



2. **Project# 1008519**
13DRB-70780 VACATION OF PRIVATE EASEMENT
13DRB-70781 EPC APPROVED SDP FOR SUBDIVISION
13DRB-70782 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

BOHANNAN HUSTON INC agent(s) for MOTORPLEX REAL ESTATE LTD CO request(s) the above action(s) for all or a portion of Lot(s) A-1-C-1-A, **CRYER** zoned SU-1 FOR C-3 AND I-P, located on SOUTH BOUND I-25 FRONTAGE RD BETWEEN MONTANO AND OFFICE containing approximately 5.5 acre(s). (F-17)


THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE RELIMINARY/ FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND TO PLANNING FOR REVISIONS TO VACATION NOTE AND FOR EASEMENTS ON SITE TO BE ADDRESSED.

3. **Project# 1005243**
13DRB-70783 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70785 EPC APPROVED SDP FOR SUBDIVISION 

CONSENSUS PLANNING agent(s) for H&H COMPANIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, **BROADSTONE TOWN CENTER** zoned SU-1 FOR C-2, located on GIBSON BETWEEN UNIVERSITY AND BUENA VISTA containing approximately .93 acre(s). (L-15) **THE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND FOR SUBDIVISION WERE APPROVED.**

4. **Project# 1007099**
13DRB-70784 EPC APPROVED SDP FOR BUILD PERMIT 

CONSENSUS PLANNING agent(s) for US NEW MEXICO FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) A1A & A1B, Block(s) 16 & 17, **ZUNI ADDITION** zoned SU-1 FOR C-2 PERMISSIVE USES, located on MENAUL BLVD NE BETWEEN MESILLA ST AND PENNSYLVANIA ST containing approximately 2.37 acre(s). (H-19)**DEFERRED TO 12/31/13.**

5. **Project# 1009916**
13DRB-70786 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 

MIKE KOLBUSE AND DANAE FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) LT3-P1 CORRECTED PLAT OF LOTS 1-8 & TRACT A RANCHO DE CANDELARIA, **RANCHO DE CANDELARIA** zoned SU-1, located on CANDELARIA BETWEEN RIO GRANDE AND 12TH ST containing approximately .3622 acre(s). (G-13)**THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

DRB CASE ACTION LOG - BLUE SHEET

Complete
1/14

- 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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009916 Application #: 13DRB-70786

Project Name: RANCHO DE CANDELARIA

Agent: ~~MINKE DOLBUSE AND DANAE FERNANDEZ~~ Phone #:

Mike Kolbusz

Your request was approved on 12-18-13 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):

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 Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/10/2013 Issued By: BLDAVM 218779

Category Code **910**
2013 070 786

Application Number: 13DRB-70786, Minor - Sdp For Building Permit

Address:

Location Description: CANDELARIA BETWEEN RIO GRANDE AND 12TH ST

Project Number: 1009916

Applicant

MIKE KOLBUSE AND DANAE FERNANDEZ

11136 ACADEMY RIDGE RD NE
ALBUQUERQUE NM 87111
5056048766

Agent / Contact

MIKE KOLBUSE AND DANAE FERNANDEZ

11136 ACADEMY RIDGE RD NE
ALBUQUERQUE NM 87111
5056048766

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$385.00**

TOTAL: \$405.00

CITY OF ALBUQUERQUE TREASURY
INTEREST/12/10/2013 OFFICE:ANNEX
STATE ID:W5000008 CASHIER:TRSLXG
PATCH: 2935 TRMS 1:24
PERMIT: 2013070786
RECEIPT NUM 00166757
PAYMENT 10001:405.00
0701 DRB ACTIONS FEE
0703 DRB ACTIONS
CHECK TENDERED :
405.00
\$385.00
\$405.00



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): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Mike Kolbusz and Danae Fernandez PHONE: 505-604-8766
 ADDRESS: 11136 Academy Ridge Rd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: dmfern@hotmai.com
 Proprietary interest in site: yes, owner List all owners: Michael J. Kolbusz and Danae M. Fernandez

DESCRIPTION OF REQUEST: Single family residence seeking approval to obtain building permit. Site located at 3604 Conrado Ln NW, ABO, NM 87107

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. L13-P1 Corrected plat of Lots 1 thru 8 and Tract A Rancho De Condelaria cont. 3622 ac Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Rancho De Condelaria
 Existing Zoning: SU-1 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): G-13-Z UPC Code: 1013 060 276 244 32025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Current plan Check # 201392915, prior DRB approved project # 1002798

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): 3622
 LOCATION OF PROPERTY BY STREETS: On or Near: Condelaria Rd NW
 Between: Rio Grande Blvd NW and 12th St NW

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

SIGNATURE [Signature] DATE 12/10/13
 (Print Name) Danae M. Fernandez Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13 DRB - 70786</u>	<u>SBP</u>		<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				
<input checked="" type="checkbox"/> All case #s are assigned				
<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				
				Total
				<u>\$ 405.00</u>

Hearing date Dec. 18, 2013

[Signature]
 Staff signature & Date

Project # 1009916

Revised: 4/2012

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

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) **6 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
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

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 - less than 5 acres
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- 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 - submitted by owner
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule) \$405⁰⁰ City of ABO
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 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
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 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) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon 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.

Daniela M. Fernandez
Applicant name (print)
[Signature] 12/10/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70786

[Signature] 12-10-13
Planner signature / date
Project # 1009916



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

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APPLICATION INFORMATION:

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 ADDRESS: _____ FAX: _____
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APPLICANT: Mike Kolbusz and Dama Fernandez PHONE: 505-604-8766
 ADDRESS: 11136 Academy Ridge Rd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: dmfern@hotmal.com

Proprietary interest in site: yes, owner List all owners: Michael J Kolbusz and Dama M. Fernandez

DESCRIPTION OF REQUEST: Single family residence seeking approval to obtain building permit. Site located at 3604 Conrado Ln NW, ABA, NM 87107

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. LT3-PL Corrected plat of Lots 1 thru 8 on Tract A Rancho De Condelaria Block 3622 AC Unit: _____
 Subdiv/Addn/TBKA: Rancho De Condelaria
 Existing Zoning: SU-1 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): G-13-E UPC Code: 1013 060 276 244 32025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc): Current plan Check # 201392915, prior DRB approved project # 1002798

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): .3622
 LOCATION OF PROPERTY BY STREETS: On or Near: Condelaria Rd NW
 Between: Rio Grande Blvd NW and 12th St NW

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

SIGNATURE [Signature] DATE 12/10/13
 (Print Name) Dama M. Fernandez Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70786</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<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 <u>Dec. 18, 2013</u>				Total <u>\$ 405.00</u>

[Signature] 12-10-13
 Staff signature & Date

Project # 1009916

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
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SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

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
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- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

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 - less than 5 acres
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- 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 - Submitted by owner
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule) \$405 City of ABO
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 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
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 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) 6 copies
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Dani M. Fernandez
Applicant name (print)
[Signature] 12/10/13
Applicant signature / date




Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 10786

[Signature] 12-10-13
Planner signature / date
Project # 1009916

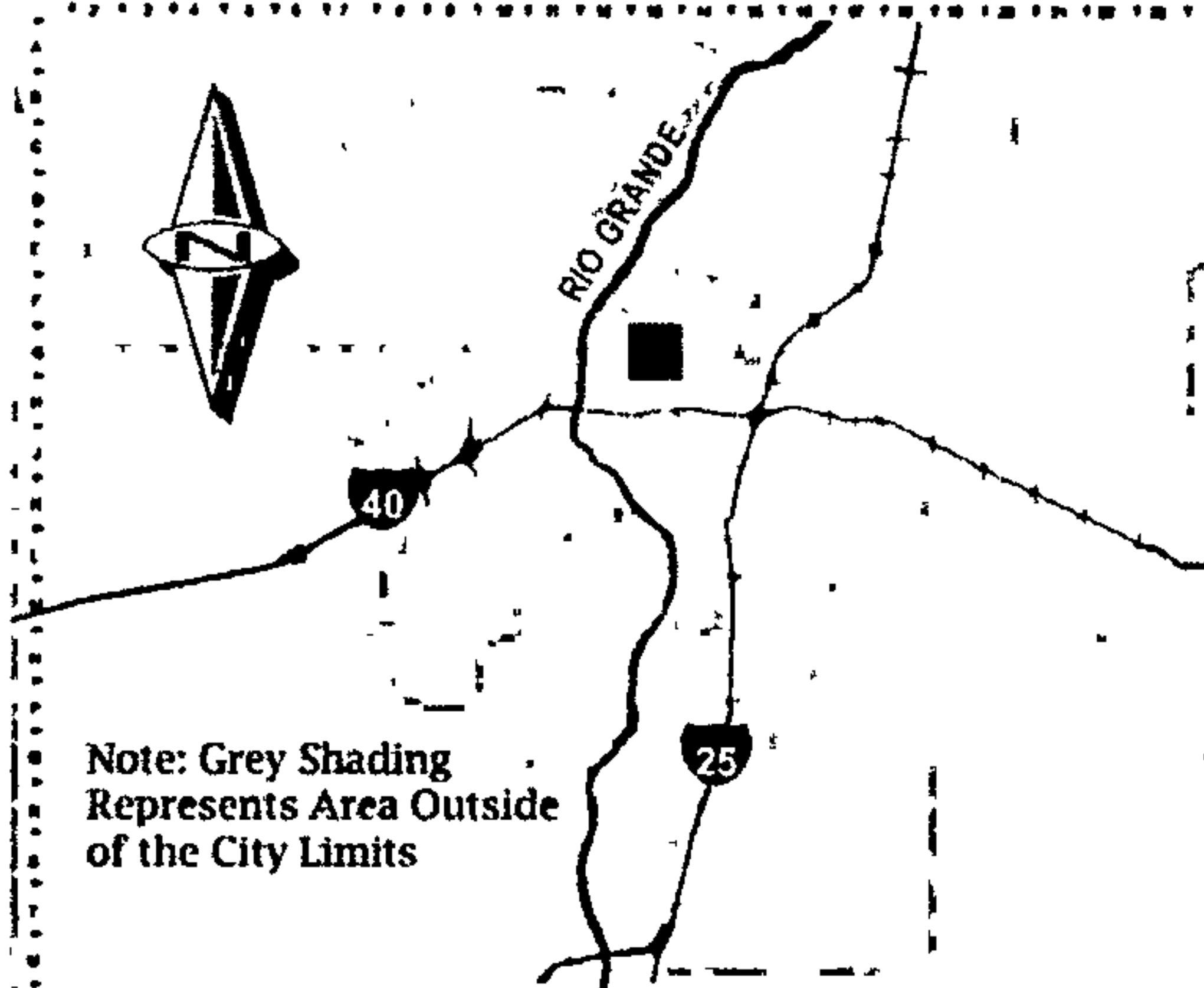


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System


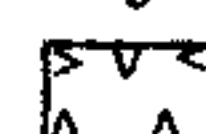
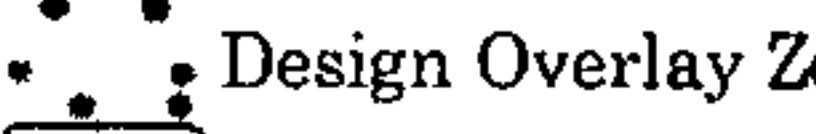

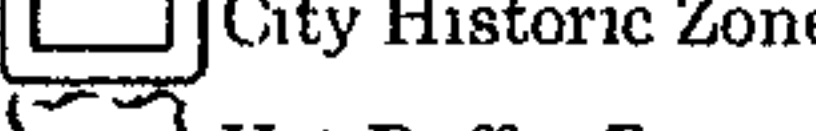

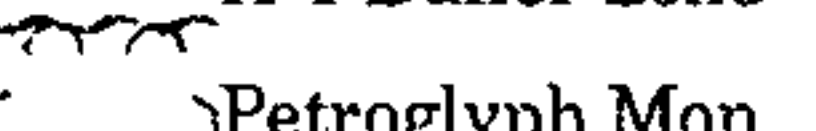


Map amended through: 1/24/2011

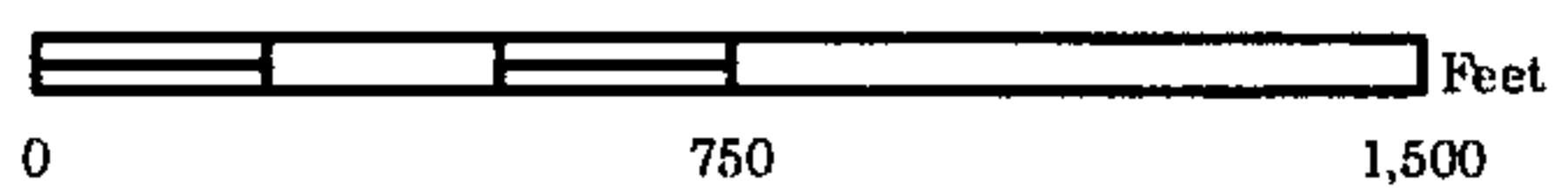


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-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

Project Summary-

The proposed site is for a single family residence that must have DRB approval in order to obtain a building permit. Location is currently a bare building site with no landscaping or improvements of any kind. The proposed residence will have a flat roof and will have multiple elevations. The courtyard wall will be of stucco finish and will have a wooden door for the entrance. The proposed home will have a stucco exterior and will be earth toned. Proposed home has been designed to adhere to the Restrictive Covenants for Rancho De Candelaria, Home Owners Association.

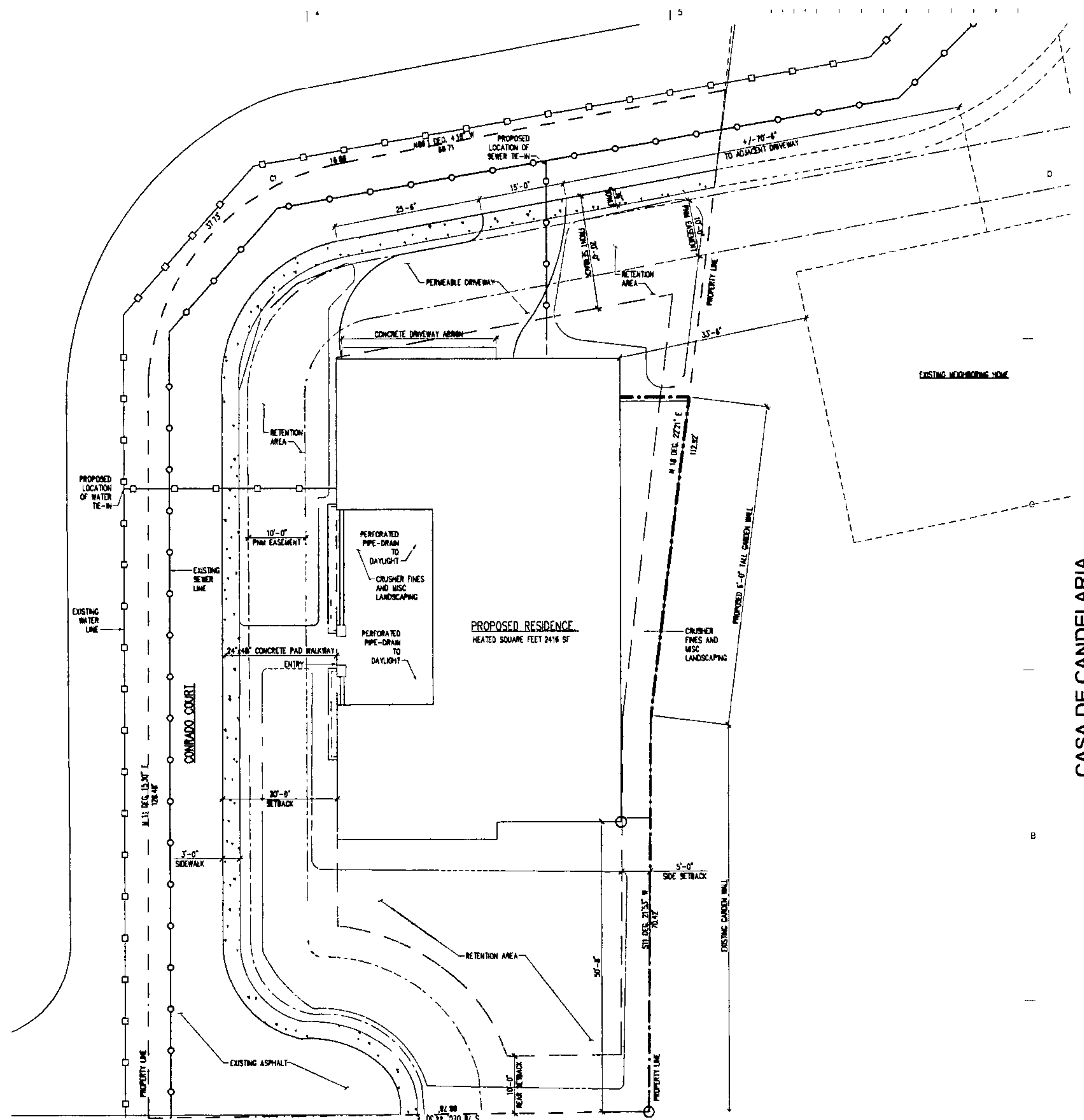
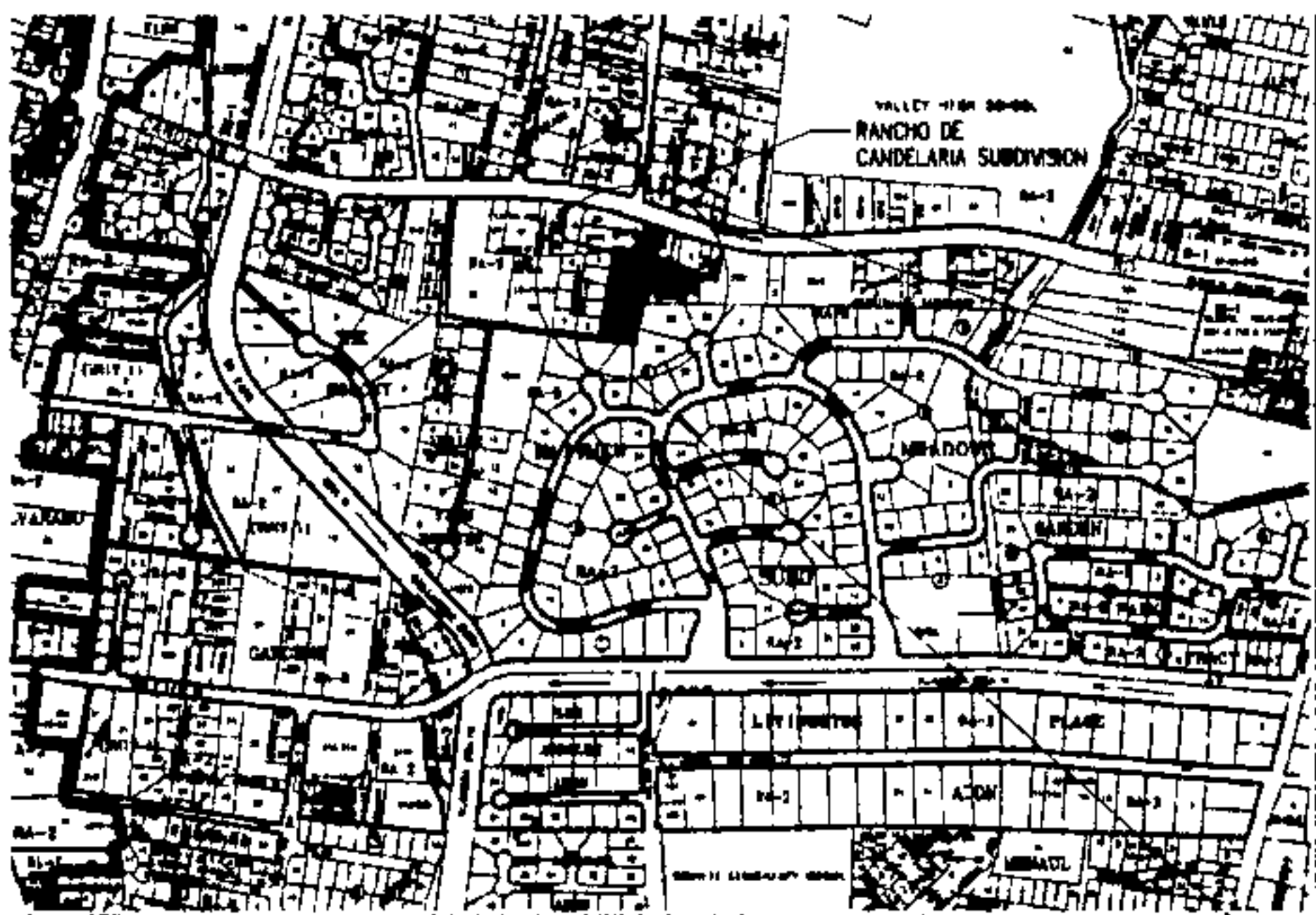
**SITE DEVELOPMENT PLAN FOR BUILDING DEPARTMENT:
3604 CONRADO LANE NW**

SHEET INDEX

DRB1 DRB2 DRB3 SUB DIVISION DEVELOPMENT PLAN	WOMTY MAP, SITE PLAN, UTILITY PLAN, DRB SUBMITTAL SIGNOFF APPROVAL PRELIMINARY GRADING AND DRAINAGE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS RANCHO DE CANDELARIA SUB DIVISION DEVELOPMENT PLAN PROJECT NUMBER 1002778
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DEVELOPMENT REVIEW BOARD SIGNOFF APPROVAL

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS AND RECREATION	DATE
ABOQUA	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



SITE/UTILITY PLAN GENERAL NOTES

1. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
2. SPRINKLER SYSTEM, DRIP SYSTEM, AND BACKFLOW SHALL BE IN ACCORDANCE WITH LOCAL PLUMBING CODES.
3. ALL LIGHT FIXTURES SHALL BE OF FULL CUT OFF TYPE TO PREVENT FLIGHT LIGHT MOUNTED NO HIGHER THAN 18
4. FIRE HYDRANT LOCATED 100'-0" FROM PROPOSED HOME.

SITE/UTILITY PLAN- LEGEND

SET BACK LINE	---
PROPERTY LINE	- - - -
WATER LINE	○—○—○
SEWER LINE	○—○—○
EASEMENT LINE	○—○—○
GARDEN WALL	○—○—○



1"=10'-0"

GRAPHIC SCALE

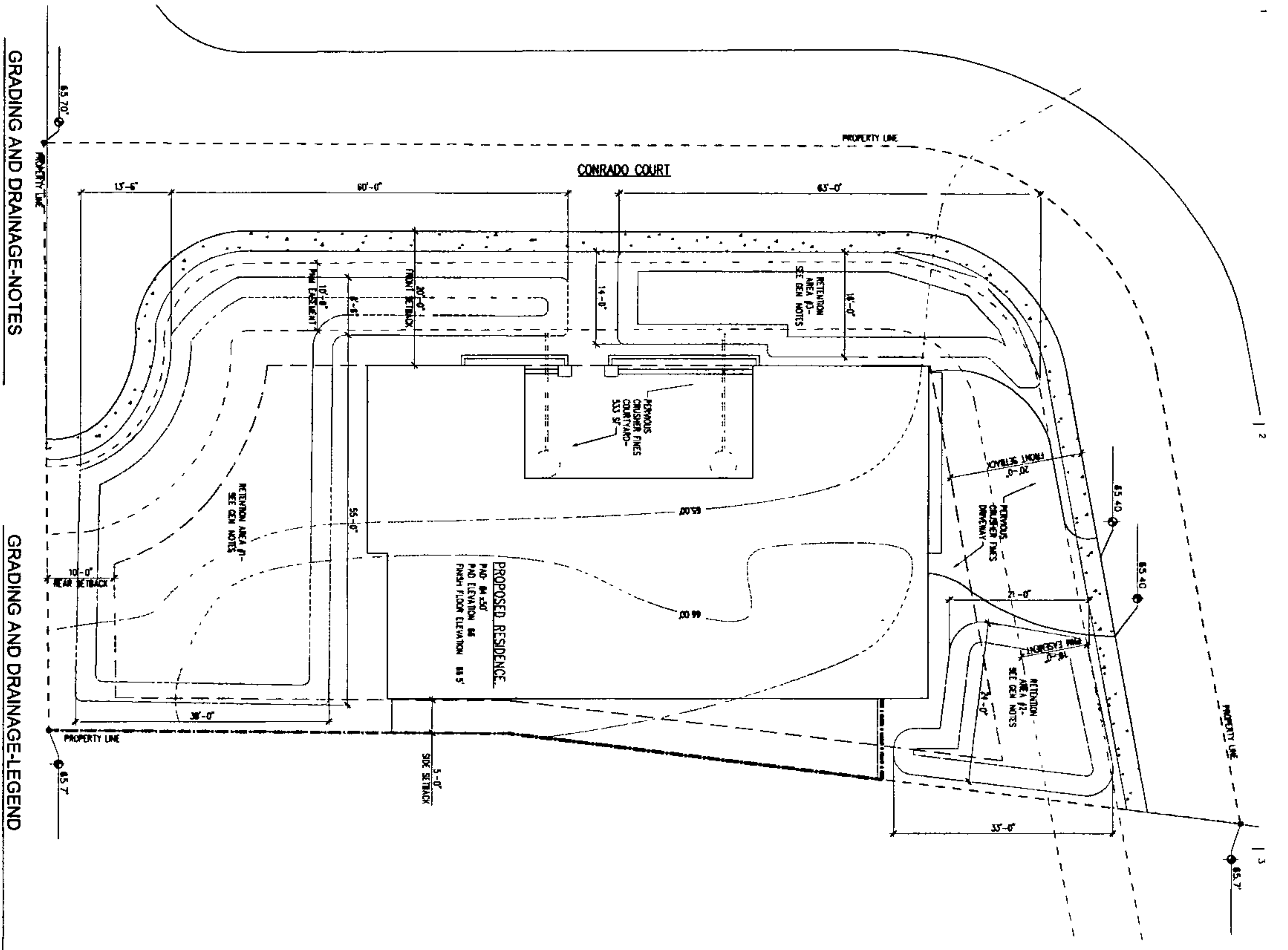


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DRB Submittal
DRAWN:
CHECKED:
DATE: 12/09/2013

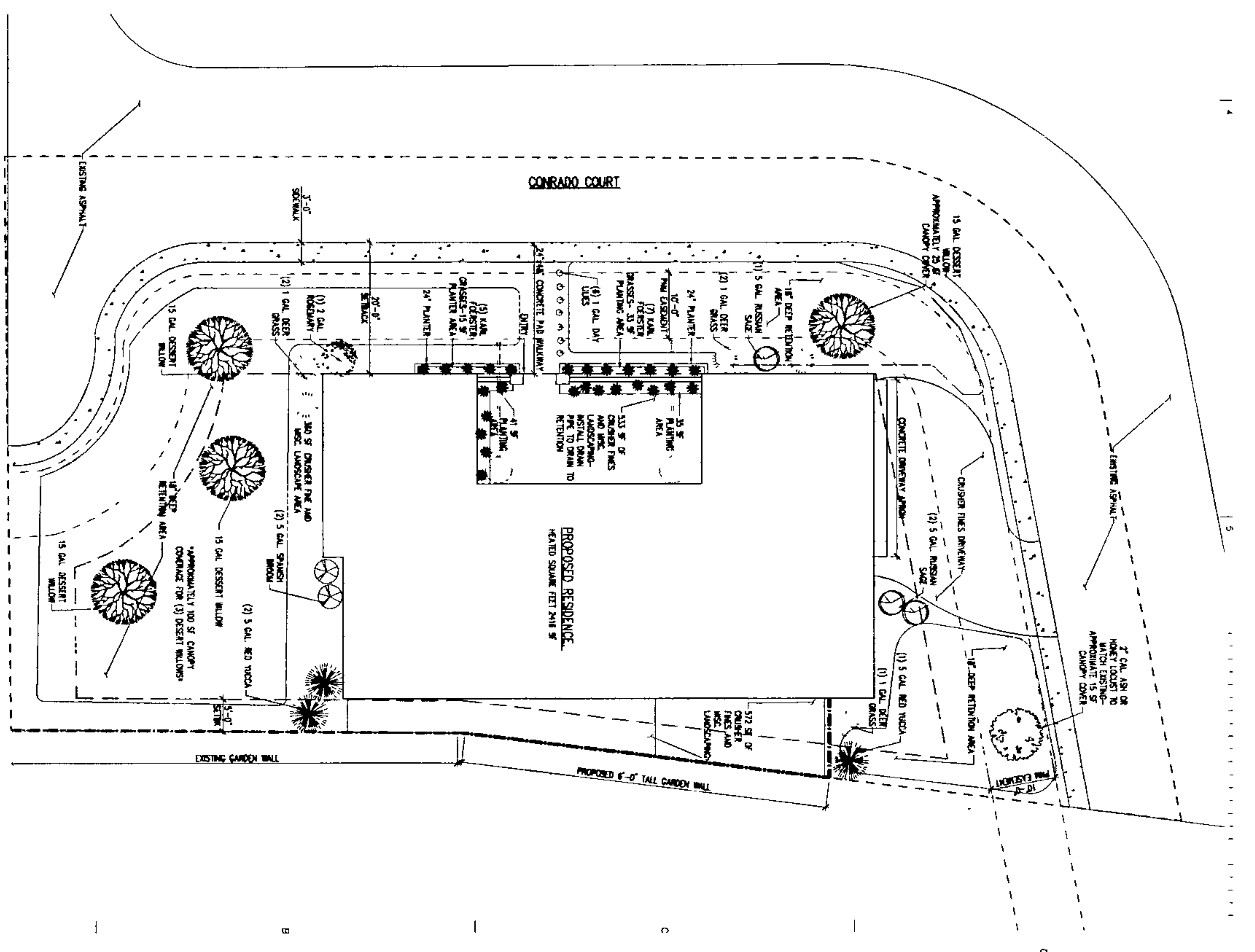
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NOTE: **A1** PRELIMINARY GRADING AND DRAINAGE PLAN

1 2

1 3



NOTE: **A2** LANDSCAPE PLAN

1 4

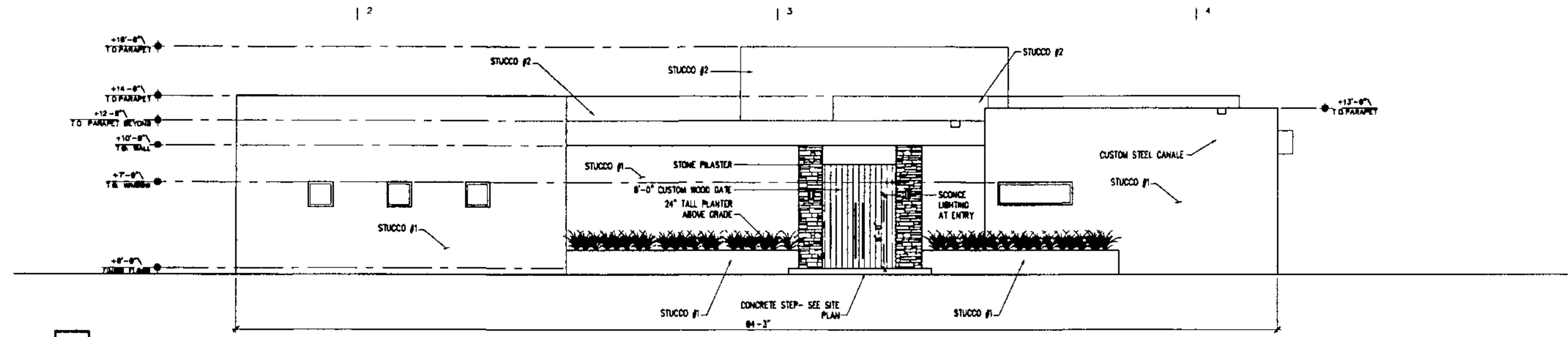
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GRAPHIC SCALE

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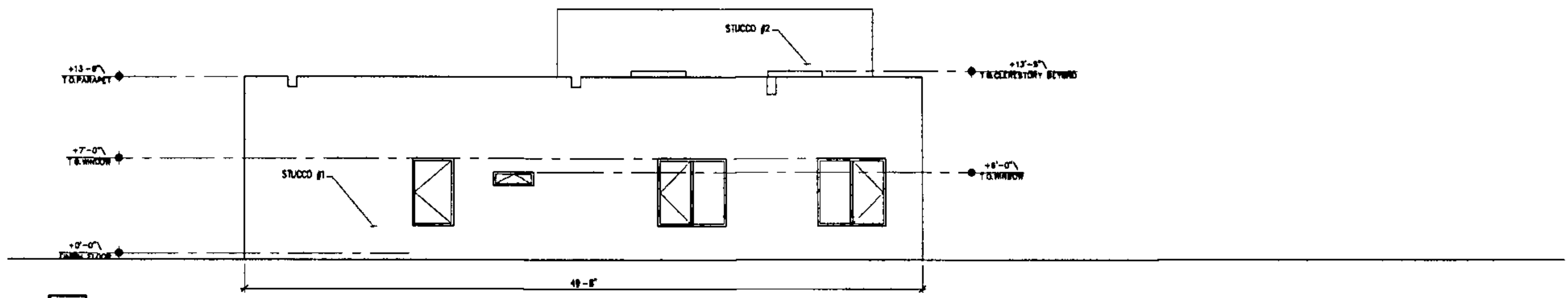
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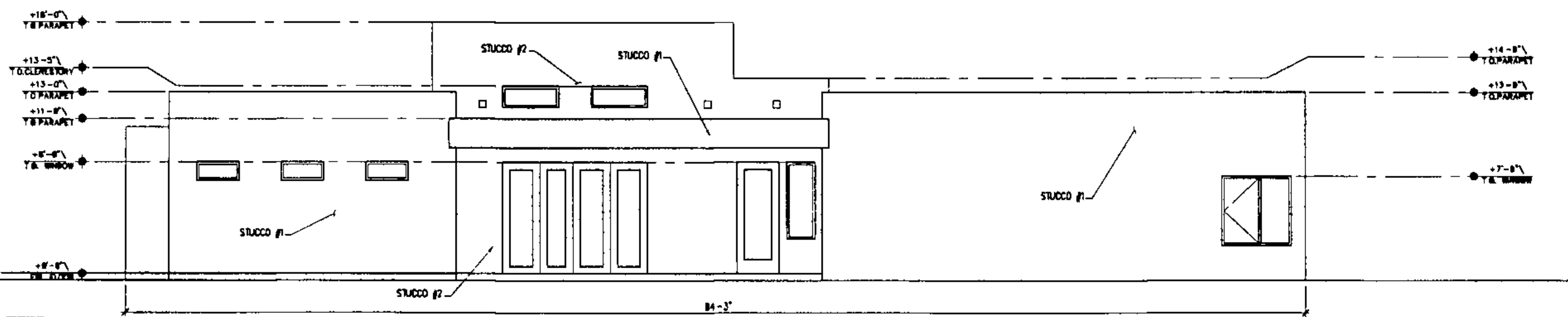
D1 WEST ELEVATION

3/16"=1'-0"



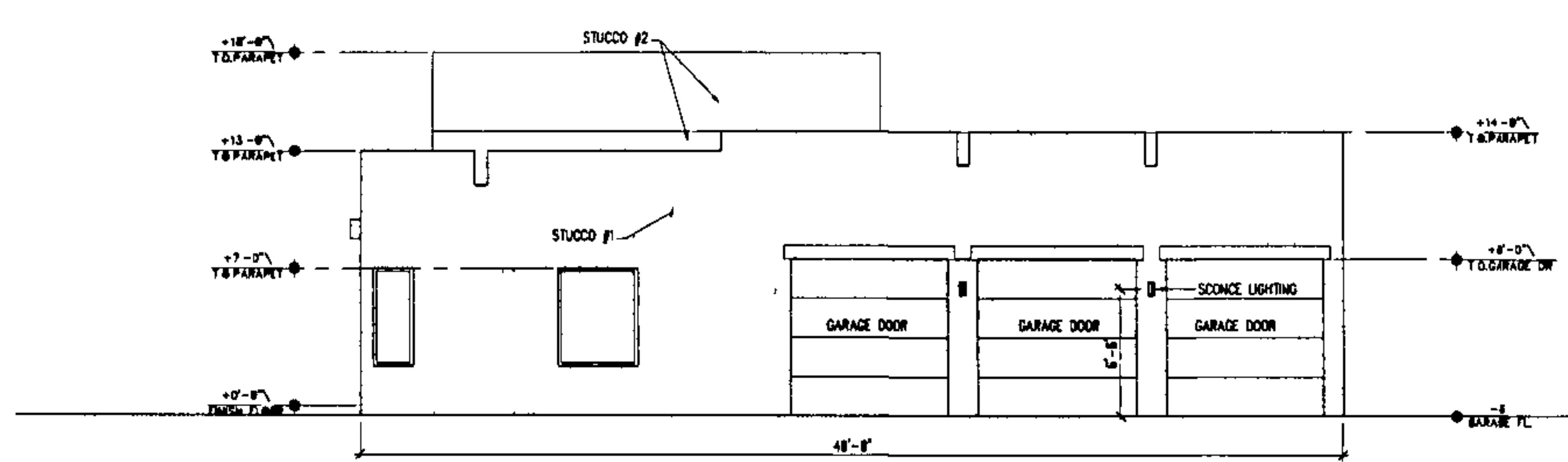
C1 SOUTH ELEVATION

3/16"=1'-0"



B1 EAST ELEVATION

3/16"=1'-0"



A1 NORTH ELEVATION

3/16"=1'-0"

GENERAL NOTES - ELEVATIONS

1. STUCCO COLOR #1 TO BE DRYMIX 'STONE GREY' 4544
2. STUCCO COLOR #2 TO BE DRYMIX 'AMARILLO WHITE' 113
3. WINDOWS TO BE PELLA ENDOURACLOAD COATING- PROVISI BROWN
4. GARAGE DOOR TO MATCH WINDOWS

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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.

 12/10/13
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
- N/A D. Temporary structures, signs and other improvements - *no other temporary structures*
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- N/A G. Loading facilities - *no loading, residential home*
- N/A H. Site lighting (indicate height & fixture type) - *residential home*
- I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, if applicable. - *single family home*
- N/A K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas). - *single family home*

2. Parking and Circulation

- N/A A. Parking layout with spaces numbered per aisle and totaled. *Single family residence*
 - N/A 1. Location and typical dimensions, including handicapped spaces
 - N/A 2. Calculations: spaces required: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- N/A B. Bicycle parking & facilities - *Single family residence*
 - N/A 1. Bicycle racks, spaces required: _____ provided: _____
 - N/A 2. Bikeways and other bicycle facilities, if applicable
- N/A C. Public Transit - *Single family residence*
 - N/A 1. Bus facilities, including routes, bays and shelters existing or required
- N/A D. Pedestrian Circulation - *Single family residence*
 - N/A 1. Location and dimensions of all sidewalks and pedestrian paths
 - N/A 2. Location and dimension of drive aisle crossings, including paving treatment
- N/A E. Vehicular Circulation (Refer to Chapter 23 of DPM) - *Single family residence*
 - N/A 1. Ingress and egress locations, including width and curve radii dimensions
 - N/A 2. Drive aisle locations, including width and curve radii dimensions
 - N/A 3. End aisle locations, including width and curve radii dimensions
 - N/A 4. Location & orientation of refuse enclosure, with dimensions
 - N/A 5. Curb cut locations and dimensions
 - N/A 6. Existing and proposed street widths, right-of-way widths and curve radii
 - N/A 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - N/A 8. Location of traffic signs and signals related to the functioning of the proposal
 - N/A 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing - *single family residence*

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

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).
 - N/A A. Existing, indicating whether it is to be preserved or removed. - *no existing materials*
 - 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
- N/A 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. - *no turf*
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- N/A 14. Landscaped area requirement; square footage and percent (specify clearly on plan) - *no requirements*
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- N/A 17. Street Tree Plan as defined in the Street Tree Ord. - *single family home*

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 - no 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. - no grade change of more than 4 feet

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 façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations - not an EPC Submittal
- 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. - not a multiple site location

B. Signage - Single family home

- 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.

DECEMBER 18. 2013

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