

3. **Project# 1009375**  
12DRB-70252 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT 

H & W ARCHITECTURE agent(s) for MATTRESS FIRM request(s) the referenced/above action(s) for all or a portion of Lot(s) 13-21, Block 8, **NORTH ALBUQUERQUE ACRES Tract A, Unit B**, zoned IP or SU-2/ C and IP or SU-2/ NC, located on the east side of PAN AMERICAN FREEWAY NE between GLENDALE AVE NE and ALAMEDA PL NE containing approximately 6.7438 acre(s). (B-18)[*Deferred from 9/12/12*]**INDEFINITELY DEFERRED.**

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

4. **Project# 1009359**  
12DRB-70305 EPC APPROVED SDP  
FOR BUILD PERMIT 

ARIA ARCHITECTURE LLC agent(s) for PEAK MOTION PHYSICAL THERAPY request(s) the above action(s) for all or a portion of Lot(s) 20A, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA AND WYOMING containing approximately .5907 acre(s). (C-19) [*Deferred from 10/3/12*]**THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE FILING OF THE PLAT AND FOR APPROVAL OF THE ADMINISTRATIVE AMENDMENT FOR SITE PLAN FOR SUBDIVISION.**

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

5. **Project# 1008069/1009359**  
12DRB-70313 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

GORDON SKARSGARD agent(s) for RESOLUTINO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 10, **NORTH ALBUQUERQUE ACRES** zoned SU-2, located on HOLLY BETWEEN WYOMING AND LOUISIANA containing approximately .568 acre(s). (C-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION TO DRAINAGE EASEMENT LANGUAGE, AGIS DXF, AND UTILITY COMPANY SIGNATURE.**

6. **Project# 1008699**  
12DRB-70314 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JAMES LAWRENCE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 5-8, 20 +21 -24, Block(s) E, **ATLANTIC PACIFIC ADD** zoned SU-2/NCR, located on COAL BETWEEN 2ND ST AND 3RD ST containing approximately 1.5702 acre(s). (K-19)**INDEFINITELY DEFERRED.**

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 #: 1009359 Application #: 12.DRB-70305  
Project Name: North Albuquerque Acres  
Agent: ARIA ARCHITECTURE LLC Phone #:

\*\*Your request was approved on 10-10-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

- TRANSPORTATION: \_\_\_\_\_
- ABCWUA: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): AD approval, filed plat

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.

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT

### HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

**DRB PROJECT NO: 1009359**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for Building Permit

**ENGINEERING COMMENTS:**

A cross-lot drainage easement is required across lot 20-A-1, for the benefit of Lot 21-A. Seems the maintenance responsibility should be by the owner of Lot 20-A-1.

**RESOLUTION/COMMENTS:**

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**SIGNED:**

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

**DATE:** 10-10-12

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008069/1009359

AGENDA ITEM NO: 5

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

The proposed access easement along the Lot 21-A/Lot 20-A-1 lot line must be 24 feet wide with a 15-foot radius at the intersection with the existing access easement. This easement is for the benefit of Lot 21-A, to be maintained by Lot 20-A-1.

*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:

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 10, 2012

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1009359**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Site Plan for Building Permit

**ENGINEERING COMMENTS:**

Hydrology appreciates the LID design of draining a portion of the parking lot to the landscaping.

Comments on the grading plan for Building Permit approval:

1. Why isn't the sidewalk culvert proposed near the western edge of the property, since it is the low point. Trying to turn these flows east is creating a steep slope at the back of sidewalk.
2. The plate is required on the sidewalk culvert to the face of curb.
3. Provide TW/BW grades on the retaining wall.
4. Adjust grades to drain a portion of the parking lot to the east landscape area per the site plan.

**RESOLUTION/COMMENTS:**

**SIGNED:**

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

**DATE: 10-10-12**

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009359

AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

The exhibit provided indicates a portion of the sidewalk along Holly Avenue is missing. This sidewalk must be constructed with this project.

Provide recording information for all easements. If the easement is to be dedicated with the concurrent platting action, please note "to be dedicated with concurrent platting action."

Please note the scale as 1" = 10'.

The proposed ADA parking stalls are detailed on Sheet AS102, detail B4, not B5.

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

The 2010 Site Plan for Subdivision must be modified (administrative amendment) to reflect the proposed 27-foot wide private access easement (see EPC condition 10).

The proposed access easement along the Lot 21-A/Lot 20-A-1 lot line must be 24 feet wide with a 15-foot radius at the intersection with the existing access easement. This easement must be defined on the site plan. Please revise the note accordingly.



*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:

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

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

SIGNED:

Kristal D. Metro  
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