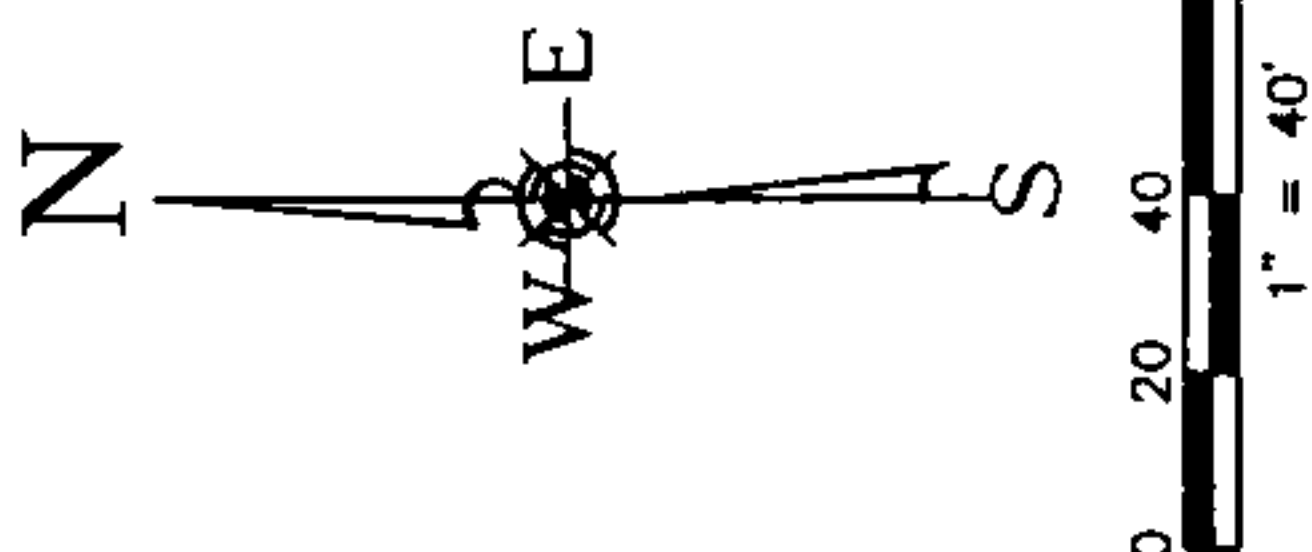
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) do not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not warrant or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

Lot 5-A
 Being a Replat of
 Lots 4 & 5, Block 3
 Tract A, Unit B
 North Albuquerque Acres
 Elena Gallegos Grant
 Projected Section 13
 T.11N., R.3E. N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010



Albuquerque Central Survey Monument
 TCC_EG_L1_12_11N_3E
 Geographic Position (NAD 83)
 NAD State Plane Coordinate (Central Zone)
 Easting = 1528 54 018
 Northing = 1538 812 248
 Ground-to-Ground Factor = 0.999960781
 false alpha = -00° 11'38 18"
 NAVD 1988 Elevation = 5135 S55

shaded area indicates right-of-way dedicated by this plat to the city of Albuquerque in Fee Simple (0.2272 acres, 9 887 square feet). The owner of the property shown hereon acknowledges the public street right-of-way of Pasadena Avenue NE and hereby waives any further claim or interest to the property lying within said right-of-way

Pasadena Avenue NE
 (60' right-of-way)

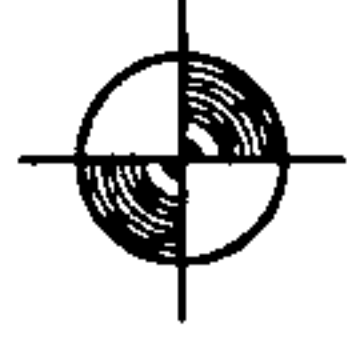
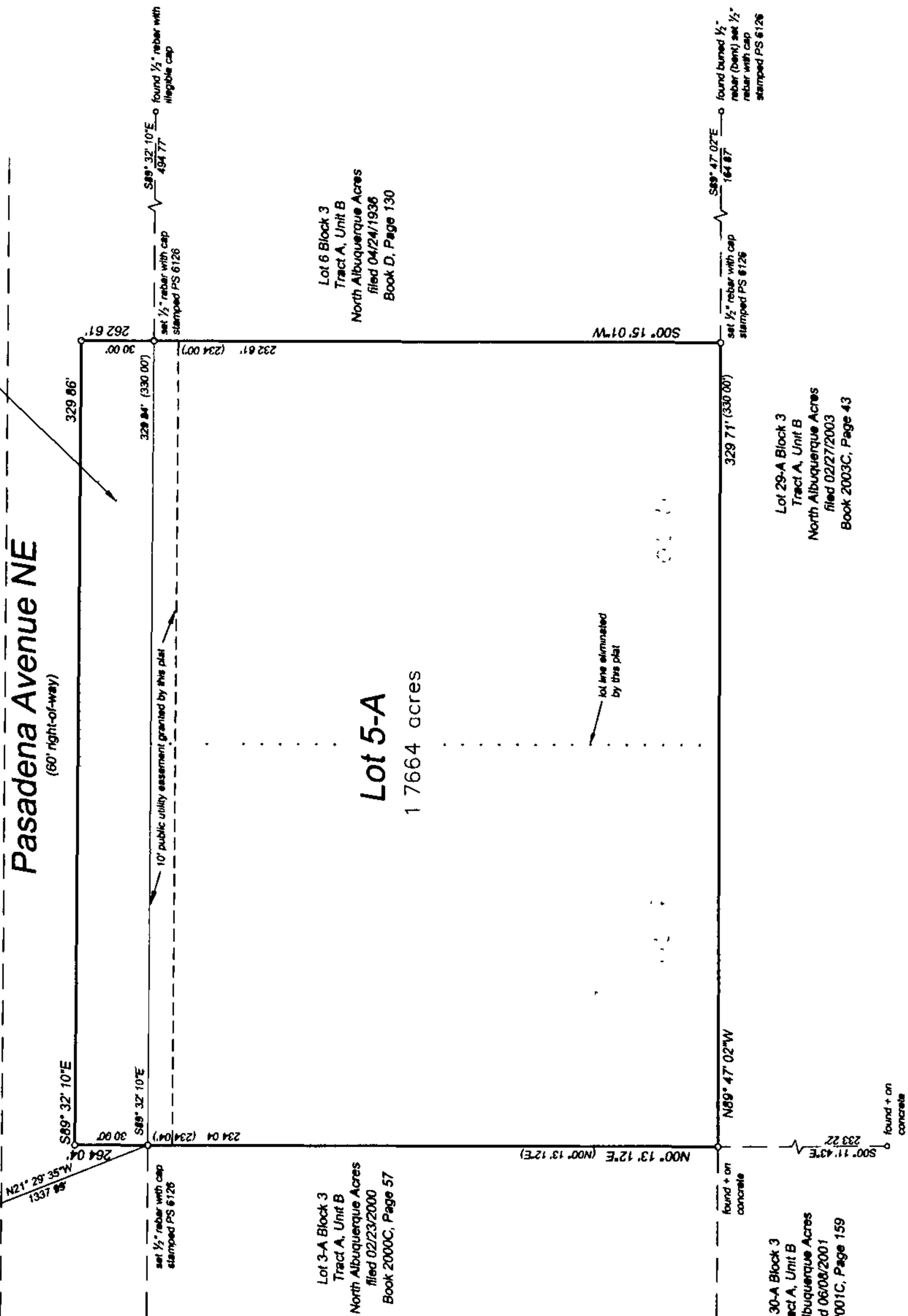
Lot 3-A Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 02/23/2000
 Book 2000C, Page 57

Lot 6 Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 04/24/1936
 Book D, Page 130

Lot 30-A Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 06/08/2001
 Book 2001C, Page 159

Lot 29-A Block 3
 Tract A, Unit B
 North Albuquerque Acres
 filed 02/27/2003
 Book 2003C, Page 43

Lot 5-A
 1.7664 acres





Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

APPLICATION INFORMATION:

Professional/Agent (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

APPLICANT: AMERICUS, LLC PHONE: 314-7700
 ADDRESS: 8500 WASHINGTON NE A-6 FAX: 314-7799
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: MAGMIKE LLC AMERICUS LLC

DESCRIPTION OF REQUEST: CONSOLIDATE LOTS 4 & 5 INTO 1 LOT, dedicate public right-of-way, GRANT '10' PUE
 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/Tract No. 4 AND 5 Block: 3 TR. A Unit: B
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: IP Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): B18 UPC Code: 14:101806505929920123
15:101806507429920122

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Project # 1008493 10 DRB 70259 (SITE DEV. PLAN FOR Bldg. PERMIT)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 1.9936
 LOCATION OF PROPERTY BY STREETS: On or Near: PASADENA AV
 Between: SAN MATEO and I-25

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

SIGNATURE TERESE C. FORSTBAUER DATE 10-12-2010
 (Print) TERESE C. FORSTBAUER Applicant: Agent:
FORSTBAUER SURVEYING LLC

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
10 DRB 70289

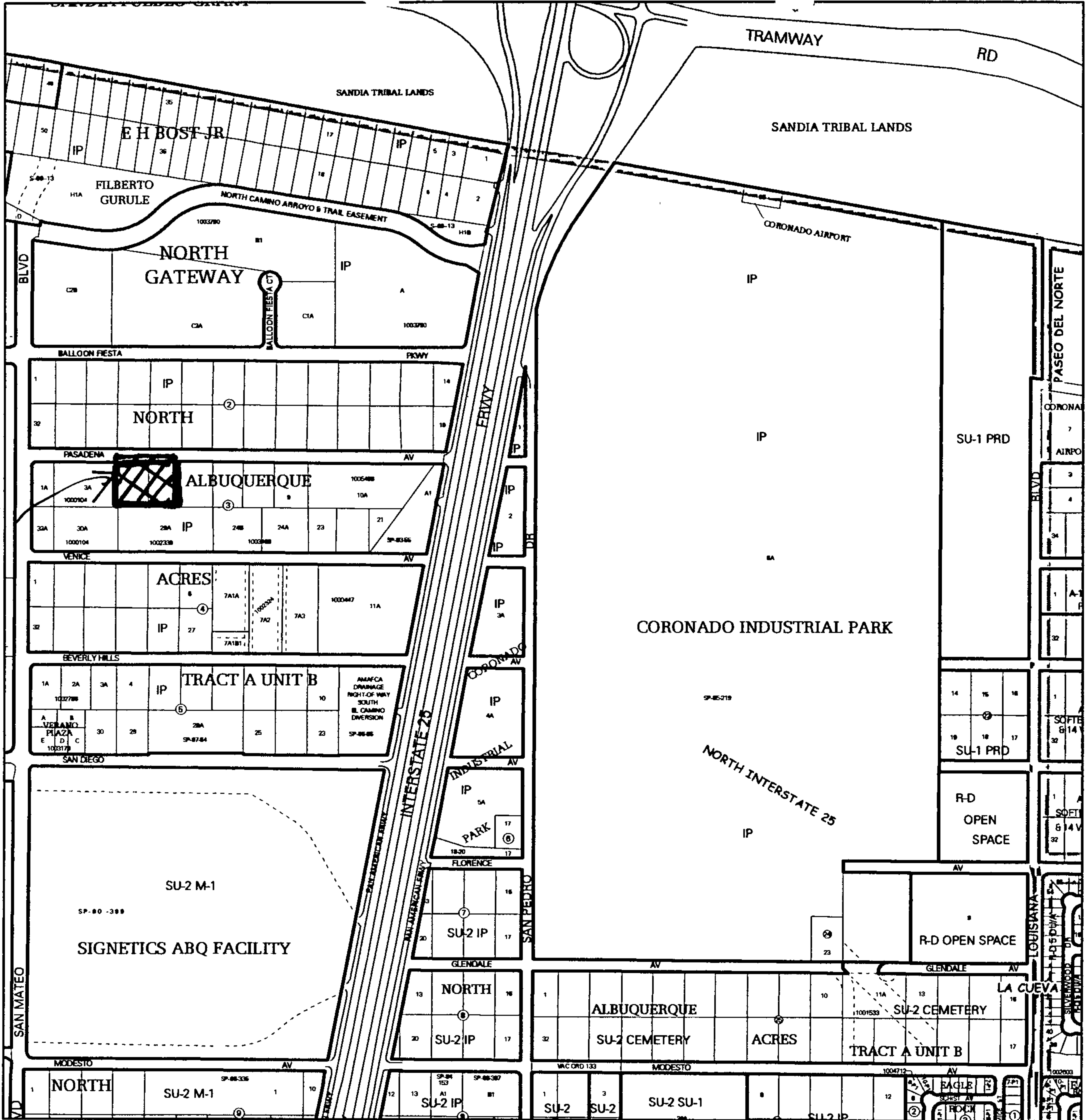
Action	S.F.	Fees
<u>PEF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<u>CME</u>		<u>\$ 20.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$ 235.00</u>

Hearing date 10/20/10

Sandy Handley 10/12/10
 Planner signature / date

Project # 1008493

SITE



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

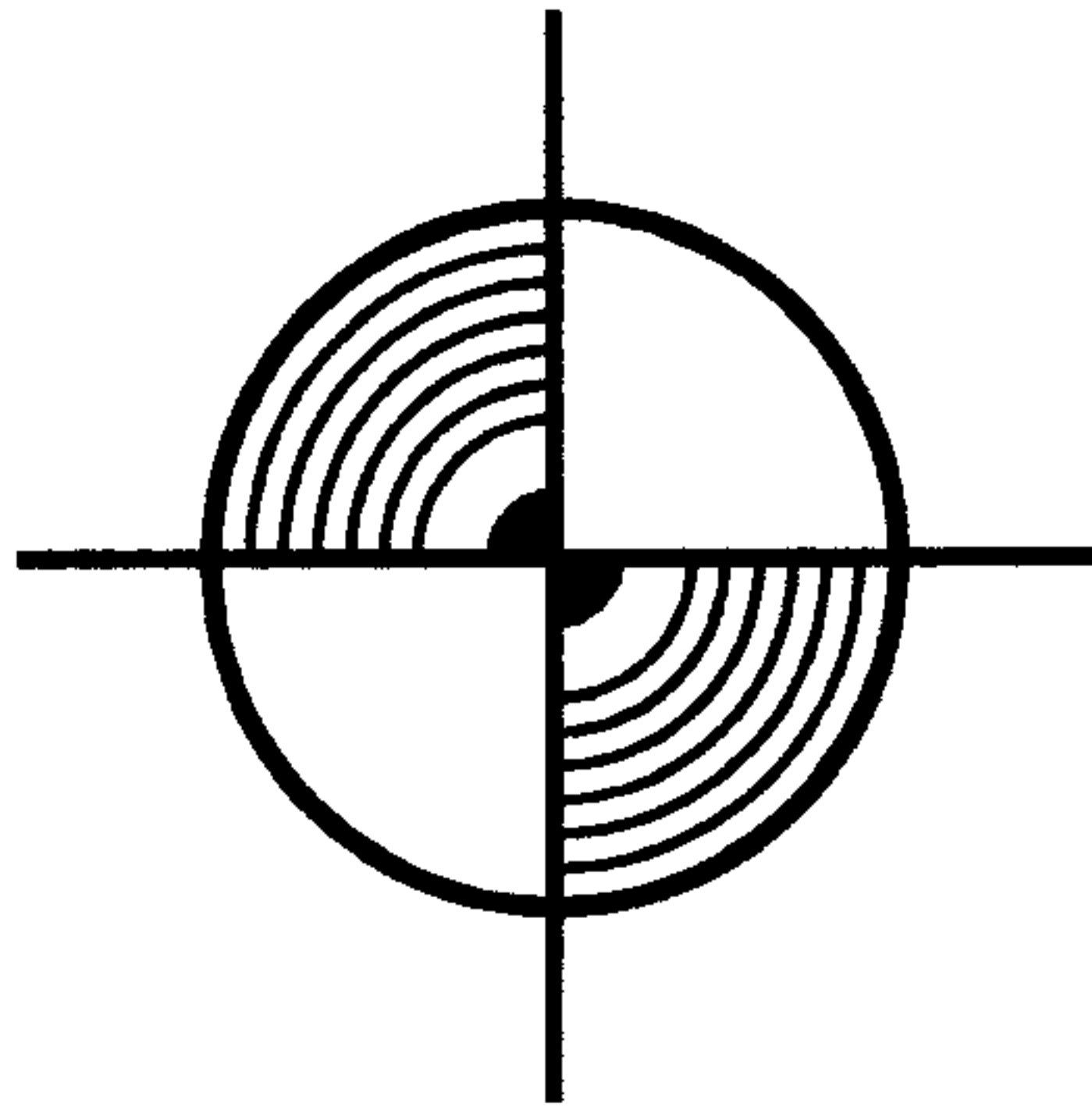
Zone Atlas Page:
B-18-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/4/2008



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

October 12, 2010

To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of Lots 4 and 5, Block 3, Tract A, Unit B, North Albuquerque Acres,
Albuquerque, NM

Forstbauer Surveying LLC, agent for Americus LLC and Magmike LLC, requests Preliminary / Final Plat approval for the consolidation of said Lots 4 and 5 into one Lot. The replat will also dedicate Pasadena right-of-way and grant a 10' public utility easement. The replat is requested to allow for future development per site development plan for building permit.

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 (Form D)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SLAGLELLER ARCHITECTS PHONE: 246-0970
 ADDRESS: 1600 RIO GRANDE NW FAX: 246-0437
 CITY: ALBUQ. STATE N.M. ZIP 87104 E-MAIL: BILL@SLAGLELLER.COM
 APPLICANT: JOHN E. HECHENBIER, HECHENBIER CONSTRUCTION, INC. PHONE: 314-7700
AND AMERICOS, LLC ADDRESS: 8500 WASHINGTON ST. NE, SUITE A-6 FAX: 314-7799
 CITY: ALBUQUERQUE STATE NM ZIP 8713 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR OFFICE/MANUFACTURING NEW DEVELOPMENT

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

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

Lot or Tract No. LOT 4 & 5 Block: 3 Unit: B
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): B-18 UPC Code: LOT 4: 101806505929920123
LOT 5: 101806507429920122

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 2 No of proposed lots: 1 Total area of site (acres): 1.706

LOCATION OF PROPERTY BY STREETS. On or Near: 5454 PASADENA NE
 Between: SAN MATEO NE and I-25 FREEWAY

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

SIGNATURE [Signature] DATE 9/3/10
 (Print) WILLIAM KLEINSCHMIDT Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>10DRB 70259</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.00</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
Hearing date <u>09/29/10</u>			Total <u>\$ 480.00</u>

Sandy Handley 10/02/10
 Planner signature / date

Project # 100 8493

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**
 - ~~NA~~ 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)
 - ~~NA~~ 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.

Bill Kleinschmidt
 Applicant name (print)
[Signature] 9/2/10
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 10 PRB _____ 70259

Sandy Handley 09/02/10
 Planner signature / date
 Project # 1008493

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 SEPT. 14, 2010 To SEPT. 29, 2010

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.

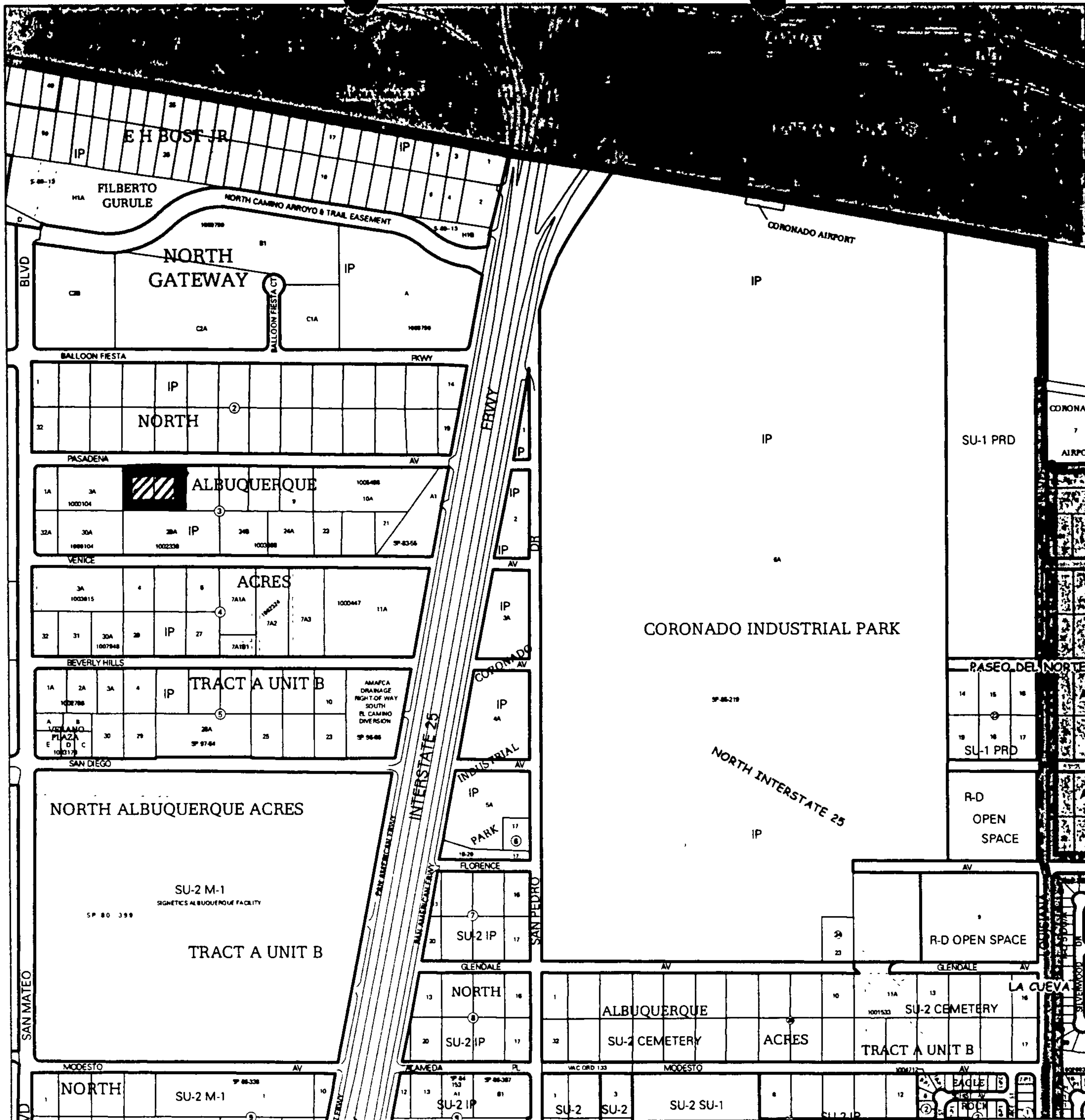
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)


9/2/10
(Date)

I issued 1 signs for this application, 09/02/10 Sandy Handley
(Date) (Staff Member)

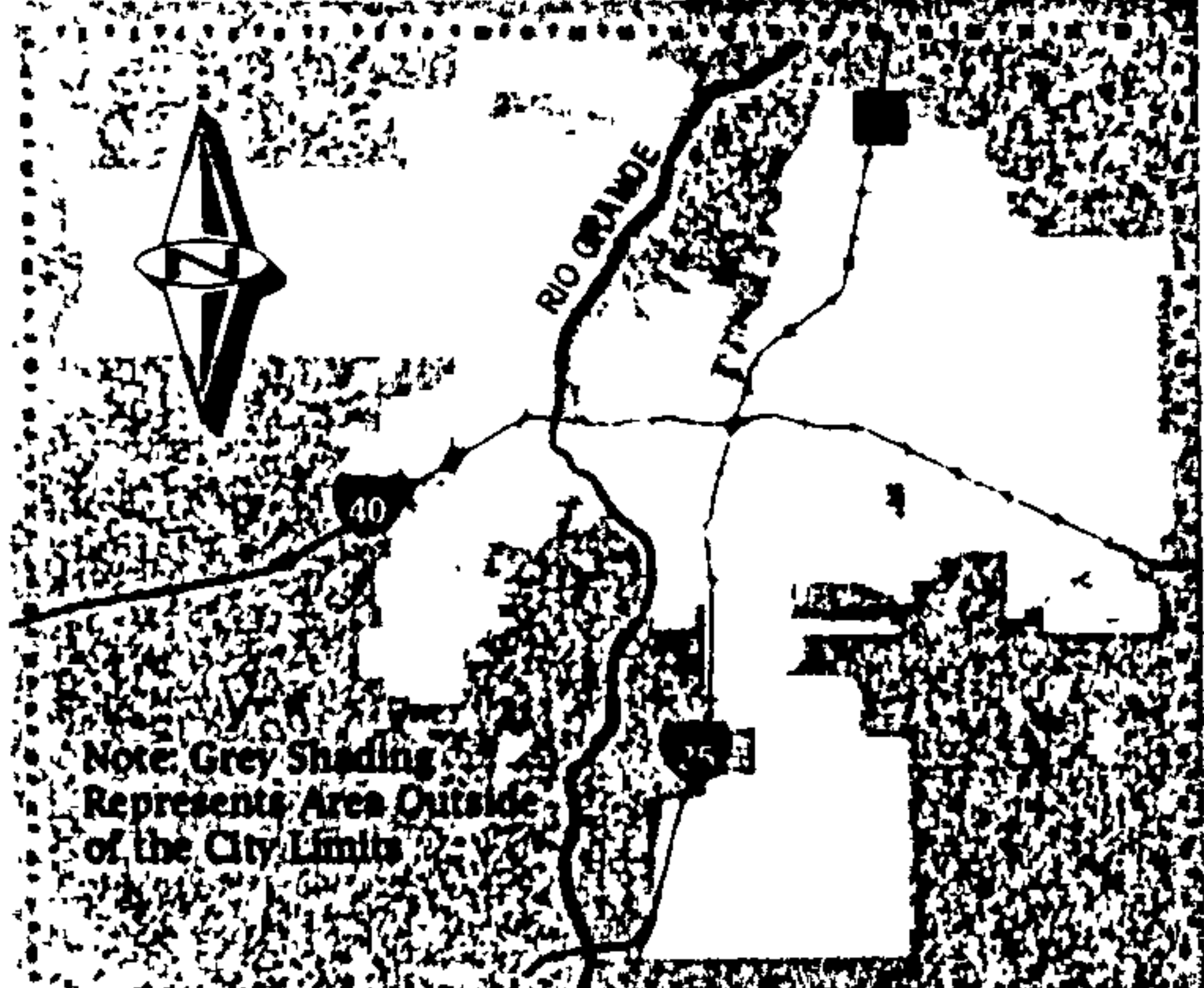
DRB PROJECT NUMBER: 1008493



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-18-Z

Selected Symbols

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

0 750 1,500 Feet

August 30, 2010

Development Review Board
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: PROPOSED DEVELOPMENT AT 5454 PASADENA NE, BETWEEN SAN MATEO NE AND I-25 FREEWAY, ALBUQUERQUE, NM

Dear Development Review Board Members:

This submittal is for Site Development Plan for Building Permit for a proposed development at the property described above. The legal description of the property is Lots 4 and 5, Block 3, Tract A, Unit B, North Albuquerque Acres, Albuquerque, New Mexico. The property is currently zoned IP. The zone map page is B-18 and the property contains approximately 1.766 acres.

The proposed development consists of a single story office and manufacturing building. The building comprises 20,488 gross s.f. and will provide a secure screened truck ingress/egress area at the rear of the building. The development will also include all associated site work. The property is currently two separate parcels, which will be replatted into a single parcel.

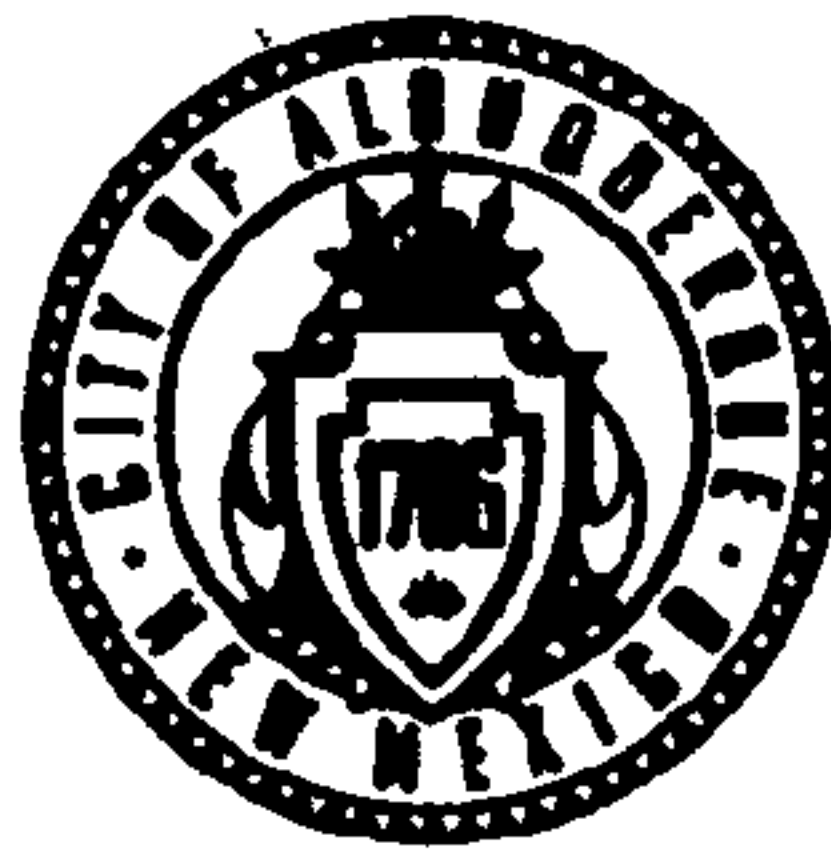
The project is designed in accordance with the current zoning requirements and will use energy efficient design elements such as low-E glass, R-50 minimum roof insulation and shade devices at windows. The building will be constructed of concrete tilt-up panels with angular synthetic stucco forms at the main building entrances. Horizontal and vertical shade / trellis elements provide contemporary accents to the exterior façade. Should you have any questions or require any additional information regarding the project, please contact me.

Sincerely,



Bill Kleinschmidt, Architect
slagleHERR Architects, Inc.

slagle
HERR



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

August 30, 2010

Bill Kleinschmidt
SlagleHERR Architects
1600 Rio Grande NW/87104
Phone: 505-246-0870/Fax: 505-246-0437

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Joe:

Thank you for your inquiry of August 30, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 4 and 5, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, LOCATED ON PASADENA AVENUE NE BETWEEN SAN MATEO BOULEVARD NE AND I-25 FREEWAY** zone map **B-18**.

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

WILDFLOWER AREA N.A. "R"

Larry T. Caudill, 4915 Watercress NE/87113 857-0596 (h)
John Gaydos, 4911 Watercress Dr. NE/87113 797-3917 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

August 30, 2010

Mr. Larry T. Caudill
Wildflower Area Neighborhood Association
4915 Watercress Dr. NE
Albuquerque, NM 87113

(505) 857-0596 home phone

**RE: OFFICE & MANUFACTURING FACILITY AT 5454 PASADENA NE,
BETWEEN SAN MATEO NE & I-25 FREEWAY.**

Mr. Caudill:

This letter is to notify your Association of a single story development of mixed office & manufacturing spaces consisting of approximately 20,488 s.f. located at 5454 Pasadena NE, between San Mateo NE and the I-25 Freeway. Reduced copies of the proposed site plan and elevations are enclosed.

The legal description of the property is Lots 4 and 5, Block 3, Tract A, Unit B of North Albuquerque Acres. The zone atlas map page is B-18.

The project will be submitted for public hearing to the Development Review Board on September 29, 2010. We are seeking approval for site development plan for building permit.

Should you have any questions or require further information, please feel free to contact me.

Respectfully,



Bill Kleinschmidt
slagleHERR Architects

Enclosed: Site Plan
Elevations

slagle
HERR

slagleherr.com

August 30, 2010

Mr. John Gaydos
Wildflower Area Neighborhood Association
4911 Watercress Dr. NE
Albuquerque, NM 87113

(505) 797-3917 home phone

**RE: OFFICE & MANUFACTURING FACILITY AT 5454 PASADENA NE,
BETWEEN SAN MATEO NE & I-25 FREEWAY.**

Mr. Gaydos:

This letter is to notify your Association of a single story development of mixed office & manufacturing spaces consisting of approximately 20,488 s.f. located at 5454 Pasadena NE, between San Mateo NE and the I-25 Freeway. Reduced copies of the proposed site plan and elevations are enclosed.

The legal description of the property is Lots 4 and 5, Block 3, Tract A, Unit B of North Albuquerque Acres. The zone atlas map page is B-18.

The project will be submitted for public hearing to the Development Review Board on September 29, 2010. We are seeking approval for site development plan for building permit.

Should you have any questions or require further information, please feel free to contact me.

Respectfully,



Bill Kleinschmidt
slagleHERR Architects

Enclosed: Site Plan
Elevations

slagle

HERR

slagleherr.com

7008 1830 0001 9834 4666

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 05.54

0106

08/30/2010
Postmark Here
ALBUQUERQUE NM 87113

08/30/2010

Sent To Wildflower N.A. / Caudill
 Street, Apt. No.;
 or PO Box No. 4915 Watercross Ne
 City, State, ZIP+4 Albu. Nm 87113

PS Form 3800 August 2006

See Reverse for Instructions

7008 1830 0001 9834 4673

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CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 05.54

0106

06
Postmark Here
ALBUQUERQUE NM 87113

08/30/2010

Sent To Wildflower / Gaydos
 Street, Apt. No.;
 or PO Box No. 4911 Watercross Ne
 City, State, ZIP+4 Albu. Nm 87113

PS Form 3800 August 2006

See Reverse for Instructions

CITY OF ALBUQUERQUE

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

APPLICANT: SUNLE WARR ARCHITECTS DATE OF REQUEST: 8/26/10 ZONE ATLAS PAGE(S): B-18

CURRENT:

ZONING IP

PARCEL SIZE (AC/SQ. FT.) 1.766 AC

LEGAL DESCRIPTION:

LOT OR TRACT # LOT 4 & 5 BLOCK # 3, UNIT B
SUBDIVISION NAME NORTH ALBUQUERQUE ACRES

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 [] |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 1
BUILDING SIZE: 20,488 (sq. ft.) 1/3 office, 2/3 manufacturing

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 8/26/10
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND 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:

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

08-26-10
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

8/26/10
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 / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER B-18

REFERRAL # 4

SITE ADDRESS S4 S4 Pasadena NE

LEGAL DESCRIPTION: SUBJECT TRACT lots 4 & 5 Block 3 Tract A,
unit B, North abq. Acres.

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 1070 GPM

SQUARE FOOTAGE - LARGEST BUILDING 4888

TYPE CONSTRUCTION IFB Fully Sprinkled

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 08/31/00

FIRE DEPARTMENT INSPECTOR: Richard Jones

RECEIVED BY: [Signature] TELEPHONE: 246-0870

NOTES

- 1 ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS
- 2 DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
- 3 DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION


WHITE - INDIVIDUAL

YELLOW - FILE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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.


8/26/10

 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

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

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

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 41 provided: ~~55~~ 49
Handicapped spaces (included in required total) required: 3 provided: 3
Motorcycle spaces (in addition to required total) required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3 provided: 3
 - ~~NA~~ 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - ~~NA~~ 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. 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
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ~~NA~~ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ~~NA~~ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ~~NA~~ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- ~~NA~~ 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. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. 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 with written approval from the Planning Department Staff.

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 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
- 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 UTILITY PLAN

- 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)

SHEET #5 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 (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle facade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) 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.

1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. **Figure 1** illustrates the boundaries for the Sector Plan area.

1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site (www.cabq.gov) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

1.5 HOW TO USE THIS PLAN

This Plan does *NOT* change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for *ALL* development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.

- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.

- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.

- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.

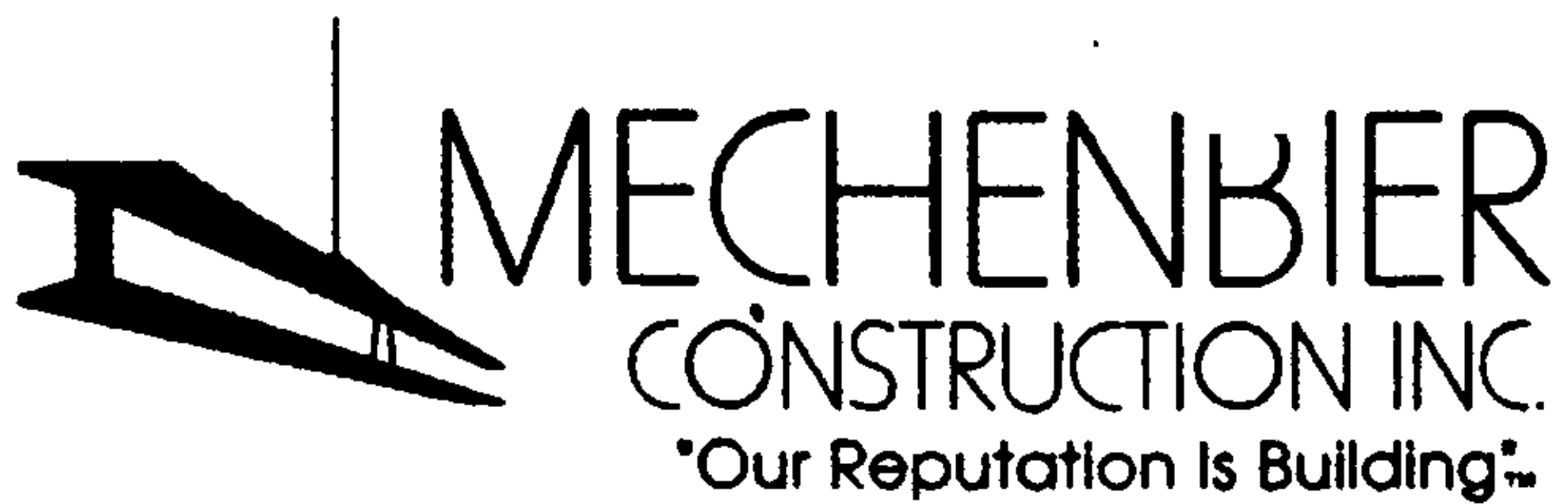
- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.

- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).

- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).

- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.

PAGE 3 OF NORTH I-25 SECTOR
PLAN DELEGATING SITE PLAN
APPROVAL AUTHORITY TO THE DRB.



August 20, 2010

City of Albuquerque
Planning Department

Re: Development at Lots 4 and 5, Block 3, Tract A, Unit B,
North Albuquerque Acres - 5454 Pasadena NE

Gentlemen:

As owner of the above mentioned property, I hereby authorize Slagle Herr Architects to act as agent on my behalf in regard to obtaining Planning Department approvals for the captioned development.

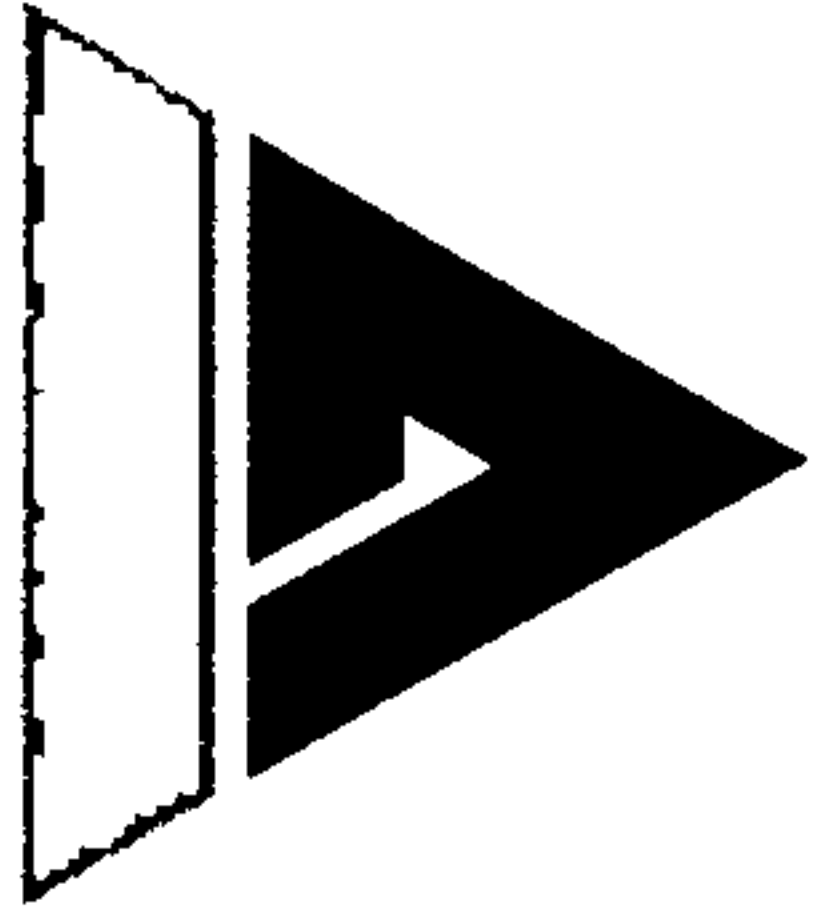
Sincerely,

A handwritten signature in black ink, appearing to read "John E. Mechenbier", is written over a large, hand-drawn oval scribble.

John E. Mechenbier
President
Mechenbier Construction, Inc.

8500 Washington St. NE • Suite A-6
Albuquerque, NM 87113

Office: 505 314-7700 • Fax: 505 314-7799



Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE • Åsa Nilsson-Weber, PE

September 30, 2010

Mr. Jack Could, DRB Chairman
Development Review Board
Planning Department
P.O. Box 1293
City of Albuquerque,
Albuquerque, NM 87102

Ref: Cabot Building
5454 Pasadena Av. NE
DRB Project No. 1008493

Legal: Lots 4 & 5, Block 3, Tract A, Unit B, North Albuquerque Acres

Dear Mr. Cloud,

Isaacson & Arfman, PA ,consulting engineers for Mechenbier Construction Co. hereby request that the attached copies of the Required Infrastructure List (RIL) be distributed to the DRB members for their review prior to the DRB hearing on October 13, 2010. We understand that the RIL and the subsequent recording of the SIA with a financial guarantee are required for SDP approval.

Please contact our office if there are any questions in reference to this matter.

Sincerely,

Fred C. Arfman, PE
Isaacson & Arfman, PA

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10.01.10

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1008493

DRB Application No.: _____

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

**LOT 5-A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 4 & 5, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24' F-E	4" ART. ASPH. SECTION (TO MATCH EXST SECT TO WEST)	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	STD	PCC CURB & GUTTER	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	42"	RCP STRM DRAIN	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	10"	WATERLINE	PASADENA AVE.	W. PL LOT 4	E. PL LOT 6	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Perimeter walls per DRB approved SDP for bldg permit.
4. _____
5. _____
6. _____
7. _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

FRED C. ARFMAN
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman
SIGNATURE - date
09.30.10

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

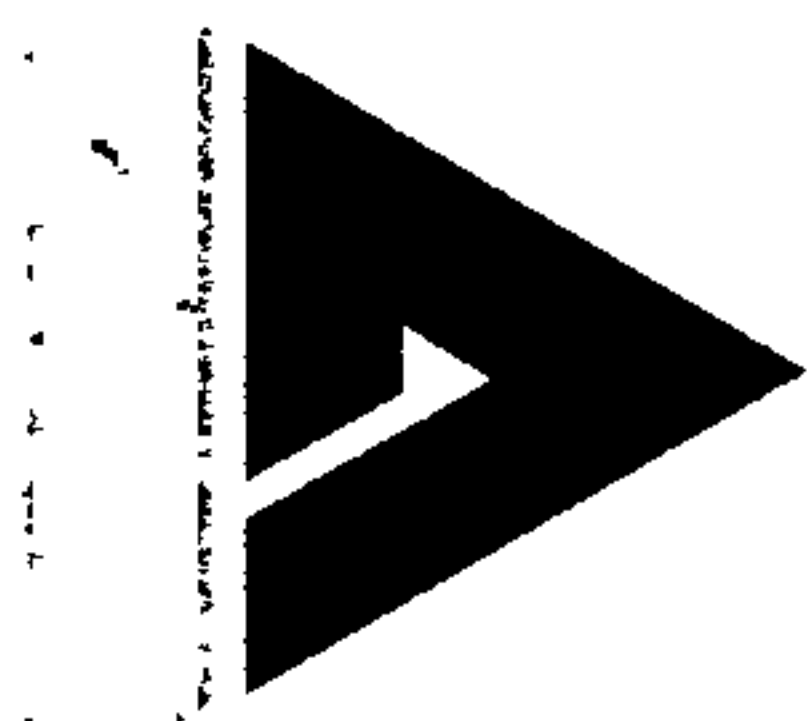
- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS - Fred C. Arfman, PE - Åsa Nilsson-Weber, PE

September 30, 2010

Mr. Jack Cloud, DRB Chairman
Development Review Board
Planning Department
P.O. Box 1293
City of Albuquerque,
Albuquerque, NM 87102

Ref: Cabot Building
5454 Pasadena Av. NE
DRB Project No. 1008493

Legal: Lots 4 & 5, Block 3, Tract A, Unit B, North Albuquerque Acres

Dear Mr. Cloud,

Isaacson & Arfman, PA ,consulting engineers for Mechenbier Construction Co. hereby request that the attached copies of the Required Infrastructure List (RIL) be distributed to the DRB members for their review prior to the DRB hearing on October 13, 2010. We understand that the RIL and the subsequent recording of the SIA with a financial guarantee are required for SDP approval.

Please contact our office if there are any questions in reference to this matter.

Sincerely,

Fred C. Arfman, PE
Isaacson & Arfman, PA

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10.01.10
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1008493
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

LOT 5-A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 4 & 5, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

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		STD	PCC CURB & GUTTER	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
		42"	RCP STRM DRAIN	PASADENA AVE.	W. PL LOT 4	E. PL LOT 5	/	/	/
		10"	WATERLINE	PASADENA AVE.	W. PL LOT 4	E. PL LOT 6	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

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4. _____
5. _____
6. _____
7. _____

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

FRED C. ARFMAN
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman
SIGNATURE - date
09.30.10

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

- date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

DRB/EPC/LUCC APPLICATION CHECKLIST

Steve Sink
APP Crime
Prevention
VA Command
Project

A review of DRB Case 1008493 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:* *Illumination should be increased with wall mounted lights along the entire building.*
- Maintenance of landscaping/*Explain:* *- Lighting should also be enhanced at each building entrance near the trash dumpster and west loading/parking areas*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*
- Other:
 - Recommend removing "notches" from either side of the two building entrances on the east side of building - they create potential hiding space near access points.*
 - Video cameras should be installed to cover all building access points, walkways, parking lots, loading docks and common areas.*

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

Meeting Date: September 29, 2010
Zone Atlas Page: B-18
Notification Radius: 100 Ft.

Project # 1008493
App# 10DRB-70259

Cross Reference and Location: on 5454 PASADENA NE between SAN MATEO NE and I-25

Applicant: SLAGLEHERR ARCHITECTS
1600 RIO GRANDE NW
ALBUQUERQUE, NM 87104

Agent: MECHENBIER CONSTRUCTION, INC & AMERICUS, LLC
8500 WASHINGTON ST NE, STE A-6
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: September 10, 2010

Signature: 



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any) SLAGLELLER ARCHITECTS PHONE: 246-0870
 ADDRESS 1600 RIO GRANDE NW FAX 246-0437
 CITY: ALBUQ. STATE N.M. ZIP 87104 E-MAIL BILL@SLAGLELLER.COM

APPLICANT JOHN E. HECHENBIER, HECHENBIER CONSTRUCTION, INC. PHONE: 314-7700
AND AMERICOS, LLC ADDRESS 8500 WASHINGTON ST. NE, SUITE A-6 FAX 314-7799
 CITY ALBUQUERQUE STATE NM ZIP 87113 E-MAIL _____

Proprietary interest in site. OWNER List all owners _____

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR OFFICE/MANUFACTURING NEW DEVELOPMENT

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

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

Lot or Tract No LOT 4 & 5 Block 3 Unit B
 Subdiv/Addn/TBKA NORTH ALBUQUERQUE ACRES
 Existing Zoning IP Proposed zoning IP MRGCD Map No _____
 Zone Atlas page(s) B-18 UPC Code LOT 4: 101806505929920123
LOT 5: 101806507429920122

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No of existing lots 2 No of proposed lots 1 Total area of site (acres) 1.706
 LOCATION OF PROPERTY BY STREETS On or Near 5454 PASADENA NE
 Between SAN MATEO NE and I-25 FREEWAY

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

SIGNATURE [Signature] DATE 9/3/10
 (Print) WILLIAM KLEINSCHMIDT Applicant Agent

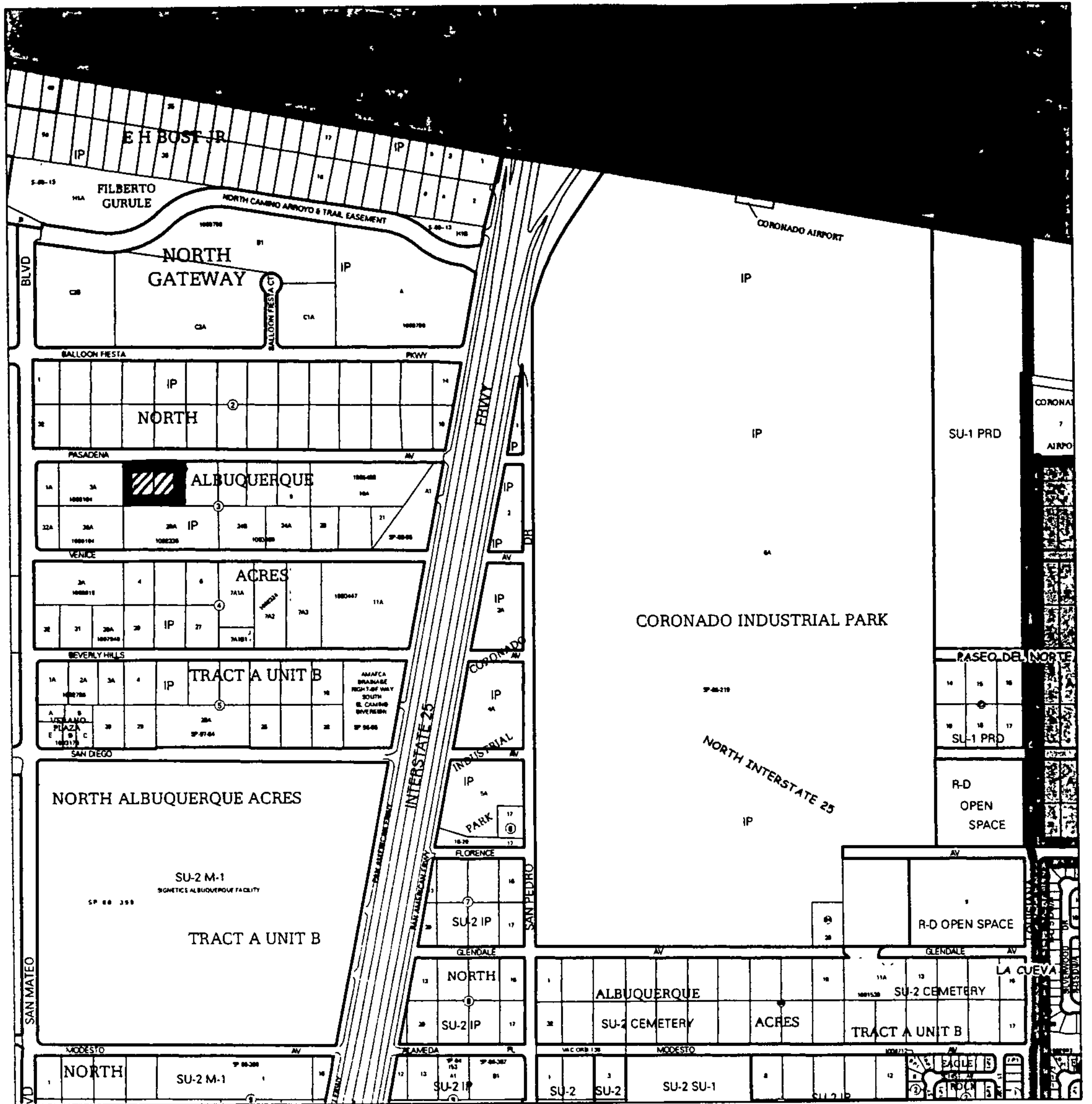
FOR OFFICIAL USE ONLY

Form revised 4/07


- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P density bonus
- F.H.D.P fee rebate

Application case numbers 10PRB 70259 Action SBP SF P(3) Fees \$385.00
ADV \$75.00
CMF \$20.00
 Hearing date 09/29/10 Total \$480.00

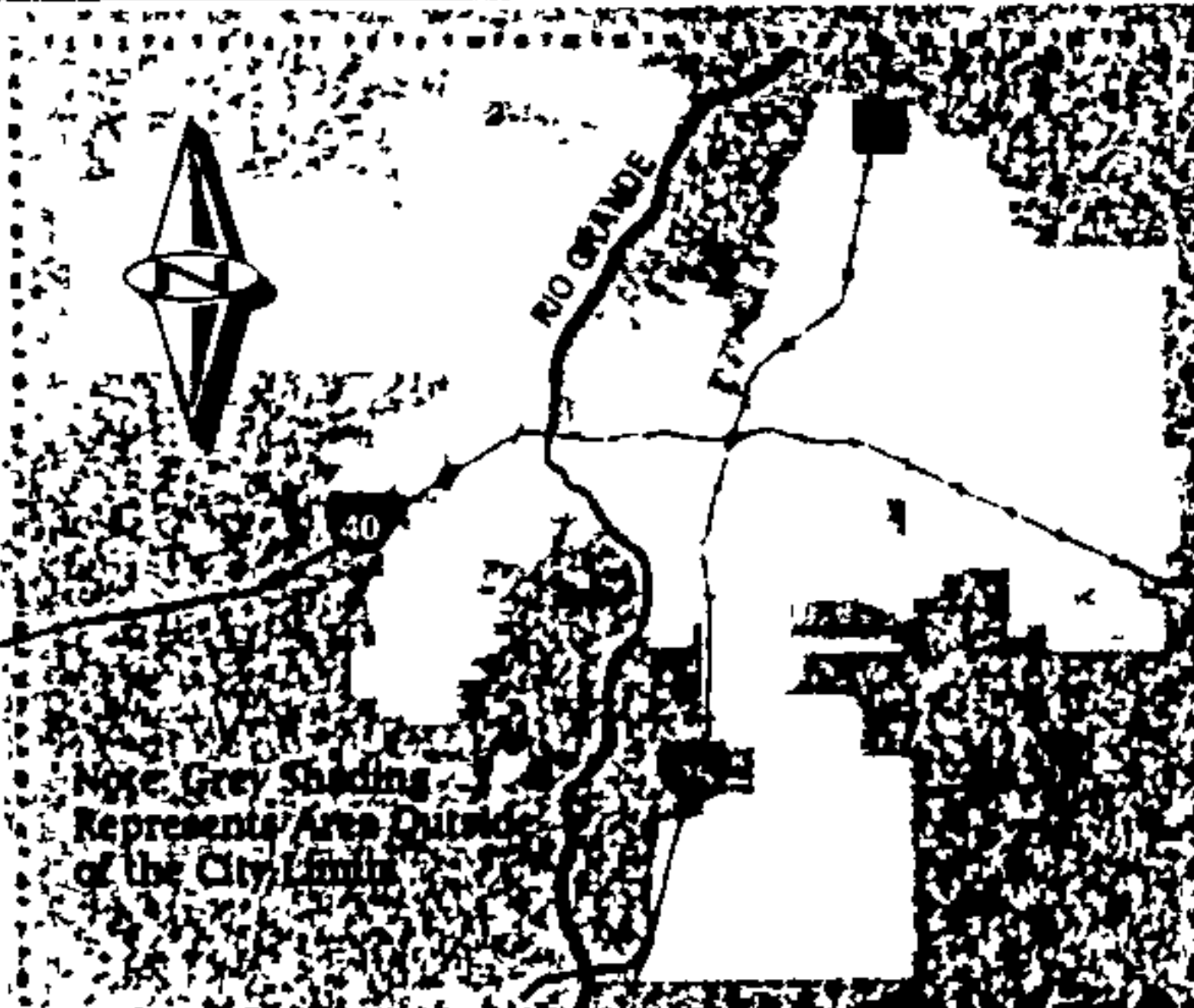
Sandy Handley 10/02/10 Project # 1008493
 Planner signature / date



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



Map amended through: 2/4/2010




Zone Atlas Page:
B-18-Z

Selected Symbols

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

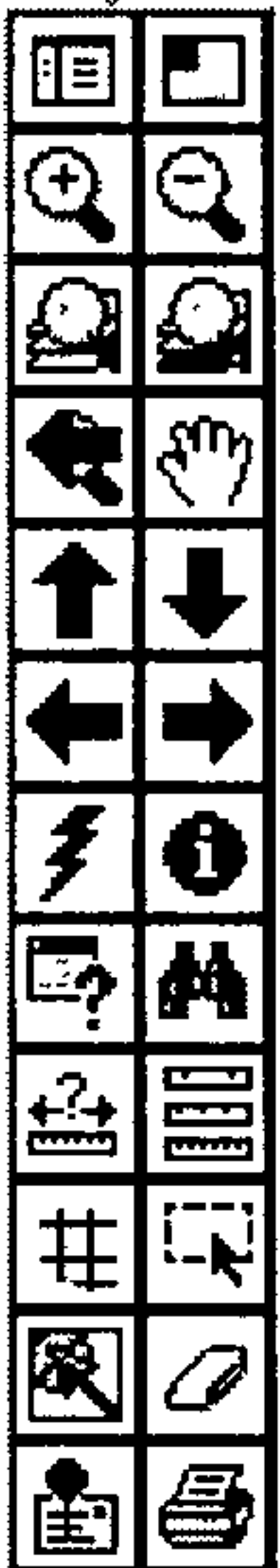
0 750 1,500 Feet

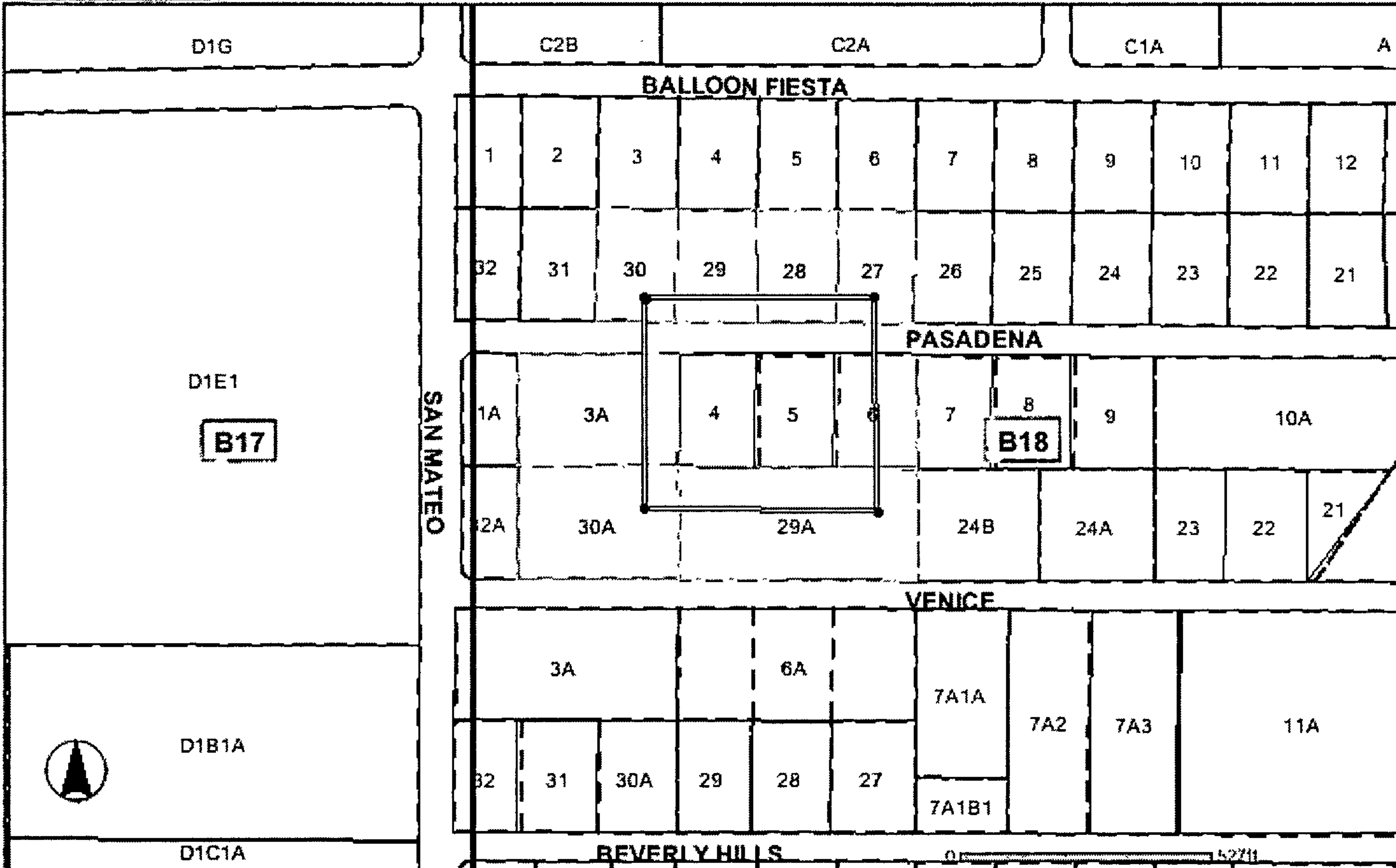
OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
MART-NAIR INVESTMENTS	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	RES TR A UNIT B	0.88688183
5401 VENICE NE LLC	7736 JACOBO NE	ALBUQUERQUE	NM	87109	C	A1A	A BLK 3 PLAT OF LOT 29- A BLOCK 3 TRACT A UNIT B NORTHALBUQUERQUE AC	2.64859451
MART-NAIR INVESTMENTS	7451 PAN AMERICAN FRY NE	ALBUQUERQUE	NM	87109	V	A1A	RES TR A UNIT B	0.88918352
MART-NAIR INVESTMENTS LLC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	RES TR A UNIT B	0.86055159
MART-NAIR INVESTMENTS	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	RES TR A UNIT B	0.89872686
5201 VENICE NE LLC	7736 JACOBO NE	ALBUQUERQUE	NM	87109	C	A1A	A BLOCK 3 PLAT FOR LOT 3 0-	1.80099871
MAGMIKE LLC & AMERICUS LLC	7736 JACOBO NE	ALBUQUERQUE	NM	87109	V	A1A	H ALBUQ ACRES	0.88012498
5200 PASADENA N E LLC	7736 JACOBO DR NE	ALBUQUERQUE	NM	87109	C	A1A	A, 31-A & 32- A BLOCK 3 TRACT A UNITB NORTH ALBUQUERQUE AC	1.79506063



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE









LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2008 AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

-  Closed group, click to open.
-  Open group, click to close.
-  Map layer.
-  Hidden group/layer, click for visible

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS
1	101806504232820303	MART-NAIR INVESTMENTS	7451 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V
2	101806507527620103	5401 VENICE NE LLC	7736 JACOBO NE	ALBUQUERQUE	NM	87109	C

Select Line/Polygon
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

OR CURRENT OWNER
5200 PASADENA N E LLC
7736 JACOBO DR NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
5401 VENICE NE LLC
7736 JACOBO NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
5201 VENICE NE LLC
7736 JACOBO NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
MAGMIKE LLC & AMERICUS LLC
7736 JACOBO NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
MART-NAIR INVESTMENTS
7451 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, September 29, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003674

10DRB-70260 VACATION OF PUBLIC DRAINAGE EASEMENTS

CARA HAMMOND request(s) the referenced/above action(s) for all or a portion Lot 9, **RICH COURT SUBDIVISION**, zoned RD, located on RICH CT NE north of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately .168 acre(s). (C-20)

Project# 1006520

10DRB-70264 MAJOR - - 6 MONTH EXTENSION OF SUBDIVISION IMPROVEMENTS (6 MO SIA)

HIGH MESA CONSULTING GROUP agent(s) for PROTESTANT EPISCOPAL CHURCH IN NM request(s) the referenced/ above action(s) for all or a portion of **HOPE PLAZA** zoned SU-2/ O-1 & R-T, located on the south side of ALAMEDA BLVD NE between BARSTOW ST NE and VENTURA ST NE containing approximately 6.192 acre(s). (C-20)

Project# 1008490

10DRB-70255 VACATION OF PUBLIC UTILITY EASEMENTS

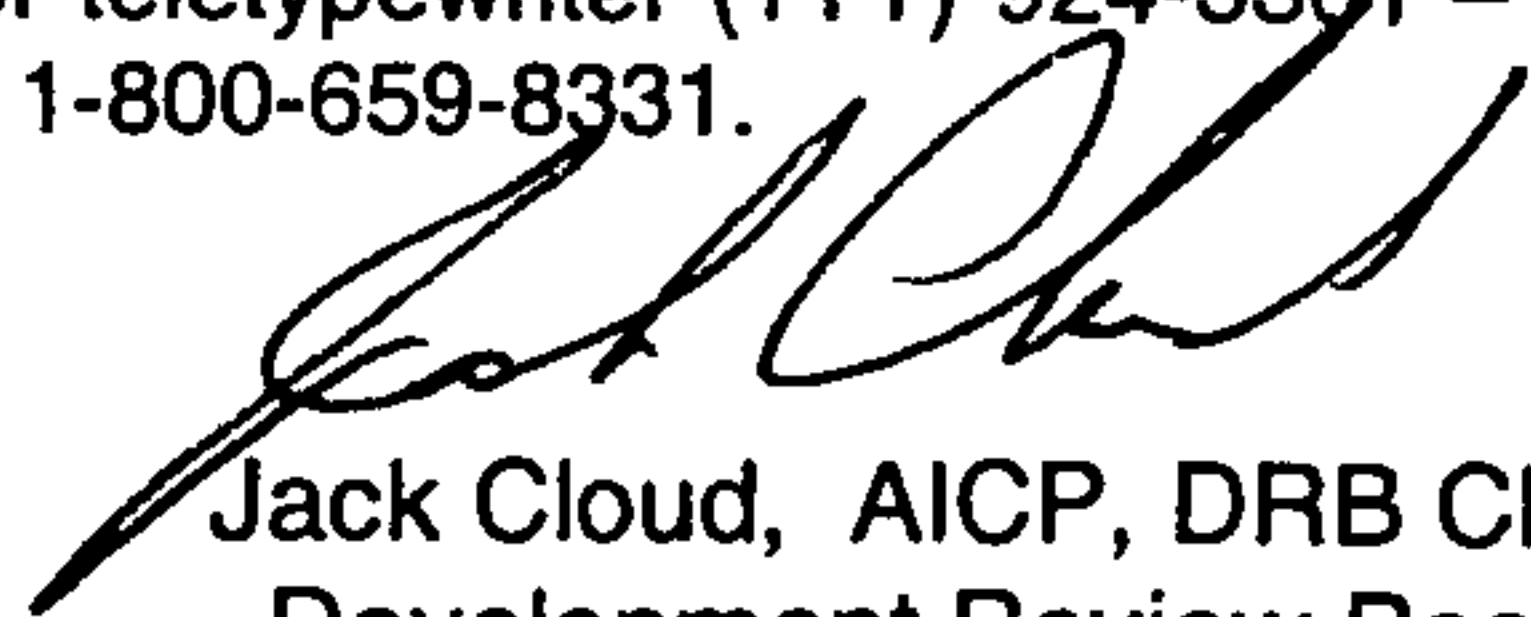
DSA ARCHITIECTS LLC agent(s) for MECHTRONIC SOLUTIONS INC request(s) the referenced/above action(s) for all or a portion Lot 9, Block A, **INTERSTATE INDUSTRIAL TRACT UNIT 1**, zoned M-1, located on the north side of ACADEMY PARKWAY NORTH NE between ACADEMY PARKWAY WEST NE and ACADEMY PARKWAY EAST NE containing approximately 2.432 acre(s). (E-17)

Project# 1008493

10DRB-70259 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SLAGLE HERR ARCHITIECTS agent(s) for MECHENBIER CONSTRUCTION INC request(s) the referenced/ above action(s) for all or a portion of Lots 4 and 5, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and PAN AMERICAN/ I-25 FREEWAY containing approximately 1.766 acres. (B-18)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 13, 2010.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 29, 2010

Project# 1008493

10DRB-70259 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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AMAFCA No comments.
COG MRCOG has no comment on the proposed application.
TRANSIT Project # 1008493 10DRB-70259 MAJOR-SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. Adjacent and nearby routes Route #140, San Mateo/Jefferson route passes near the site on San Mateo approximately 470 feet west, on San Mateo, from the northwest corner of the property. Adjacent bus stops Nearest bus stop serving the northbound Route #140, on San Mateo, is located 725 feet from the northwest corner of the property. Site plan requirements None. Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION Letters sent to: Wildflower Area NA (R)
APS This will have no adverse impacts to the APS district.

<p>POLICE DEPARTMENT No comments.</p>
<p>FIRE DEPARTMENT No comments.</p>
<p>PNM ELECTRIC & GAS No comments.</p>
<p>COMCAST No comments.</p>
<p>QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.</p>
<p>ENVIRONMENTAL HEALTH No comments.</p>
<p>M.R.G.C.D No comments.</p>
<p>OPEN SPACE DIVISION No comments.</p>
<p>CITY ENGINEER Infrastructure List is required for Site Plan approval. Concurrent platting action required. An executed SIA with Financial Guarantees is required for Site Plan signoff by City Engineer.</p>
<p>TRANSPORTATION DEVELOPMENT An infrastructure list is required. This list must include standard curb & gutter and permanent pavement. Provide as-built information for this portion of Pasadena Avenue. Is the pavement in this area temporary or permanent? All ramps located within City of Albuquerque right of way must have truncated domes. The proposed 6-foot high fences may interfere with the sight distance at the entrances. Please provide a sight distance exhibit for the entrance (See the <i>Development Process Manual</i>, Chapter 23, Section 6, Part B.12). The proposed 8-foot high fence at the northwest corner of the site may interfere with the sight distance at the entrance to the adjacent lot. Please provide a sight distance exhibit for the entrance to the adjacent lot (See the <i>Development Process Manual</i>, Chapter 23, Section 6, Part B.12). Define the status of the platting action for this site. Provide details for all ramps. Define the maximum slope. The ramp located in the southeast corner of the site must be as wide as the sidewalk (10 feet). The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. A gated connection to the site to the south is shown. Provide a copy of the access easement between these lots. A pedestrian gate is shown connecting to the site to the south; provide a copy of the pedestrian access easement between these lots.</p>
<p>PARKS AND RECREATION No comments.</p>

ABCWUA

No comments.

PLANNING DEPARTMENT

Proposed site plan will require a replat to consolidate the two lots into a single lot and to dedicated right-of-way for Pasadena Avenue.

Landscaping must conform to Section 14-16-3-10 of Zoning Code – need six foot opaque wall or fence to qualify for “fully screened” exception for NET LOT AREA, and bufer landscaping is still required (six feet along west and south property lines per North I-25 Sector Plan).

Refer to comments from Zoning Enforcement regarding compliance with the other requirements of sector and Zoning Code.

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