



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD
2012

June 13,

Project# 1008830

12DRB-70119 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

AFRA CONSTRUCTION agent(s) for PARADISE RV PARK request(s) the referenced/ above action(s) for Tract 3E, TOWN OF ATRISCO GRANT, ROW 2, UNIT A, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [*Deferred from 5/9/12, 5/23/12, 5/30/12*]

At the June 13, 2012 Development Review Board meeting, with the signing of the Infrastructure List dated 6-13-2012 the Site Development Plan for Building Permit was approved with final sign-off delegated to City Engineer for the recording of SIA and to Planning for revision to landscape plan and wall.

If you wish to appeal this decision, you must do so by June 28, 2012, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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



Jack Cloud, DRB Chair

Cc: AFRA Construction
Cc: Mark Wanchek – 8820 Avalon Rd – Albuquerque, NM 87121
Marilyn Maldonado
file

2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURAIISHI/ AFRA CONSTRUCTION request(s) the referenced/ above action for Tract 3E, **TOWN OF ATRISCO GRANT**, ROW 2, UNIT A, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11, 9/14/11,10/12/11] **WITHDRAWN.**
3. **Project# 1008766**
11DRB-70198-- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
11DRB-70212 - SITE DEVELOPMENT PLAN FOR SUBDIVISION
- MODULUS ARCHITECTS INC agent(s) for JOHN SEDBERRY request(s) the referenced/ above action(s) for all or a portion of Tract(s) 4, **DEL NORTE PLAZA**, zoned IP/ SU-2/ NC, located on the north side of PASEO DEL NORTE NE bewteen SAN PEDRO BLVD NE and LOUISIANA BLVD NE, containing approximately 1.4445 acre(s). (C-18) [Deferred from 8-24-11, 9/14/11,10/5/11, 10/26/11]

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

4. **Project# 1008042**
11DRB-70308 EPC APPROVED SDP FOR BUILD PERMIT
- SLAGLE HERR ARCHITECTS agent(s) for THE TANAGER CO. LLC request(s) the above action(s) for all or a portion of Lot(s) 6-10, Block(s) 17, **PARIS ADDITION** zoned M-2, located on 1ST ST BETWEEN KINLEY AND CONSTITUTION containing approximately .59 acre(s). (J-14)
5. **Project# 1003532**
11DRB-70280 EPC APPROVED SDP FOR BUILD PERMIT
11DRB-70281 EPC APPROVED SDP FOR SUBDIVISION
11DRB-70307 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for RESOLUTION EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE BETWEEN WYOMING AND LOUISIANA containing approximately 1.4208 acre(s). (C-19) [Deferred from 10/12/11, 11/2/11]
6. **Project# 1008528**
11DRB-70295 EPC APPROVED SDP FOR BUILD PERMIT
- TIERRA WEST LLC agent(s) for MONTEREY LAND GROUP, III LLC request(s) the above action(s) for all or a portion of Lot(s) 1B-1, **PARADISE NORTH** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on GOLF COURSE BETWEEN MCMAHON AND IRVING containing approximately 13.5512 acre(s). (A-12) [Deferred from 10/26/11, 11/2/11]

7. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURAIISHI/ AFRA CONSTRUCTION request(s) the referned/ above action for Tract 3E, **TOWN OF ATRISCO GRANT**, ROW 2, UNIT A, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11, 9/14/11] **THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 11/9/11 AT THE AGENT'S REQUEST.**

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

8. **Project# 1003532**
11DRB-70280 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70281 EPC APPROVED SDP
FOR SUBDIVISION

TIERRA WEST LLC agent(s) for RESOLUTION EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 10, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE BETWEEN WYOMING AND LOUISIANA containing approximately 1.4208 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1008916**
11DRB-70274 EPC APPROVED SDP
FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for FIRST UNITARIAN CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8-D1 & 8-B, Block(s) B, **INDIAN ACRES SUBD** zoned SU-1 FOR C-1/O-1 & SU-1 FOR O-1, located on CARLISLE BLVD NE BETWEEN COMANCHE BLVD NE AND AZTEC RD NE containing approximately 3.5686 acre(s). (G-16) **DEFERRED TO 10/26/11 AT THE AGENT'S REQUEST.**

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

10. **Project# 1000809**
11DRB-70276 EXT OF SIA FOR TEMP
DEFR SDWK CONST

RICHARD SANCHEZ agent(s) for RICHARD SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-P-1 & 19-P-1 THROUGH 23-P-1, **SUNSET FARM** zoned RESIDENTIAL, located on SUNSET AND OSAGE containing approximately 15 acre(s). (K-12) **DEFERRED TO 10/19/11 AT THE AGENT'S REQUEST.**

11. **Project# 1003198**
11DRB-70282 EXT OF SIA FOR TEMP
DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-76, **AUTUMN VIEW** zoned RD, located on TOWER BETWEEN COORS AND STINSON containing approximately 15 acre(s). (L-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



DEVELOPMENT REVIEW BOARD
Action Sheet

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

September 14, 2011
MEMBERS:

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

Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000111**
11DRB-70231 VACATION OF PUBLIC
RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for ZIA RISING LTD
CO request(s) vacation of a portion of public right-of-way
for INDIAN SCHOOL ROAD NE adjacent to Tract B,
**ALTURA COMPLEX, NETHERWOOD PARK
ADDITION** located on the north side of INDIAN
SCHOOL RD between WASHINGTON ST NE and
CARLISLE BLVD NE. (H-17)**DEFERRED TO 9/21/11
AT THE AGENT'S REQUEST.**
2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

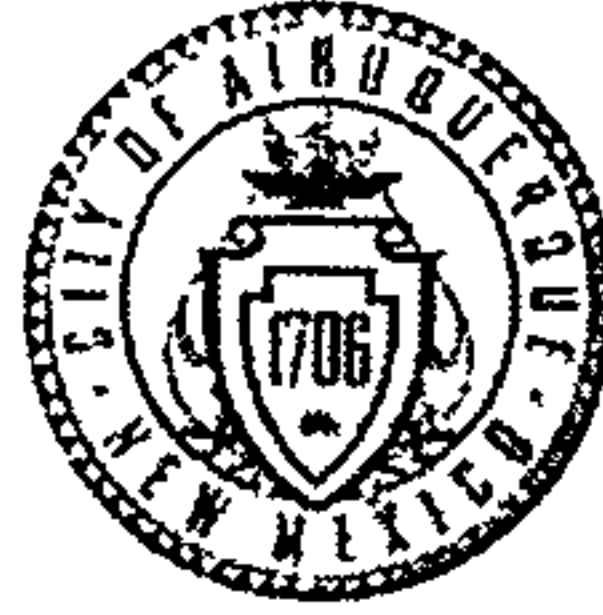
GARCIA/ KRAEMER & ASSOC. agent(s) for S.M.
QURAIHI/ AFRA CONSTRUCTION request(s) the
referenced/ above action for Tract 3E, **TOWN OF
ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR
C-2 USES AND CAMP GROUND, located on the north
side of VOLCANO RD NW between 98TH ST NW and
102ND ST NW containing approximately 5.3103 acre(s).
(K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11] **DEFERRED
TO 10/12/11 AT THE AGENT'S REQUEST.**
3. **Project# 1008766**
11DRB-70198-- SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
11DRB-70212 - SITE DEVELOPMENT
PLAN FOR SUBDIVISION

MODULUS ARCHITECTS INC agent(s) for JOHN
SEDBERRY request(s) the referenced/ above action(s) for
all or a portion of Tract(s) 4, **DEL NORTE PLAZA**,
zoned IP/ SU-2/ NC, located on the north side of PASEO
DEL NORTE NE between SAN PEDRO BLVD NE and
LOUISIANA BLVD NE, containing approximately 1.4445
acre(s). (C-18) [Deferred from 8-24-11] **DEFERRED TO
10/5/11 AT THE AGENT'S REQUEST.**

3. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [*Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11*] **DEFERRED TO 9/31/11 AT THE AGENTS' REQUEST.**
4. **Project# 1008830**
11DRB-70143 MAJOR -- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURAIISHI/ AFRA CONSTRUCTION request(s) the referenced/ above action for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [*Deferred from 6/29/11, 7/20/11, 8/3/11, 8/10/11*] **DEFERRED TO 9/14/11 AT THE AGENTS' REQUEST.**
5. **Project# 1008265**
10DRB-70109 MAJOR – SITE DEVLOPMENT PLAN FOR BUILDING PERMIT
- CLAUDIO VIGIL ARCHITIECTS agent(s) for BRUNACINI DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Lots A-2-A and A-3-A, **JOURNAL CENTER PHASE 2, UNIT 2** zoned IP, located north of RUTLEDGE RD NE and west of SNAPROLL ST NE containing approximately 5.41 acre(s). (D-16, D-17) [*Deferred from 5/5/10, 6/2/10, 8/25/10, 11/17/10, 2/23/11, 5/4/11*] **DEFERRED TO 11/16/11 AT THE AGENTS' REQUEST.**

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

6. **Project# 1002254**
11DRB-70229 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- RIO GRANDE ENGINEERING agent(s) for SAN PEDRO BEEHIVE request(s) the above action(s) for all or a portion of located on SAN PEDRO NE BETWEEN CORONA AVE NE AND WILSHIRE AVE NE containing approximately 2.53 acre(s). **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND RIGHT-OF-WAY IF REQUIRED AND TO PLANNING FOR FLOODPLAN NOTE; EXHIBIT SHOWING NO ENCROACHMENT AND AGIS DXF.**



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

August 10, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004355**
11DRB-70190 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)
WILSON AND COMPANY INC agent(s) for KB HOME
NEW MEXICO, INC request(s) the referenced/ above
action(s) for **VISTA VIEJA SUBDIVISION Unit 2**,
zoned RD, located on VISTA DEL SOL DR NW between
GO WEST RD NW and SCENIC RD NW containing
approximately 40.86 acre(s). (D-9) **A SIX MONTH
EXTENSION FOR THE FINANCIAL CONTRIBUTION
FOR THE BOCA NEGRA DAM WAS APPROVED.**
2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
GARCIA/ KRAEMER & ASSOC. agent(s) for S.M.
QURAIISHI/ AFRA CONSTRUCTION request(s) the
referenced/ above action for Tract 3E, **TOWN OF
ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR
C-2 USES AND CAMP GROUND, located on the north
side of VOLCANO RD NW between 98TH ST NW and
102ND ST NW containing approximately 5.3103 acre(s).
(K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11] **DEFERRED
TO 8/24/11 AT THE AGENT'S REQUEST.**
3. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
DAC ENTERPRISES, INC agent(s) for LEGACY
HOSPITALITY request(s) the referenced/ above action(s)
for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE
WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on
HIGH ASSETS WAY NW between ALL SAINTS RD NW
and EAGLE RANCH RD NW, south of PASEO DEL
NORTE NW containing approximately 1.5401 acre(s). (C-
13) [Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1,
7/13/11, 7/27/11] **DEFERRED TO 8/24/11 AT THE
AGENT'S REQUEST.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2011

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

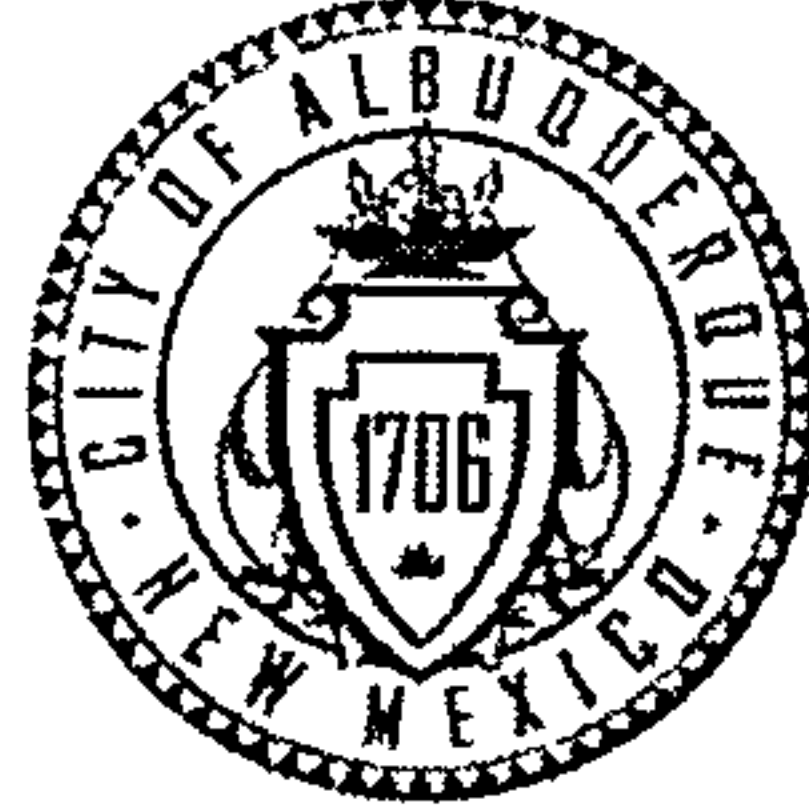
CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002134**
11DRB-70183 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)
MARK GOODWIN AND ASSOCIATES PA agent(s) for
VISTA DEL NORTE DEVELOPMENT, LLC request(s)
the referenced/ above action(s) for all or a portion of **LAS
LOMITAS BUSINESS PARK SUBDIVISION** zoned SU-
1/ IP USES, located on the south side of EL PUEBLO RD
NE between the ALAMENDA LATERAL and the
NORTH DIVERSION CHANNEL (on LAS LOMITAS
DR NE between PASEO DEL NORTE NE and OSUNA
RD NE) containing approximately 33.4552 acre(s). (D-16)
**THE TWO YEAR EXTENSION OF THE SUBDIVISION
IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
GARCIA/ KRAEMER & ASSOC. agent(s) for S.M.
QURAIISHI/ AFRA CONSTRUCTION request(s) the
referenced/ above action for Tract 3E, **TOWN OF
ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR
C-2 USES AND CAMP GROUND, located on the north
side of VOLCANO RD NW between 98TH ST NW and
102ND ST NW containing approximately 5.3103 acre(s).
(K-8, K-9) [Deferred from 6/29/11, 7/20/11]**DEFERRED TO
8/10/11 AT THE AGENT'S REQUEST.**

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

3. **Project# 1003973**
11DRB-70200 EXT OF SIA FOR TEMP
DEFR SDWK CONST
LONGFORD HOMES request(s) the above action(s) for all
or a portion of Lot(s) 1-128, **TAOS AT THE TRAILS**,
zoned SU-2 SRSL, located on UNIV BLVD BETWEEN
WOODMONT AVE AND TREE LINE AVE containing
approximately 18.8023 acre(s). (C-9) **A TWO YEAR
EXTENSION TO THE AGREEMENT FOR THE
DEFERRAL OF SIDEWALKS WAS APPROVED.**



DEVELOPMENT REVIEW BOARD

Action Sheet

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

July 20, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

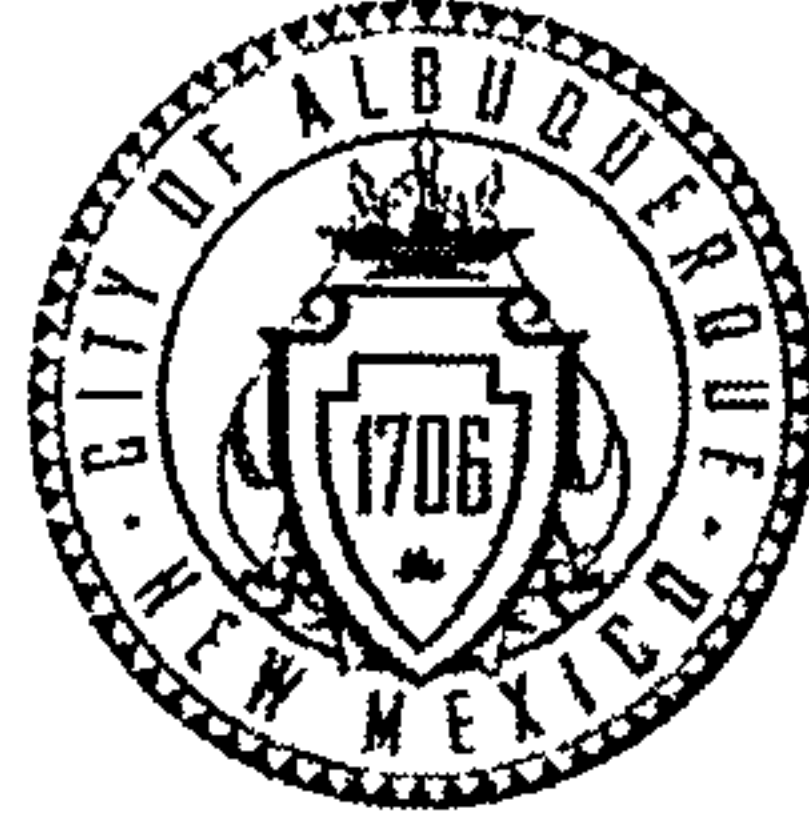
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GARCIA/ KRAEMER & ASSOC. agent(s) for S.M.
QURAIISHI/ AFRA CONSTRUCTION request(s) the
referenced/ above action for Tract 3E, **TOWN OF
ATRISCO GRANT**, ROW 2, UNIT A, zoned SU-1 FOR
C-2 USES AND CAMP GROUND, located on the north
side of VOLCANO RD NW between 98TH ST NW and
102ND ST NW containing approximately 5.3103 acre(s).
(K-8, K-9) [Deferred from 6/29/11] **DEFERRED TO 8/3/11 AT
THE AGENT'S REQUEST.**

2. **Project# 1000662**
11DRB-70140 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

TIERRA WEST LLC agent(s) for THE HOME DEPOT
request(s) the referenced/ above action for Tract 2B-2,
RENAISSANCE CENTER zoned SU-1/ C-2 USES,
located on the southwest corner of RENAISSANCE BLVD
NE and ALEXANDER BLVD NE containing
approximately 1.1267 acre(s). (F-16) [Deferred from
6/15/11, 6/22/11, 7/13/11] **THE SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN-OFF DELEGATED TO PLANNING TO RECORD,
SIDEWALK EASEMENT, VERIFICATION OF
LANDSCAPING BY ZONING AND 15 DAY APPEAL
PERIOD.**



DEVELOPMENT REVIEW BOARD

Action Sheet

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

June 15, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000662**
11DRB-70140 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

TIERRA WEST LLC agent(s) for THE HOME DEPOT
request(s) the referned/ above action for Tract 2B-2,
RENAISSANCE CENTER zoned SU-1/ C-2 USES,
located on the southwest corner of RENAISSANCE BLVD
NE and ALEXANDER BLVD NE containing
approximately 1.1267 acre(s). (F-16) **DEFERRED TO
6/22/11 AT THE AGENT'S REQUEST.**

2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GARCIA/ KRAEMER & ASSOC. agent(s) for S.M.
QURAIISHI/ AFRA CONSTRUCTION request(s) the
referned/ above action for Tract 3E, **TOWN OF
ATRISCO GRANT**, ROW 2, UNIT A, zoned SU-1 FOR
C-2 USES AND CAMP GROUND, located on the north
side of VOLCANO RD NW between 98TH ST NW and
102ND ST NW containing approximately 5.3103 acre(s).
(K-8, K-9) **DEFERRED TO 6/29/11 AT THE AGENT'S
REQUEST.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Leonidas Lane is noted as public right of way on the site plan; however, as-built information provided by the applicant indicates that this is a private access easement. Please revise the notation and provide the recording information.

A 34-foot wide roadway access easement is shown on the site plan; this easement must be a private access easement. Provide the recording information for the easement.

Define the width of all proposed entrances.

Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building.

Clarify what items will be built under work order.

Show all ramps and provide details.

All ramps within City right of way must have truncated domes.

Please clarify the limits of all paving.

Infrastructure List:

- Please note that Leonidas Lane is a private roadway.
- Note 3 states "Public Roadway." What is this note tied to?

The infrastructure list provided has a note that is only used for publicly funded projects; this note must be removed.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: NOVEMBER 9, 2011

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Per our discussion, the parking areas were to be gravel. The drainage calculations in the approved drainage report are for gravel, yet the site plan has a note for asphalt.

Please show where the site will be paved and where it will be gravel.

Hydrology has comments on the Infrastructure List.

PO Box 1293

Albuquerque

RESOLUTION/COMMENTS:

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 11-9-11

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1008830 Application #: 12DRB-70119
Project Name: Town of Arizo Grant
Agent: AFRA Construction Phone #:

Your request was approved on 6-13-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: 5/A

PARKS / CIP:

PLANNING (Last to sign): address comments

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

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

PLANNING DEPARTMENT
 DEVELOPMENT AND BUILDING SERVICES
 TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:
 SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

- Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
- Define the limits of the Leonidas Lane private access easement; provide recording information, including book and page.
- Recent aerial information indicates the Avalon Truck Wash has two access points along Avalon Road and one access points along Leonidas Lane. Show all access points on the SPBP.
- Please show all access points along Avalon Road, Leonidas Lane, Volcano Road, and 102nd Street on Sheet SP-2. Revise the property lines to match what is shown on the SPBP.
- Clarify what items will be built under work order.
- The proposed sign at the corner of Leonidas Lane and Volcano Road may interfere with the sight distance of the intersection. Please provide a sight distance exhibit.
- Show all ramps and provide details.
- Please clarify the limits of all paving.
 - As-built information provided for Volcano Road NW define a 40'F-F roadway section, not 32'. The applicant is responsible for a minimum of 24' of roadway, not 20'.

Infrastructure List

Please amend the following items:

Size	Type of Improvement	Location	From	To
<u>32' F-F</u>	<u>Permanent Pavement, Std C&G, 4' Sidewalk (W. Side) plus Transition</u>	<u>Leonidas Lane (private roadway)</u>	<u>North PL</u>	<u>South PL</u>
<u>20' F-E</u>	<u>Permanent Pavement, Std C&G, 4' Sidewalk (N. Side) plus transition</u>	<u>Volcano Rd</u>	<u>West PL</u>	<u>East PL</u>
<u>4' E-E</u>	<u>Temporary Pavement</u>	<u>Volcano Rd</u>	<u>West PL</u>	<u>East PL</u>

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

05-30-12

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Kristal D. Metro DATE: MAY 23, 2012
 Transportation Development 505-924-3991



#1

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1008830

Date: 5-9-12

NAME: Mark W. Jansky ADDRESS: 9920 Aylow Rd ZIP: 87121

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 5/8/2012
 Date Site Plan Approved: 6-13-12
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1008830
 DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PARADISE RV PARK - PHASE I

PROPOSED NAME OF ~~TRACT~~ OR SITE DEVELOPMENT PLAN

TRACT 3E , ROW A , UNIT A , WEST OF WESTLAND - TOWN OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	32' F-F	PERMANENT PAVEMENT , STD CURB AND GUTTER , 4' SIDE WALK (WEST SIDE ONLY) WITH TRANSITION	LEONIDAS LANE (PRIVATE ROADWAY)	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	20' PERM AND 4' TEMP PAVEMENT , STD CURB AND GUTTER AND 4' SIDE WALK (NORTH SIDE ONLY)	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	6"	WATER LINE	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	10"	WATER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	72"	STORM DRAIN	STORM DRAIN	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	24" -42"	STORM DRAIN	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	96"	STORM DRAIN	VOLCANO ROAD	VOLCANO ROAD	CITY POND	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		42"	STORM DRAIN	VOLCANO ROAD	LEONIDAS LANE	CITY POND	/	/	/
							/	/	/

NOTES

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 THESE ITEMS WILL BE FINANCIALLY GUARANTEED
- 2 ENGINEERS CERTIFICATION OF THE GRADING PLAN REQUIRED FOR RELEASE OF FIANACIAL GUARANTEES AND SIA
- 3 STORM DRAIN TO INCLUDE MANHOLES AND INLETS

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

ADIL RIZVI - AGENT
NAME (print)

AFRA CONSTRUCTION
FIRM

Adil Rizvi 5-13-2012
SIGNATURE - date

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

[Signature] 6-13-12
DRB CHAIR - date

[Signature] 06-13-12
TRANSPORTATION DEVELOPMENT - date

[Signature] 06/13/12
UTILITY DEVELOPMENT - date

[Signature] 6-13-12
CITY ENGINEER - date

Carol S. Dumont 6-13-12
PARKS & GENERAL SERVICES - date
Recreation Dept.

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1008830 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:
- Maintenance of landscaping/Explain:
- 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:

} Parking lot lights appear to provide adequate coverage. However, the proposed landscaping conflicts with pole lighting - specifically trees projected to be 30' @ maturity - Recommend removing trees from islands with pole lights.

Other: Recommend installing video cameras on the property to cover all parking areas, walkways, maintenance areas, common areas, recreational areas and building access points. Each camera should be monitored and recorded when needed.

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

05/18/2011 Issued By: BLDAVM 109916

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 143 **Category Code 910**
Application Number: 11DRB-70143, Major - Sdp For Building Permit
Address:
Location Description: CORNER OF 102ND ST AND AVALON
Project Number: 1008830

Applicant
AFRA CONSTRUCTION

2501 YALE BLVD SE, SUITE 102
ALBUQUERQUE NM 87106
315-1482

Agent / Contact
Garcia/Kraemer & Assoc.

600 First St Nw # 211
Albuquerque NM 87102

bilybomon@hotmail.com

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
TOTAL:		\$480.00

DUPLICATE
City Of Albuquerque
Treasury Division

5/18/2011 3:29PM LOC: ANNX
WS# 007 TRANS# 0028
RECEIPT# 00144210-00144210
PERMIT# 2011070143 TRSCCS
Trans Amt \$480.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00
CK \$480.00
CHANGE \$0.00

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Per our discussion, the parking areas were to be gravel. The drainage calculations in the approved drainage report are for gravel, yet the site plan has a note for asphalt.

Please show where the site will be paved and where it will be gravel.

Hydrology has comments on the Infrastructure List.

PO Box 1293

Albuquerque

RESOLUTION COMMENTS:

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 9-14-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Leonidas Lane is noted as public right of way on the site plan; however, as-built information provided by the applicant indicates that this is a private access easement. Please revise the notation and provide the recording information.

A 34-foot wide roadway access easement is shown on the site plan; this easement must be a private access easement. Provide the recording information for the easement.

Define the width of all proposed entrances.

Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building.

Clarify what items will be built under work order.

Show all ramps and provide details.

All ramps within City right of way must have truncated domes.

Please clarify the limits of all paving.

Infrastructure List:

- Please note that Leonidas Lane is a private roadway.
- Note 3 states "Public Roadway." What is this note tied to?
- The infrastructure list provided has a note that is only used for publicly funded projects; this note must be removed.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro
Transportation Development

505-924-3991

DATE: SEPTEMBER 14, 2011

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008830

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Per our discussion, the parking areas were to be gravel. The drainage calculations in the approved drainage report are for gravel, yet the site plan has a note for asphalt.

Please show where the site will be paved and where it will be gravel.

Hydrology has comments on the Infrastructure List.

RESOLUTION COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 10-12-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008830

AGENDA ITEM NO: 7

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Leonidas Lane is noted as public right of way on the site plan; however, as-built information provided by the applicant indicates that this is a private access easement. Please revise the notation and provide the recording information.

A 34-foot wide roadway access easement is shown on the site plan; this easement must be a private access easement. Provide the recording information for the easement.

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Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building.

Clarify what items will be built under work order.

Show all ramps and provide details.

All ramps within City right of way must have truncated domes.

Please clarify the limits of all paving.

Infrastructure List:

- Please note that Leonidas Lane is a private roadway.
- Note 3 states “Public Roadway.” What is this note tied to?

The infrastructure list provided has a note that is only used for publicly funded projects; this note must be removed.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: OCTOBER 12, 2011

Cloud, Jack W.

From: Cloud, Jack W.
Sent: Wednesday, May 30, 2012 8:36 AM
To: 'Adil R'
Subject: RE: DRB No 1008830 -PARADISE RV PARK

Revision/ submittal date is needed

Only one free standing sign (the truck wash) is allowed on Tracts 3A – 3E per Z-97-83 **[remove sign from ALL drawings]**

Colored elevations are needed; specific colors need to be called out on elevation Sheet A-01 **[identify what company's STD. COLOR is proposed]**

From: Kilpatrick, David
Sent: Thursday, May 10, 2012 9:24 AM
To: Cloud, Jack W.
Subject: 1008830

Concerning project 1008830

Zoning comments

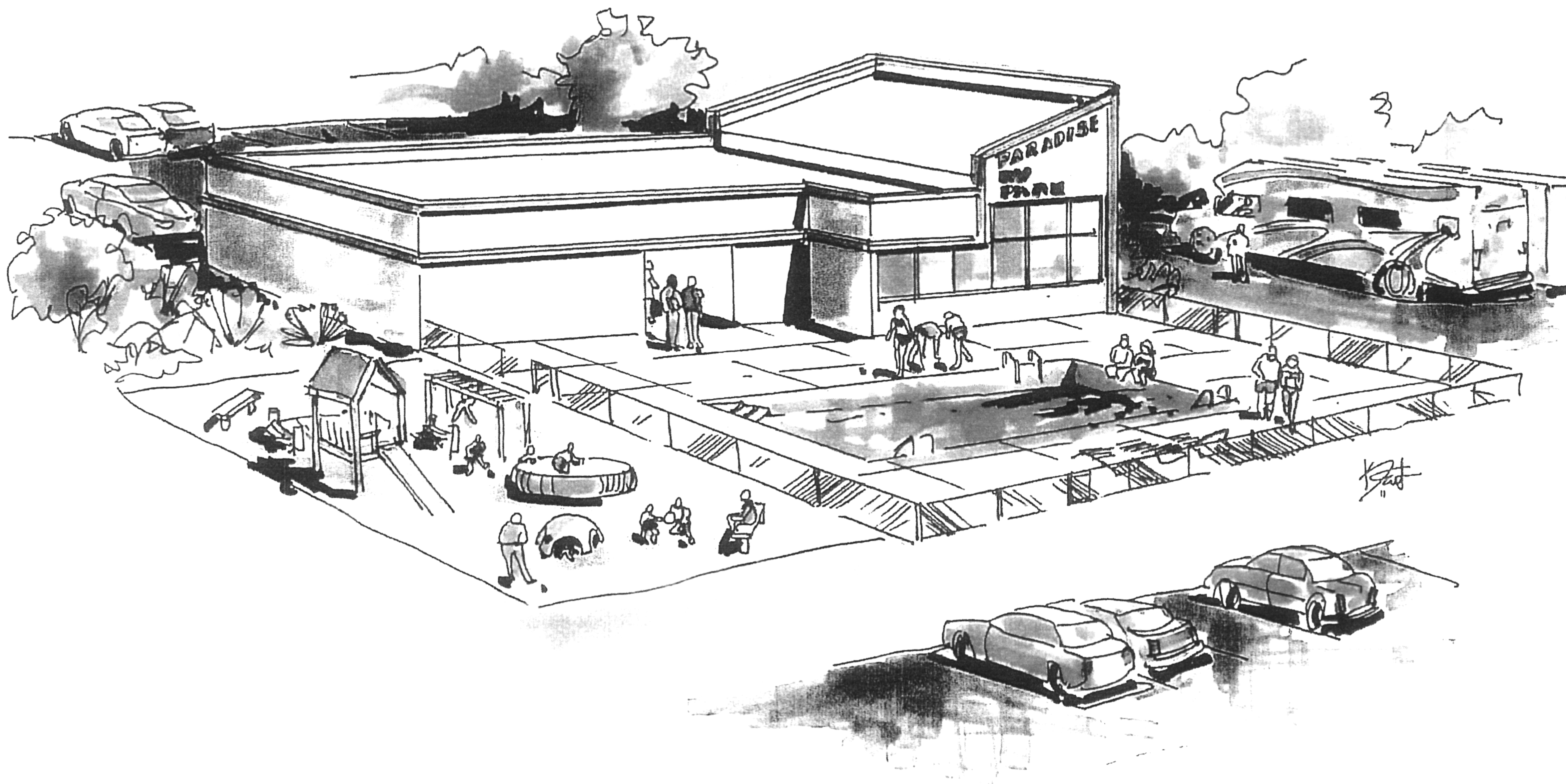
A 6' landscape buffer is required along the northern boundary.

A 6' solid wall or fence is required along the right of way lines. **[proposed wall does not conform with Zoning Code 14-16-3-19(B)(2)(a) Layout because there are no indentations, curves, pilasters, features or terraces –**

landscaping is needed in planter area between sidewalk and curb on Volcano Road]

Check with transportation to see if the wall or fence has any line of site issues. . **[wall location needs to be clarified at Vocano and Leonidas]**

David Kilpatrick



Paradise RV Park - Club House View

Afra Construction & Design

2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106

Tel 505.242.1745
Fax 505.242-1737

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 5/24/2012
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1008830
DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PARADISE RV PARK - PHASE I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3E , ROW A , UNIT A , WEST OF WESTLAND - TOWN OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	32' F-F	PERMANENT PAVEMENT , STD CURB AND GUTTER , 4' SIDE WALK (WEST SIDE ONLY) WITH TRANSITION	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	20' PERM AND 4' TEMP PAVEMENT , STD CURB AND GUTTER AND 4' SIDE WALK (NORTH SIDE ONLY)	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	6"	WATER LINE	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	10"	WATER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	72"	STORM DRAIN	STORM DRAIN	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	24" -42"	STORM DRAIN	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	42"	STORM DRAIN	VOLCANO ROAD	LEONIDAS LANE	CITY POND	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

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 THESE ITEMS WILL BE FINANCIALLY GUARANTEED
- 2 ENGINEERS CERTIFICATION OF THE GRADING PLAN REQUIRED FOR RELEASE OF FIANACIAL GUARANTEES AND SIA
- 3 STORM DRAIN TO INCLUDE MANHOLES AND INLETS

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

ADIL RIZVI - AGENT

NAME (print)

AFRA CONSTRUCTION

FIRM



SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DRB CHAIR - date

PARKS & GENERAL SERVICES - 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

INFRASTRUCTURE LIST

FIGURE 12

Date Submitted: 5/24/2012
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
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 DRB Project No.: 1008830
 DRB Application No.: _____

Current DRC
 Project Number: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PARADISE RV PARK - PHASE I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3E , ROW A , UNIT A , WEST OF WESTLAND - TOWN OF ATRISCO GRANT

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<input type="text"/>	<input type="text"/>	6"	WATER LINE	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
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<input type="text"/>	<input type="text"/>	10"	WATER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	42"	STORM DRAIN	VOLCANO ROAD	LEONIDAS LANE	CITY POND	/	/	/
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NOTES

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Street Lights per City Requirements

- 1 _____ THESE ITEMS WILL BE FINANCIALLY GUARANTEED _____
- 2 _____ ENGINEERS CERTIFICATION OF THE GRADING PLAN REQUIRED FOR RELEASE OF FIANACIAL GUARANTEES AND SIA _____
- 3 _____ STORM DRAIN TO INCLUDE MANHOLES AND INLETS _____

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

ADIL RIZVI - AGENT
NAME (print)

AFRA CONSTRUCTION
FIRM


SIGNATURE - date

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

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009830

TO: Application No. 12DRB-70119 MAJOR

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/13/12

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED SITE PLAN SUBMITTAL

CONTACT NAME: ADIL RIZVI

TELEPHONE: 315-6484 EMAIL: adil1424@yahoo.com



Innovation, Tradition and Technology

Sto World Wide

Sto Corp. is the innovative world leader in cladding, coating and restoration systems. It was a pioneer in advanced coatings and building technologies in Europe long before coming to the U.S. in 1979. Sto was also a pioneer in the Insulated Wall Claddings marketplace in Europe in 1963. Our expertise worldwide is unmatched.

Areas of Business

Sto Corp., based in Atlanta, Georgia, today offers the following outstanding product systems to meet the new construction and renovation needs of residential, commercial, and institutional markets in North America:

- A complete line of insulated wall claddings
- Architectural coatings
- A complete line of stucco products
- Concrete façade and exterior repair products
- Air and moisture barriers



sto



Why Choose Sto?

Sto offers a wide range of services and customer support including:

Expertise in the Field

- The largest factory field sales force in North America for the insulated wall claddings and stucco industry available to help you when you need it.
- A network of more than 150 distribution locations in the United States and Canada for product access where you need it.

Expertise in technical service

- Sto Technical Service Staff
- Sto Field Sales Technical Reps
- Sto on the web at www.stocorp.com
- Sto Technical Hotline for answers when you need them

Expertise in tinting and color

For developing color solutions that match and enhance the value of the project

Expertise in Training

Sto Institute, offering educational opportunities and training in Sto products

Expertise in color design

Sto Studio, a service that collaborates with owners, designers and construction professionals to create color solutions that reinforce the function and beauty of any project.

Expertise in developing strategic accounts

Creating a customized program that offers value with the right solutions.

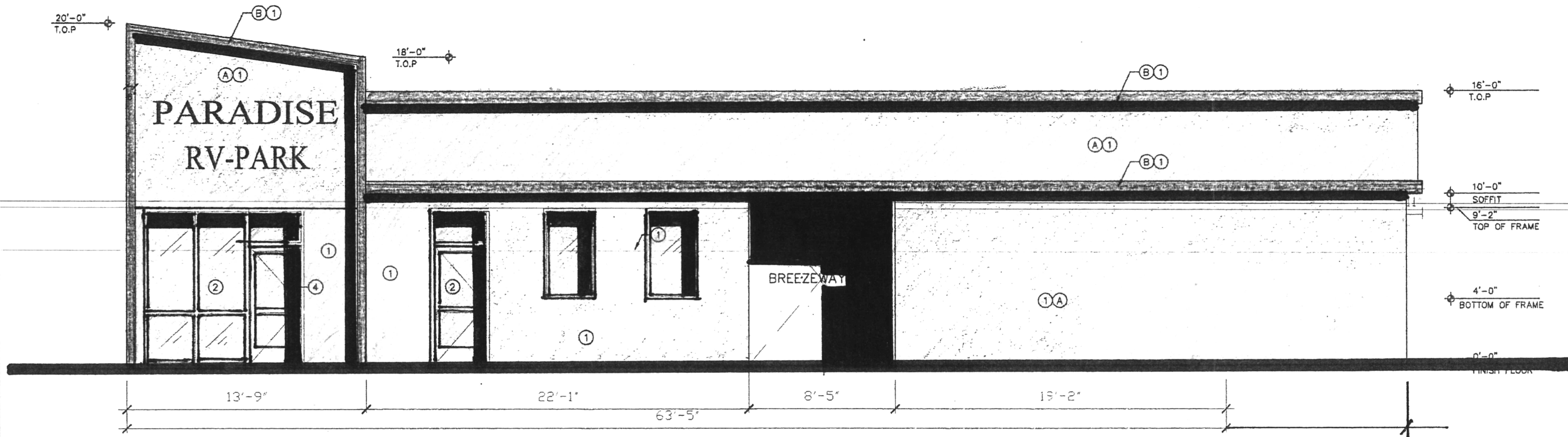


Sto Corp.

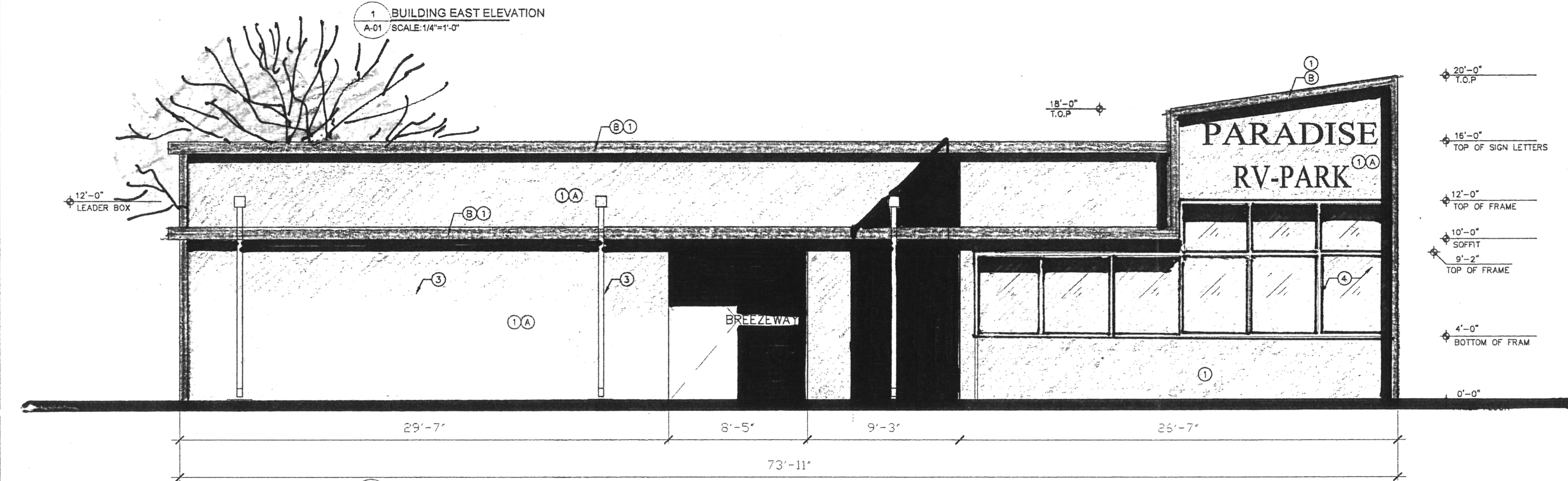
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331
Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404-346-3119
www.stocorp.com

S602A 07/03 VEN 5609

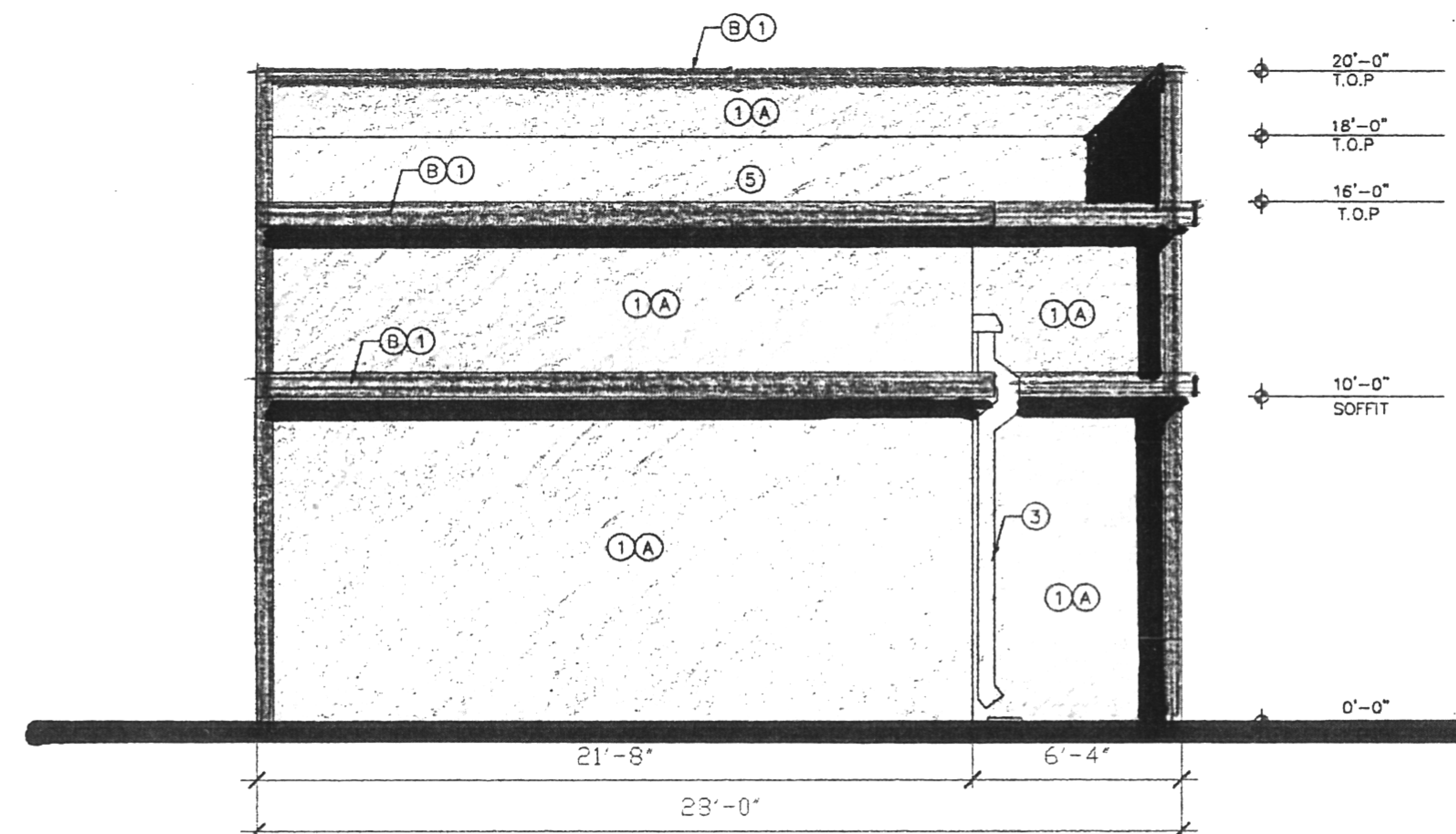




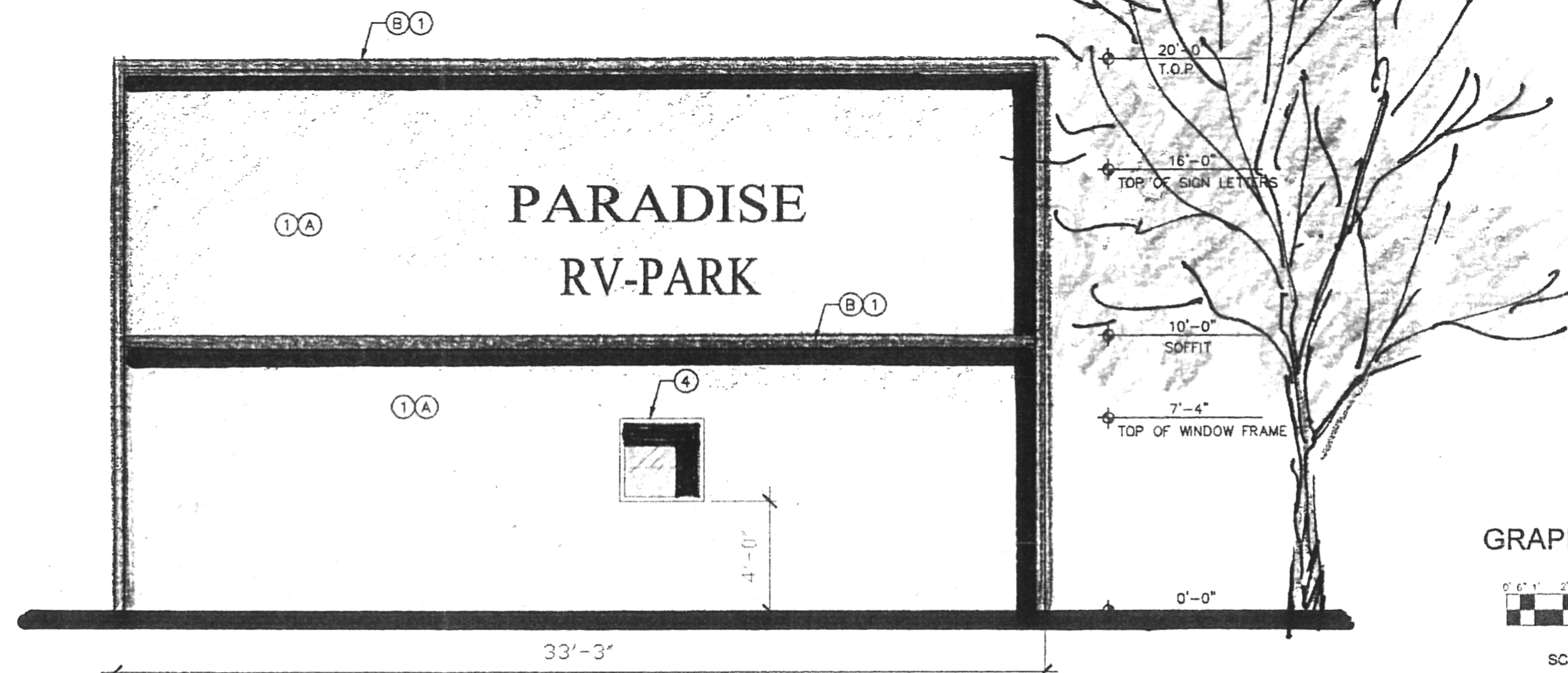
1 BUILDING EAST ELEVATION
A-01 / SCALE: 1/4"=1'-0"



2 BUILDING WEST ELEVATION
A-01 / SCALE: 1/4"=1'-0"



3 BUILDING NORTH ELEVATION
A-01 / SCALE: 1/4"=1'-0"



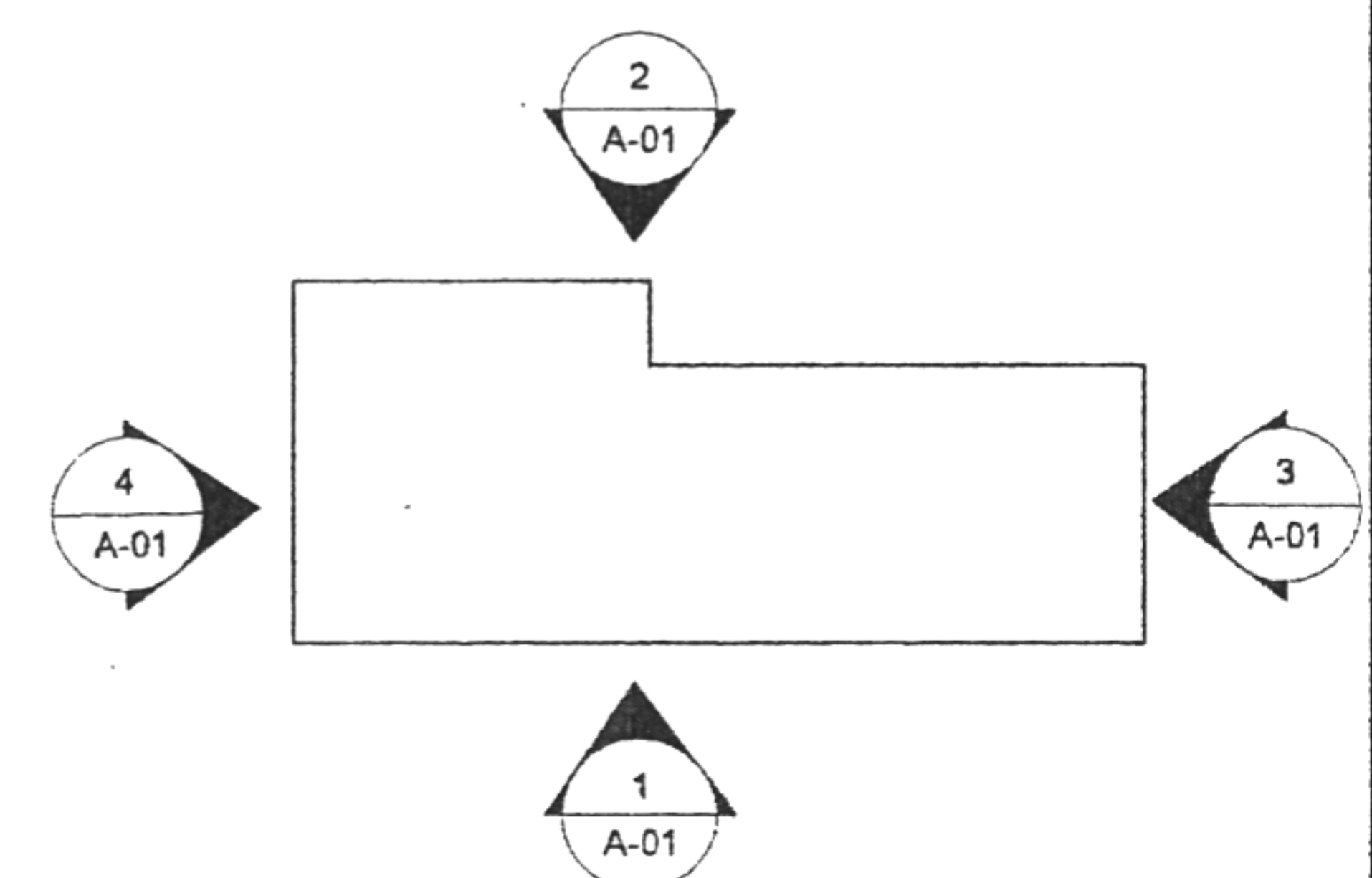
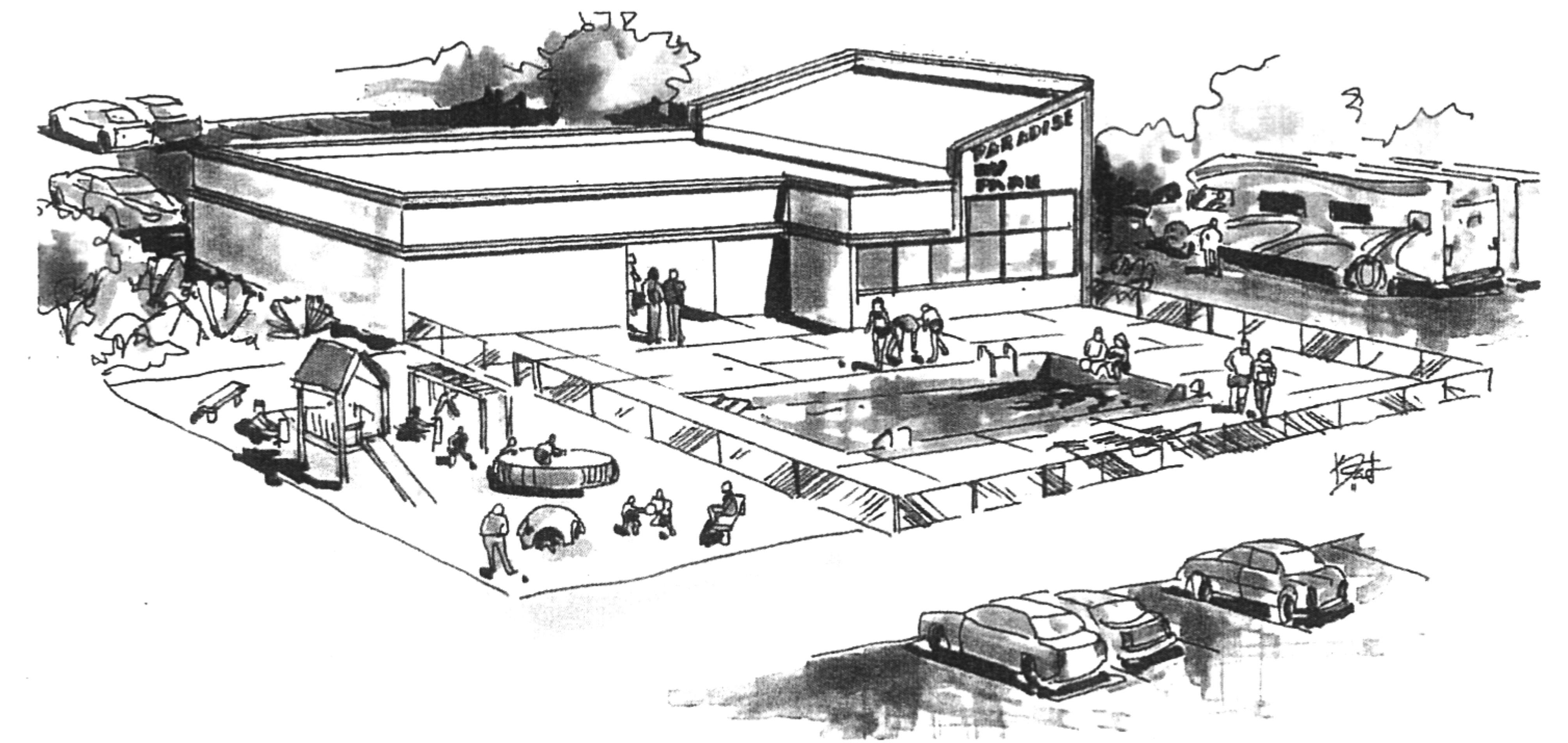
4 BUILDING SOUTH ELEVATION
A-01 / SCALE: 1/4"=1'-0"

KEYED NOTES

1. STUCCO SYSTEM - 3 COAT, 17 GA. STUCCO WIRE, 15# BUILDING PAPER, 7/16" APA RATED SHEATHING.
2. 3'-0"x7'-0" HOLLOW METAL INSULATED DOOR FRAME, PRIME, PAINT TO MATCH STUCCO COLO, TEMPERED GLAZING.
3. 8"x8" LEADER BOX WITH 2" OVERFLOW, 4"x4" METAL DOWN SPOUT, PAINT TO MATCH STUCCO COLOR/ CONCRETE SPLASH BLOCK
4. ALUMINUM WINDOW FRAME WITH DOUBLE GLAZING, BRUSHED ALUMINUM FRAME

STUCCO COLOR

- A. MEDIUM GREY TAN - STO COLOR # 32222
- B. DARK BROWN GREY - STO COLOR # 32332



KEY MAP
N.T.S.

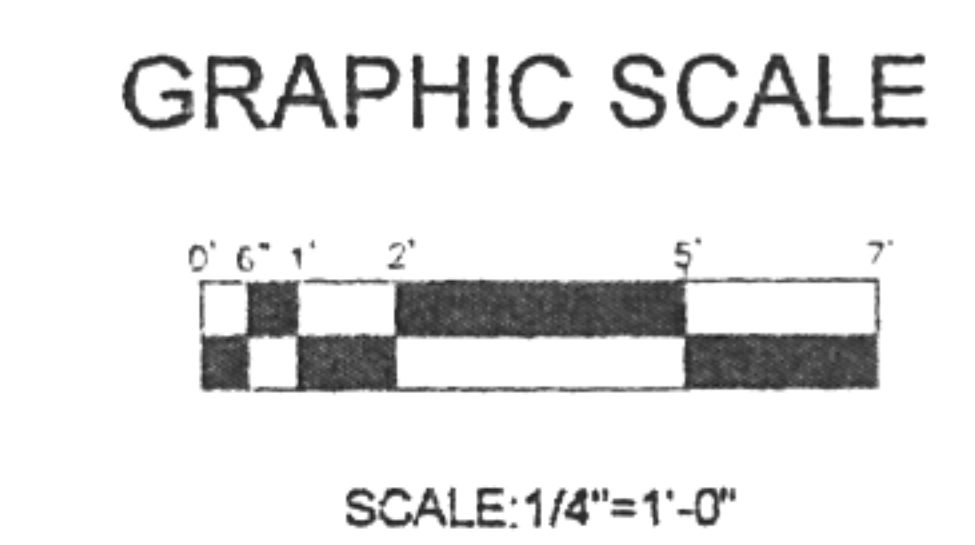
CLUB HOUSE BUILDING ELEVATIONS

Afra Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87105
Tel 505.242.1745
Fax 505.242.1737

Paradise RV Park
Avalon Rd/ Leonidas Ln, NW
Albuquerque, NM 87120

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

A-01
04.12.2012





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1008830

TO: ALL MEMBERS

Application No. 12DRB-70119 MAJOR

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/13/12

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED SITE PLAN SUBMITTAL

CONTACT NAME: ADIL RIZVI

TELEPHONE: 315-6484 EMAIL: adil1424@yahoo.com

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 5/8/2012
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1008830
DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PARADISE RV PARK - PHASE I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3E , ROW A , UNIT A , WEST OF WESTLAND - TOWN OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	32' F-F	PERMANENT PAVEMENT , STD CURB AND GUTTER , 4' SIDE WALK (WEST SIDE ONLY) WITH TRANSITION	LEONIDAS LANE (PRIVATE ROADWAY)	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	20' PERM AND 4' TEMP PAVEMENT , STD CURB AND GUTTER AND 4' SIDE WALK (NORTH SIDE ONLY)	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	6"	WATER LINE	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	10"	WATER LINE	VOLCANO ROAD	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	72"	STORM DRAIN	STORM DRAIN	WEST PROP LINE	EAST PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	24" -42"	STORM DRAIN	LEONIDAS LANE	NORTH PROP LINE	SOUTH PROP LINE	/	/	/
<input type="text"/>	<input type="text"/>	96"	STORM DRAIN	VOLCANO ROAD	VOLCANO ROAD	CITY POND	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		42"	STORM DRAIN	VOLCANO ROAD	LEONIDAS LANE	CITY POND	/	/	/
							/	/	/

NOTES

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 _____ THESE ITEMS WILL BE FINANCIALLY GUARANTEED _____
- 2 _____ ENGINEERS CERTIFICATION OF THE GRADING PLAN REQUIRED FOR RELEASE OF FIANACIAL GUARANTEES AND SIA _____
- 3 _____ STORM DRAIN TO INCLUDE MANHOLES AND INLETS _____

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

ADIL RIZVI - AGENT
NAME (print)

AFRA CONSTRUCTION
FIRM ,

Adil Rizvi 5-8-2012
SIGNATURE - date

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

_____ DRB CHAIR - date	_____ PARKS & GENERAL SERVICES - 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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

04/13/2012 Issued By: E08375 142773

Category Code **910**
2012 070 119

Application Number: 12DRB-70119, Major - Sdp For Building Permit

Address:

Location Description: CORNER OF 102ND ST AND AVALON

Project Number: 1008830

Applicant

AFRA CONSTRUCTION

2501 YALE BLVD SE, SUITE 102
ALBUQUERQUE NM 87106
315-1482

Agent / Contact

GARCIA/KRAEMER & ASSOC.

600 FIRST ST NW # 211
ALBUQUERQUE NM 87102

BILYBOMON@HOTMAIL.COM

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	
TOTAL:		\$95.00

City of Albuquerque Treasury
Date: 4/13/2012 Office: ANNEX
Stat ID: W5000008 Cashier: TRSCCS
Batch: 70 Trans #: 8
Permit: 2012070119
Payment Total: \$95.00
0900 APN Fee \$75.00
0901 Conflict Mgmt. Fee \$20.00
VISA Tendered : \$95.00



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Afra Construction PHONE: 315-1482
 ADDRESS: 2501 Yale Blvd SE, Suite 102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

APPLICANT: Afra Construction PHONE: 315-1482
 ADDRESS: 2501 Yale Blvd SE, Suite 102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Thussain@afradesign.com

Proprietary interest in site: Agent/Applicant List all owners: S.M. Quraishi

DESCRIPTION OF REQUEST: Approval of Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract 3E Town of Atrisco Grant, Row 2 Block: 2 Unit: A
 Subdiv/Addn/TBKA: _____ including camp ground
 Existing Zoning: SU-1 for C-2 uses Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): K-8 UPC Code: 100805751012240402

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Z-97-83 / AX-97-15, Z-98-137 / AX-98-15,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street and 102nd Street
 Between: Avalon Street and Volcano Street

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE _____
 (Print Name) Tafazzul Hussain Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12 DRB - 70119</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>UMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>95.00</u>

Hearing date May 9, 2012

Tafazzul Hussain 4/13/2012 Project # 1008830
 Staff signature & Date

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) **Maximum Size: 24" x 36"**

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

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) **Maximum Size: 24" x 36"**

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

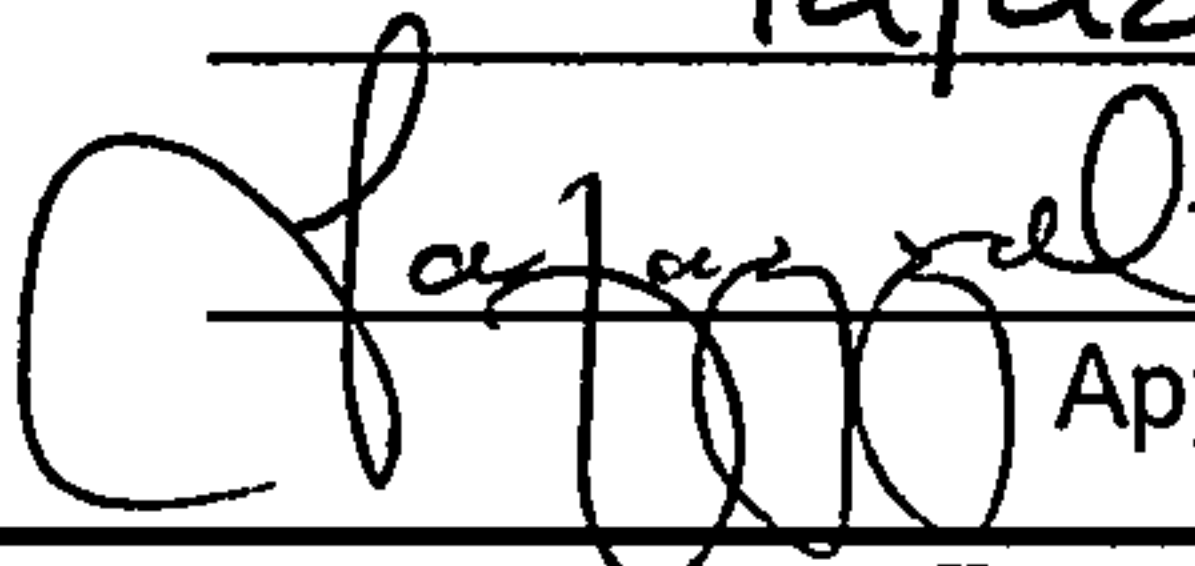
D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

Tafazzul Hussain
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

Yufan 4-13-12
 Planner signature / date
 Project # 1008830

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------------------|
| Application case numbers | <u>12 DRB-72119</u> |
| _____ | _____ |
| _____ | _____ |



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1008830

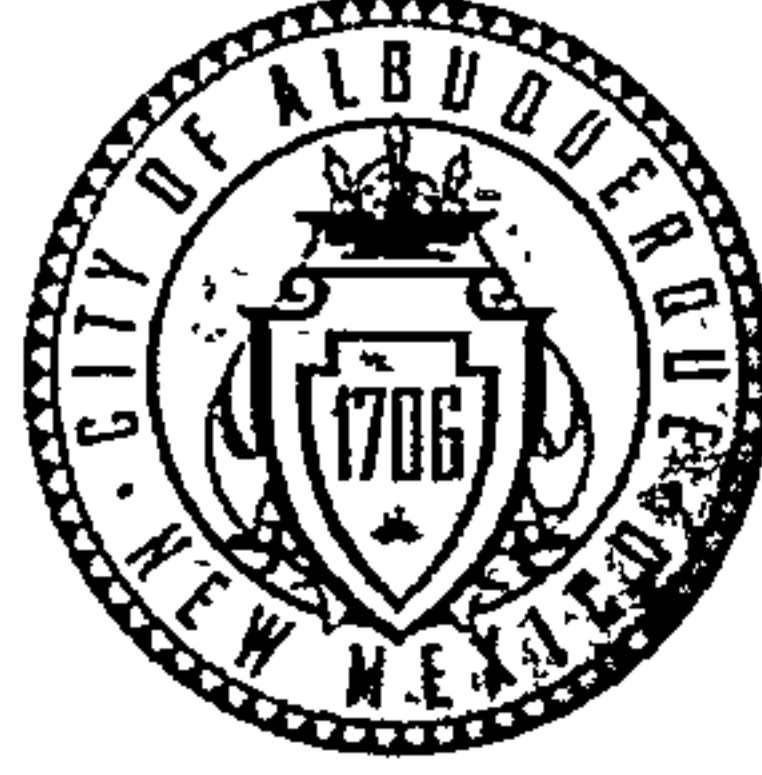
Wednesday, May 9, 2012

Comments must be received by:

Friday, May 4, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



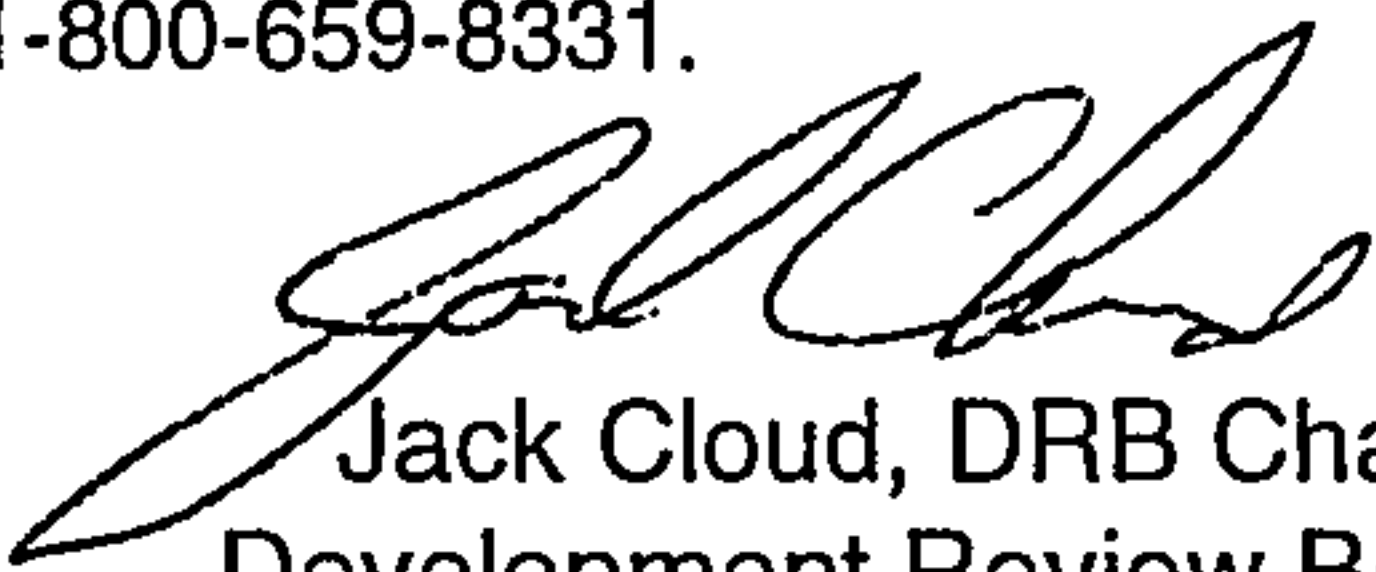
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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, May 9, 2012** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, May 8, 2012**, beginning at **3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1008830
12DRB-70119 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

AFRA CONSTRUCTION agent(s) for PARADISE RV PARK request(s) the referenced/ above action(s) for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9)

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, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, April 23, 2012.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Afra Construction PHONE: 315-1482
 ADDRESS: 2501 Yale Blvd SE, Suite 102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

APPLICANT: Afra Construction PHONE: 315-1482
 ADDRESS: 2501 Yale Blvd SE, Suite 102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Thussain@afradesign.com
 Proprietary interest in site: Agent/Applicant List all owners: S.M. Quraishi

DESCRIPTION OF REQUEST: Approval of Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract 3E Town of Atrisco Grant Block: 2 Unit: A
 Subdiv/Addn/TBKA: _____ including camp ground
 Existing Zoning: SU-1 for C-2 uses Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): K-8 UPC Code: 100805751012240402

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Z-97-83 / AX-97-15, Z-98-137 / AX-98-15,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street and 102nd Street
 Between: Avalon Street and Volcano Street

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE _____
 (Print Name) Tafazzul Hussain Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12 DRB - 70119</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CUF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>95.00</u>

Hearing date May 9, 2012

Tafazzul Hussain 4/13/2012 . Project # 1008830
 Staff signature & Date

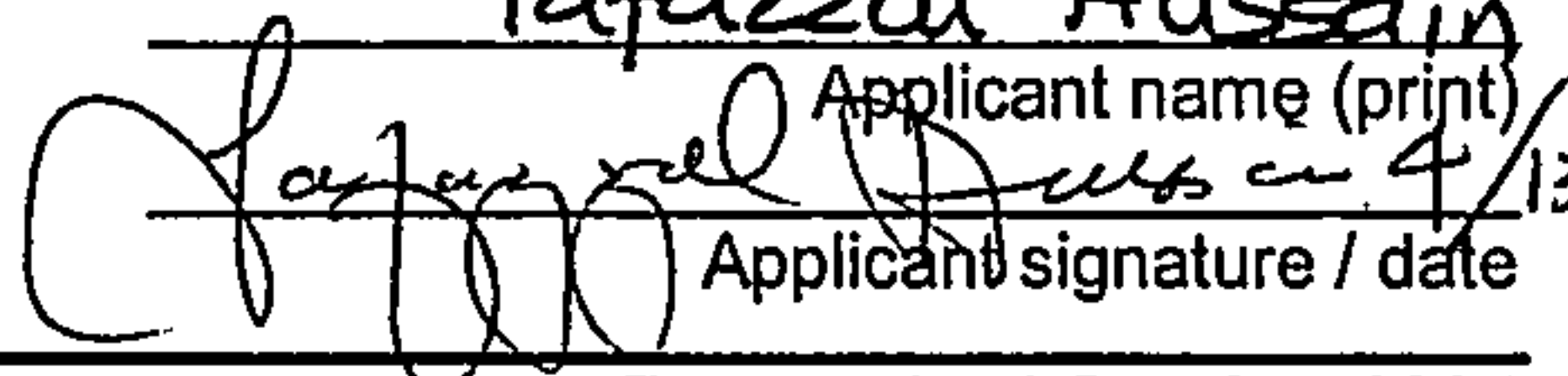
FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval *In file*
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" ~~NA~~ 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
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

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

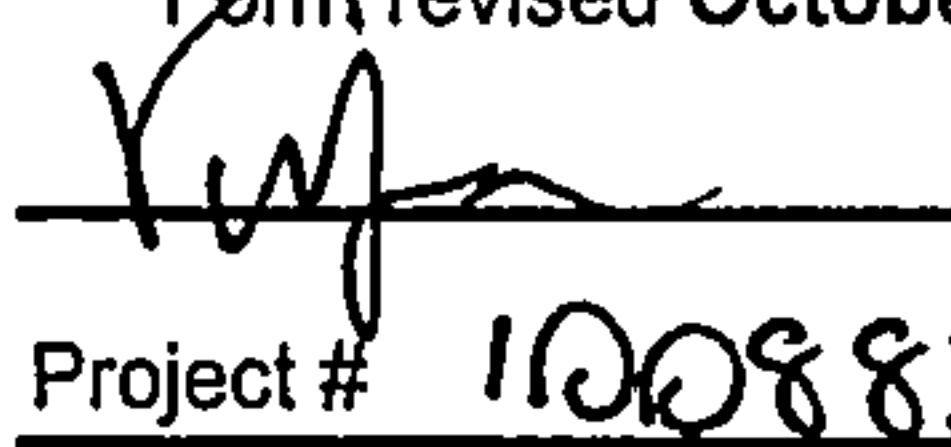
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

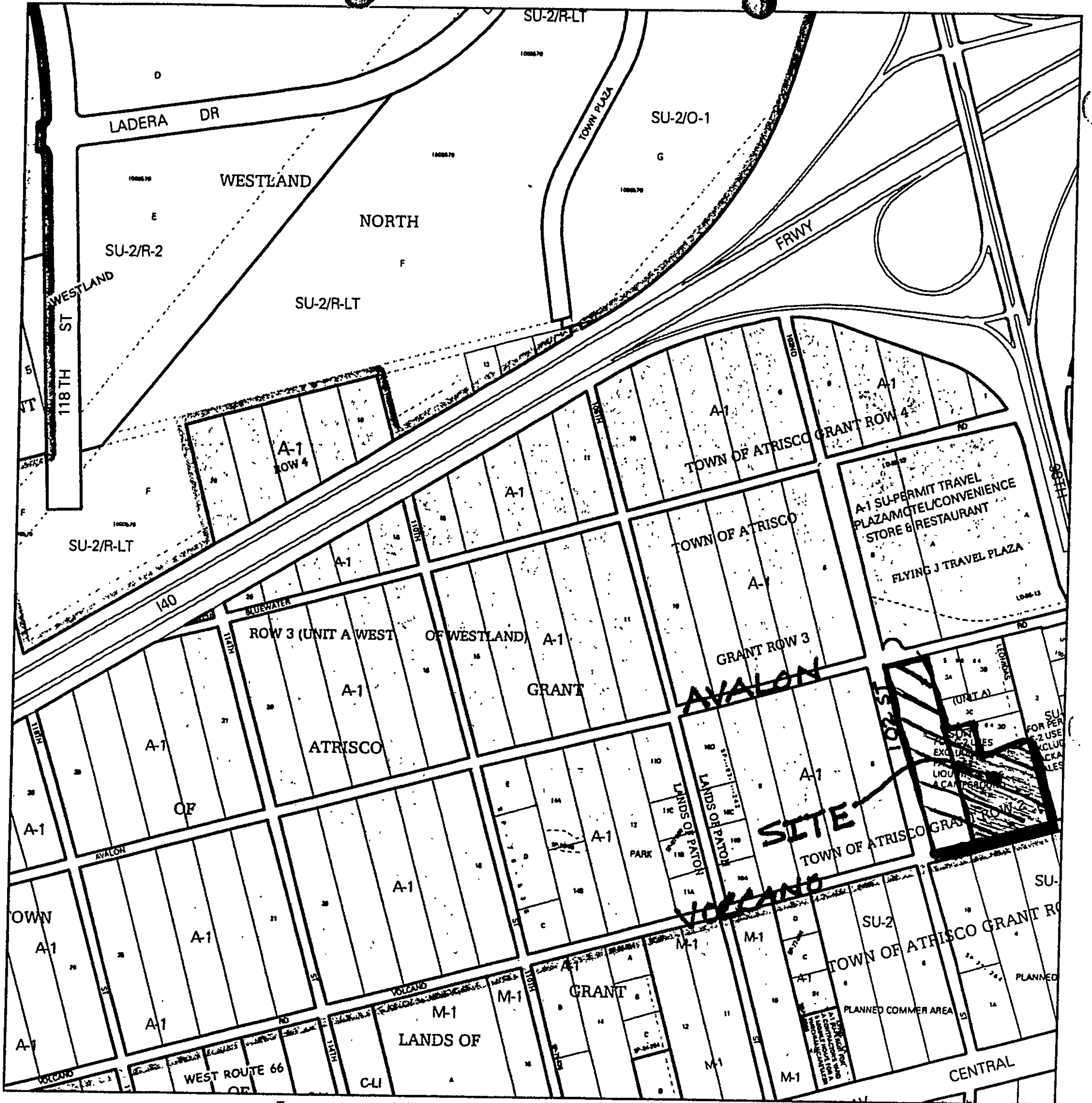
Tafazzul Hussain
 Applicant name (print)

 Applicant signature / date
 4/13/12



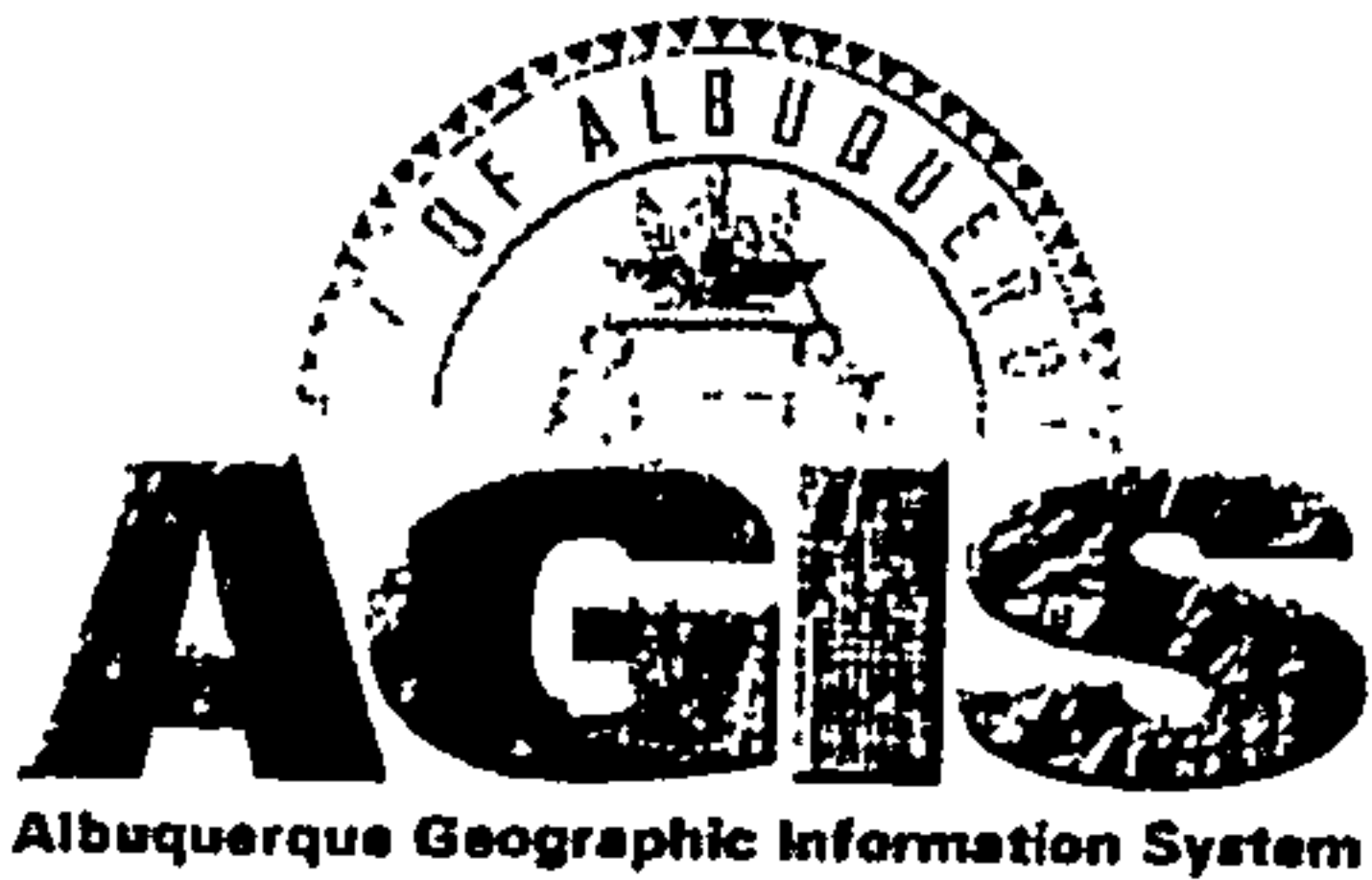
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-------|
| Application case numbers | |
| 12 DRB- 70119 | |
| _____ | _____ |
| _____ | _____ |

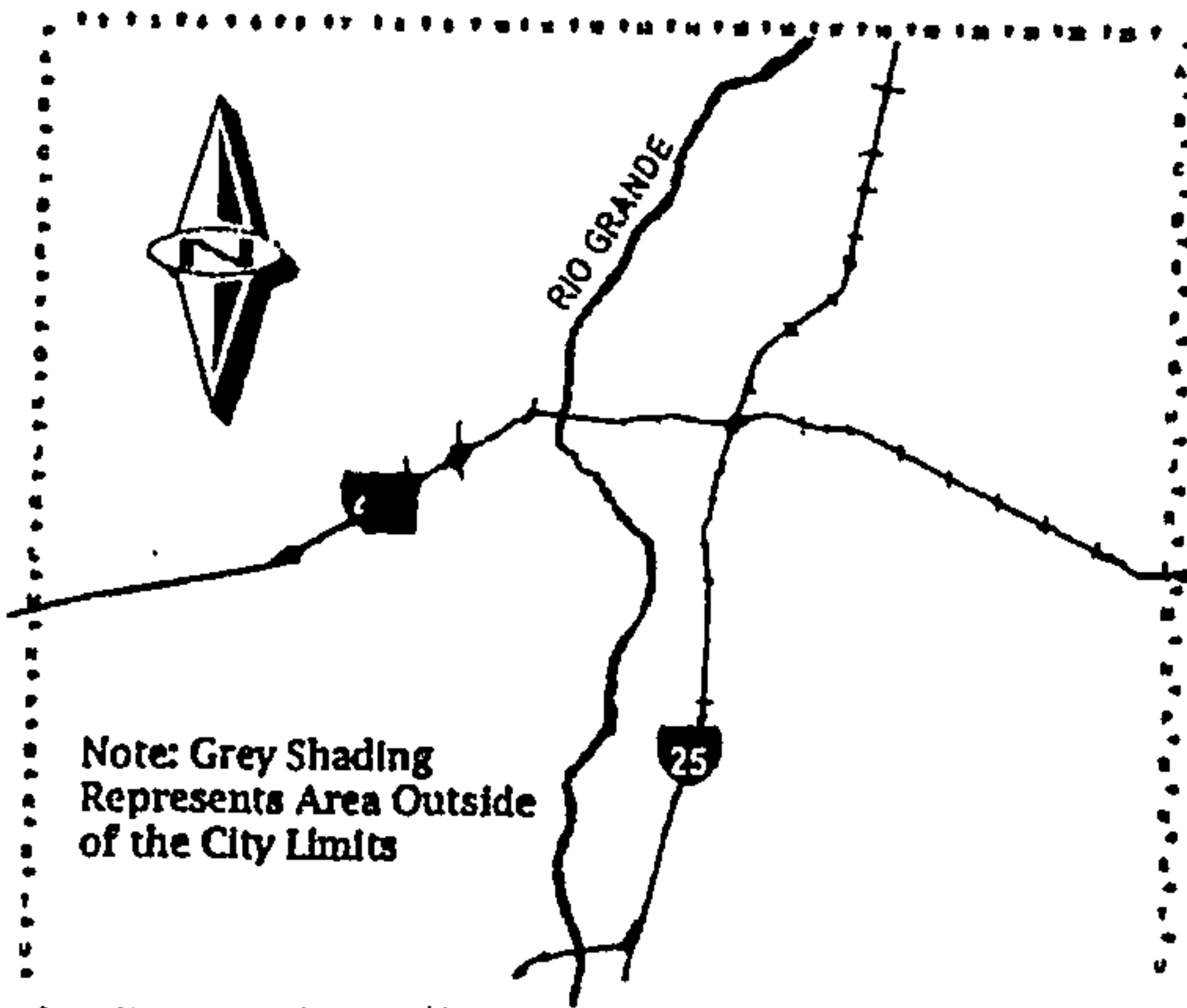

 Planner signature / date
 4-13-12
 Project # 1008830



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



Map amended through: 6/5/2009

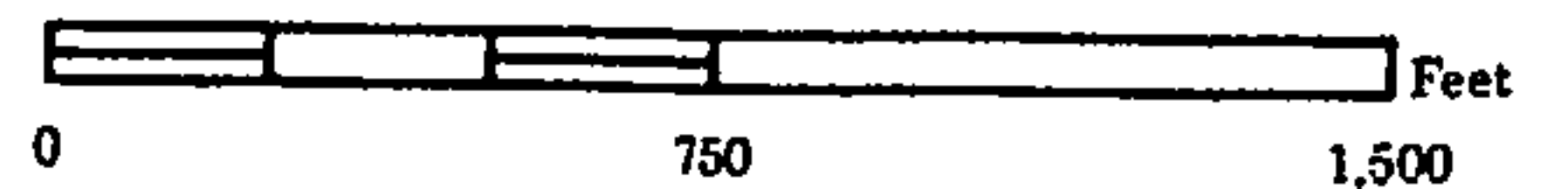


Zone Atlas Page:

K-08-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



Mr Jack Cloud
DRB Chairman
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87102

04-13-2012

REQUEST FOR SITE DEVELOPMENT PLAN FOR A BUILDING PERMIT
DRB No - 1008830

Dear Mr Cloud:

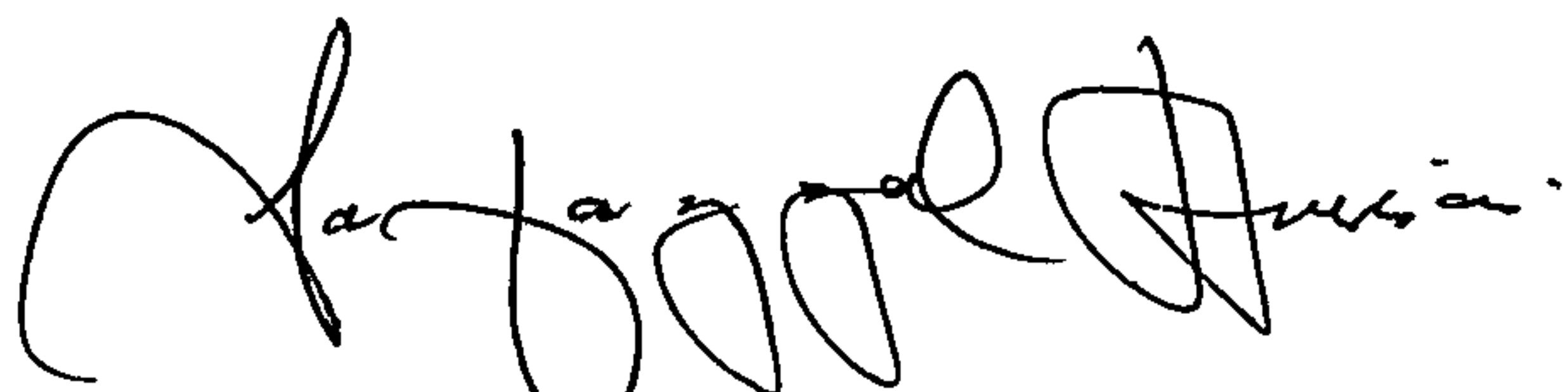
On behalf of the agent Afra Construction and the owner Mr S M Quraishi , I am requesting approval for Site Development Plan for a Building Permit for the proposed Paradise RV Park Development located West of 98 th Street , Between Avalon and Volcano.

In November 2011, the owner withdrew the case from DRB because an application to the EPC was made to reduce the minimum area required to build an RV space. The EPC members, in January 2011 hearing, recommended that the applicant should seek a variance through the Zoning and Hearing Examiner (ZHE) for the reduction in the area.

Last month, the ZHE approved the applicants request to reduce the required area of 1650 SF per RV. The approval letter from the ZHE is hereby attached with this application.

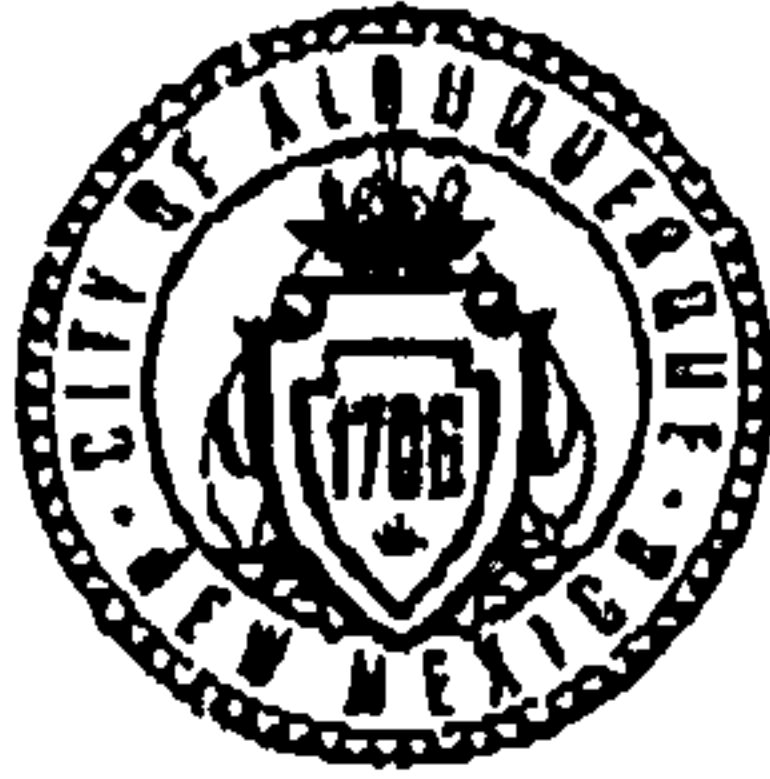
If you have any questions please call me at 315-1482 or Adil Rizvi at 315-6484.

Sincerely,



Tafazzul Hussain
2501 Yale Blvd SE
Suite 102
Albuquerque , NM 87106
505-315-1482
PRESIDENT AFRA CONST. LLC.

242 1737



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

S.M. QURAIISHI (DAC ENT., AGENT) request(s) a special exception to Section 14-16-3-7(B)(2): a VARIANCE of 1250' to the 1650' required campsite area for a proposed RV park on all or a portion of Tract(s) 3E & 5, ROW Z, UNIT A, WEST OF WESTLAND TOWN OF ATRISCO GRANT zoned SU-1 FOR C-2 USES AND CAMPGROUND EXCLUDING PACKAGE LIQUOR SALES, located at VOLCANO AND 102ND ST NW (K-8)

Special Exception No:..... 12ZHE-80037
Project No: Project# 1009138
Hearing Date: 03-20-12
Closing of Public Record: 03-20-12
Date of Decision: 03-28-12

STATEMENT OF FACTS: The applicant, S.M. Quraishi, requests a variance of 1250' to the 1650' required campsite area for a proposed RV park. Doug Crandall, agent for the applicant, testified that this lot is exceptional due to the typography caused by a drainage pond built by the City of Albuquerque which has cause elevation differences. If approved, there will be a total of 150 RV spaces as well as 5 cabins and social amenities.

Mark Wanchek, who owns a business in the area, testified in regards to this matter. He states that he supports this request with the condition that no vehicles park on the very narrow road that leads into their business. Doug Crandall submits that there are four other access to the proposed RV park in which patrons will utilize.

The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14-16.4.2.(C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

A Building Permit must be applied for at the Building Permit Desk which is located at the Plaza del Sol Building, Ground Level on the east side of the lobby.

If you wish to appeal this decision, you may do so by 5:00 p.m., on April 12, 2012 in the manner described below:

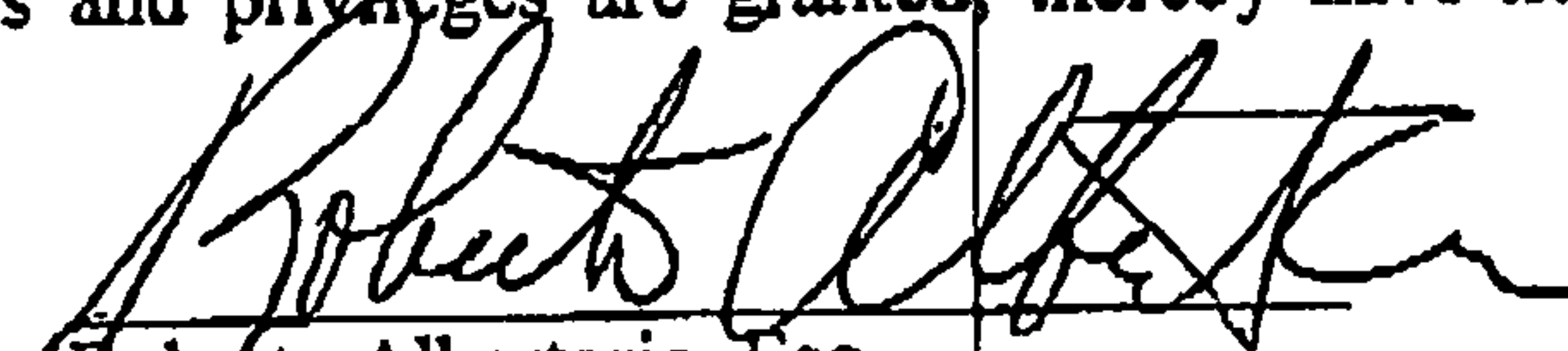
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75-days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

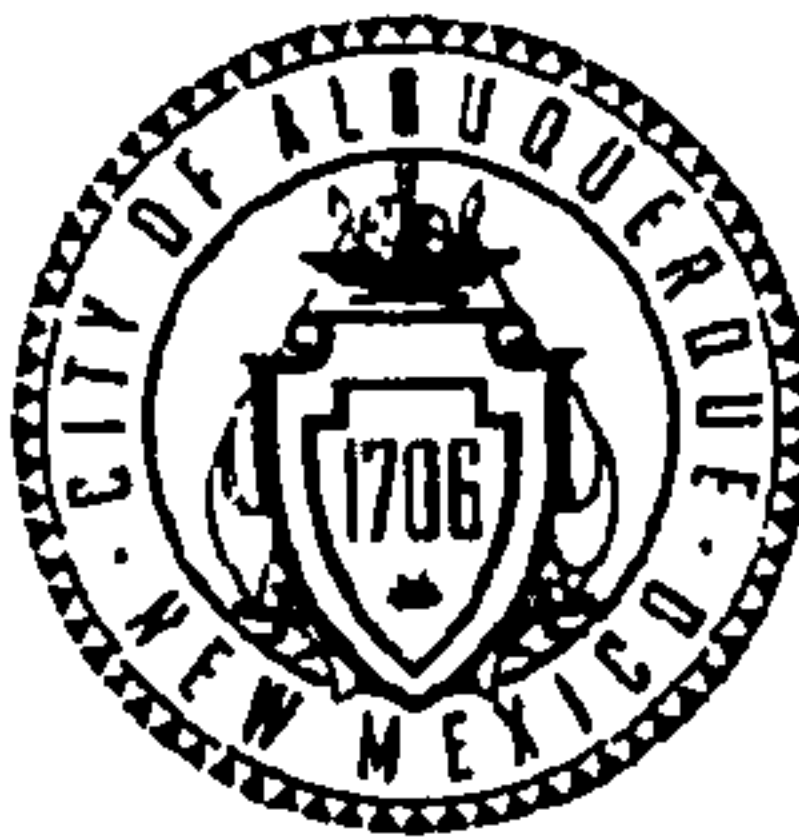
You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
S.M. Quraishi, 3012 Central Ave., SE, 87106
DAC Enterprises, Inc., 9520 MacAllan Road NE, 87109
Mark Wanchek, 9920 Avalon Road SW, 87121



City of Albuquerque

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

Date: April 12, 2012

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on April 12, 2012
(date)

TO CONTACT NAME: Adil Rizvi
COMPANY/AGENCY: % Alfa Construction
ADDRESS/ZIP: 7515 Triviso NE
PHONE/FAX #: 315 6484

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract 3E, Down of Atrisco Grant, Row 2, Unit A between 102nd St = 98th St

zone map page(s) K-8.

Our records indicate that as of 4/12/12, there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina O'Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

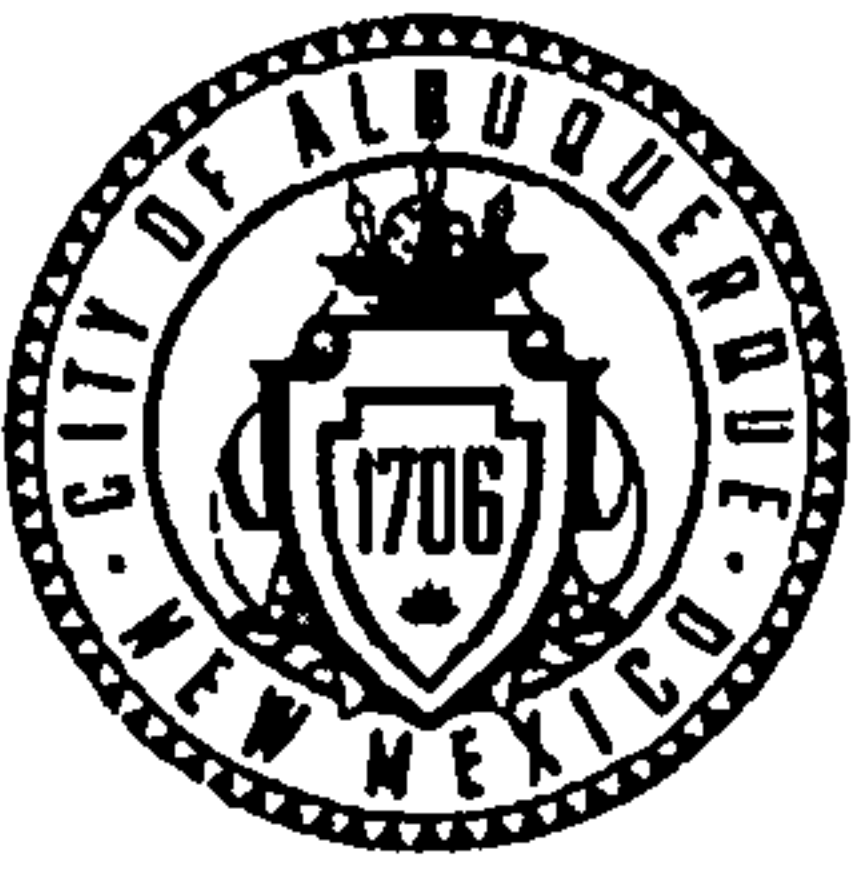
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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

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

(Below this line for ONC use only)

Date of Inquiry: 4/12/12 Time Entered: 1:14 pm ONC Rep. Initials: RL



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCS Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: ADIL RIZVI

COMPANY NAME: % Afra Construction

ADDRESS/ZIP: 7515 Treviso NE

PHONE: 315-6484 FAX: _____

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract 3E, Town of Atrisco Grant,
Row 2, Unit A

LEGAL DESCRIPTION

LOCATED ON Between 102nd Street + 98th Street
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Avalon Ave AND Volcano Ave
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (K-8).

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.

Tafazzul Hussain 4-13-2012
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
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- 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: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1 provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- NA** C. Public Transit
 - 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

- 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.

Mr Jack Cloud, AICP
Planning Manager
Chair, Development Review Board
600 2 nd St, NW
Albuquerque, NM 87102

May 13, 2011

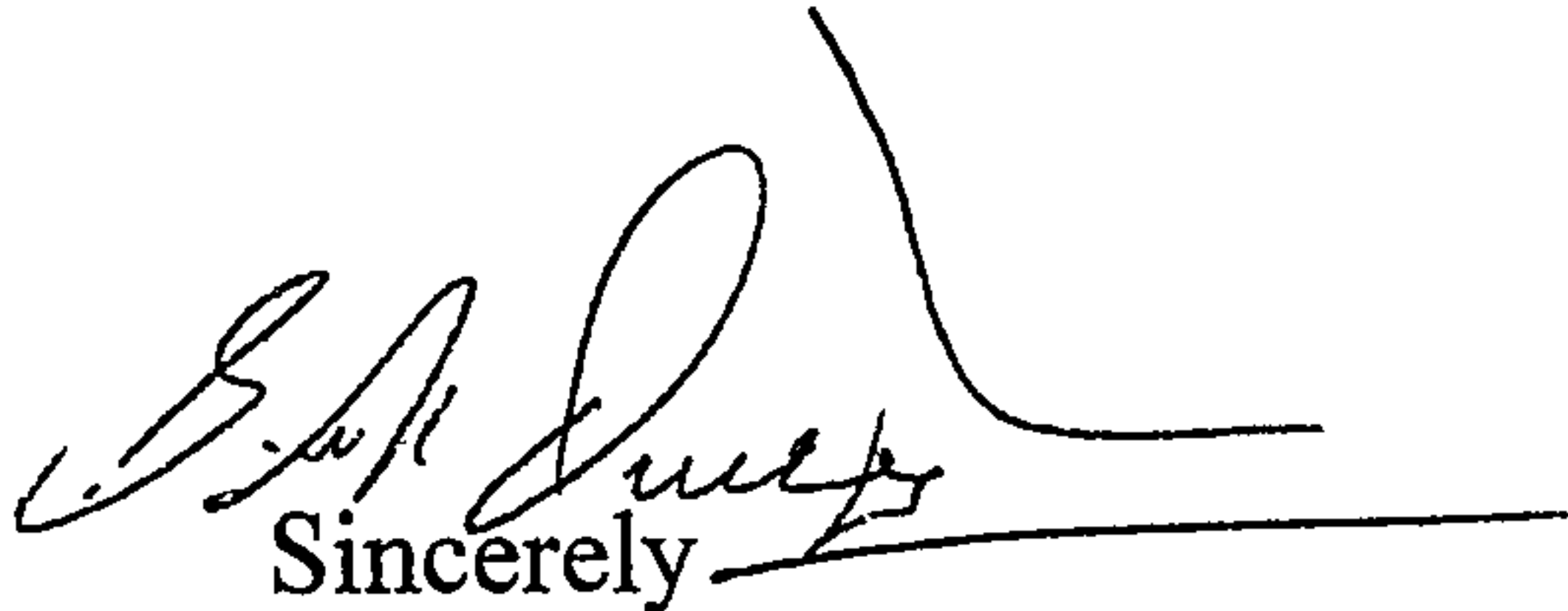
SUBJECT: PARADISE RV PARK LOCATED ON AVALON ROAD AND
LEONIDAS LANE, NW – ZONE ATLAS K-8

Dear Mr Cloud:

I, S.M Quraishi , hereby authorize Afra Construction and /or Garcia
Krammer and Associates to act as my agent for the above subject property .

The legal description of the property is : Tracts 3A and 5 , Row 2 , Unit A ,
West of Westland , Within the Town of Atrisco Grant , Albuquerque ,
Bernalillo , New Mexico .

Please call me if you have any questions at 505-262-1448


Sincerely

S.M Quraishi
Paradise RV Park
3012 Central Ave SE
Albuquerque , NM 87106
505-262-1448

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 April 24, 2012 To May 9, 2012

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.

AD 4-13-2012
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-13-12 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008830

CITY DEPARTMENT INFRASTRUCTURE LIST

April 13, 2012

Current DRC Project Number: 1008830

FIGURE 12

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: 1008830

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARADISE RV PARK - PHASE I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3E, ROW 5, UNIT A, WEST OF WESTLAND

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Permanent Pavement std curb and gutter 4' S/W West side only	LEONIDAS LANE	NORTH PL	SOUTH PL (TRACT 3E)	/	/	/
		25' F-F	Permanent Paving std curb & gutter 4' S/W NORTH SIDE ONLY (HALF SECTION)	VOLCANO ROAD	WEST PL	EAST PL	/	/	/
		6"	Water Line	LEONIDAS LANE	NORTH PL	SOUTH PL	/	/	/
		8"	Sanitary Sewer	VOLCANO ROAD	WEST PL	EAST PL at Tract 3E	/	/	/
		10"	Water Line	VOLCANO ROAD	WEST PL	EAST PL	/	/	/
		72"	Storm Drain	VOLCANO ROAD	WEST PL	CITY POND	/	/	/

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
24"-42"	Storm Drain	LEONIDAS LANE	NORTH PL	VOLCANO ROAD	/	/	/
96'	Storm Drain outfall into existing pond	VOLCANO	VOLCANO LEONIDAS INTERSECTION	CITY POND	/	/	/
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PAGE ___ OF ___

NAME OF PLAT AND/OR SITE PLAN _____

By signing below I, _____, Director of _____ for the City of Albuquerque, recognize that my department is financially responsible for the construction of the above listed improvements and this agreement will constitute the Subdivision Improvements Agreement (SIA). Funding for these improvements have been programmed within the department's budget. These improvements listed above will be constructed by _____, or within 6 months after written notification from the City Engineer. The estimated dollar amount for these improvements are \$ _____. A copy of the certified engineers estimate must accompany this infrastructure list.

- 1 These items will be financially guaranteed NOTES
- 2 Engineers certification of Grading Plan required for release of Financial guarantees and SIA
- Public Roadway

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

ADIL RIZVI
 NAME (print)
 FOR: ATRA CONSTRUCTION
 FIRM 8-23-2011
Adh 4-13-2012
 SIGNATURE - date

DRB CHAIR - date PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date AMAFCA - date

UTILITY DEVELOPMENT - date _____ - date

CITY ENGINEER - date _____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Hydrology received the drainage report yesterday afternoon and has not reviewed it.

RESOLUTION/COMMENTS:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 6-29-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008830

AGENDA ITEM NO: 2

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

The EPC notice of decision for Tract 5 notes that the Site Plan for Building Permit for this site must go to EPC. Include a copy of the EPC notice of decision for Tract 5's Site Plan for Building Permit. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required. Clarify existing conditions. Provide as-built information for the roadways fronting the site. A cross access easement is required. Define the width of all right of way. Show the 6-foot wide, ADA accessible, pathway from the roadway to the building. Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building. A 15-foot minimum radius is required for passenger vehicles. All text must be a minimum of 0.1" tall. Clarify what items will be built under work order. All sidewalk within the site must be a minimum of 6 feet wide. Show all ramps and provide details. All ramps within City right of way must have truncated domes.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JUNE 29, 2011



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

June 29, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M**
- B. Changes and/or Additions to the Agenda**
- C. New or Old Business**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1008844
11DRB-70155 VACATION OF PUBLIC
UTILITY EASEMENTS
11DRB-70156 SKETCH PLAT REVIEW
AND COMMENT**

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of **PROPOSED TRACT A, SANDIA HIGH SCHOOL** zoned R-1, located on the northeast corner of the intersection of CANDELARIA RD NE and PANNSYLVANIA ST NE containing approximately 51.32 acre(s). (G-19)

- 2. Project# 1008830
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT**

GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURAIHI/ AFRA CONSTRUCTION request(s) the referenced/ above action for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9)

3. **Project# 1008797**
 11DRB-70114 VACATION OF PUBLIC EASEMENT
 11DRB-70116 VACATION OF PUBLIC RIGHT-OF-WAY
 11DRB-70117 SIDEWALK WAIVER
 11DRB-70118 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
 11DRB-70119 PRELIMINARY PLAT
 11DRB-70120 SITE DEVELOPMENT PLAN FOR SUBDIVISION
- BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9)) [*Deferred from, 6/1/11, 6/15/11*]
4. **Project# 1008798**
 11DRB-70115 PRELIMINARY PLAT
 11DRB-70121 SIDEWALK WAIVER
 11DRB-70122 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
- BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 7.31 acre(s). (C-9)) [*Deferred from, 6/1/11, 6/15/11*]
5. **Project# 1008799**
 11DRB-70123 VACATION OF PUBLIC EASEMENT
 11DRB-70125 SIDEWALK WAIVER
 11DRB-70126 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM . STDS
 11DRB-70127 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
 11DRB-70128 PRELIMINARY PLAT
 11DRB-70129 SITE DEVELOPMENT PLAN FOR SUBDIVISION
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) for Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)) [*Deferred from, 6/1/11, 6/15/11*]
6. **Project# 1008800**
 11DRB-70124 PRELIMINARY PLAT
 11DRB-70130 SIDEWALK WAIVER
 11DRB-70131 SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STDS
 11DRB-70132 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
- BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Tract 9A, **THE TRAILS UNIT 2** [T.B.K.A: TIERRA VISTA UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTRD), located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 9.48 acre(s). (C-9)) [*Deferred from 6/15/11*]

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

7. **Project# 1000870**
11DRB-70135 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70136 EPC APPROVED SDP
FOR SUBDIVISION
11DRB-70137 MINOR - FINAL PLAT
APPROVAL
11DRB-70138 VACATION OF PRIVATE
EASEMENT
- BOHANNAN HUSTON INC agent(s) for UNITED VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B TOWN OF ATRISCO GRANT, zoned SU-1 FOR PERMISSIVE C-2 USES, located on 98TH ST BETWEEN AVALON RD AND VOLCANO containing approximately .821 acre(s). (K-9) [Deferred from 5/18/11 6/1/11, 6/8/11, 6/15/11]
8. **Project# 1005437**
11DRB-70158 AMENDED SDP FOR BP
11DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ARIA ARCHITECTURE AND THE SURVEY OFFICE agent(s) for MARBLE AVE PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 5A, 7, 8, 9-A, Block(s) 5, **NORTHERN ADDITION** zoned SU-2, located on 1ST ST BETWEEN MARBLE AND GRANITE containing approximately .6518 acre(s). (J-14)
9. **Project# 1007928**
11DRB-70162 EPC APPROVED SDP
FOR SUBDIVISION
- RBA ARCHITECTS agent(s) for TWRB INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-A-1, Tract(s) PLAT OF TRACTS 1-A-1, **RAYCO** zoned SU-2/MR, located on WHEELER BETWEEN BROADWAY AND WHEELER containing approximately 2.42 acre(s). (M-14) [Deferred from 6/15/11]
10. **Project# 1008695**
11DRB-70141 EPC APPROVED SDP
FOR BUILD PERMIT
- BILL BURKE III ARCHITECT agent(s) for EL PASO LOS ANGELES LIMOUSINE EXPRESS INC request(s) the above action(s) for all or a portion of Lot(s) E-2, **SUNDT'S INDUSTRIAL AREA** zoned M-2, located on SW CORNER OF CANDELARIA AND PAN AMERICAN FREEWAY SOUTH containing approximately 2.01 acre(s). (H-15) [Deferred from 5/25/11]

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

11. **Project# 1002632**
11DRB-70149 SIDEWALK VARIANCE
- TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BULK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BETWEEN PARADISE AND PASEO DEL NORTE containing approximately 73.1683 acre(s). (B-10 & 11) [Deferred from 6/8/11, 6/15/11]

12. **Project# 1002074**
11DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70081 SIDEWALK WAIVER
HARRIS SURVEYING/JACKS HIGH COUNTRY
agent(s) for WILLIAM E. GALBRETH/LAND
DEVELOPMENT LLC request(s) the above action(s) for
all or a portion of Tract(s) C-2-A, **SAUVIGNON
SUBDIVISION** zoned R-D, located on SAN ANTONIO
BETWEEN LOWELL AND TENNYISON containing
approximately 2.5707 acre(s). (E-22)
13. **Project# 1004906**
11DRB-70154 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
11DRB-70168 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
THOMPSON ENGINEERING CONSULTANTS, INC &
CARTESIAN SURVEYS INC agent(s) for THOMAS
SLATES request(s) the above action(s) for all or a portion
of Tract(s) 118-C, 118-D, &118-E, **MRGCD MAP 32**
zoned R-1, located on GUADALUPE TR NW BETWEEN
GRIEGOS RD NW AND MONTANO RD NW containing
approximately 2.06 acre(s). (F-14)
14. **Project# 1007140**
11DRB-70139 EXT OF MAJOR
PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES, P.A. agent(s)
for JTH, LLC request(s) the above action(s) for all or a
portion of **JUAN TABO HILLS Unit(s) 3B**, zoned R-D,
located on JUAN TABO BLVD BETWEEN VIA
POSADA AND GULFSTREAM DR containing
approximately 41.0368 acre(s). (M-22)
15. **Project# 1003973**
11DRB-70102 AMENDED
INFRASTRUCTURE LIST
TAOS AT THE TRAILS, LLC request(s) the above
action(s) for all or a portion of Lot(s) 7-113, **TAOS AT
THE TRAILS** zoned RD, located on TREE LINE AVE
BETWEEN OAKRIDGE ST AND UNIVERSE BLVD
containing approximately 14.63 acre(s). (C-9)

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

16. **Project# 1008787**
11DRB-70167 SKETCH PLAT REVIEW
AND COMMENT
DEKKER PERICH SABATINI agent(s) for CITY OF
ALBUQUERQUE request(s) the above action(s) for all or a
portion of Lot(s) 1 & 4, Tract(s) PORTION OF C9,
**TOWN OF ATRISCO GRANT AIRPORT UNIT
(TRACT C8) AND LAVALAND ADN. (LOTS 1 & 4)**
zoned SU-1 FIRE STATION, located on CENTRAL AVE
NW BETWEEN 57TH ST AND 58TH ST containing
approximately 2.2421 acre(s). (K-11)

** EPlan Application **

17. Other Matters:

ADJOURNED:

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 8/24/2011

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

EXHIBIT "A"

DRB Project No.: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Application No.: 1008830

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

PARADISE RV PARK - PHASE I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3E, ROW 5, UNIT A, WEST OF WESTLAND

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		6"	water line	LEONIDAS LANE	NORTH PL	SOUTH PL	/	/	/
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		10"	water line	VOLCANO ROAD	WEST PL	EAST PL	/	/	/
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		96"	Storm Drain outfall into Existing Pond	VOLCANO	VOLCANO LEONIDAS INTERSECTION	CITY POND	/	/	/
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PAGE ____ OF ____

NAME OF PLAT AND/OR SITE PLAN _____

By signing below I, _____, Director of _____ for the City of Albuquerque, recognize that my department is financially responsible for the construction of the above listed improvements and this agreement will constitute the Subdivision Improvements Agreement (SIA). Funding for these improvements have been programmed within this department's budget. These improvements listed above will be constructed by _____, or within 6 months after written notification from the City Engineer. The estimated dollar amount for these improvements are \$ _____. A copy of the certified engineers estimate must accompany this infrastructure list.

- NOTES
- 1 These items will be financially guaranteed
 - 2 Engineers certification of Grading Plan required for release of Financial guarantees and SIA
 - 3 Public Roadway

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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ADIL RIZVI
NAME (print)

FOR: ATRA CONSTRUCTION
FIRM 8-23-2011


SIGNATURE - date

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

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Cherne, Curtis

From: Adil R [adil1424@yahoo.com]
Sent: Wednesday, November 09, 2011 8:24 AM
To: Cloud, Jack W.; bill krammer
Cc: Metro, Kristal D.; Cherne, Curtis ; Porter, Allan K.; Dumont, Carol S.; Gomez, Angela J.; Hyer, Christopher K.; bill krammer; doug Crandel; Robert Romero; tafazzul hussain
Subject: Re: DRB Project No. 1008830

Dear Mr Cloud :

DRB Project No. 1008830 : Request for withdrawal
On behalf of the owner Mr S M Quraishi , I am here requesting to withdraw DRB
Project No : 1008830 .

If you have any questions please call me at 315-6484

Sincerely

Adil Rizvi

From: "Cloud, Jack W." <jcloud@cabq.gov>
To: Adil R <adil1424@yahoo.com>; bill krammer <bilybomon@hotmail.com>
Cc: "Metro, Kristal D." <KMetro@cabq.gov>; "Cherne, Curtis " <CCherne@cabq.gov>; "Porter, Allan K." <aporter@abcwua.org>; "Dumont, Carol S." <cdumont@cabq.gov>; "Gomez, Angela J." <agomez@cabq.gov>; "Hyer, Christopher K." <CHyer@cabq.gov>
Sent: Monday, November 7, 2011 2:14 PM
Subject: DRB Project No. 1008830

It is my understanding that an application has been presented to the Environmental Planning Commission (EPC) for the referenced property/ project -
if this is the case, then the current DRB application needs to be withdrawn in order for the EPC request to be advertised and heard.

- Jack Cloud, Chair
Development Review Board

Cloud, Jack W.

From: Kilpatrick, David
Sent: Tuesday, August 23, 2011 5:58 PM
To: Cloud, Jack W.
Subject: RE: 1005354-Comments

What is the front of this site?

There should be a 10' Landscape buffer.

The landscaping calculations should show 15% ground cover with 75% vegetative ground cover.

From: Cloud, Jack W.
Sent: Tuesday, August 23, 2011 4:01 PM
To: Kilpatrick, David ; Gomez, Angela J.
Subject: RE: 1005354-Comments

I believe these comments are for 1008830, yes?

Also, please review for compliance with 14-16-3-10 Landscape Regulations.

From: Kilpatrick, David
Sent: Tuesday, August 23, 2011 3:46 PM
To: Cloud, Jack W.; Gomez, Angela J.
Subject: 1005354-Comments

These are zoning comments are per 14-16-3-7 Campground Regulations.

Show a maximum density 15 sites per acre.

1650 square feet are required for each rv site-this site is over dense.

Camp or rv sites should 100 feet back from the local street right of way or screened by a 6' wall or fence, chain link with slats should not be used.

Perimeter screening shall separate the site from residential development.

The private street access to camp sites shall be paved.

Comments be provide showing that the toilet facilities are adequate.

The toilets should be within 300' of any rv site not provided with sewer connections.

Show that the "Standards for Recreational Vehicle Parks" by The National Fire Protection Assn and the Recreational Vehicle Institute and the Trailer Coach Assn. is met.

Provide landscaping calculations.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 20, 2011
DRB Comments**

ITEM # 1

PROJECT # 1008830

APPLICATION # 11-70143

RE: Tract 3E, Town of Atristco Grant, Row 2 Unit A

Please move the signature blocks from Sheets SP-1 and -2 to the Cover Sheet. Please provide a copy of the approved Site Development Plan for Subdivision Z-97-83; according to the Conditions of Approval, only one free-standing sign is allowed for Tracts 3A thru 3E, so a copy of the truck wash site plan must be provided as well.

A copy of the revised site plan must be provided to Zoning Enforcement to demonstrate compliance for Landscape requirements.

4 — Refer to comments from Transportation Development regarding access — Leonidas Lane is a private easement and must be shown as such. A sidewalk is needed, which may affect proposed landscape locations. Pavement appears offset within the easement, which would not allow a sidewalk on both sides of the street.

32'

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| D | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| <input type="checkbox"/> | <input type="checkbox"/> | 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): GARCIA / KRAEMER & ASSOC PHONE: 505 2425566
 ADDRESS: 600 FIRST ST NW # 211 FAX: 505 2429028
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: bilybomon@ktra.com

APPLICANT: AFRA CONSTRUCTION & PHONE: 505 315 1482
 ADDRESS: 2501 VALE BLVD SE SUITE 102 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACTS 3E AND 5 TOWN OF ATRISCO GRANT Block: _____ Unit: A

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-1 for C-2 uses and camp ground Proposed zoning: SAME MRGCD Map No _____

Zone Atlas page(s): K-8 UPC Code: 100805751012240402
100 805747514340401

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
Z-97-83/AX-97-15, Z-98-137/AX-98-15

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: 98th STREET & 102nd STREET

Between: AVALON STREET and VOLCANO STREET

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

SIGNATURE William Kraemer DATE _____

(Print) WILLIAM KRAEMER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70143</u>	<u>SBP</u>		<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____		\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____		\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____		\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____		\$ _____
	Hearing date			Total
	<u>5-18-11</u>	<u>June 15 2011</u>		<u>\$ 480.00</u>

[Signature]
 Planner signature / date

Project # 1008830

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

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

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

Bill Kraemer
 Applicant name (print)
William Kraemer 5/18/11
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
40RB-70143

Form revised October 2007
[Signature] 5-18-11
 Planner signature / date
 Project # 1008830

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May ³¹ 2011 To June ¹⁵ 2011

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.

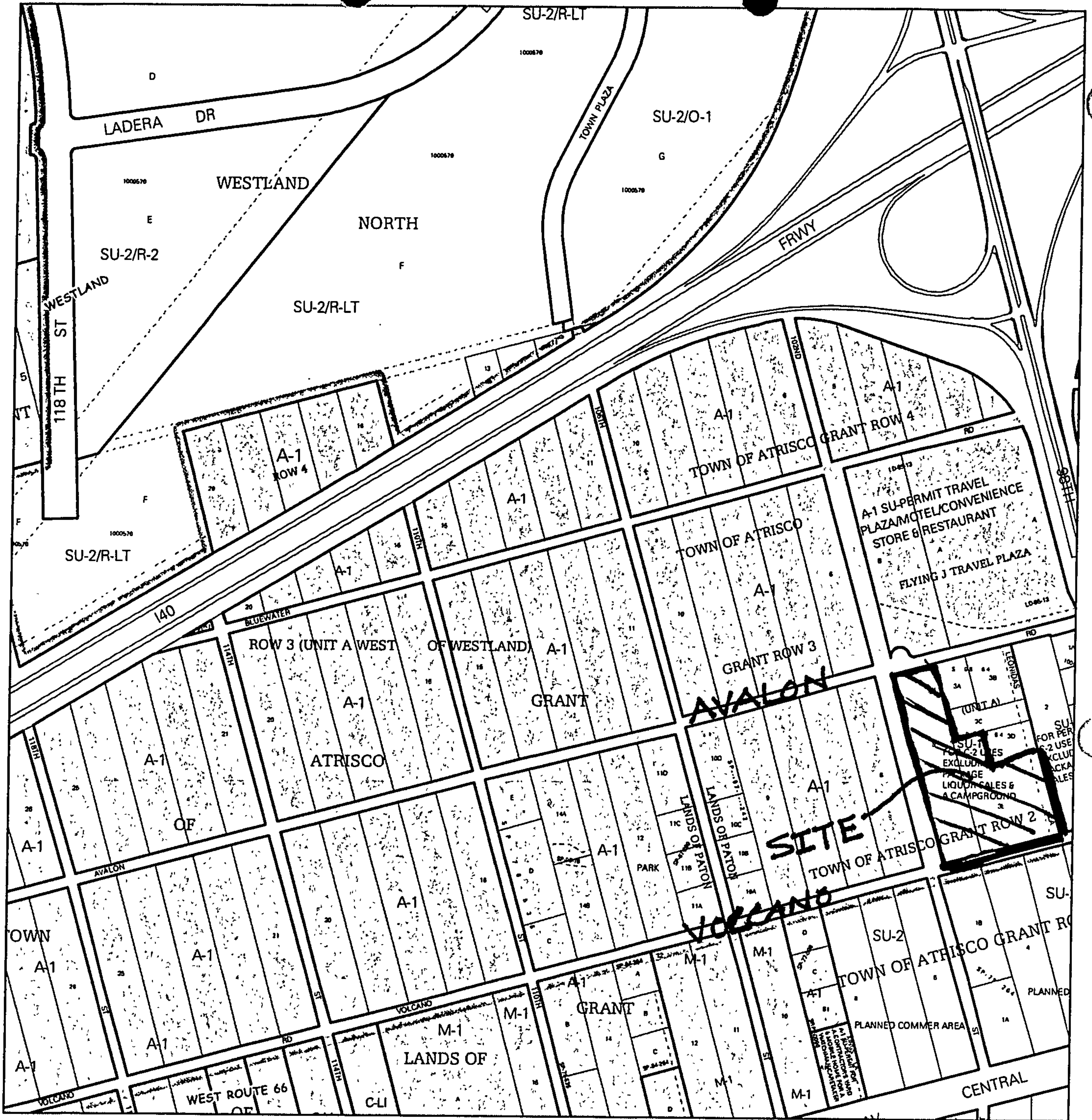
William Cohen
(Applicant or Agent)

May 18 - 2011
(Date)

I issued 3 signs for this application, 5-18-11
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1008830



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-08-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

GARCIA/KRAEMER & ASSOCIATES

600 First Street NW Suite 211
Albuquerque, NM 87102
(505) 242-5566
(505) 242-9028
bilybomon@hotmail.com

May 13, 2011

EXPLANATION FOR REQUEST

This is a request for Approval of a Site Development Plan for Building Permit for the proposed Paradise RV-Park on approximately 10 acres of property, located near the 98th Street I-40 Interchange, specifically east of 102nd Street between Volcano and Avalon Roads NW. The legal descriptions of the parcels are Tracts 3E and 5, Row 2, Unit A, West of Westland, Atrisco Grant. The property is currently owned by S.M Quraishi who intends to develop them as an RV Park/Campground. Both parcels are zoned SU-1 for C-2 USES AND CAMPGROUND, EXCLUDING PACKAGE LIQUOR SALES.

The zoning shown in the City of Albuquerque Zone Atlas is worded incorrectly. The Campground use is erroneously included as part of the exclusion rather than the allowed uses. The correct zoning is verified by a letter from Matthew Conrad included herewith as well as attached Certificates of Zoning. Tract 3E was annexed and zoned in AX-97-15/Z-97-83, January 8, 1998. Tract 5 was subsequently annexed and zoned a year later in AX-98-15/Z-98-137.

Those cases included approvals of zoning and Site Plan for Subdivision for all of these parcels. Ironically, the only difference in zoning was that the earlier case delegated specific approval of Site Development Plans for Building Permit to the DRB. The approval for Tract 5 seems to require site plan for building permit to go to the EPC for approval. A review of existing development shows that some cases went to DRB for approval, (notably the truck wash) while others have been processed through EPC. The most recent approval is Project #1000870, 10EPC-40065,-40066, heard by the EPC in February 2010.

The park will be built in two (2) phases. The applicant does not have a specific time line for the construction of the separate phases which will be market driven based upon need.

Phase 1 will be contained on Tract 3E and will have spaces for 66 RVs and trailers and will also include six (6) small rental cabins. Phase 1 will also include a general office area in a 1650 square foot structure. That structure besides office space will also include a fitness area, laundry, shower room and vending area for the convenience of the occupants. The required off-street parking areas will also be constructed as part of the first phase. The phase 1 access points will both be from Leonida Lane .

The remaining 110 RV/Camper parking spaces will be built under Phase 2, along with the swimming pool, Jacuzzi, sauna, library and entertainment area. These structures will

consist of 1600 additional square feet of buildings which will be added in the first phase area.

All of the ancillary uses are incidental and customary to the campground use.

Phase 1 is clearly delegated by its adopted zoning and approved Site Plan for Subdivision to be heard by the Development Review Board (DRB.) The approval of the zoning for Phase 2 seems to require review and approval by the Environmental Planning Commission (EPC.) That inconsistency is not logical since the second phase is shown on the site plan submitted herewith and is completely consistent with Phase 1.

The subject property is located south of the Travel Plaza, located in the Southwest quadrant of the I-40/98th Street Interchange. That use is pursuant to a Special Use Permit issued by Bernalillo County. The subject property's proximity to the interchange and the existing Travel Plaza make it particularly appropriate for travel related retail uses.

Section 14-16-3-11 of the Zoning Code states "... Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The proposed use may only occur in conformance with an approved site development plan. Since the RV-Park/Campground is a use specifically included in the Establishment of the existing zoning on these parcels, this use is appropriate. The attached Site Development for building permit complies with the definition and requirements include in the City Zone Code. The site is subject to the general regulations of the C-2 zone, including off street parking, signage, landscaping and building and site design for non-residential uses.

The proposed RV Park/Campground includes spaces for 176 RVs or camp trailers and six(6) rental cabins. CAMPGROUND is a defined term under section 14-16-1-5 of the zone code. The use clearly meets that definition since it is "a lot developed or used for occupancy by tents and or recreational vehicles for transient dwelling purposes." The facility will be serviced by ABCWUA water and sewer. The property will have access to and utilize storm drainage infrastructure. Vehicular access will be provided to and from Avalon Street to the North, Leonidas to the East, Volcano to the South and 102nd to the West.

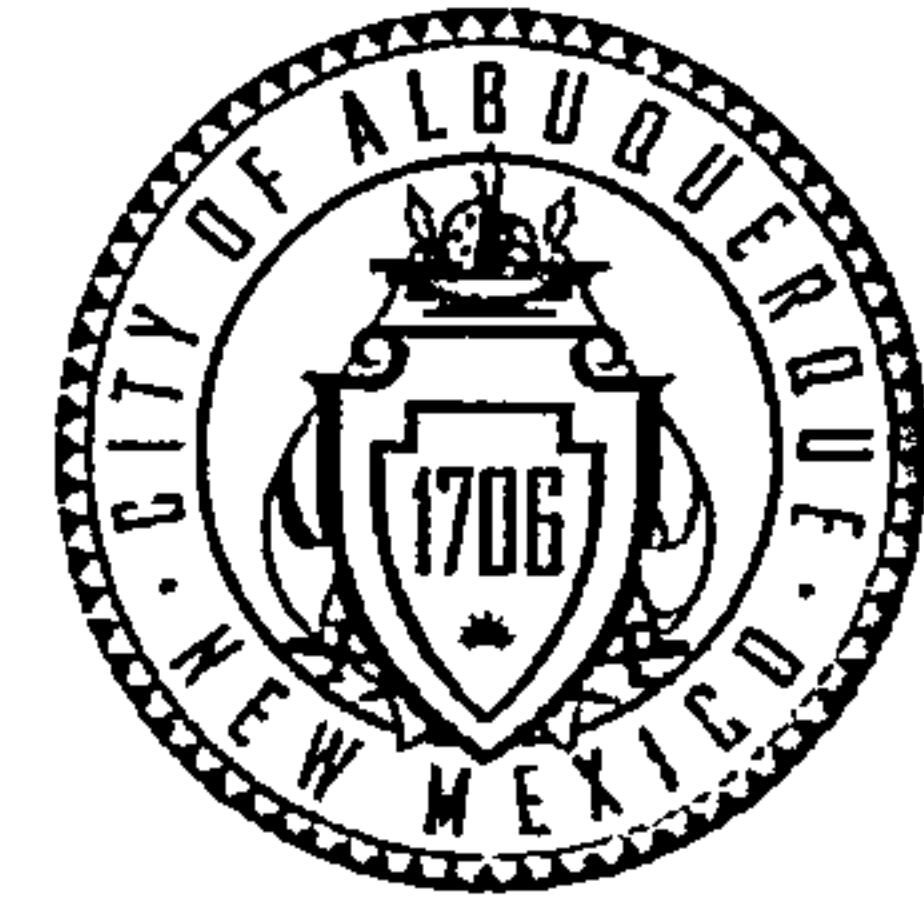
We assert that the Site Development Plan, both Phases, submitted herewith complies with the zone code definition as well as the planning department's checklist for submittal. The applicant will supply any additional information requested by the planning department to facilitate review of this request.

The subject site is located within the Developing Urban Area as designated by the Comprehensive Plan and is supports the Goal to "create a quality urban environment which perpetuates...individual but integrated communities..." This request is supported by Policy II.B.5d, 5i, and 5l, among others.

This request conforms with the policies of the West Side Strategic Plan (WSSP) and the Comprehensive Plan. The site is located within the Atrisco Park Community as identified in the WSSP. This community has an employment focus with a relatively

small existing or projected population base making it appropriate for the location of Community Commercial uses. Although employment uses were the primary focus in the Atrisco Park retail (community scale) is specifically noted as an appropriate use. The proximity of this site to the I-40 Interchange make it especially well suited for travel related commercial uses.

CITY OF ALBUQUERQUE



Code Enforcement Division
600 2nd Street NW, Suite 720
Albuquerque, New Mexico 87102
(505) 924-3850 fax (505) 924-3847

Richard J. Berry, Mayor

April 21, 2011

S. M. Quraishi
3201 Central SE
Albuquerque, New Mexico 87106

Re: Lots 3A, 3C, 3D, 3E and 5, Town of Atrisco Grant, Row 2, Unit A
Addition - the "Property".

Dear S. M. Quraishi:

This letter will verify that according to the map on file in this office on this date the referenced property, legally described as Lot 3A, 3C, 3D, 3E and 5, Town of Atrisco Grant, Row 2, Unit A Addition, Albuquerque, Bernalillo County, New Mexico is zoned SU-1 for C-2 uses and Camp Ground, Excluding Package Liquor Salses.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

The proposed use, Camp Ground, is a permissive use in this zone.

If you have any questions, please contact me at (505) 924-3454, or by e-mail mattconrad@cabq.gov.

Sincerely,

Matthew Conrad
Code Compliance Official

Copy via e-mail: adil1424@yahoo.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1998

Shakeel Rizvi
7049 Luella NE
Albuquerque, New Mexico 87109

Re: Water/Sewer Serviceability, Tract 5, Row 2, Unit A, West of Westland
K-8

Sirs:

Existing Conditions: The property is a five-acre tract on the east side of 102nd Street between Avalon and Volcano. It is in un-incorporated County adjacent to the City limits. Annexation of the property will be heard by the Environmental Planning Commission at the January public meeting. See case Z-98-137/AX-98-15. The nearest public lines are in Avalon, dead-ending east of the property. Financial guarantees have been established for extension of these lines to the approximate east boundary of the property. See DRB 98-1.

Proposed: The pending EPC case would establish SU-1 zoning and includes a site plan for sub-division, but includes no specific development plans. Your inquiry of December 9th indicated a restaurant/convenience center was being considered for the north portion of the property, while the south portion might be incorporated with adjacent Tract 3E for a planned RV-Park. Platting actions and site plans for building purposes will be required before breaking ground. The "DRB" will require construction of or financial guarantees for on and off-site public infrastructure prior to approval(s).

Service: Absent development specifics, only general information can be provided. As discussed the property is at the top of the 2W-water pressure zone, which is defined by the 5255' msl contour. Some record "Topo" maps appear to show 102nd street incorrectly (further west), making much of the property appear above the boundary. However, per actual survey data provided, the high point of the site appears to be approximately 5258' msl. As such it would be serviceable from zone 2W. All finish floor elevations would have to be at or below 5255' msl.

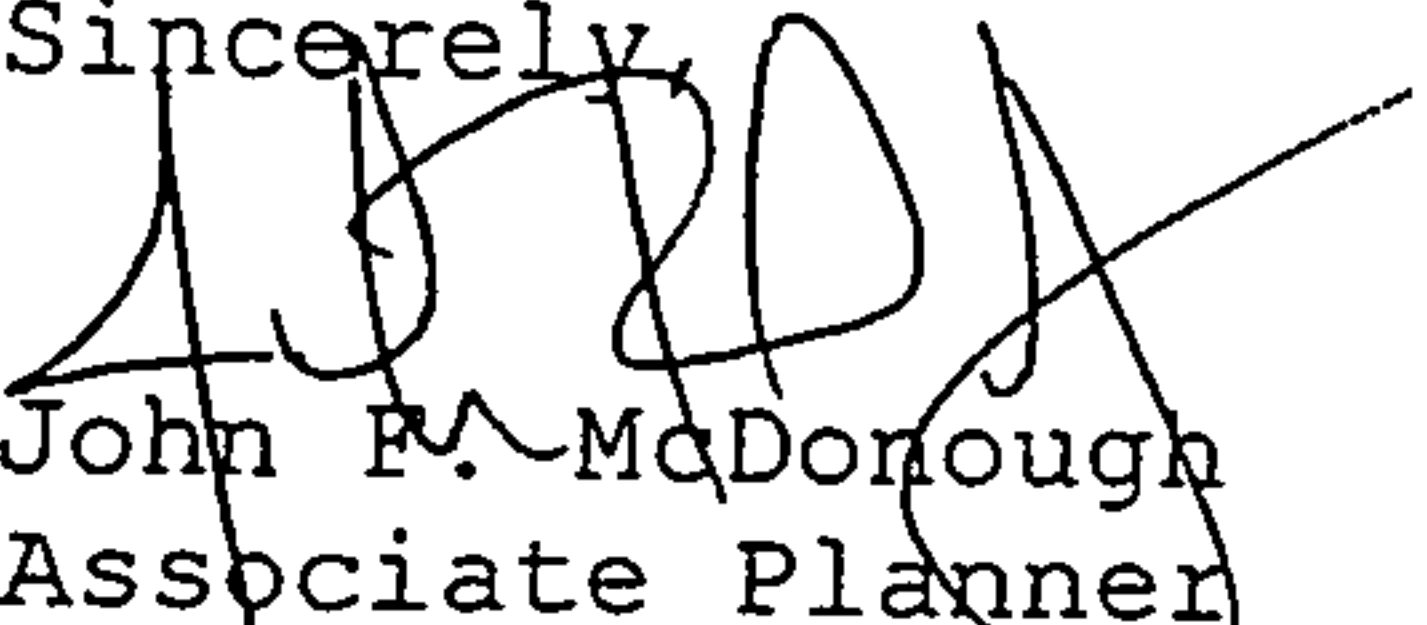
West of Westland
Page Two
December 22, 1998

In general service will be contingent on design and construction of public lines in all adjacent rights-of-way: in this case Avalon, 102nd and Volcano. The Volcano water line will have to be looped to 98th. Note: infrastructure requirements for the adjacent property (DRB 98-1) only addressed Phase I. They did not include Tract 3E. Development of that tract will be contingent on improvements in Volcano including water line loops to 98th street and Leonidas. As such development in advance of Tract 3E would require significant off-site infrastructure. Design and construction of all improvements would be at the developer/property owner's expense coordinated through the City of Albuquerque, Public Works Department, via the DRC/City Work Order process.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges "UEC" payable at the time service is requested. Note: UEC on RV-Parks is assessed formula in section 6-4-5-C-1-b: the same formula used for mobile home parks.

As indicated this is intended as general information. A service commitment should be requested once development specifics are available. This may be accomplished as part of the DRB site plan/plat process, or via a formal availability statement. Please do not hesitate to call if you have questions or need additional information: 924-3987.

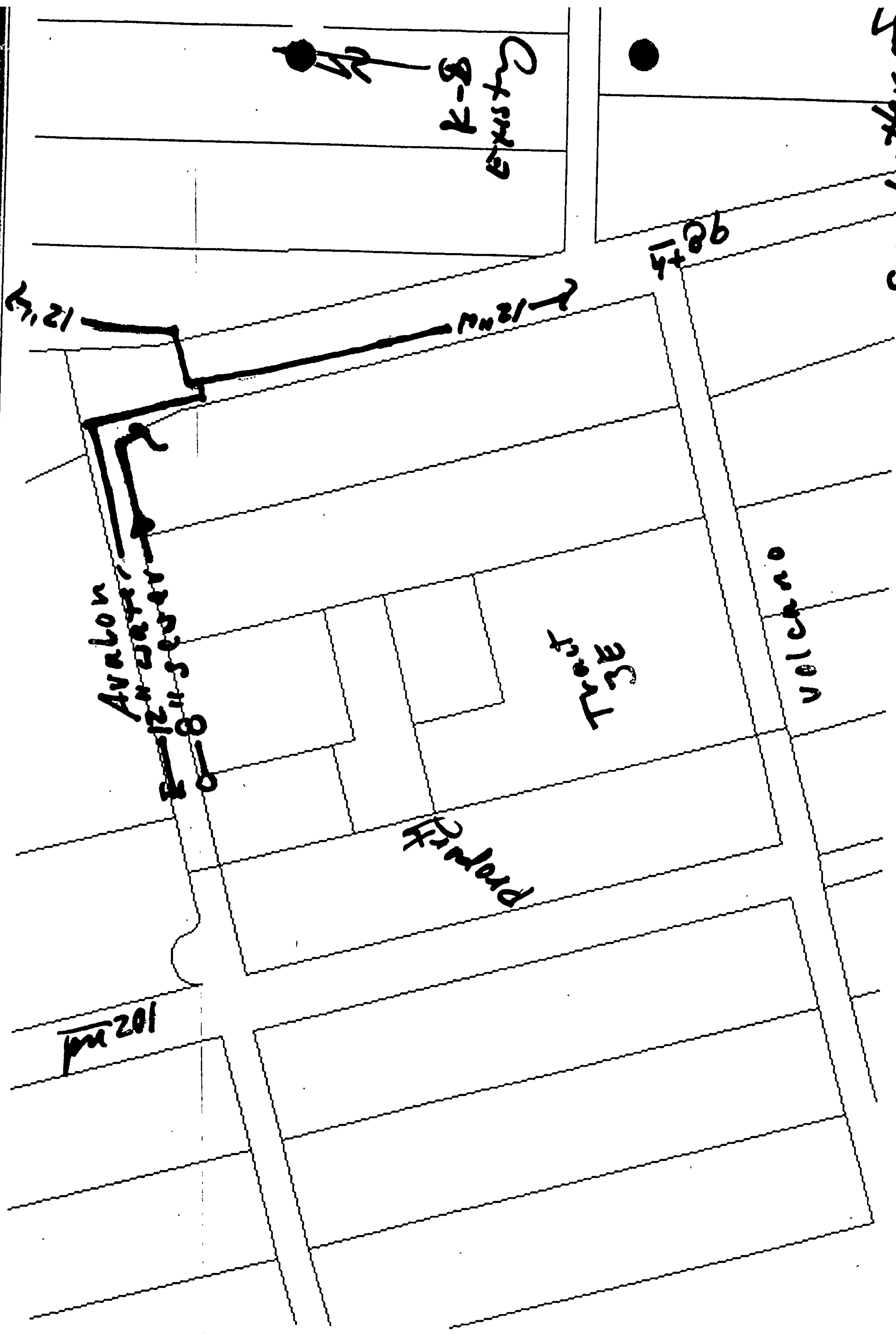
Sincerely,



John F. McDonough
Associate Planner
Development Services
Public Works Department

Attachment: System/Location Map(s)

c: Josie Jaramillo
f/availability K-8
f/ readers #81206
f/DRB 98-1



70218 #
 28-22-21
 See letter to
 5/14/27

CUTTING
 8-7

Avabon
 Avabon sewer

Treat
 Plot

volcano

Pump Pit

102m

4+06

12m

12m

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 22, 1997

OFFICIAL NOTIFICATION OF DECISION

Adil Rizvi, et al
7049 Luella Anne NE
Albuq. NM 87109

FILE: Z-97-83/AX-97-15

LEGAL DESCRIPTION: For Tracts 3 & 4, Row 2, Unit A, West of Westland, Town of Atrisco Grant, located on the south side of Avalon Road NW, between 98th Street NW and 102nd Street NW, containing approximately 10 acres.

The City of Albuquerque expands this request to include Tracts 1 & 2, Row 2, Unit A, West of Westland, Town of Atrisco Grant, located immediately east of the previously described property, for a total of approximately 20 acres.

(K-8, K-9) Bob Paulsen, staff planner

On August 21, 1997, the Environmental Planning Commission voted to recommend approval to City Council of AX-97-15, annexation 20-acres identified as Tracts 1, 2, 3 & 4, ROW 2, Unit A, West of Westland, in the Town of Atrisco Grant, based on the following Findings:

FINDINGS:

1. This request for annexation meets the requirements of Resolution 54-1990; specifically, the site is contiguous to the City and the site can be provided with convenient street access to the City.
2. Resolution 54-1990 states that annexation of designated Developing Urban areas into the City is desired and encouraged.
3. This request furthers the policies of the *West Side Strategic Plan* by annexing property that is designated as priority #1 for annexation and provision of City services.
4. The City of Albuquerque expands this request to two adjacent parcels, Tracts 1 & 2, in order to provide for more cohesive planning and zoning within the area of the subject properties.
5. The required off-site improvements necessary for service and development of this site will be conditional of any platting actions; a pre-annexation agreement is unnecessary.

OFFICIAL NOTIFICATION OF DECISION

Z-97-83/AX-97-5

PAGE 2

On August 21, 1997, the Environmental Planning Commission voted to recommend approval to City Council Z-97-83, establishment of SU-1 zoning for C-2 Uses and a Campground for Tracts 3 & 4, ROW 2, Unit A, West of Westland, Town of Atrisco Grant, located on Avalon Road, and that approval of Z-97-83, a zone map amendment establishing SU-1 zoning for permissive C-2 Uses for Tracts 1 & 2 ROW 2, Unit A, West of Westland, Town of Atrisco Grant, located on Avalon Road, based on the following Findings:

FINDINGS:

1. This is request for a zone map amendment to establish SU-1 zoning for permissive C-2 Uses and a Campground for Tracts 3 & 4 located on the south side of Avalon Road NW containing approximately 10 acres.
 2. This request is consistent with the West Side Strategic Plan; specifically, it promotes redevelopment of the existing five-acre tracts common within the Atrisco Park Community.
 3. The 10-acre subject site has good access and close proximity to Interstate 40, and it is adjacent to an established travel-related commercial use; consequently, travel-related commercial uses are appropriate for this site.
 4. Zoning the 10-acre subject site (SU-1 for permissive C-2 Uses and a Campground) is compatible with the adjacent travel plaza to the north and with the existing SU-2 zoning for Planned Commercial Area to the south.
 5. SU-1 zoning for permissive C-2 Uses is compatible zoning for adjacent Tracts 1 & 2 and is in conformance with the Comprehensive Plan policies concerning Developing Urban Areas.
 6. Establishment of SU-1 zoning for Permissive C-2 uses and a Campground for Tracts 3 & 4, and SU-1 for permissive C-2 Uses meets the requirements of Resolution 270-1980; specifically, annexation is a changed condition, and secondly, the application of these zoning designations is more advantageous to the community because these designations are consistent with policies of the Comprehensive Plan.
-

On August 21, 1997, the Environmental Planning Commission voted to recommend approval to City Council Z-97-83, a site plan for subdivision purposes for a 10-acre site located on Avalon Road NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision purposes for 10-acre site which includes Tracts 3 & 4 located on the south side of Avalon Road NW to the west of 98th Street NW.
 2. The submittal meets minimum submittal requirements.
 3. The site indicates a reasonable division of uses, proposing that the site is subdivided into three parcels: a 1 acre parcel at the northwest corner with a service station/convenience store; a 3-acre "L-shaped" parcel with frontage on Avalon Road on which a restaurant and motel are located; a third 6.0-acre parcel for a 90-space campground which is accessed by 40-foot wide private access easement on the east property boundary.
-

OFFICIAL NOTIFICATION OF DECISION

Z-97-83/AX-97-5

PAGE 3

CONDITIONS:

1. Site Plan approval is contingent upon City Council approval of the companion request for annexation and establishment of SU-1 zoning for C-2 Uses and a Campground.
2. One freestanding sign that is limited to 26 feet in height and 75 feet in sign area to be shared by all of the businesses on the site is allowed.
3. The comments of the Public Works Department Transportation Development office shall be met, including dedication of street rights-of-way, construction of curb and gutter and provision of a Traffic Impact Study with the application for any site plan for building permit requests.
4. The comments of the Public Works Department Utility Development office shall be met, including the required financial guarantees as a condition of site plan or plat approval by the Development Review Board.
5. Future site plans for building permit shall be delegated to the Development Review Board for public hearing.
6. No off street premise signs be permitted.
7. Building design and materials shall be architecturally compatible.
8. No standard generic franchise design buildings shall be permitted. Design shall be innovated and contextual to southwestern architecture per the Westside Strategic Plan.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 2ND FLOOR, PLAZA DEL SOL BUILDING.

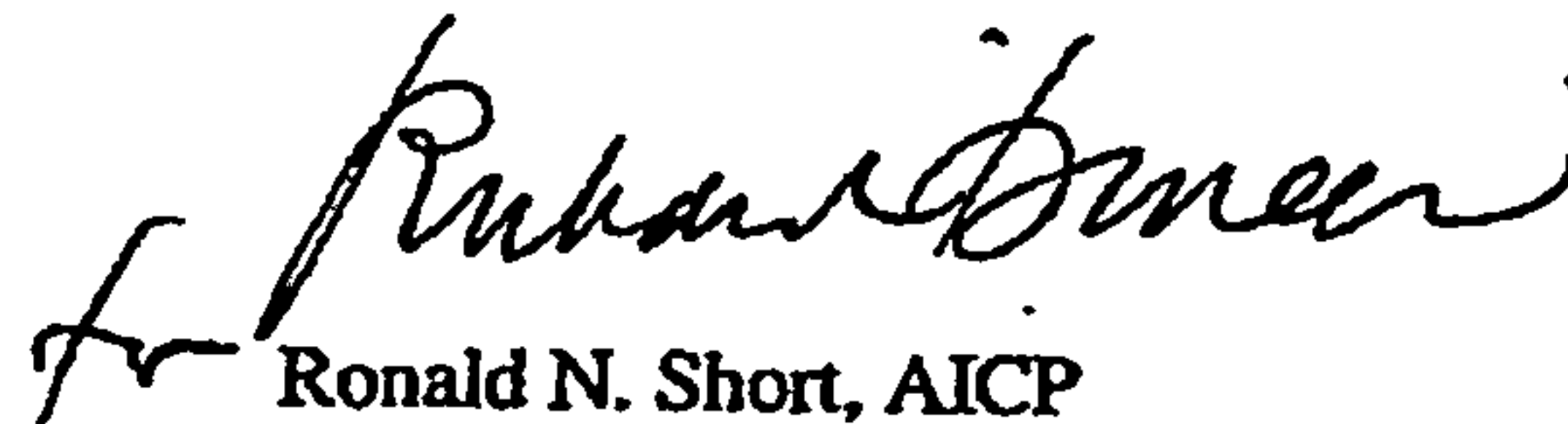
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY September 5, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTIFICATION OF DECISION
Z-97-83/AX-97-5
PAGE 4

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


Ronald N. Short, AICP
Planning Director

RNS/BP/ac

cc: Garcia/Kraemer & Assoc., 200 Iomas Blvd. NW, Albuquerque, NM 87102

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 22, 1999

OFFICIAL NOTIFICATION OF DECISION

Adil Rizvi, Shakeel Rizvi
7049 Luella Anne NE
Albuq. NM 87109

FILE: Z-98-137/AX-98-15
LEGAL DESCRIPTION: For Tract 5, row 2,
Unit A, West of Westland, Town of Atrisco
Grant, located on Avalon Road between 98th
Street and 102nd Street, containing
approximately 4.9 acres. (K-8) Russell Brito,
Staff Planner

On January 21, 1999, the Environmental Planning Commission voted to recommend approval to the City Council of AX-98-15, a request for annexation of Tract 5, Row 2, Unit A, West of Westland, Town of Atrisco Grant, be recommended to the City Council based on the following Findings:

FINDINGS:

1. This is a request for annexation of an approximately 4.9 acre site on 102nd Street NW between Avalon Road and Volcano Road.
2. This request for annexation meets the requirements of *Resolution 54-1990* for annexing areas which area designated as Developing Urban by the *Comprehensive Plan*: "annexation of such areas into the City is desired and encouraged." The site is contiguous to the City and has provision for convenient street access to the City.
3. Annexation furthers the policies of the *West Side Strategic Plan*, which identifies this area as being within the annexation boundaries and future jurisdiction of the City.
4. On and off-site improvements required by any platting actions precludes the need for a pre-annexation agreement.

On January 21, 1999, the Environmental Planning Commission voted to recommend approval to the City Council of Z-98-137, establishment of SU-1 for C-2 Uses and a Campground Excluding Package Liquor Sales zoning for Tract 5, Row 2, Unit A, West of Westland, Town of Atrisco Grant, based on the following Findings:

OFFICIAL NOTICE OF DECISION
JANUARY 21, 1999
Z-98-137
PAGE 2

1. This is a request for establishment of SU-1 for C-2 Uses and a Campground Excluding Package Liquor Sales zoning for an approximately 4.9 acre site on 102nd Street NW between Avalon Road and Volcano Road.
2. Land use policies for **Established and Developing Urban Areas** in the *Comprehensive Plan* specify the conditions under which new commercial development should occur.
3. The subject property is located within the Village Adjacent Area of the Central/98th Street Village Center as designated by the *West Side Strategic Plan*.
4. The EPC recommendation for the 1997 request (Z-97-83/AX-97-15) on the adjacent property gives direction and precedent for the current request. Similar Findings can be used to support this request.
5. This request is consistent with the *West Side Strategic Plan*; specifically, it promotes redevelopment of the existing five-acre tract within the Atrisco Park Community.
6. The subject site has good access and close proximity to Interstate 40, and it is adjacent to an established travel-related commercial use; consequently, travel-related commercial uses are appropriate for this site.
7. Zoning the subject site SU-1 for C-2 Uses and a Campground Excluding Package Liquor Sales is compatible with the adjacent travel plaza to the north and with the existing SU-2 for Planned Commercial Area zoning to the south and the SU-1 for C-2 Uses Excluding Package Liquor Sales and Campground zoning to the east.
8. Establishment of SU-1 for C-2 Uses and a Campground Excluding Package Liquor Sales for the subject site meets the requirements of *Resolution 270-1980*; specifically, annexation is a changed condition, and secondly, the application of this zoning designation is more advantageous to the community because these designations are consistent with policies of the *Comprehensive Plan*.

On January 21, 1999, the Environmental Planning Commission voted to approve Z-98-137 , a site development plan for subdivision for Tract 5, Row 2, Unit A, West of Westland, Town of Atrisco Grant, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 4.9 acre site which includes Tract 5, Row 2, Unit A, West of Westland, Town of Atrisco Grant, located along 102nd Street NW between Avalon Road and Volcano Road.
 2. Approval of this site plan is contingent upon City Council approval of the accompanying annexation and zone map amendment requests.
-

3. The submittal meets the minimum requirements for a site development plan for subdivision.
4. The submitted site plan states that: "Future site plans for building permits shall be delegated to the Development Review Board for Public Hearing." Thus, there shall be no EPC review of any future site development plans for building permit. This is not acceptable; the proposed zoning allows for expanded uses, but with a trade-off of site plan control by the EPC. This statement should be removed.
5. The submitted site development plan will be adequate with some additions and modifications.

CONDITIONS:

1. Approval of this site plan is contingent upon City Council approval of the accompanying annexation and zone map amendment requests.
2. The following notes shall be added to the site development plan for subdivision:
 - a. Development on this site should not have generic franchise architecture.
 - b. Parking areas shall have a mix of deciduous and evergreen trees.
 - c. Shaded pedestrian access shall be provided.
 - d. An eight foot wide sidewalk shall be provided at the front of all buildings.
 - e. All HVAC equipment shall be screened from public view.
 - f. Freestanding signs should be monument-type, integrated with the building architecture.
3. The comments and conditions of the Public Works Department shall be adhered to and followed, including:
 - a. Dedication of a minimum of 60 feet of right-of-way for Avalon and Bluewater Roads, and for 102nd Street.
 - b. Construction of pavement, curbs, gutters and sidewalks on Avalon and Bluewater Roads, and for 102nd Street per DPM standards.
 - c. Any utility service will require public line extensions at the property owners' expense.
4. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site development plan has been modified to meet the EPC conditions.
5. EPC approval of future site plans for building permit is required.

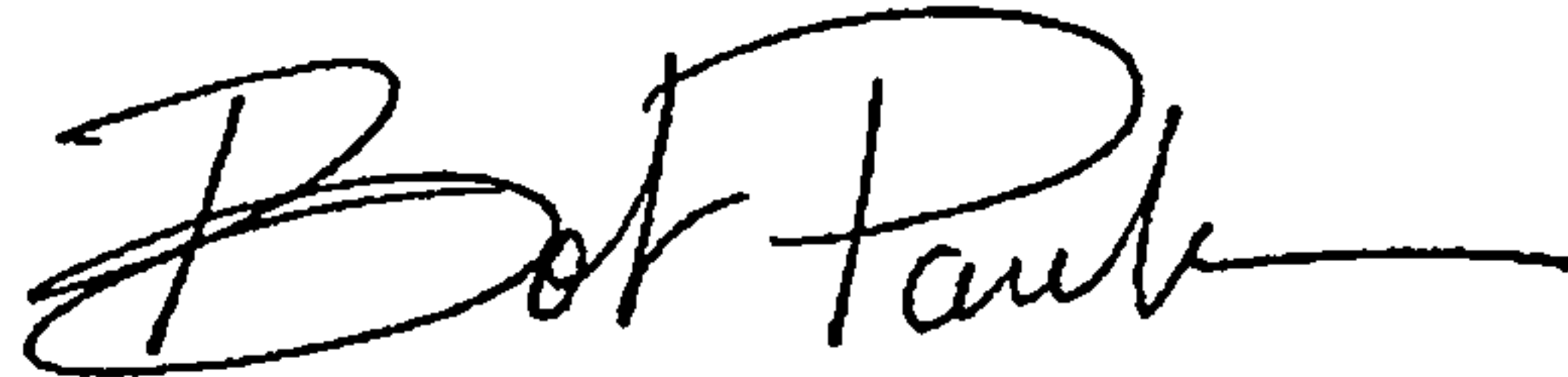
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY FEBRUARY 5, 1999 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION
JANUARY 21, 1999
Z-98-137
PAGE 4

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

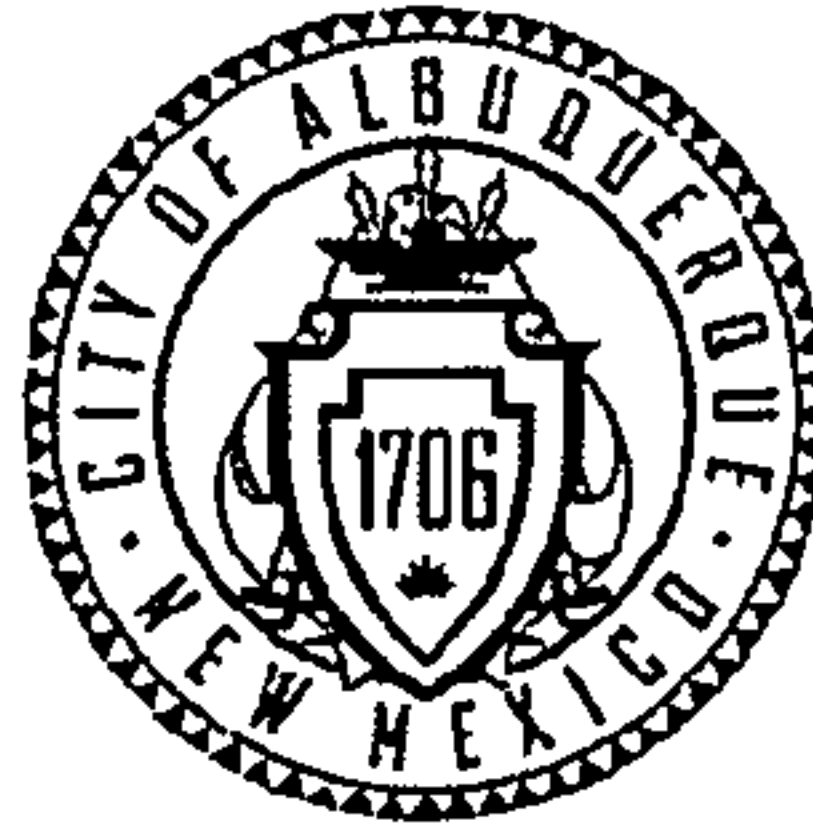
Sincerely,



FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas Blvd. NW, Ste. 111, Albuquerque, NM 87102
Stephen Verchinski, 2900 Espanola NE, Albuquerque, NM 87110



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

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.

May 13, 2011

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **May 13, 2011:**

CONTACT NAME: TAFAZZUL HUSSAIN

COMPANY OR AGENCY: AFRA CONSTRUCTION
2901 YALE BLVD. SE, SUITE 102/87106
PHONE: 505-315-1482

contacted the Office of Neighborhood Coordination 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) – TRACT 3E AND 5, LOCATED ON 102nd STREET NW BETWEEN AVALON ROAD NW AND VOLCANO ROAD NW** zone map **K-8**.

Our records indicate that as of May 13, 2011, there were no Neighborhood and/or Homeowner Associations in this area.

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

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(12/8/10)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

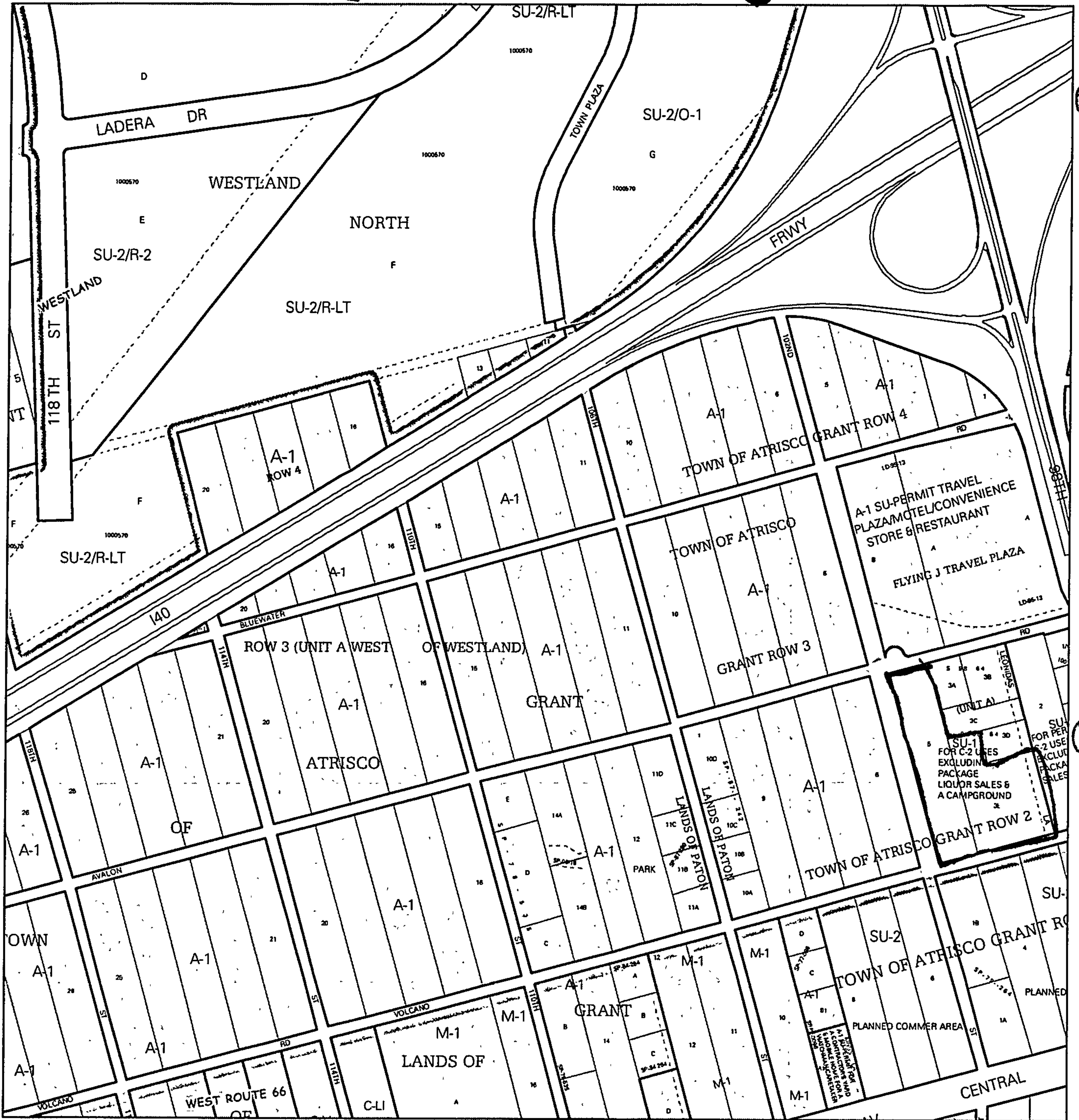
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 05/13/11 Time Entered: 10:05 a.m. ONC Rep. Initials: siw



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

Albuquerque Geographic Information System

Zone Atlas Page:
K-08-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.	

Map amended through: 6/5/2009

0 750 1,500 Feet

Mr Jack Cloud, AICP
Planning Manager
Chair, Development Review Board
600 2 nd St, NW
Albuquerque, NM 87102

May 13, 2011


SUBJECT: PARADISE RV PARK LOCATED ON AVALON ROAD AND
LEONIDAS LANE, NW – ZONE ATLAS K-8

Dear Mr Cloud:

I, S.M Quraishi , hereby authorize Afra Construction and /or Garcia
Krammer and Associates to act as my agent for the above subject property .

The legal description of the property is : Tracts 3A and 5 , Row 2 , Unit A ,
West of Westland , Within the Town of Atrisco Grant , Albuquerque ,
Bernalillo , New Mexico .

Please call me if you have any questions at 505-262-1448


Sincerely

S.M Quraishi
Paradise RV Park
3012 Central Ave SE
Albuquerque , NM 87106
505-262-1448

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.

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
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- 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: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1 provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- NA** C. Public Transit
 - 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

- 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)

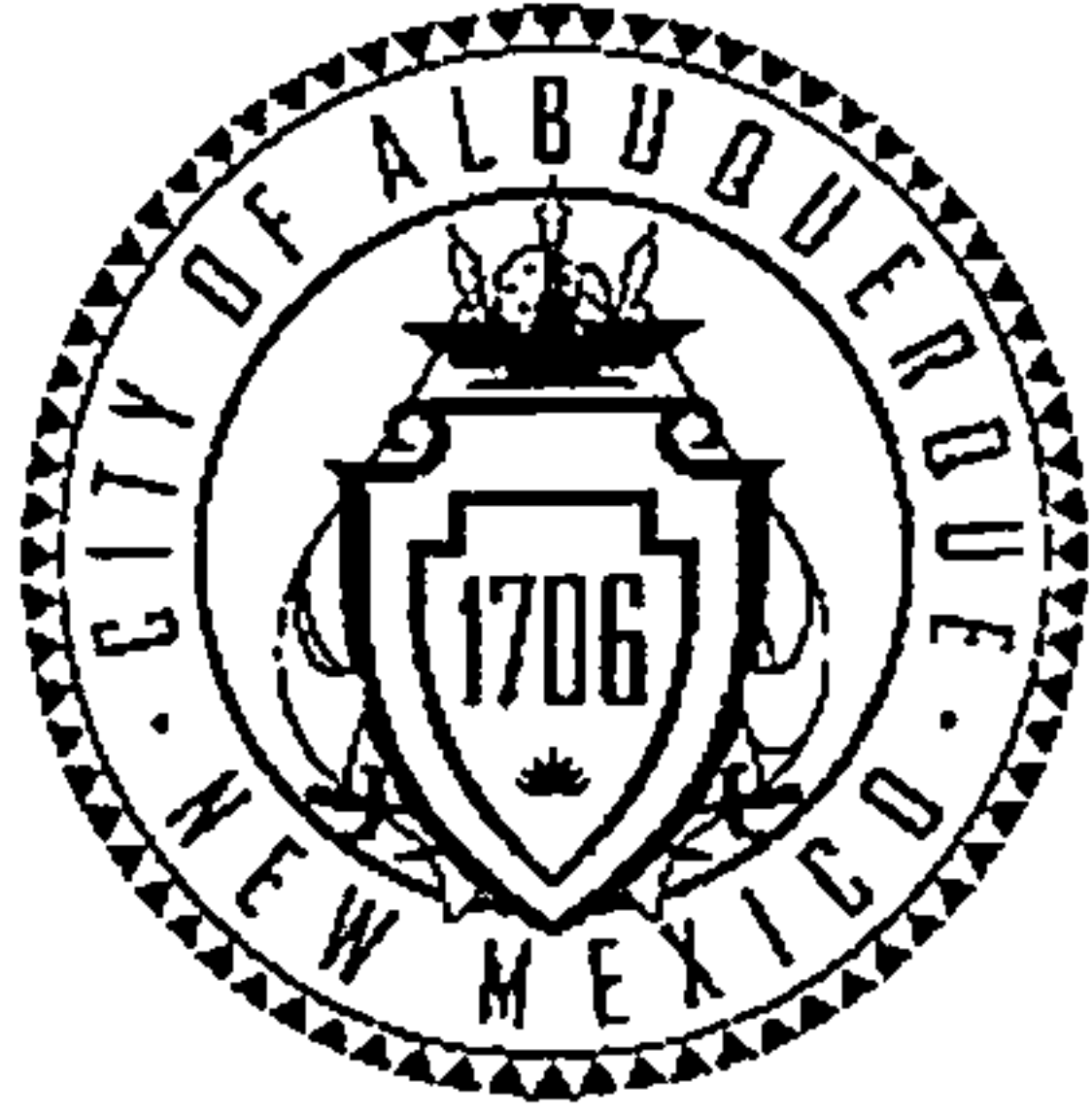
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

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.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
May 9, 2011

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): Not Assigned Yet
Case Number(s): Not Assigned Yet
Agent: Afra Construction LLC
Applicant: Tafazzul Hussain
Legal Description: Tracts 3E and 5, Row 2, Unit A , West of Westland , Atrisco Grant , County of Bernalillo , New Mexico .
Zoning: SU-1/C-2 and Campground
Acreage: 5.0 acres (Tract 3E) plus 5.0 acres (Tract 5)
Zone Atlas Page: K-8

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED for platting purposes only.***
- ***Archaeological survey of the whole 10 acres is REQUIRED prior to issuance of building permit.***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1008830

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: Aug 24, 2011

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Paradise RV Park

CONTACT NAME: Adil Rizvi

TELEPHONE: 315-6484 EMAIL: adil1424@yahoo.com

OFFICIAL NOTIFICATION OF DECISION

Z-97-83/AX-97-5

PAGE 3

CONDITIONS:

1. Site Plan approval is contingent upon City Council approval of the companion request for annexation and establishment of SU-1 zoning for C-2 Uses and a Campground.
2. One freestanding sign that is limited to 26 feet in height and 75 feet in sign area to be shared by all of the businesses on the site is allowed.
3. The comments of the Public Works Department Transportation Development office shall be met, including dedication of street rights-of-way, construction of curb and gutter and provision of a Traffic Impact Study with the application for any site plan for building permit requests.
4. The comments of the Public Works Department Utility Development office shall be met, including the required financial guarantees as a condition of site plan or plat approval by the Development Review Board.
5. Future site plans for building permit shall be delegated to the Development Review Board for public hearing.
6. No off street premise signs be permitted.
7. Building design and materials shall be architecturally compatible.
8. No standard generic franchise design buildings shall be permitted. Design shall be innovated and contextual to southwestern architecture per the Westside Strategic Plan.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 2ND FLOOR, PLAZA DEL SOL BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY September 5, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARADISE RV PARK - Phase II

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 5, Row 5, Unit A, west of westland

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
		16'	Permanent Pavement	VOLCANO	West PL	East PL	/	/	/
		F-F	Std curb and gutter 4' side walk - West side only.	ROAD			/	/	/
		16'	Permanent Pavement	102 ST	North PL	South PL	/	/	/
		F-F	Std curb and Gutter 4' side walk - East side only				/	/	/
		16'	Permanent Pavement	AVALON	West PL	East PL	/	/	/
		F-F	Std curb and Gutter 4' sidewalk - South side only.	ROAD			/	/	/
		8"	Sanitary Sewer	VOLCANO	West PL	East PL	/	/	/
				ROAD					
		10"	Water Line	VOLCANO	West PL	East PL	/	/	/
				ROAD					
		8"	Sanitary Sewer	AVALON	West PL	East PL	/	/	/
		10"	Water Line	AVALON	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		

NOTES

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 THESE ITEMS WILL BE FINANCIALLY GUARANTEED
- 2 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF SIA and Financial Guarantee.
- 3 PUBLIC ROADWAY

AGENT / ~~OWNER~~

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

ADIL RIZUI

NAME (print)

FOR AFRA CONSTRUCTION

FIRM

[Signature] 05/13/2011

SIGNATURE - date

DRB CHAIR - date

PARKS & 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

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARADISE RY PARK - Phase I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 3E, Row 5, Unit A, West of Westland

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		32' F-F	Permanent Pavement Std curb and Gutter 4' s/w west side only	LEONIDAS LANE	North PL (Tract 3E)	South PL	/	/	/
		20'					/	/	/
		10' F-F	Permanent Paving Std curb and Gutter 4' s/w North side only	VOLCANO ROAD	West PL	East PL	/	/	/
		6"	Water Line	LEONIDAS LANE	North PL	South PL	/	/	/
		8"	Sanitary Sewer	VOLCANO ROAD	West PL	East PL	/	/	/
		10"	Water Line	VOLCANO ROAD	West PL	East PL of Tract 2	/	/	/
		66"	Storm Drain	VOLCANO ROAD	West PL	East PL	/	/	/
							/	/	/

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NOTES

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Street lights per City requirements.

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- 2 ENGINEER'S CERTIFICATION OF GRADING PLAN REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES AND SIA
- 3 PUBLIC ROADWAY

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

ADIL RIZVI
NAME (print)

FOR AFRA CONSTRUCTION
FIRM

[Signature] #05/13/2011
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARADISE RY PARK - Phase I

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 3E, Row 5, Unit A, West of Westland

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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							/	/	/
		16' F-F	Permanent Paving Std curb and Gutter 4' s/w North side only	VOLCANO ROAD	West PL	East PL	/	/	/
							/	/	/
		6"	Water Line	LEONIDAS LANE	North PL	South PL	/	/	/
		8"	Sanitary Sewer	VOLCANO ROAD	West PL	East PL	/	/	/
		10"	Water Line	VOLCANO ROAD	West PL	East PL of Tract 2	/	/	/
							/	/	/
							/	/	/

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AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

ADIL RIZVI
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DESIGN REVIEW COMMITTEE REVISIONS

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