

Complete 7-30-14

Done

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.

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 #: 1010103 Application #: 14DRB-70196, 14DRB-70252

Project Name: DURAN & ALEXANDER ADDN

Agent: RBA ARCHITECTS AND THE SURVEY OFFICE Phone #:

Your request was approved on 7-23-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP: SBP - resolve land reg in R-O-W

PLANNING (Last to sign): SBP - add Note to Landscape Plan per Transportation comments
FP - Utility signatures (Notes on DWG 8-PP & 9-PP)

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.

DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat [FP]

Site Plan - Subdivision [SPS]

Site Plan - Building Permit [SBP]

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Project #: 1010103

Application #: 14DRB-70196, 14DRB-70252

Project Name: DURAN & ALEXANDER ADDN

Agent: RBA ARCHITECTS AND THE SURVEY OFFICE

Phone #:

Your request was approved on 7-23-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

SBP - resolve landscaping in R-OW

PLANNING (Last to sign):

SBP - add Note to Landscape Plan per transportation committee

FP - utility systems

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
July 23, 2014
DRB Comments**

ITEM # 8



PROJECT # 1010103

APPLICATION # 14-70196/ 70252


RE: Block C, Duran & Alexander Addition

Please correct the calculation in the Parking Table; additionally, there are two parking spaces number 28.

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

8. **Project# 1010103**
14DRB-70196 MINOR - SDP FOR
BUILDING PERMIT
14DRB-70252 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  

RBA ARCHITECTS and THE SURVEY OFFICE agent(s) for ANTHEA, LLC request(s) the above action(s) for all or a portion of Lot(s) 5A et.al. BLOCK C DURAN & ALEXANDER ADDN zoned SU-2/C, located on SE CORNER OF GRANITE AND 4TH ST containing approximately .8999 acre(s). (J-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS AND PLANNING FOR RESOLUTION IN RIGHT-OF-WAY. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES.**

9. **Project# 1009506**
14DRB-70238 MAJOR - FINAL PLAT
APPROVAL 

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 15-21, VOLCANO CLIFFS UNIT 6 zoned SU-2 (VCRR), located on ALBERICOQUE BETWEEN VISTA VIEJA AND SCENIC containing approximately 29.54 acre(s). (D-9) *[Deferred from 7/16/14]* **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, UTILIT COMPANY SIGNATURES AND TO RECORD.**

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

10. **Project# 1005081**
14DRB-70249 SKETCH PLAT REVIEW
AND COMMENT 

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) TRACT A-1-A AND TRACT B-1, ANDALUCIA AT LA LUZ zoned SU-2 FOR PRD, located on COORS BETWEEN NAMASTE AND SEVILLA containing approximately 11.71 acre(s). (F-11) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1007320**
14DRB-70248 SKETCH PLAT REVIEW
AND COMMENT 

ADVANTAGE SURVEYING agent(s) for MARK FELDMAN request(s) the above action(s) for all or a portion of Lot(s) 87-C-1A & 87-C-3A, LANDS OF MARY FELDMAN zoned R-1, located on MEADOW VIEW BETWEEN RIO GRANDE AND 12TH ST containing approximately .44 acre(s). (H-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Other Matters: None
ADJOURNED: 10:20

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 25, 2014
DRB Comments**

ITEM # 2

PROJECT # 1010103

APPLICATION # 14-70196

RE: Lots 5A & 19A, Block C, Duran & Alexander Addition

Lot line elimination requires a plat prepared by a NM licensed surveyor and approved by DRB.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**June 11, 2014
DRB Comments**

ITEM # 3

PROJECT # 1010103

APPLICATION # 14-70196

RE: Lots 5A & 19A, Block C, Duran & Alexander Addition

Lot line elimination requires a plat prepared by a NM licensed surveyor and approved by DRB.

Please provide a copy of the approval by the Albuquerque Development Commission.

Parking needs to be per Zoning Code, 1/ 200 sf for 1st 15,000 sf Retail net leasable (10,301 sf = 52 spaces); motorcycle parking needs to be visible from building entrance; approval by ABQ Ride is needed for 5% shelter reduction; on-street parking credit requires approval by Traffic Engineer, and only one half of the spaces may be counted if approved; designated disabled parking requirement would be 4 spaces. Bicycle rack needs to be relocated to not obstruct door entry.

Per site plan, building area = 8,267 sf, so net area for landscaping would be 30,934 sf x 15% = 4,640 sf required.

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



July 8, 2014

Jack Cloud
City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87013

Re: Project #1010103
Application #14-70196
Lots 5A & 19A, Block C, Duran & Alexander Addition
DRB Comments from 06/25/2014

Engineering Comments:

- o Distances indicated on all street sides distance from back of curb to property line.
- o All radii have been indicated on drawing.
- o New Entrance to site occurs at existing entry to site and is being modified to meet City standards.
- o Width and Length of parking spaces indicated.
- o ADA pathway from Granite to site has been delineated.
- o ADA pathway from parking to an entry door delineated.
- o Unused driveway pads have been indicated on drawing to be removed and new curb/gutter and sidewalk to be installed.
- o Fence noted to be removed. Shared access shown on plat.
- o There are two existing City ramps one at each corner of the site, and two new ramps at the modified entry to the site on Granite.
- o Refuse enclosure doors will swing past drive aisle up against enclosure.
- o Client is not applying for any on-street parking credits.
- o Keyed notes have been clarified.
- o Landscaping plan has been revised addressing irrigation systems and landscaping.
- o See attached Hydrology approval letter July, 7, 2014

Sincerely,

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

Rick Bennett
Architect

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen 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

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- 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): The Survey Office

PHONE: (505) 998-0303

ADDRESS: 333 Lomas Blvd NE

FAX: _____

CITY: Albuquerque STATE NM ZIP 87102

E-MAIL: Maple@thesurveyoffice.com

APPLICANT: ANTHEA, LLC

PHONE: 505-891-3695

ADDRESS: 333 RIO RANCHO DR NE SUITE 104

FAX: _____

CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: maple@thesurveyoffice.com

Proprietary interest in site: Owner

List all owners: Anthea, LLC

DESCRIPTION OF REQUEST: PRELIMINARY FINAL PLAT REQUEST

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: See Attached Block: _____ Unit: _____

Subdiv/Addn/TBKA: Lot 5-A-1, Block C, Duran and Alexander Addition

Existing Zoning: SU-2 Proposed zoning: Same MRGCD Map No: _____

Zone Atlas page(s): J-14 UPC No. 101405823222735312 & 101405824622935310 & 10140584622235309

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):

1010103, 14-70196

CASE INFORMATION:

Within city limits? Yes

Within 1000FT of a landfill? No

No. of existing lots: 7 No. of proposed lots: 1 Total area of site (acres): 0.8999

LOCATION PROPERTY BY STREETS: On or Near: SE Corner of Granite and 4th Street NW

Between: MARBLE and MOUNTAIN

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

SIGNATURE

DATE 07/07/2014

(Print) Gary D. Maple, The Survey Office

Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

14 - DRB - 70252

Action

PDF

CMF

Form revised 4/07

S.F.

Fees

\$ 215.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 235.00

Hearing date July 23, 2014

7-15-14

Planner signature / date

Project # 1010103

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies *DRB Case*
 - ~~NA~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - ~~NA~~ Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Shahram (Shawn) BIAZAN
Applicant name (print)

[Signature]
Applicant signature / date

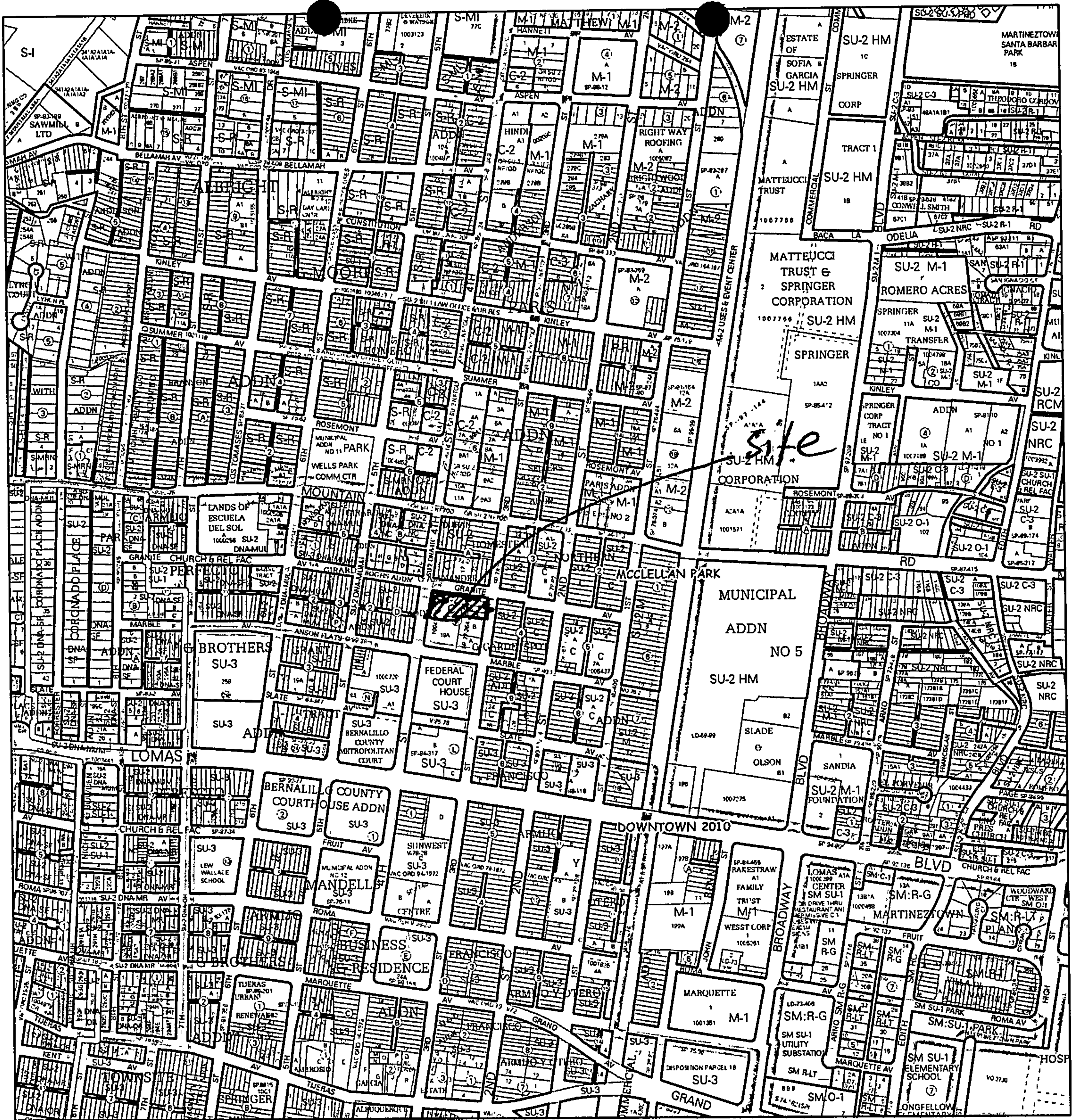


Form revised October 2007


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70252

[Signature]
Planner signature / date

Project # 1010103

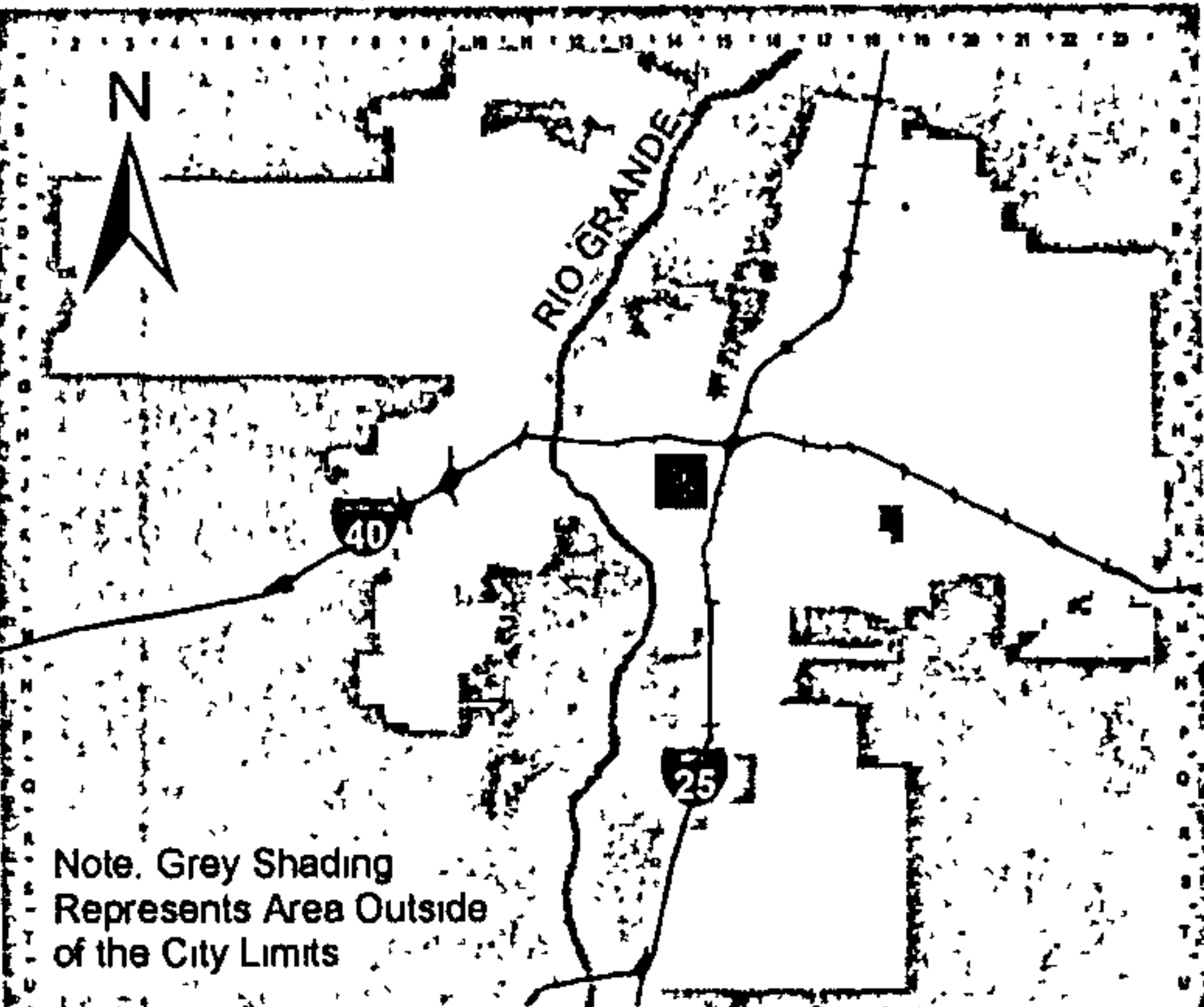


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System



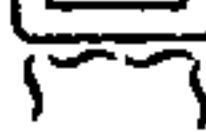
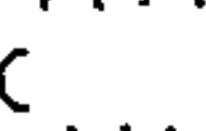





Map amended through: 6/7/2013



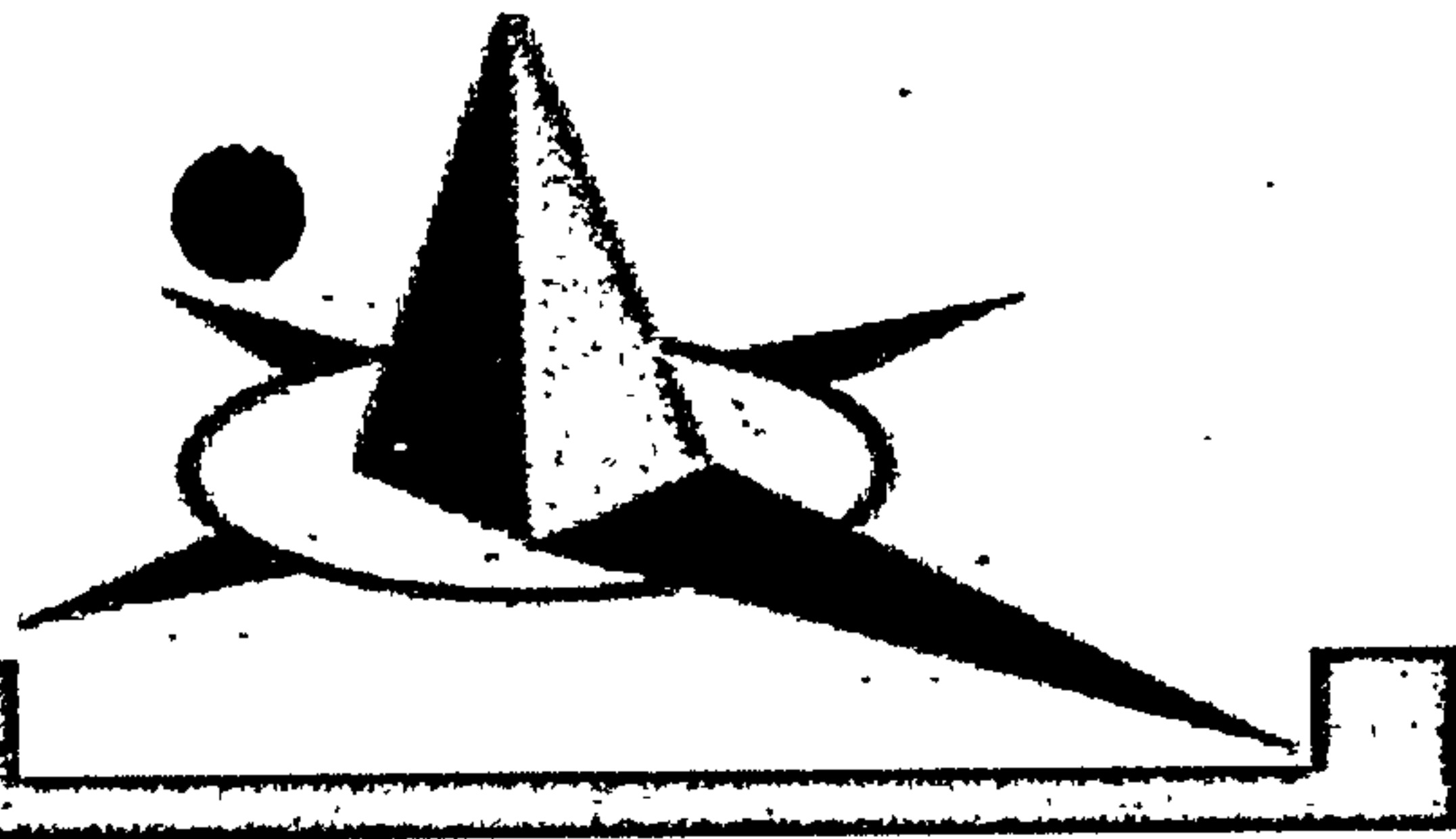
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-Z

Selected Symbols

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

0 750 1,500 Feet



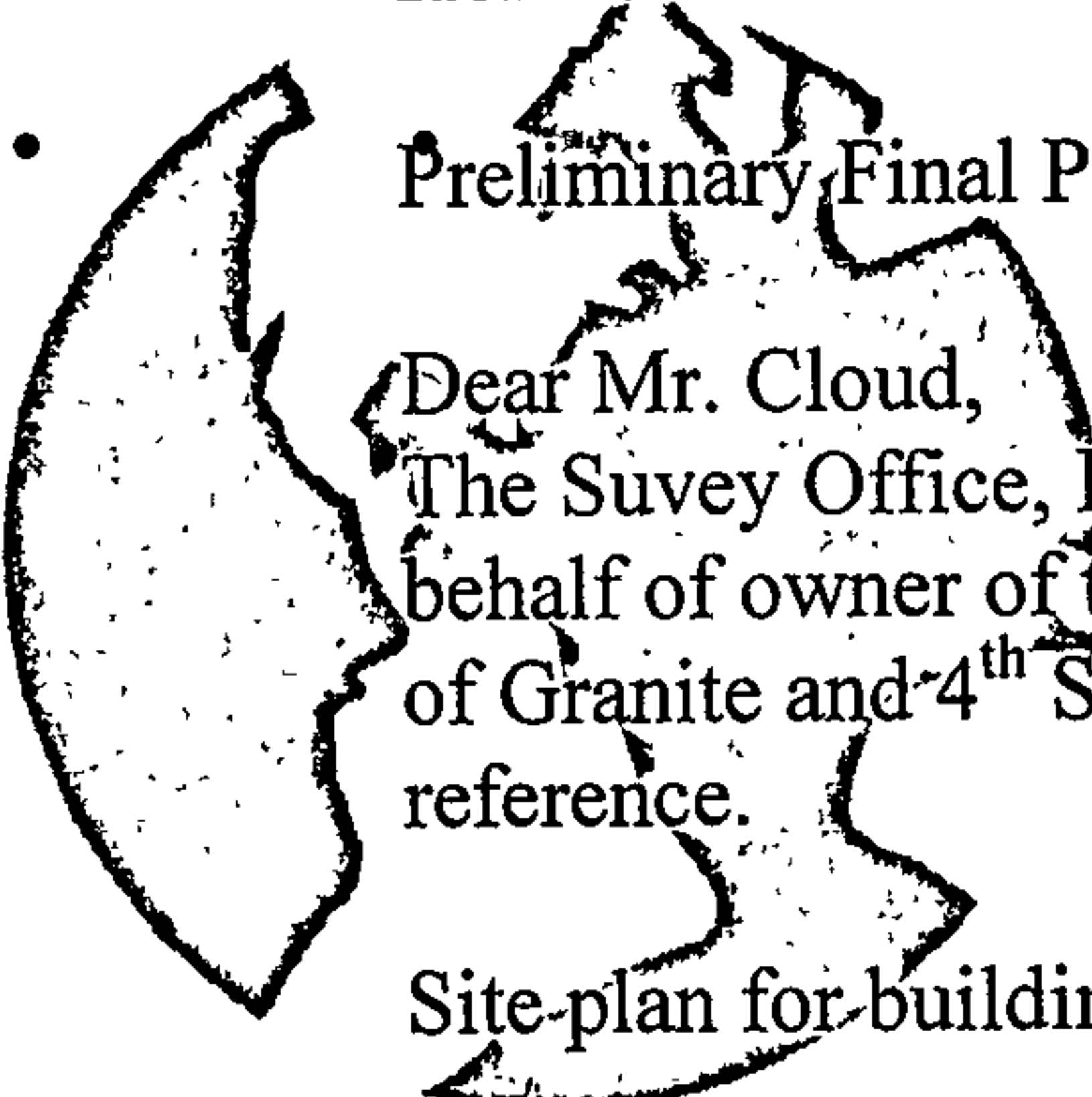
The Survey Office

333 Lomas Blvd. NE Albuquerque, NM 87102 505.998.0303 Office 505.998.0305 Fax Info@TheSurveyOffice.com

July 7, 2014

RE: DRB PROJECT NUMBER 10103, Lot 5-A-1, Block C, Duran and Alexander Addition, Northerly 60' of the Southerly 50' of Lots 4 and 5, Block C Duran and Alexander Addition and all of Lots 1, 2, 3, 4 and the Northerly 10' of Lot 5 Block C of Homestead Gardens Spot Addition. Containing .08999 acres, Zone Atlas Page J-14-Z.

Preliminary/Final Plat Request.



Dear Mr. Cloud,
The Survey Office, LLC, is requesting Preliminary/Final Plat review and approval on behalf of owner of the above referenced property. Site is located at the Southeast Corner of Granite and 4th Street NW, Containing 0.8999 Acres, see attached copy of plat for reference.

Site-plan for building permit has been previously submitted and reviewed by DRB.

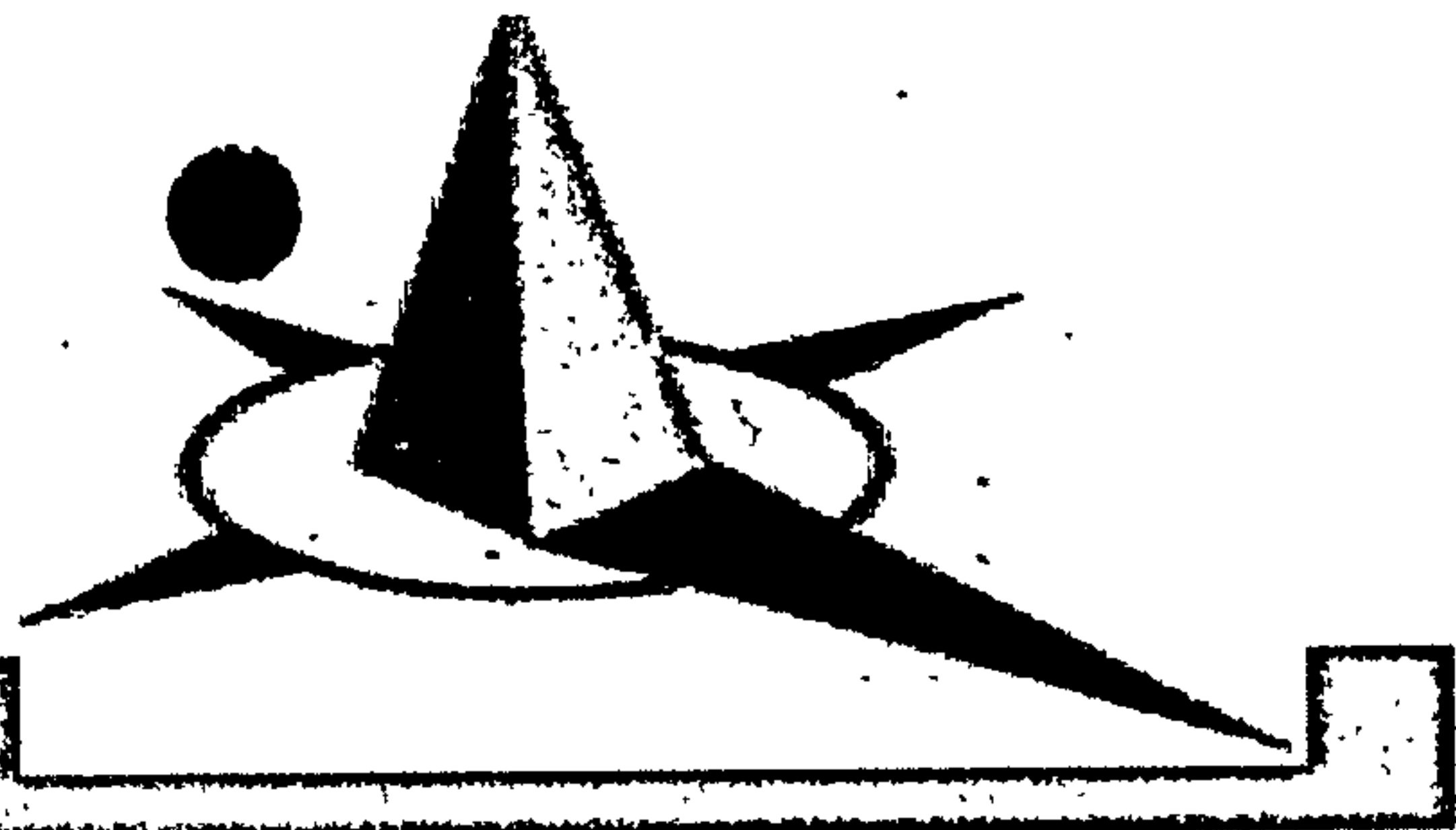
Thank you for your attention regarding this matter. Please contact me at 505-804-5013 if you require additional information or have any questions.

Sincerely,

Shahram (Shawn) Biazar

.....

The Survey Office

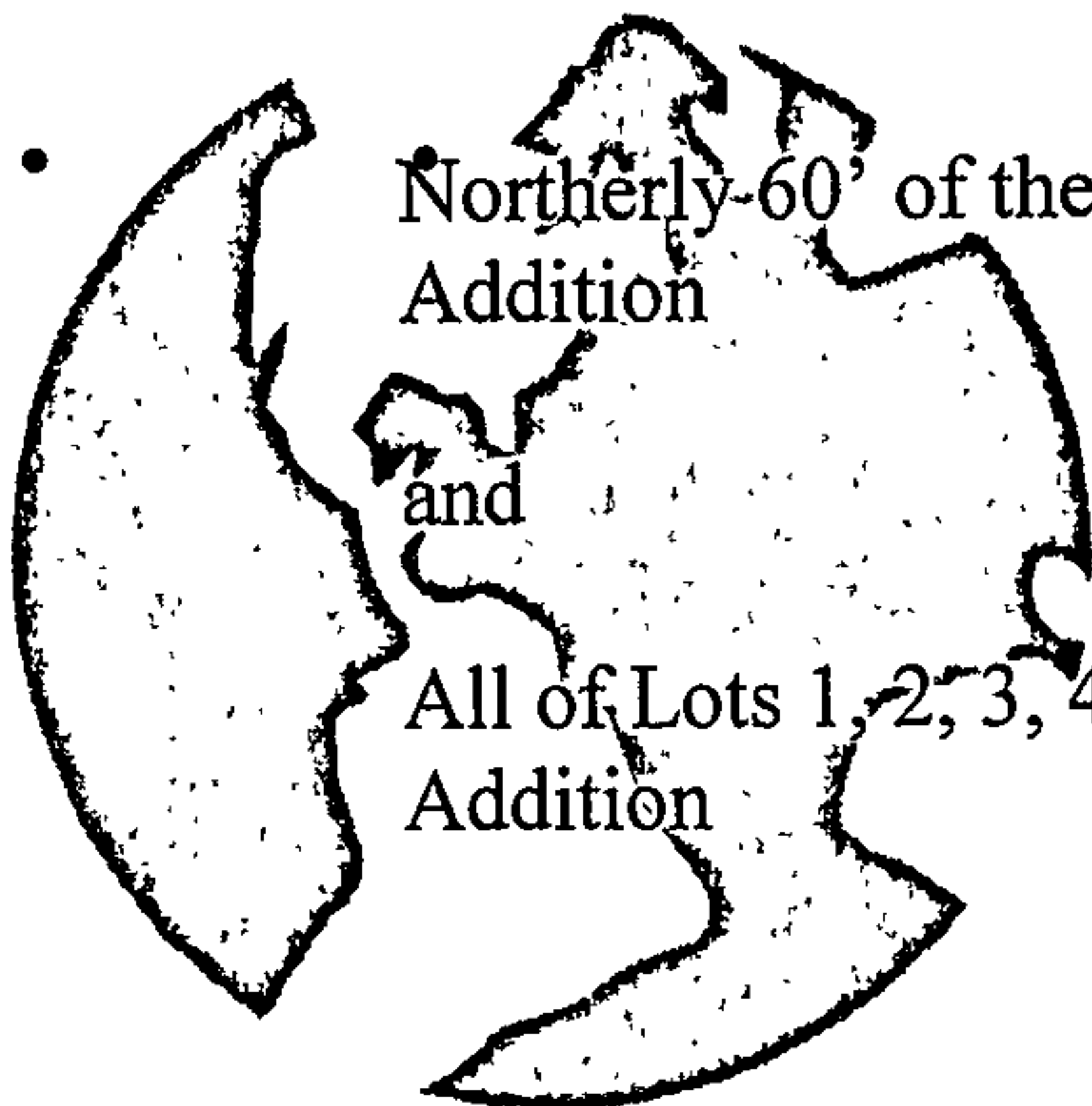


333 Lomas Blvd. NE Albuquerque, NM 87102 505.998.0303 Office 505.998.0305 Fax Info@TheSurveyOffice.com

LEGAL DESCRIPTION

Lot 5-A-1, Block C, Duran and Alexander Addition

and



Northerly-60' of the Southerly 50' of Lots 4 and 5, Block C Duran and Alexander Addition

and

All of Lots 1, 2, 3, 4 and the Northerly 10' of Lot 5 Block C of Homestead Gardens Spot Addition

.....

PROJECT#

1010103

July 23. 2014

AF

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Adoption of Rank 2 or 3 Plan or similar
<input checked="" type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): RBA ARCHITECTURE PHONE: 242-1859
 ADDRESS: 1104 PARK AVENUE SW FAX: 242-6630
 CITY: ALBQ STATE NM ZIP 87102 E-MAIL: RICK@RBA81.COM

APPLICANT: BILL SMITH PHONE: 417-7143
 ADDRESS: 333 RIO RANCHO DRIVE NE S. 104 FAX: NA
 CITY: RIO RANCHO. STATE NM ZIP 87124 E-MAIL: B.SMITH@CONSTRUCTORSOUTHWEST.COM

Proprietary interest in site: OWNERS. List all owners: NOLU FOOTPRINT LLC

DESCRIPTION OF REQUEST: SITE DEV. PLAN FOR BUILDING PERMIT & ERASE ONE INTERIOR LOT LINE.

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. LOTS 5A & 19A BLOCK C AND EAST WTS TO 3RD ST Unit: ---
 Subdiv/Addn/TBKA: DURAN & ALEXANDER MAN. (SEE ATTACHED)
 Existing Zoning: SV2-C Proposed zoning: SAME MRGCD Map No ---
 Zone Atlas page(s): J.14 UPC Code: 101 405 523 222 735 312

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004172

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 0.86
 LOCATION OF PROPERTY BY STREETS: On or Near: GRANITE
 Between: 3RD & 4TH ST and ---

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

SIGNATURE Rick Bennett DATE 6/3/14
 (Print Name) RICK BENNETT Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB- 70196</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				\$ <u>---</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ <u>---</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ <u>---</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u>---</u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>---</u>
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>---</u>
	Hearing date <u>June 11, 2014</u>			Total \$ <u>405.00</u>

[Signature] 6-3-14 Project # 1010103
 Staff signature & Date

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
 - 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
 - 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)
 - 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)**
 - 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.

Rick BENNETT
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70194

[Signature] 6-3-14
Planner signature / date
Project # 1010103



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

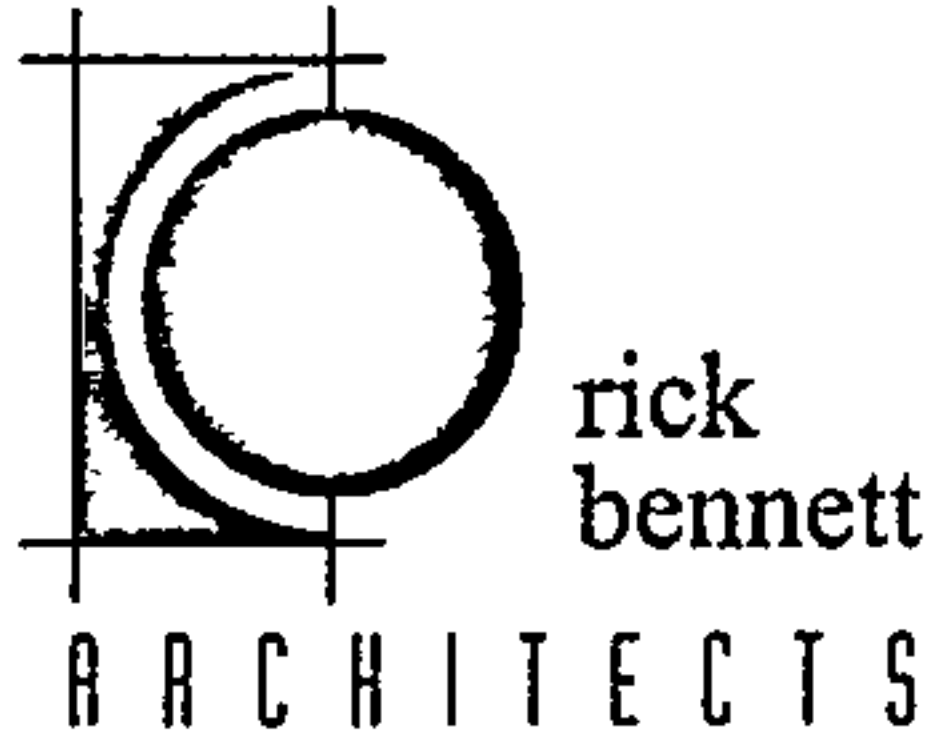
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-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



May 28, 2014

City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87013
(505) 924-3860

Attn: Jack Cloud

This submittal is for a mixed use project located between third and fourth streets at Granite, one block north of the federal courthouse. The project is zoned SU-2-C McClellan Park. We have met with planning staff at a PRT meeting and attended a meeting with the ADC and received approval. This submittal is for Site Plan for building permit and the elimination of one lot line between the east and west parcels. The uses proposed are consistent with the downtown area plan which includes mixed commercial and residential uses which have been identified as a need in the downtown area. Please see attached description of the project.

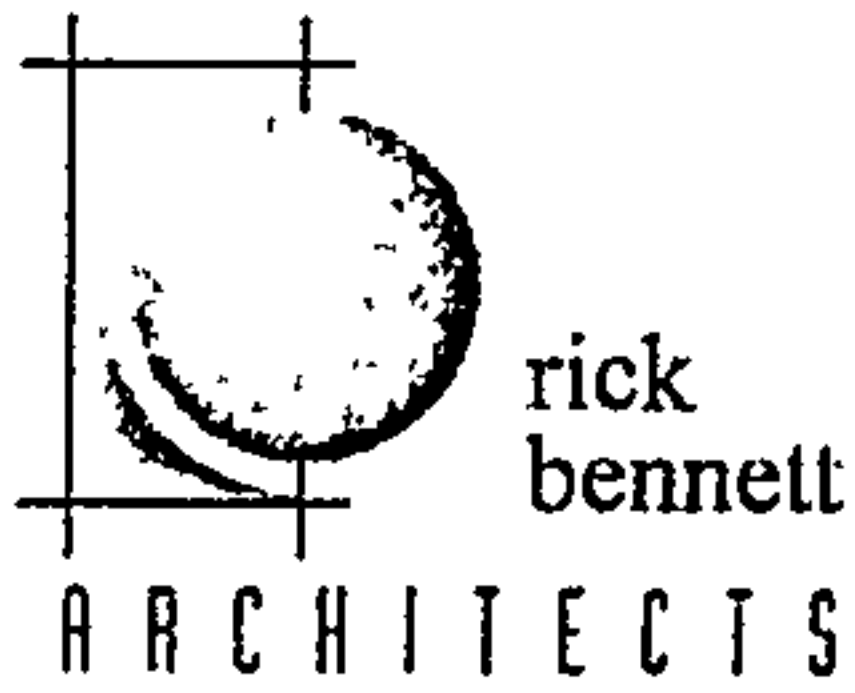
We feel this is an exciting new downtown project which meets all zoning and planning requirements. Please contact our office with any questions.

Thank you

Sincerely,

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

Rick Bennett



LETTER OF AUTHORIZATION

June 2, 2014

City of Albuquerque
Planning Department
Plaza del Sol
600 2nd NW
Albuquerque, NM 87102

Re: Anthea 4th & Granite

To Whom It May Concern:

Rick Bennett Architects (RBA) is authorized to act as the agent for Anthea 4th & Granite for obtaining an Design Review Board Site Development Plan Approval as referenced above. If you have any questions, please feel free to call or email.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Smith", is written over the typed name.

Bill Smith
Construct Southwest, LLC
333 Rio Rancho Dr NE
Rio Rancho, New Mexico 87144
Ph: (505) 891-3695

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. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness 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. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
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. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. 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 & electronic copy (pdf) of Site Development Plan
- ___ 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' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- ~~NR~~ 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- ~~NR~~ 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure -
- 8. 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: 01 provided: 01

Handicapped spaces (included in required total) required: _____ provided: 4
Motorcycle spaces (in addition to required total) required: _____ provided: 4

B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: _____ provided: 5
- 2. Bikeways and other bicycle facilities, if applicable

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
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 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
- ~~NR~~ 6. Existing and proposed street widths, right-of-way widths and curve radii
- ~~NR~~ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- ~~NR~~ 8. Location of traffic signs and signals related to the functioning of the proposal
- ~~NR~~ 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- ~~NR~~ 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
12. Verification of adequate sight distance
13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or 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.

A. General Information

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

B. Grading Information

1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
3. Identify whether ponding is required
4. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

~~UV~~ 5. 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.

~~NR~~ 6. In addition to the above, the following must be provided for DRB applications:

A. Conceptual onsite drainage system

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

1. Fire hydrant locations, existing and proposed.

2. Distribution lines

~~NR~~ 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

1. Scale (minimum of 1/8" or as approved by Planning Staff)

2. Bar Scale

3. Detailed Building Elevations for each facade

a. Identify facade orientation (north, south, east, & west)

b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)

c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.

d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)

4. Dimensions, colors and materials of Refuse Enclosure

~~NR~~ 5. 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 discuss 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

7. Verification of adequate sight distance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: ANTHEA ZONE MAP: J-14
DRB#: _____ EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: LOT 5A, BLOCK C, DURNA & ALEXANDER ADDN and
LOT 2, BLOCK C, HOMESTEAD & GARDENSPOT ADDN
CITY ADDRESS: 330 GRANITE NW

ENGINEERING FIRM: LORENZ DESIGN & CONSULTING CONTACT: DENNIS LORENZ
ADDRESS: 2501 RIO GRANDE BLVD. NW SUITE A PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87104

OWNER: CONSTRUCT SOUTHWEST CONTACT: BILL SMITH
ADDRESS: 333 RIO RANCHO BLVD NE PHONE: 891-3695
CITY, STATE: RIO RANCHO, NEW MEXICO ZIP CODE: 87123

ARCHITECT: RICK BENNETT ARCHITECTS CONTACT: R. BENNETT
ADDRESS: 1104 PARK AVENUE SW PHONE: 242-1859
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87103

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: CONSTRUCT SOUTHWEST CONTACT: BILL SMITH
ADDRESS: 333 RIO RANCHO BLVD NE PHONE: 891-3695
CITY, STATE: RIO RANCHO, NEW MEXICO ZIP CODE: 87123

TYPE OF SUBMITTAL:

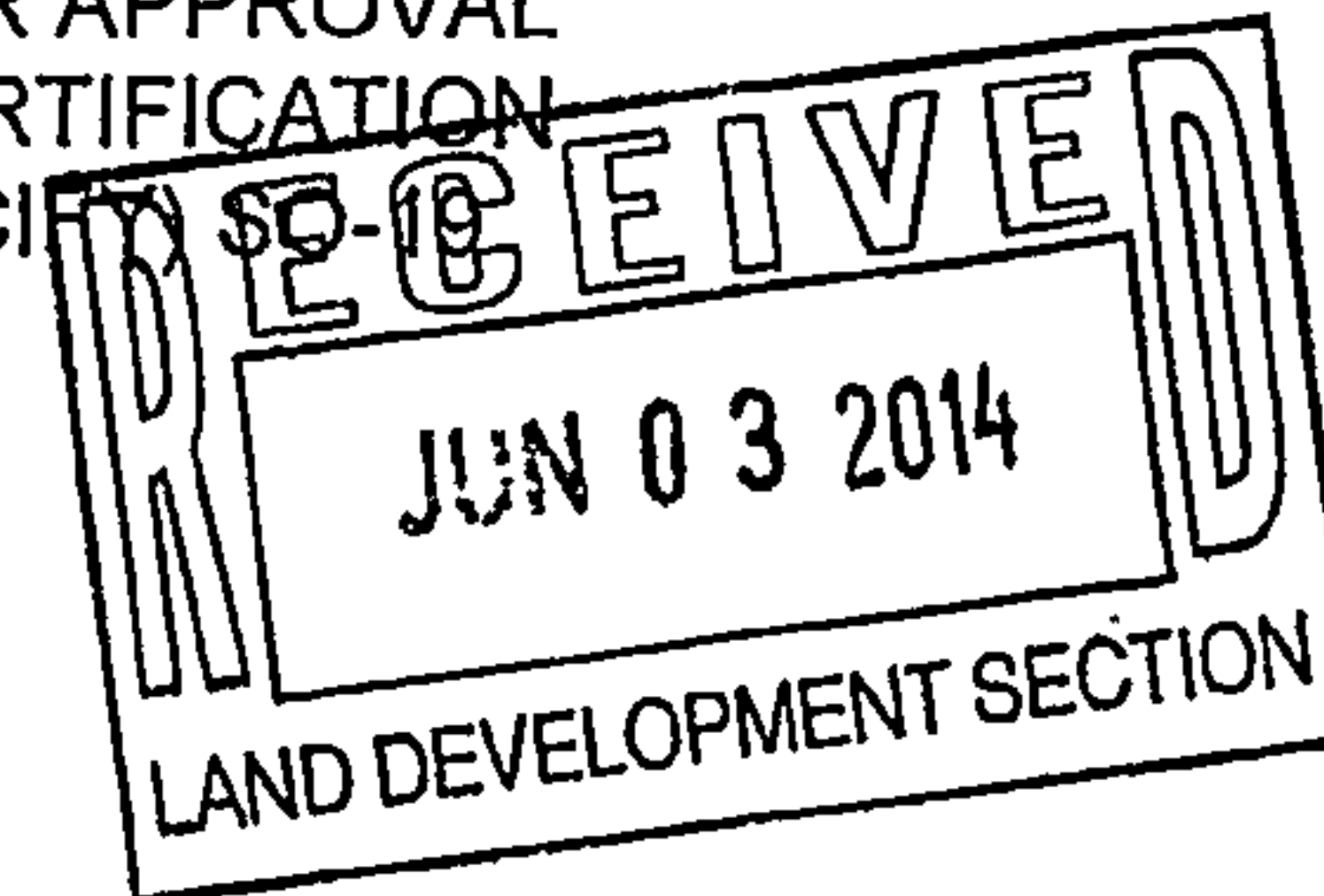
- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TEMP)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: 6-03-2014 BY: DENNIS A. LORENZ

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

PROJECT #

1010103

June 11. 2014

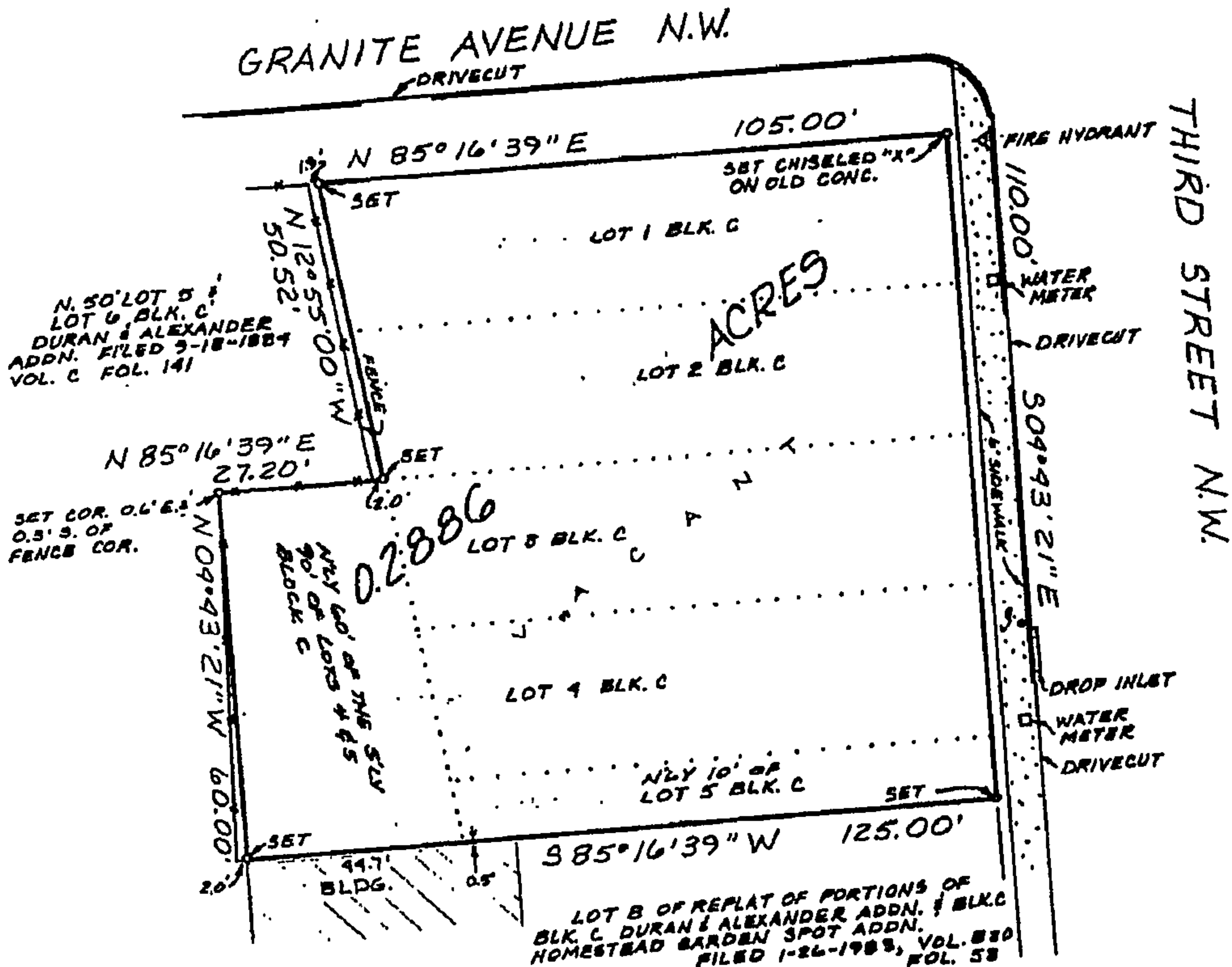
SEB

Proj # 1610103

SURVEY



SCALE: 1"=30'



NOTE: All property corners identified as "set", are set with 1/2" rebar and cap stamped "LS 6446", unless otherwise indicated.

BASIS OF BEARINGS PER MAP OF THE HOMESTEAD GARDEN SPOT ADDN. FILED 5-5-1885, VOL. C FOL. 149.

TITLE AND LEGAL DESCRIPTION

A certain tract of land being and comprising all of Lots 1, 2, 3, and 4, and the Nly 10' of Lot numbered Five (5) in Block "c", Map of the HOMESTEAD GARDEN SPOT ADDITION to the Town of Albuquerque, New Mexico filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 5th, 1885 TOGETHER WITH the Northerly 60' of the Southerly 92' of Lots 4 and 5, Block "c", Map of the DURAN AND ALEXANDER ADDITION to the Town of Albuquerque, New Mexico, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on September 18, 1884 being more particularly described as follows:

BEGINNING at the Northeast corner of said tract being the Northeast corner of said Lot 1, Block C HOMESTEAD GARDEN SPOT and the Southwest intersection of Granite Ave. NW and Third Street NW; thence, from said point of beginning S. 04° 43' 21" E., 110.00 feet along the West right-of-way of Third Street NW to the Southeast corner; thence, leaving said right-of-way S. 85° 16' 39" W., 125.00 feet to the Southwest corner; thence, N. 04° 43' 21" W., 60.00 feet to a point; thence, N. 85° 16' 39" E., 27.20 feet to a point; thence, N. 12° 55' 00" W., 50.52 feet to the Northwest corner and point of the South right-of-way of Granite Ave. NW; thence, along said right-of-way N. 85° 16' 39" E., 105.00 feet to the point of beginning and containing 0.2886 acres more or less. Legal description prepared by Franklin E. Wilson, N.M.P.S. 6446.

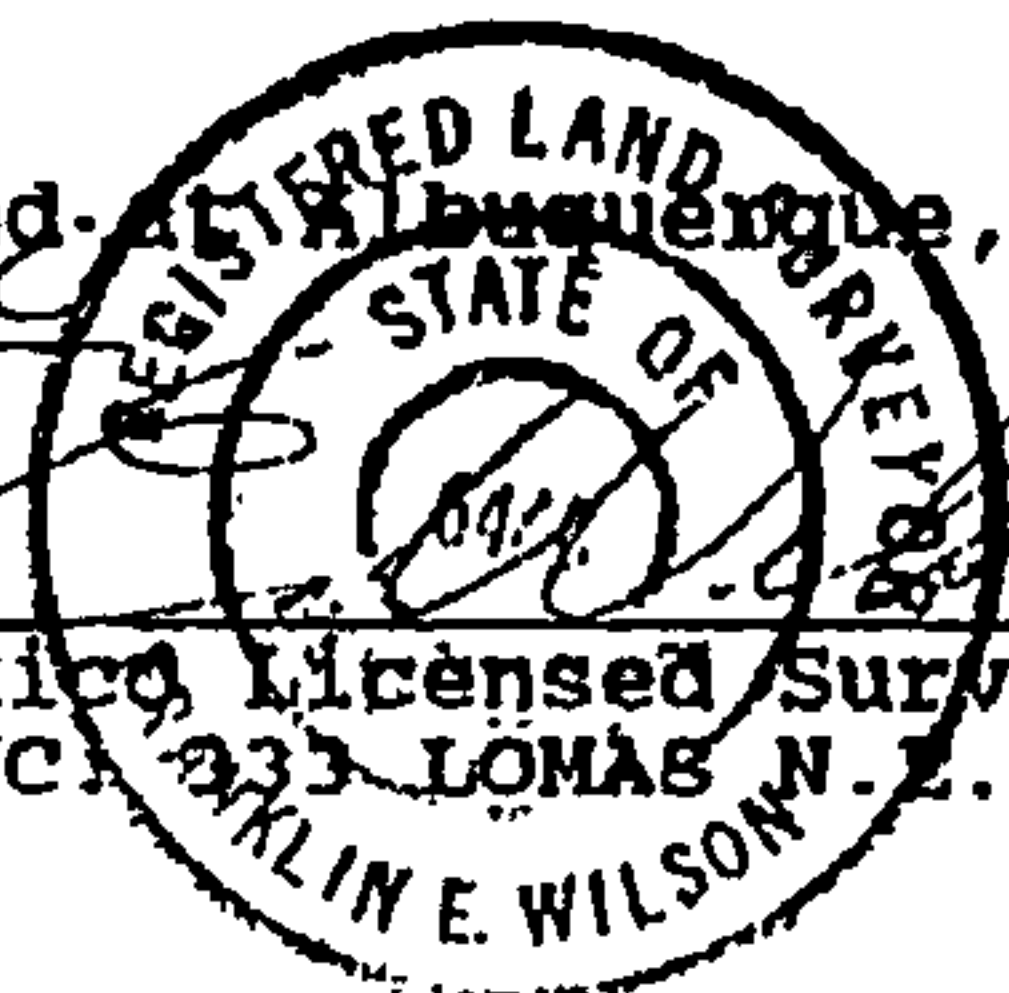
SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under and laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, and is true and correct to the best of my knowledge and belief.

This certificate is executed at Albuquerque, New Mexico on this 13th day of February, 1930.

Handwritten signature of Franklin E. Wilson.

Franklin E. Wilson, New Mexico Licensed Surveyor No. 6446
SOUTHWEST SURVEYING CO., INC. 333 LOMAS N.E., ALBUQUERQUE, NM 87102
247-4444



PLAT OF
 LOTS 5-A & 19-A, BLOCK C
 DURAN & ALEXANDER ADDITION
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2007
 PAGE 2 OF 2

DOC# 2867144828
 10/11/2007 11:27 AM
 PLAT # 112
 BERNALILLO COUNTY
 NEW MEXICO

20 10 0 20 40
 15 5 10 30
 SCALE 1" = 40'
 PROJECT NO. 07062406
 DRAWN BY DJ
 ZONE ATLAS J-14 2
 CSNORORS

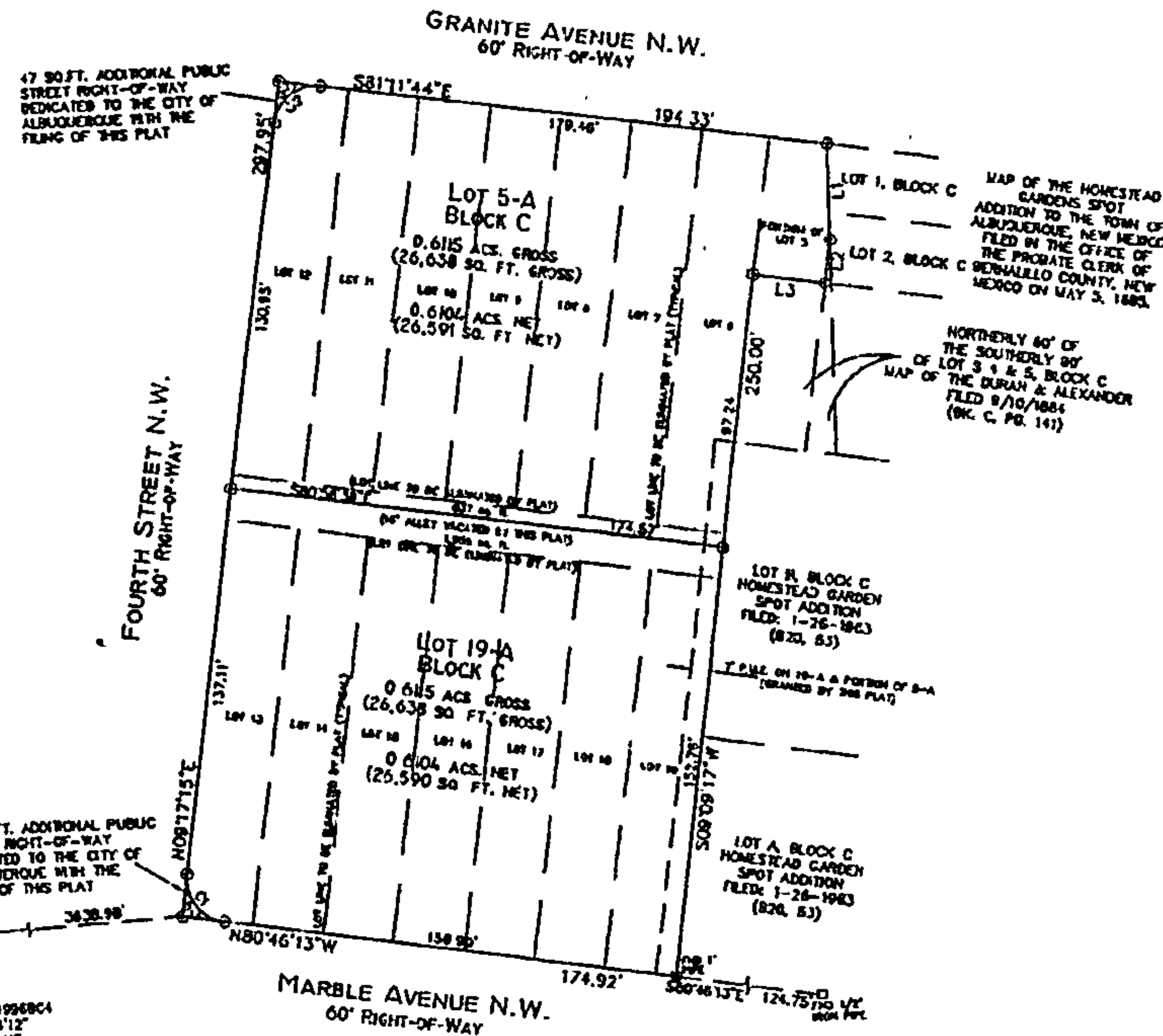
LINE	BEARING	LENGTH
L1	S60°27'36"W	34.17
L2	S29°46'17"W	75.28
L3	N80°50'43"W	23.02
L4	N20°46'13"W	15.02
L5	N09°17'15"E	14.85
L6	N09°17'15"E	14.85
L7	S81°11'44"E	14.85

STATION 13-33
 X = 37484.66
 Y = 14895.77
 GROUND TO GRID = 0.9996840
 DELTA ALPHA = -00°14'21"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 12-33
 X = 37632.94
 Y = 14892.34
 GROUND TO GRID = 0.9996844
 DELTA ALPHA = -00°14'12"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- ⊙ - FOUND MONUMENT MARKED WITH A BRASS TAG STAMPED "NMR 11224"
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "NMR 11224" UNLESS OTHERWISE NOTED



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 17



ANTHEA

@ The GRANITE



The Granite is a three-story Corporate Housing, extended stay building project located in Downtown Albuquerque, NM just North of Metro and District Courts along the Historic Route 66.

Amenities will include fully furnished suites, gated parking, maid service, on-site concierge, maintenance service, business center, fitness center, lounge and security.

PROJECT #: 1010103
DATE: 6-11-14 (SBP)

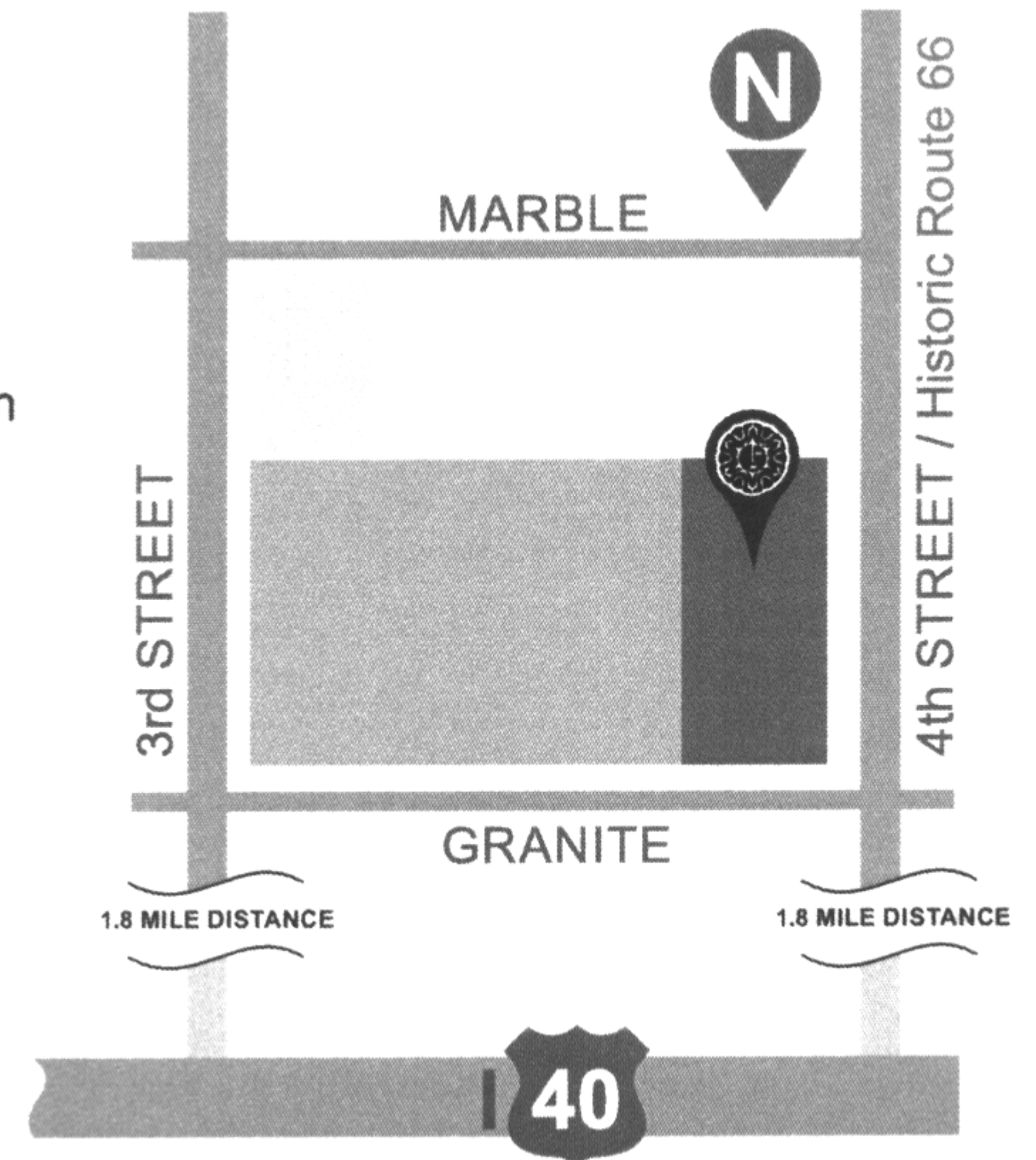




ANTHEA @ The GRANITE

ABOUT THE GRANITE

The Granite is located on 4th Street between Marble and Granite just north of the Metro and District Courts. Nearby access to I-40 and I-25 allow for easy travel with the Albuquerque Uptown Area less than 15 minutes away; the Albuquerque International Airport less than 10 minutes away; Sandia National Labs/Kirtland Air Base less than 15 minutes away. Since the property is located in Downtown Albuquerque, restaurants and retail are within walking distance. The property is also a short ride away from the popular neighborhoods of Old Town, EDO (East of Downtown) and Nob Hill, which also offer great restaurants, shopping and nightlife located nearby, as is the University of New Mexico main campus.



The Granite has 18 luxuriously appointed apartments including 700 SF one bedroom units, 1050 SF two bedroom units and 1600 SF three bedroom units. The interior spaces in every unit are clean contemporary designs that provide both comfort and convenience for the corporate client. Each apartment has a full kitchen and washer/dryer. Laundry service is also available. Downtown off-street parking is available within a secure gated area.



ANTHEA

@ The GRANITE

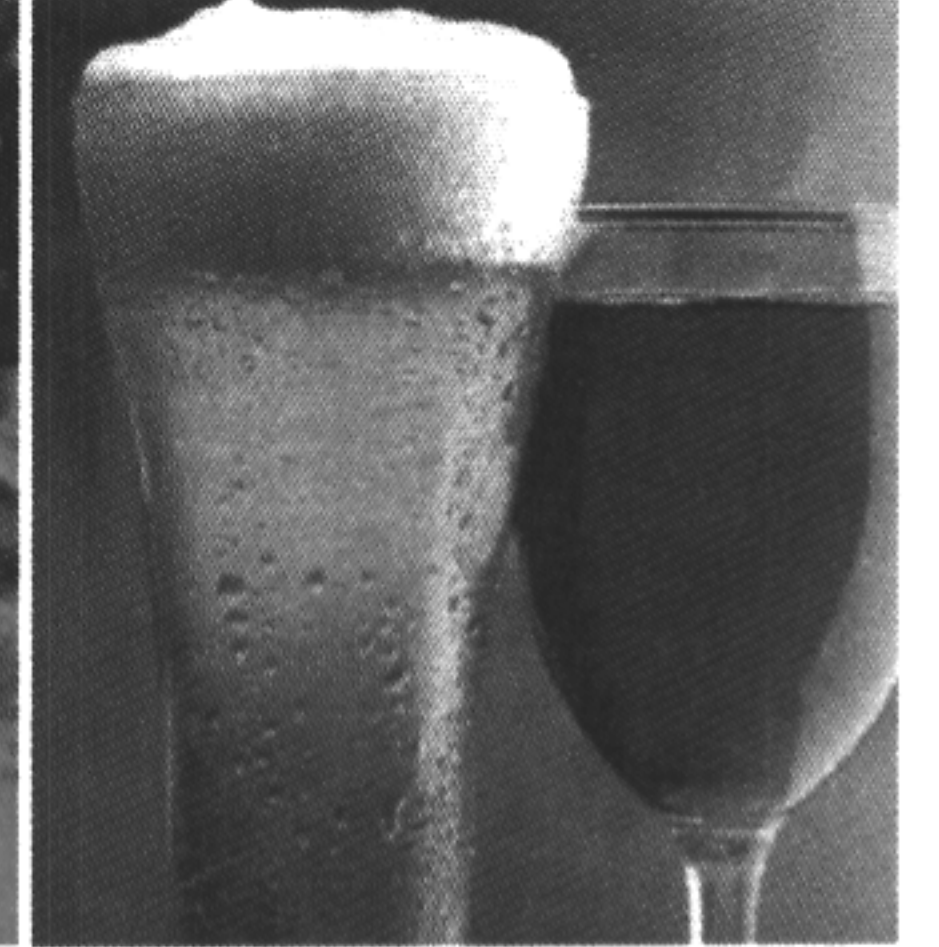
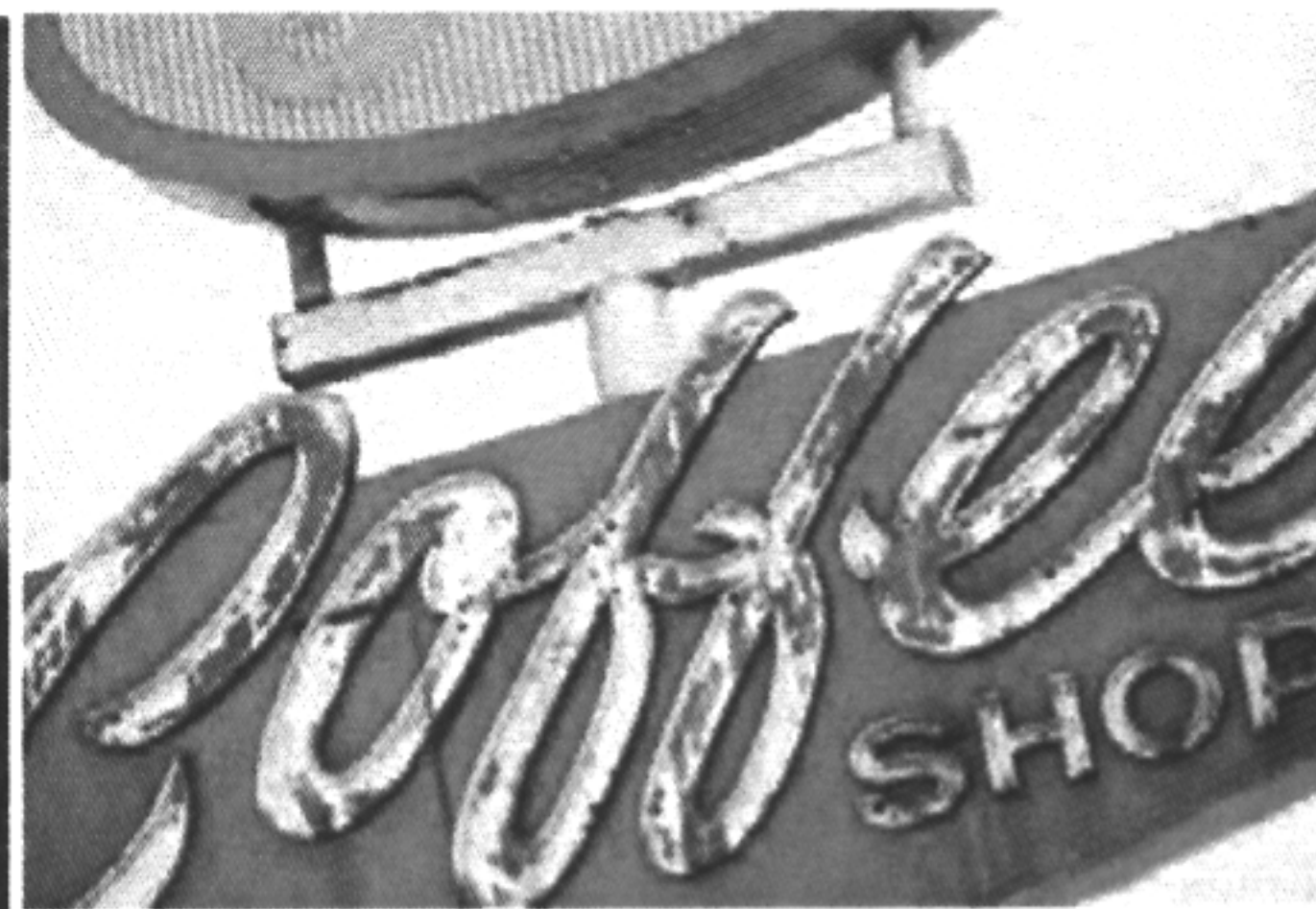
ABOUT THE COMMUNITY



The Granite is a multifunctional space that will embrace the community.

The Granite will not only serve as corporate housing, but will become an essential part of the neighborhood. The first floor market, which will include Pony Jo coffee house & urban market, and the business center will provide services to the building occupants. These services are currently in high demand in the Downtown area.

The corporate housing use of The Granite is fulfilling a business demand that has not been completely addressed in the Albuquerque market. The rent structure is competitive with similar accommodations, however The Granite has superior amenities at an accessible and desirable location. The Granite will easily outperform other comparable properties.



We believe you cannot build communities without culture. The culture of Pony Jo is to provide a landmark within the community where families and business people can come together and enjoy "all local" quality food and drinks.

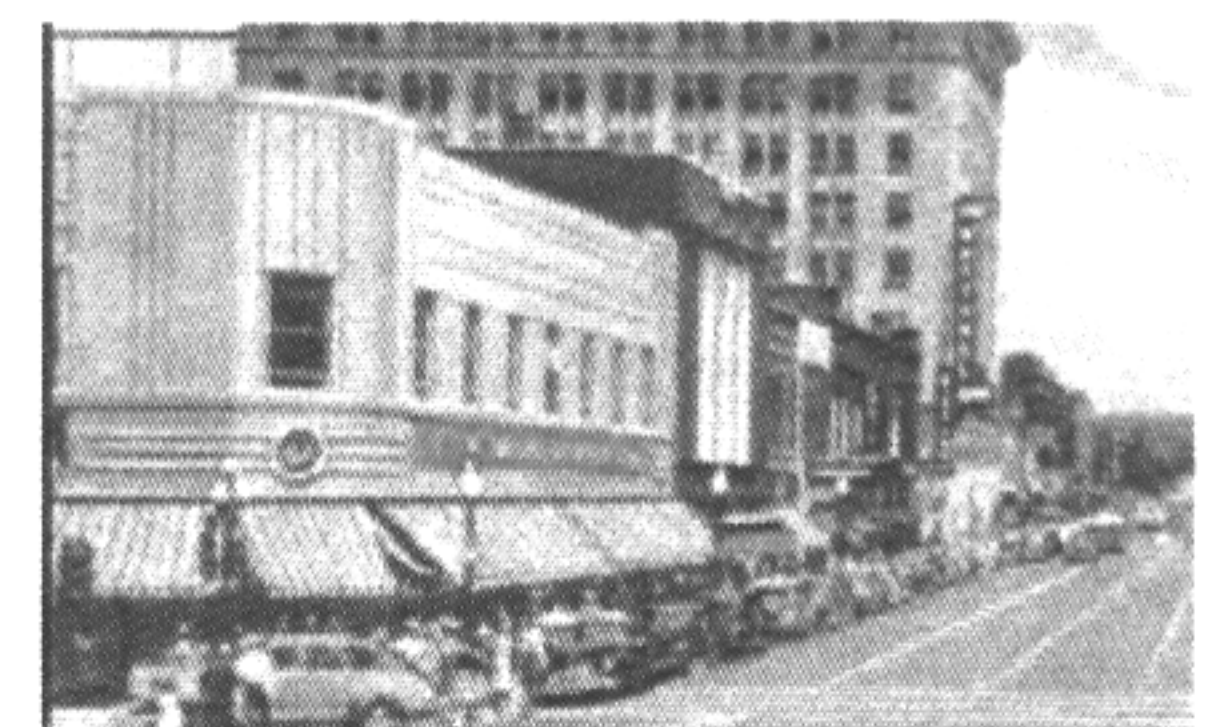
Historical fact about 4th street downtown.

Did you know that 4th Street is the original path of Route 66? Today 4th Street and Central Avenue is the only place in the United States where Route 66 crosses over itself.

Central Ave.



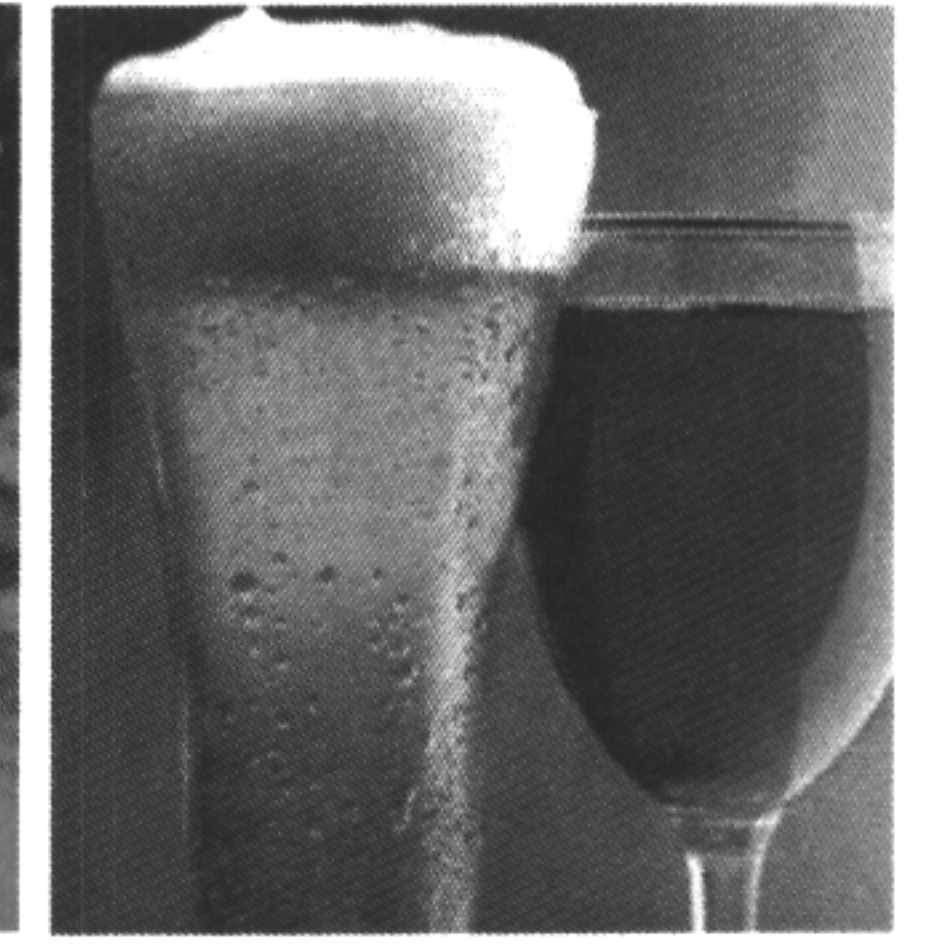
4th Street



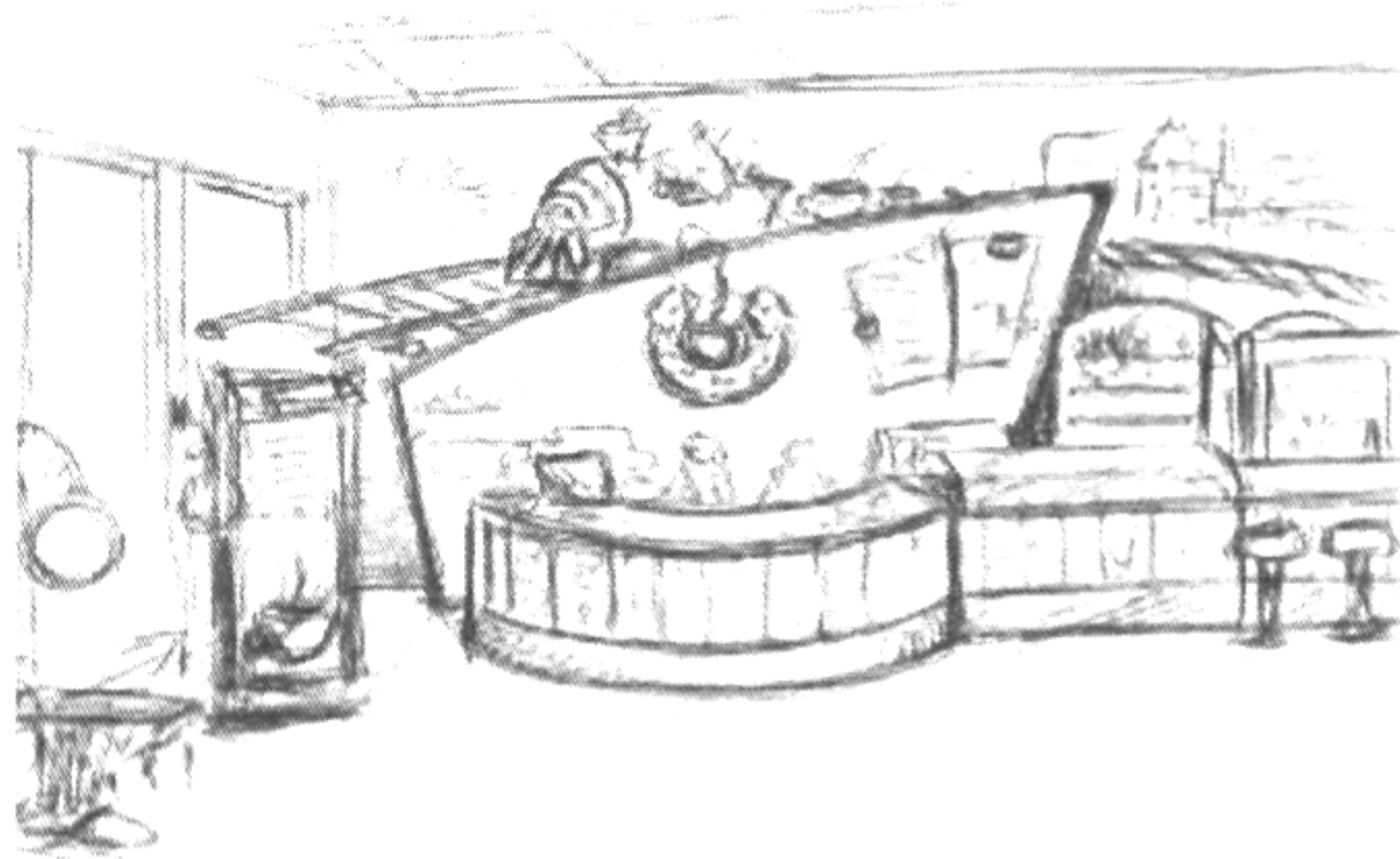
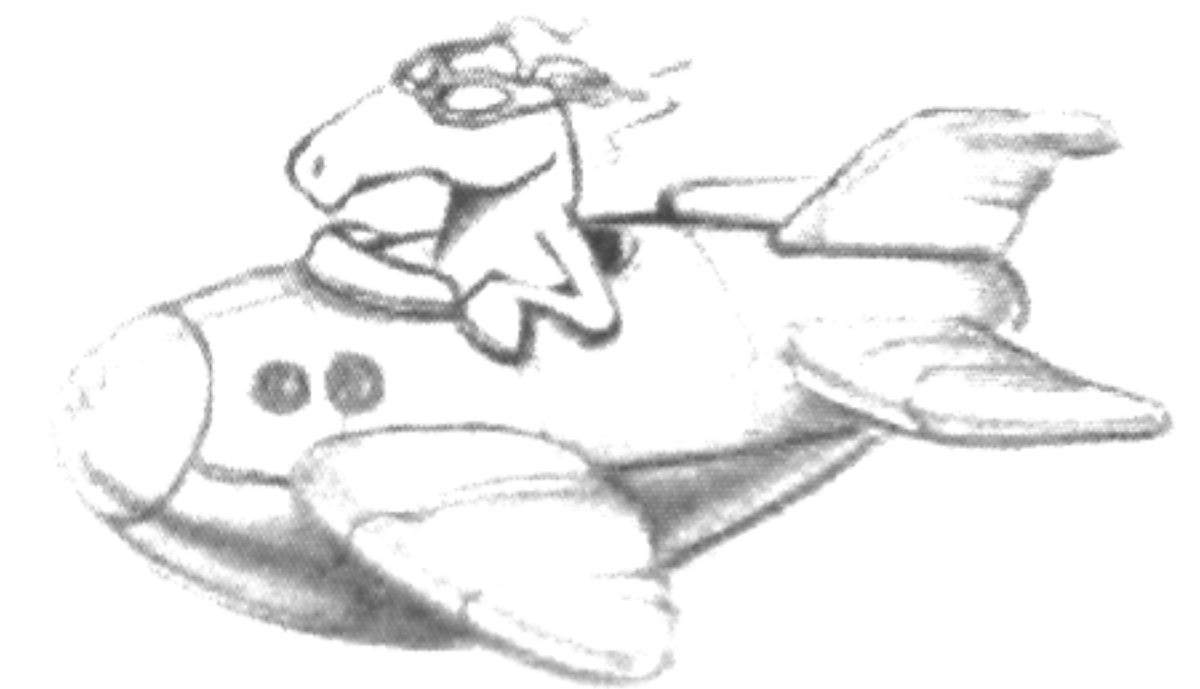


ANTHEA @ The GRANITE

PONY JO COFFEE HOUSE & URBAN MARKET



We believe you cannot build communities without culture. The culture of Pony Jo is to provide a landmark within the community where families and business people can come together and enjoy "all local" quality food and drinks.



Vision

Pony Jo vision is to add atmosphere and culture to community development as a destination coffee house & urban market. The simple novel concept is to position these distribution channels as micro locations for the community. It's primary focus is to utilize the strengths and products of local business' in a single concentrated area and to provide a services and attraction to our existing captive clientele of Anthea.

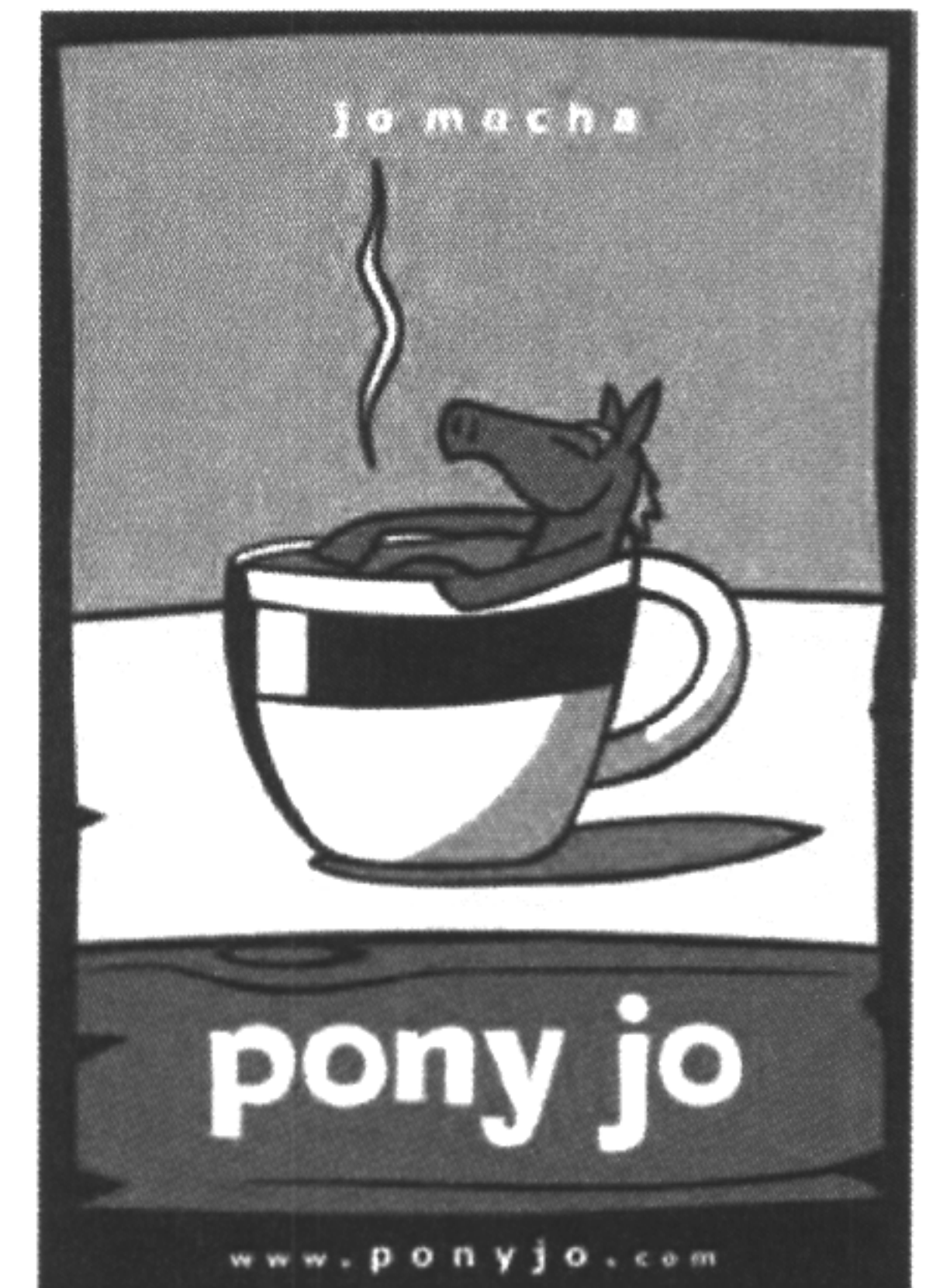
Mission

Product Mission - Provide customers New Mexico's finest quality beverage, quick and go lunch, ice cream and pastries, etc.

Community Mission - Provide a convenience of food, atmosphere and business gatherings to both Anthea, downtown Albuquerque and residents.

Economic Mission - Operate and grow at a profitable rate through sound economic decisions by creating a concepts that can be replicated into different locations in New Mexico and around the US.

Personal Mission - Bringing back simple pleasures, warm gatherings, excellent food and drinks with an Americana decor reminding people of the dreams that have made this country great.





ANTHEA

@ The GRANITE

BUSINESS APPROACH

Corporate Housing Definition

Corporate housing is a fully furnished apartment that provides extensive amenities. The corporate client is looking for fully furnished accommodations including dishware, silverware, linens, attractive decorative appointments, basic home necessities, appliances and electronics you would have at home, but may not find in a hotel suite. Included in the rent structure are all utilities. Additional services available to the corporate housing guest are maid, concierge, janitorial and security.

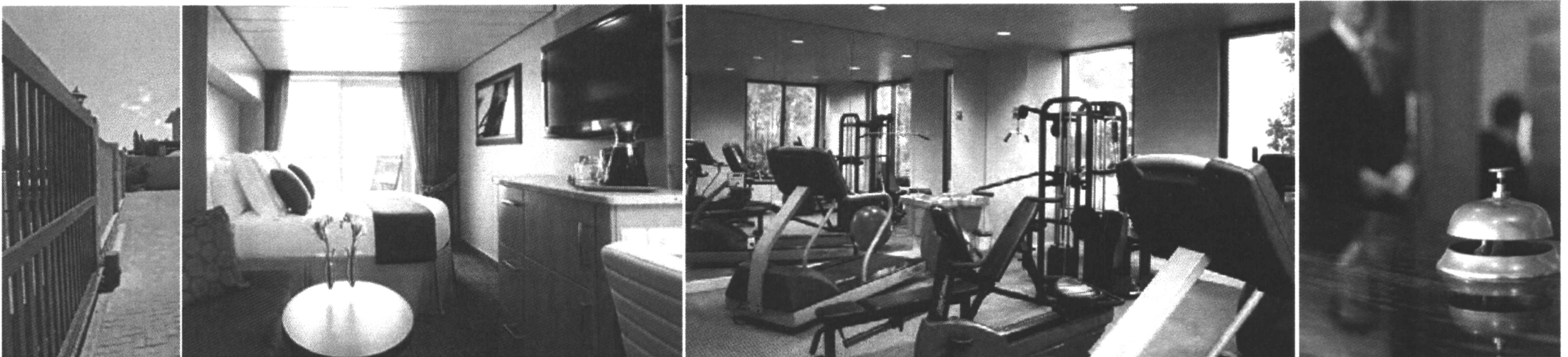
Amenities

The Granite offers onsite management and concierge services. The Granite Concierge is a longtime Albuquerque Resident who has established a premium list of local resources who provide exceptional products and services. She will be able to answer any request, often finding solutions that only someone with extensive knowledge of this community could suggest.

Other amenities include gated parking, security monitoring, business center and lounge, housekeeping and laundry services and a fitness center. The units will feel like a home away from home with large open floor plans, walk-in closets, washer and dryer, refrigerated air, top of the line appliances and luxury finishes.

Users

Any persons requiring short term housing will thoroughly enjoy the accommodations and services that The Granite provides. The Granite is a provider of corporate housing for large employers such as Intel, EDS, Honeywell, the NM Film Industry, Kirtland AFB and Sandia Labs. The Granite will be marketed to all companies Human Resource departments seeking temporary housing for their employees in Albuquerque, New Mexico.



The Granite provides amenities in a contemporary environment with leases as little as 30 days in length. The location is perfect for any corporate client with convenient access to Albuquerque business centers and entertainment centers.



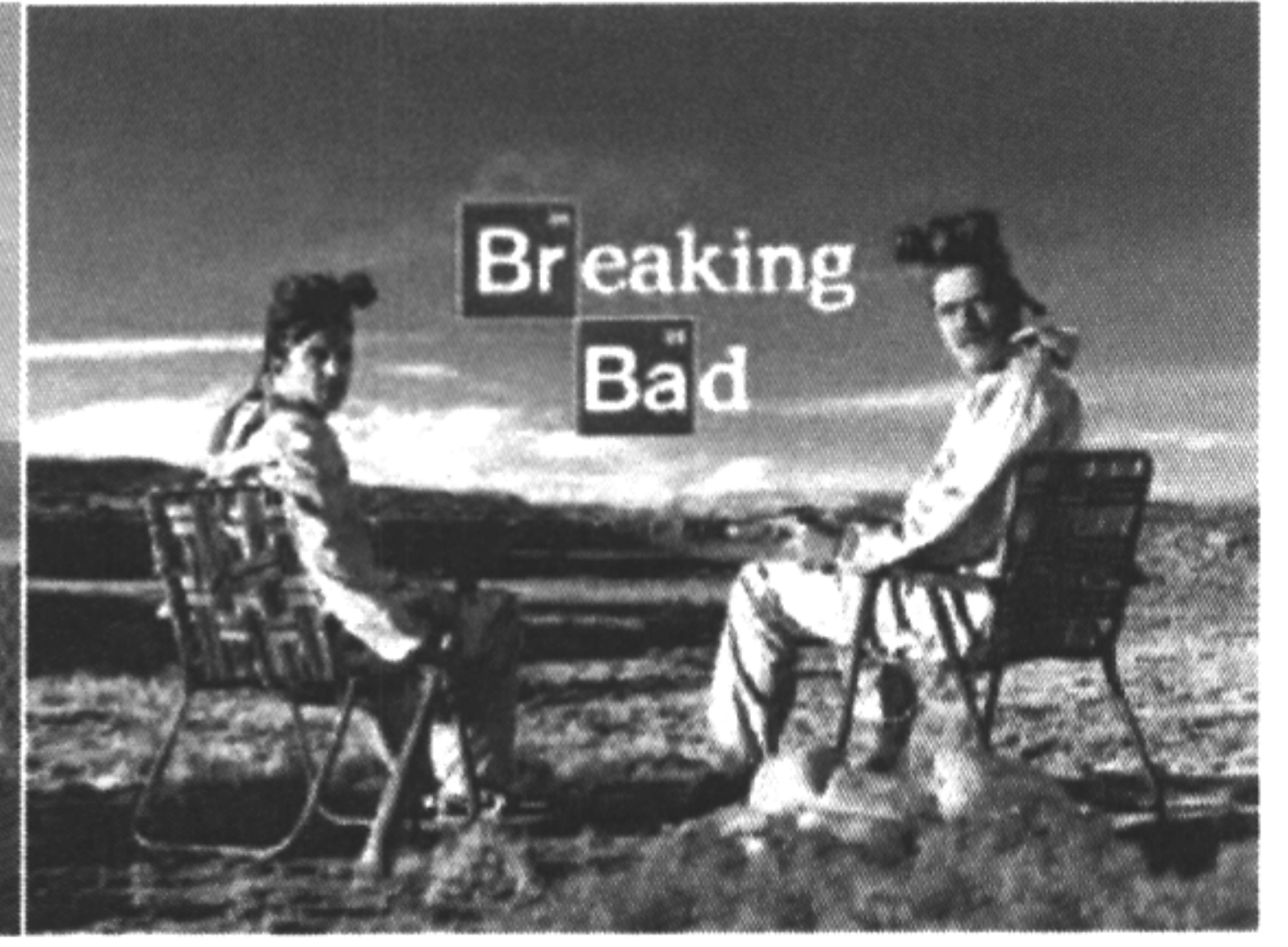
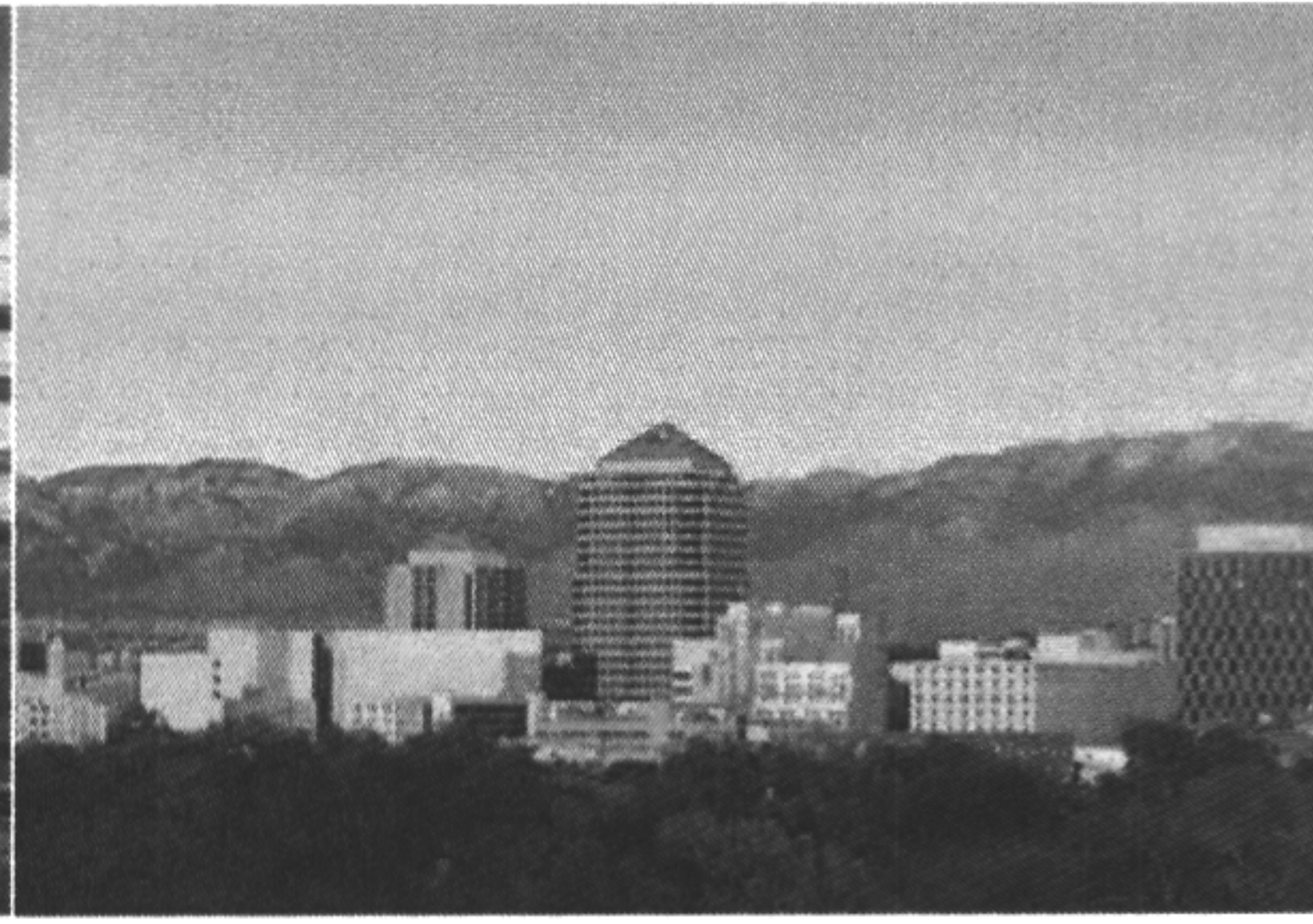
ANTHEA

@ The GRANITE

MARKET ANALYSIS

Demand:

Until The Granite - most corporate housing placement in the Albuquerque metro area was provided by existing apartment buildings created for long-term users. With the creation of The Granite - there is now a stand-alone building that will specifically fill the demand for corporate housing with luxury accommodations and concierge services in the city. The Granite will provide housing for short term or relocating executives with such companies as nearby Sandia Labs, VA Hospital and UNM Medical Facilities. In addition to the 13 or more productions filming in New Mexico per year, production is only slated to rise with the legislation signed into action this year by the Governor called the "Breaking Bad" law, which increased the state's rebate for series television and feature films to 30% of a producer's total qualified spending in New Mexico. The law also provides a rollover of up to \$10 million in unused funds in each fiscal year. Consequently, film production is expected to double over the next two years.



Competition:

There is no direct competition to The Granite in Albuquerque in that there is no stand-alone building that specializes in corporate housing. Currently, there are a few instances of property management service providers who will master lease various apartments throughout town and then sublease them as corporate housing. The Granite will outperform this by providing a luxury building with concierge services and amenities on-site. Similar buildings do exist in the neighboring communities of Colorado, Arizona and Texas and our amenities and rates are comparable.

Projected Rents

Projected rents for corporate executives, government employees and the movie industry are very much in line with each other at the following rates:

- * One Bedroom - \$82-\$100 per day / \$2,500-\$3,000 per month
- * Two Bedroom - \$125-\$150 per day / \$3,750-\$4,500 per month
- * Three Bedroom - \$175-\$200 per day / \$5,250- \$6,000 per month

Apartments can be rented on a short-term or long-term lease based on the needs of the client.

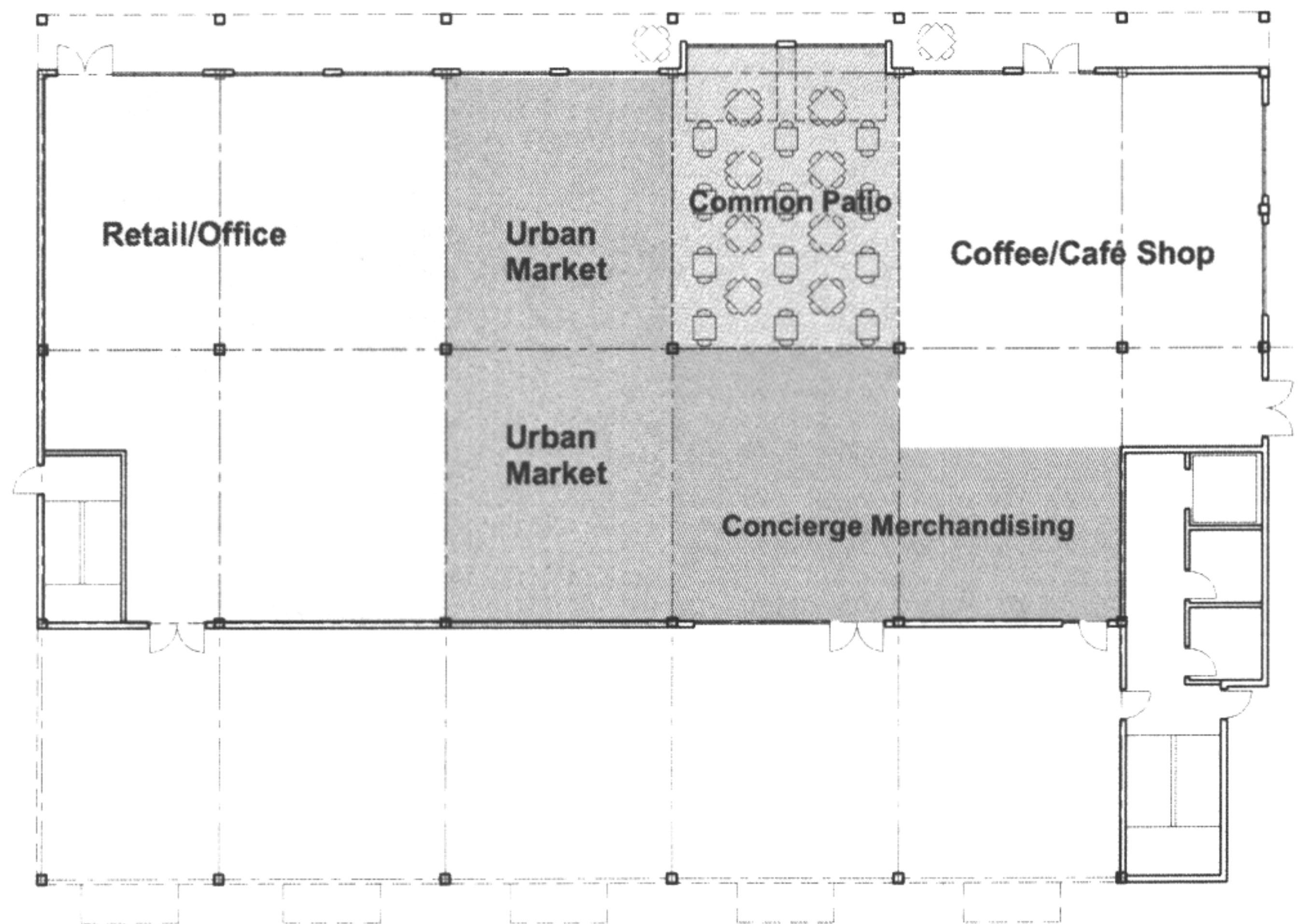
The financial information contained within this proposal is the expert opinion of the team and personnel, which Construct Southwest, LLC, has assembled to perform this project and business enterprise. The financial returns are not guaranteed and may be more or less than that represented. The equity invested is at risk as is with any investment. All investors must be "qualified" investors in that they must have a financial net worth of no less than one million dollars and will be required to sign an affidavit demonstrating same prior to commitment of monies toward the investment. Construct Southwest, LLC will endeavor in all aspects of execution of the project and business venture to maximize the gains for the investors auce The Granite to Human Resource departments seeking to find temporary housing for their employees.



FLOOR PLAN LAYOUT

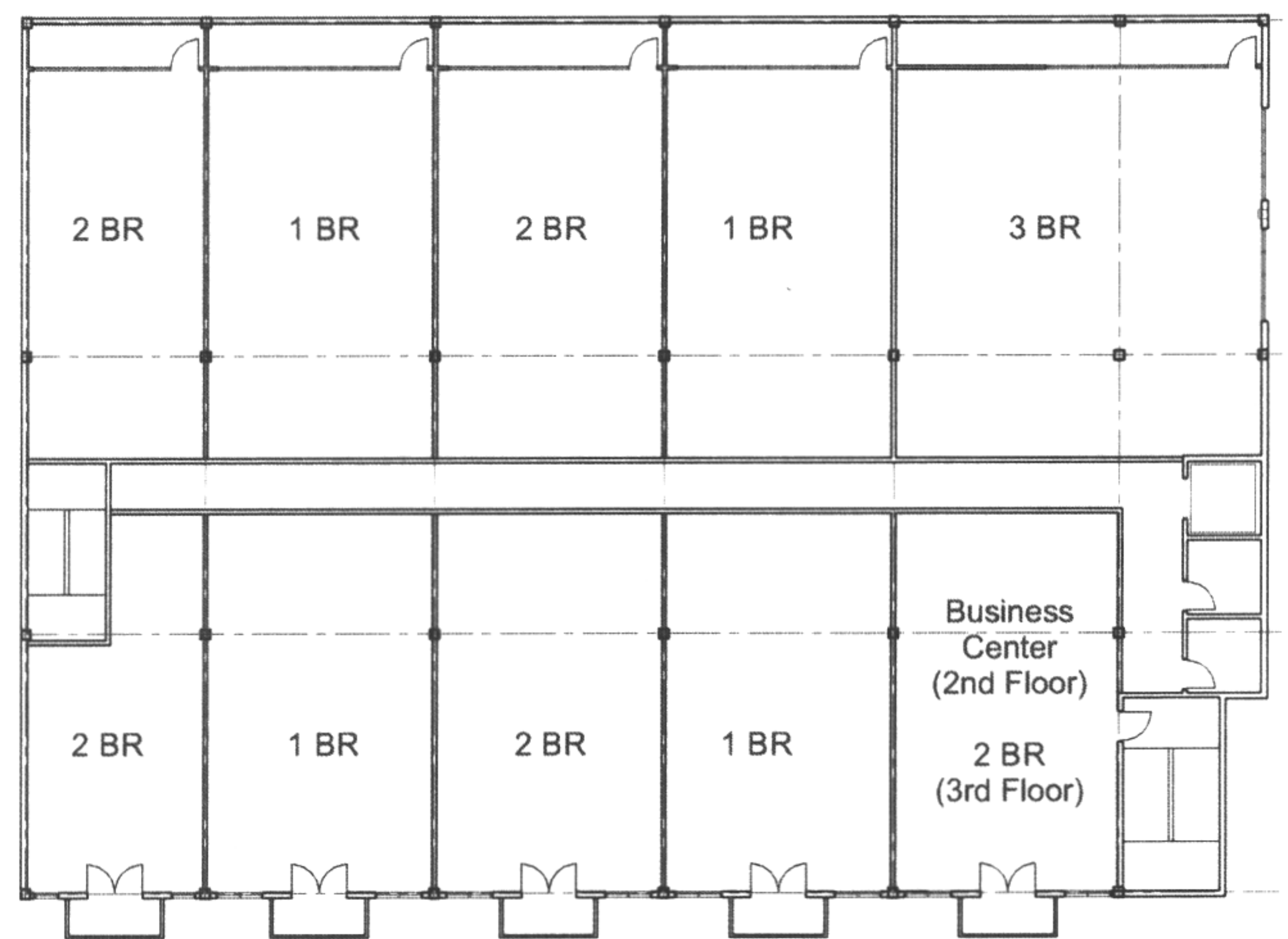
First Floor Plan

The **main floor** of the building will feature an urban market and a unique coffee house called Pony Jo. The urban market will have a variety of groceries and locally produced merchandise. Pony Jo will offer coffee and food, beer and wine. A charming patio will be accessible to all patrons of the coffee shop and the urban market, as well as the extended stay occupants.



Second and Third Floor Plans

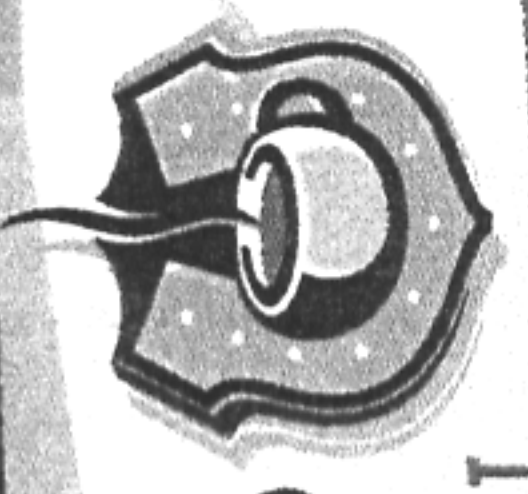
This space will be utilized by the extended stay occupants as their private temporary residence. It will include a business center, workout room, laundry and private lounge.





ANTHEA

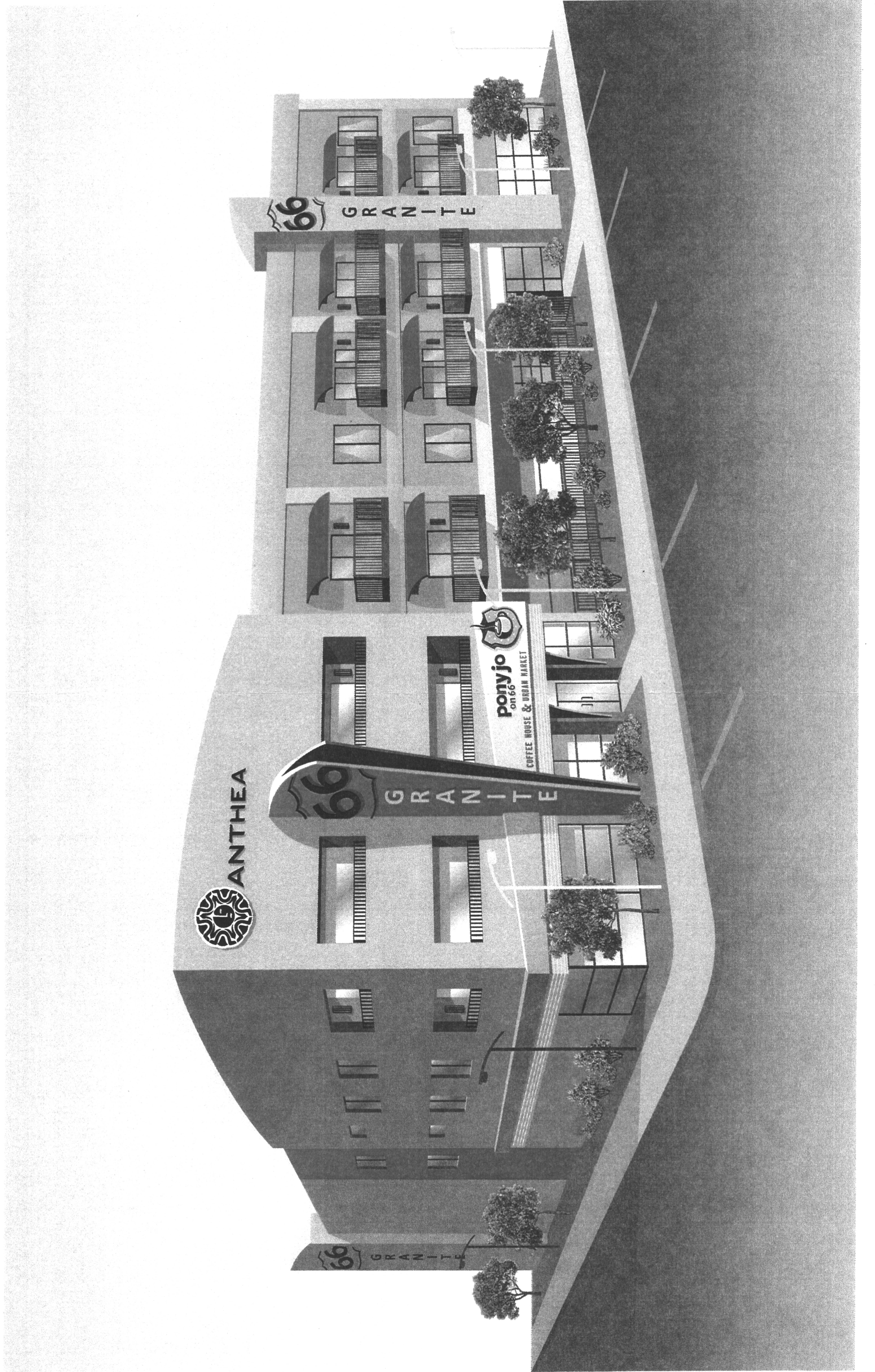
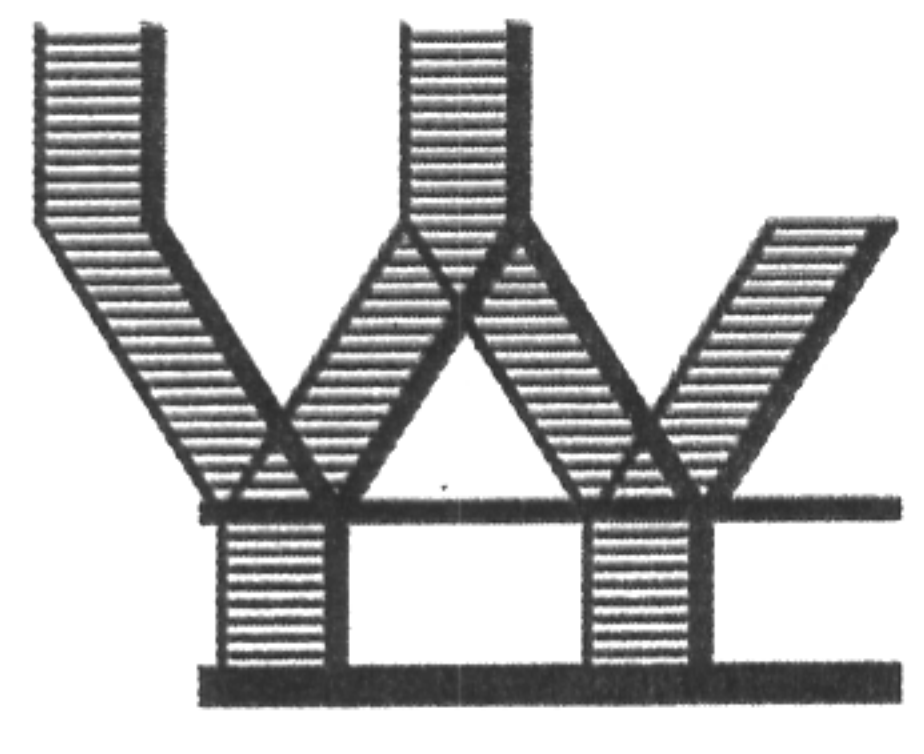
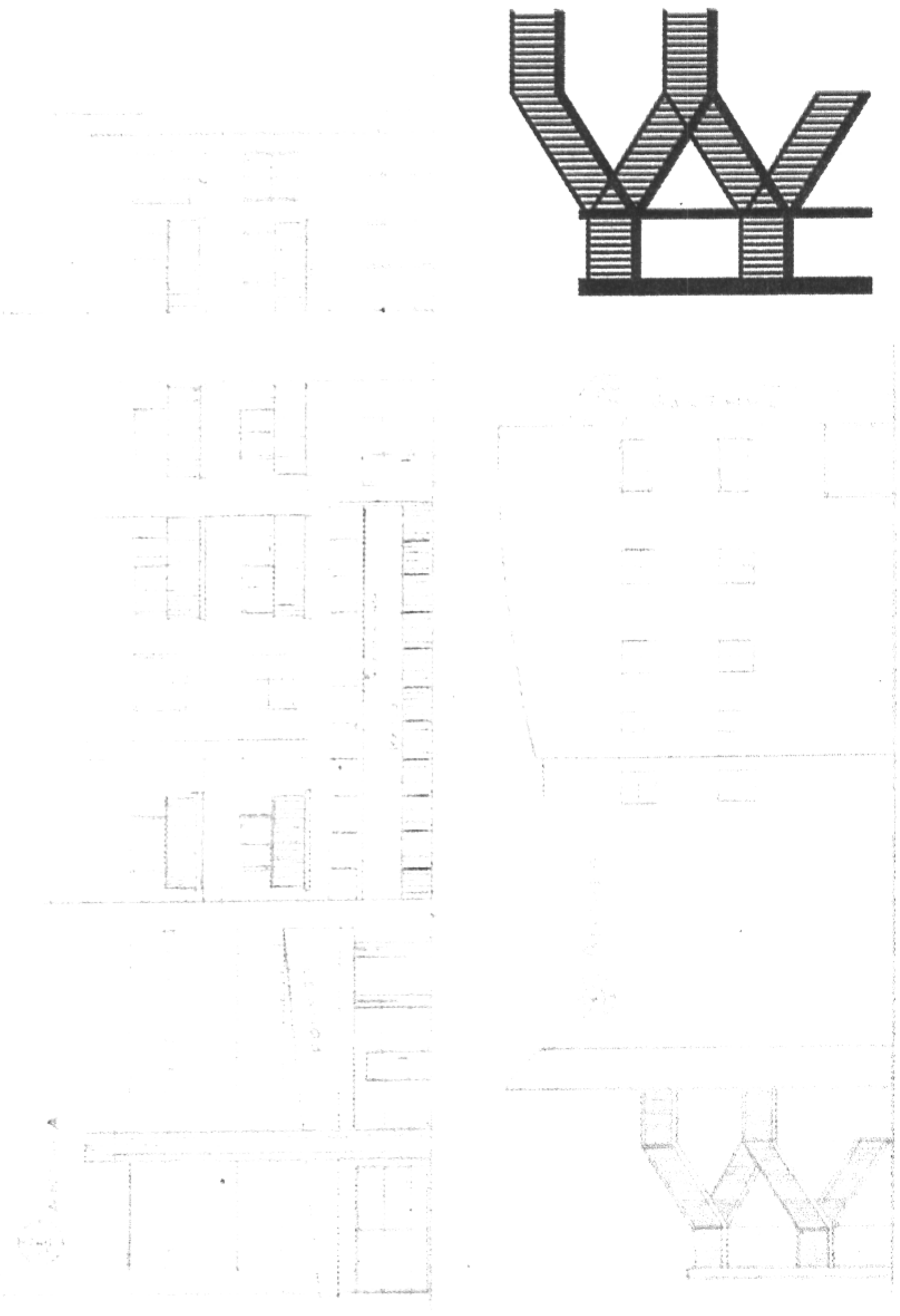
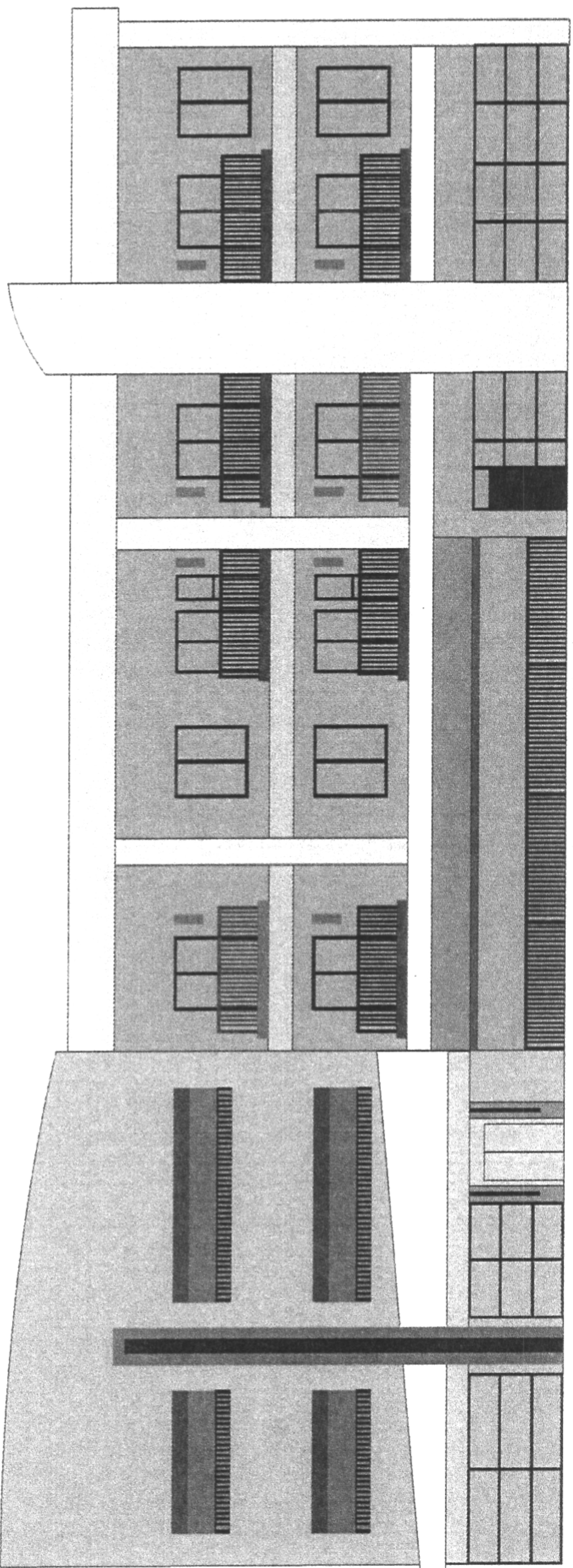
66 GRANITE



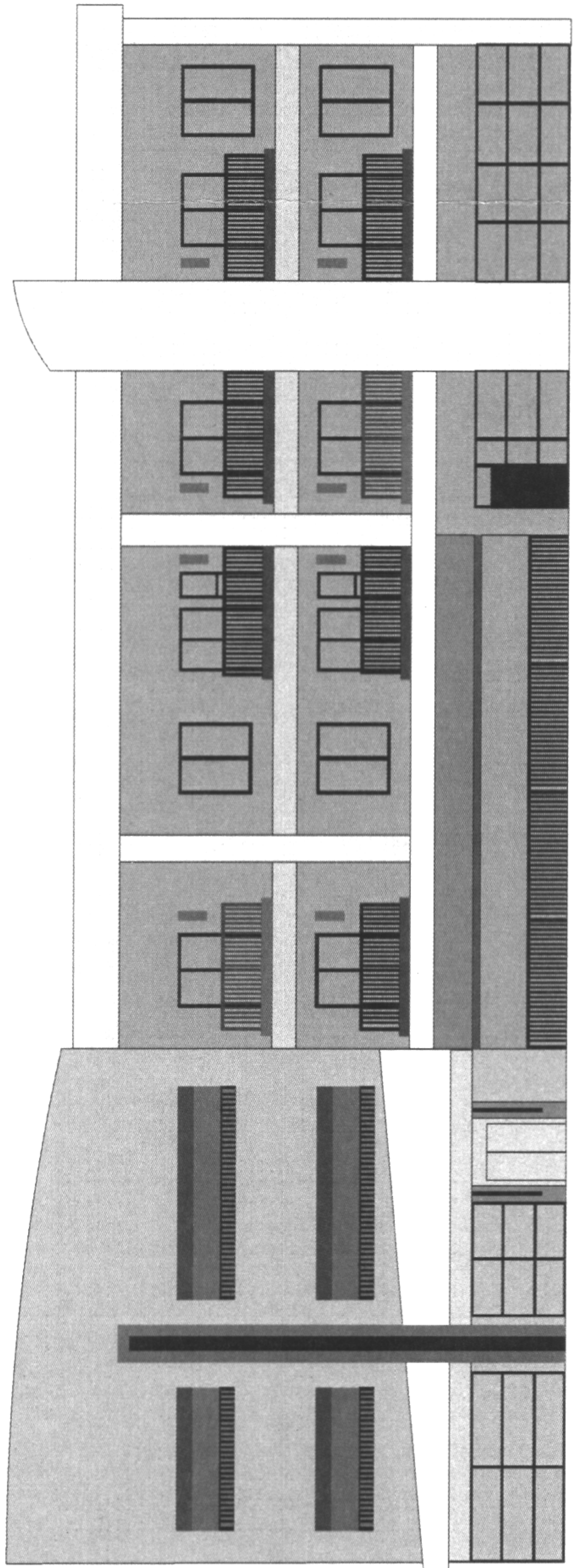
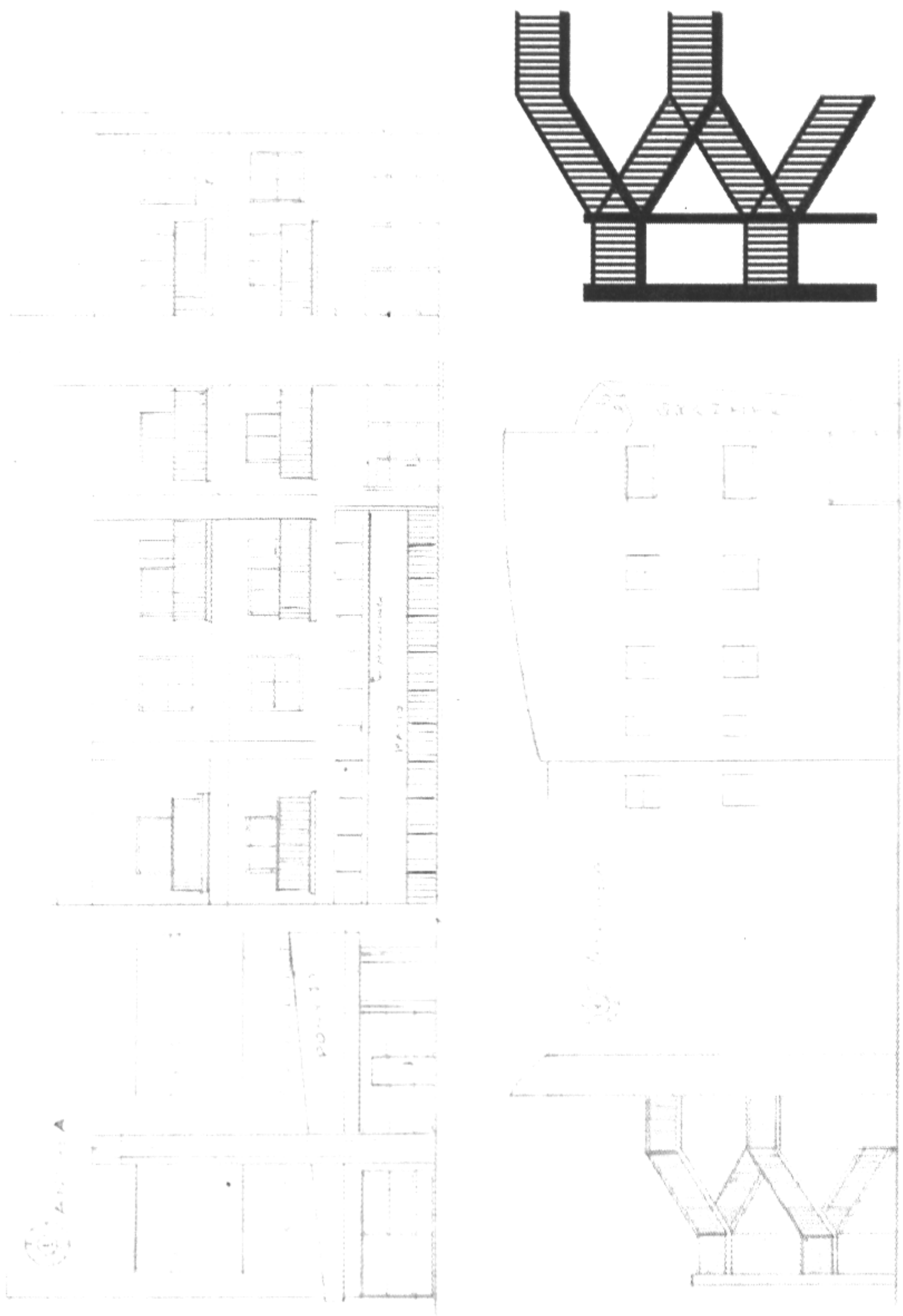
ponyjo
on 66

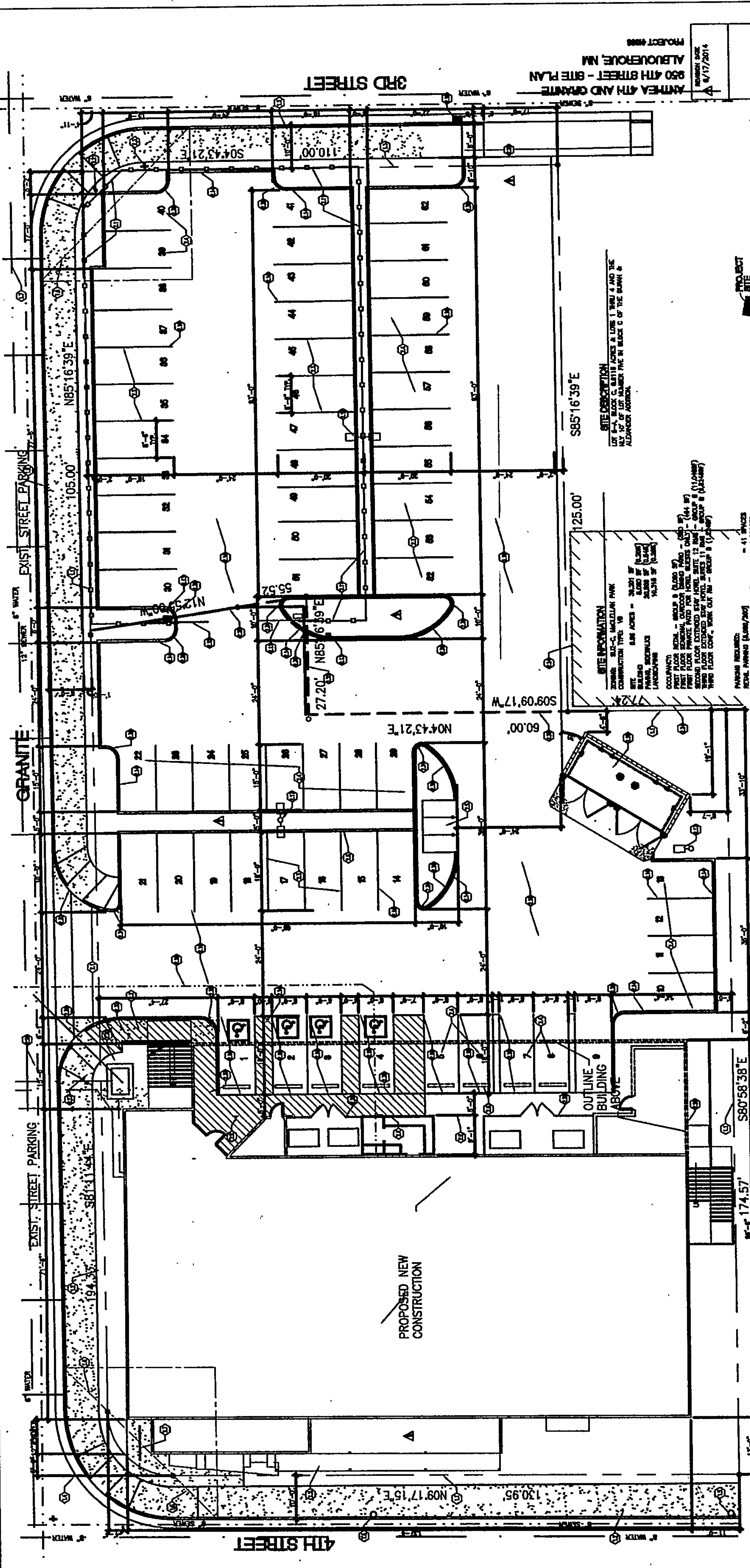
COFFEE HOUSE & URBAN MARKET

66 GRANITE









1 SITE PLAN

- KEY NOTES**
- DIVISION 1 - GENERAL
 - 1.1 PROPERTY LINE
 - 1.2 EXIST. PUBLIC CITY SIDEWALK
 - 1.3 EXIST. FIRE HYDRANT
 - 1.4 N/A
 - 1.5 EXIST. UTILITY POWER POLE
 - 1.6 LINE OF SIGHT
 - 1.7 EXISTING BUS STOP & SHELTER @ 3RD AND GRANITE
 - DIVISION 2 - SITE
 - 2.1 NEW DRIVE WAY ENTRANCE - SEE CIVIL
 - 2.2 NEW CONCRETE SIDEWALK SEE DTLS. C/C1.2 & E/C1.2
 - 2.3 STANDARD CAR PARKING SPACE - STRIPPED PER CODE
 - 2.4 SMALL CAR PARKING SPACE - STRIPPED PER CODE
 - 2.5 MOTORCYCLE PARKING SPACES, 4" CONC. SLAB W/BOLLARDS - PAINT
 - 2.6 CONC. PARKING BARRIER, ANCHOR WITH 2-#4 REBAR
 - 2.7 BICYCLE PARKING RACK (7 BIKES) - SEE DTLS. H/C1.2
 - 2.8 HANDICAP PARKING SPACE W/STRIPPED ACCESS ASLE SEE DTLS. A/C1.2
 - 2.9 HANDICAP PARKING SIGNAGE - SEE DTLS. J/C1.2
 - 2.10 DUMPSTER ENCLOSURE - SEE DTLS. J/C1.2
 - 2.11 FENCED PRIVATE PARKING SPACES
 - 2.12 AUTOMATIC SLIDING GATES
 - 2.13 GATE KEY PAD OPERATOR

- DIVISION 2 - SITE
- 2.14 HEADER CURB - SEE DETAIL D/C1.2
- 2.15 ASPHALT PAVEMENT - SEE CIVIL
- 2.16 PAINTED STRIPING PER CODE REQUIREMENTS
- 2.17 30" TALL POLE LIGHTS - SEE DTLS. F/C1.2 & ELECTRICAL
- 2.18 PAVING TO BE SLOPED TO FINISH FLOOR ELEVATION
- 2.19 COSTING DRAIN ALLET TO REMAIN
- 2.20 PRE PROTECTION BACK FLOW PREVENTOR
- 2.21 FIRE SPRINKLER STAND ALONE FIRE DEPARTMENT CONNECTION
- 2.22 COSTING SHARDED CONC. FILLED PAINT - SEE DTLS. G/C1.2
- 2.23 6" DIA. BOLLARDS CONC. FILLED PAINT - SEE DTLS. G/C1.2
- 2.24 EXISTING ADJACENT BUILDING
- 2.25 LOT LINE TO BE REMOVED
- 2.26 4" FIRE LINE CONNECTION
- 2.27 2-1/2" DOMESTIC WATER LINE CONNECTION
- 2.28 SEWER LINE CONNECTION
- 2.29 WROUGHT IRON FENCING
- 2.30 R - 2' - SEE CIVIL
- 2.31 R - 3' - SEE CIVIL
- 2.32 R - 3' - SEE CIVIL
- 2.33 ADA HANDICAP ACCESSIBLE ROUTE

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is submitted with the specific site development plan approved by the Environmental Planning Commission (EPC) of the Town of Alboures, New Hampshire. It is not to be used for any other project without the written consent of the EPC. Public Right-of-Way or for construction of public improvements.

DNR SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Division	Department	Date
Traffic Engineer	Transportation Division	_____
Water Utility	Development	_____
Parks & Recreation	Department	_____
City Engineer		_____
Environmental Health	Department (non-Biennial)	_____
Solid Waste	Management	_____
DNR Chairperson	Planning Department	_____
Environmental Health	(if necessary)	_____

PARADE REQUIRED:

- REAL PARKING (SLAB/200) - 41 SPACES
- SEASONAL WARE (1 PER 4 SEAS) - 4 SPACES
- EXTENDED HOTEL BIKES 25 - 11 SPACES/TOTAL - 23 SPACES
- TOTAL 68 SPACES
- MINIMUM 62 SPACES

ON SITE PARKING PROVIDED -

- 40 STANDARD SPACES
- 14 SMALL SPACES (18 ALLOWED)
- 4 HANDICAP SPACES

TOTAL SPACES PROVIDED 62 SPACES

MOTORCYCLE PARKING PROVIDED - 3 SPACES

BICYCLE WARE RACK PROVIDED - 7 BICYCLE CAPACITY

SITE INFORMATION

ZONING: RES-C, MODERATE DENSITY

COMPLETION TYPE: V8

SITE: 38,200 SF

PARADE: 38,200 SF

LANDSCAPE: 10,316 SF

SITE DESCRIPTION

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62

PROJECT NAME: ANTHEA 4TH AND GRANITE

PROJECT DATE: 6/17/2014

PROJECT #: 930 4TH STREET - SITE PLAN

DATE: 06-17-2014

SCALE: C-10

D2B #101003

7-23-14



ALBUQUERQUE DEVELOPMENT COMMISSION

MINUTES

Thursday, March 20, 2014
600 2nd St NW, Albuquerque, NM 87104

COMMISSION MEMBERS PRESENT:

Grayson Lee Trussell, Vice Chair
Paul Silverman
Jim Strozier

COMMISSION MEMBERS EXCUSED:

Sherman McCorkle, Chairman
John Mechenbier

CITY STAFF PRESENT:

Rebecca Velarde – MR Manager, Planning Department
John Rivera – MR Sr. Planner, Planning Department
Chris Hyer – MR Sr. Planner, Planning Department
Christa Wagner – Recording Administrative Assistant

1. **Call to order**

Vice-Chair Trussell called to order a quorum at 2:04 p.m.

2. **Changes and/or Additions to the Agenda**

There were none.

3. **Approval of Minutes for February 20, 2014 Meeting**

NOW, THEREFORE, BE IT RESOLVED THAT the Albuquerque Development Commission voted to approve the minutes for February 20, 2014 meeting as presented.

MOVED BY COMMISSIONER STROZIER
SECONDED BY COMMISSIONER SILVERMAN

4. **Announcements / Public Comments**

There were none.

5. **Business MR Manager's Report**

- **Kym Dicome** was introduced as the new Current Planning Manager to the ADC Commission.
- Cien Aguas – Expect a response on purchase agreement shortly.
- Rail Yards – Master Development & Disposition Agreement was reviewed by Rail Yards Advisory Board (RYAB). The agreement will be referred to City Council.

- Master Development Plan will be heard on May 14th by Land Use, Planning & Zoning and expect a referral to City Council by summer.
- El Vado & DeAnza – RFP is expected to be released to the public soon.
- 4th & Coal – Request For Proposal is due on May 2nd, 2014 and a wide range of developers are interested in the project.
- Downtown Grocery – MR staff will provide an update on the decision for Low Income Housing Tax Credit at the April's meeting.
- Central & Alcazar – The developer has finalized their plan review process and waiting on financing.

6. Old Business

There were none.

7. New Business

a. 4th & Granite

Mr. Chris Hyer introduced the new Anthea 4th & Granite project located on south side of Granite between 3rd & 4th Street. It is an extended stay hotel catering towards business travelers. The ADC will vote on recommendations of approval on the project, then the project will be heard at the Design Review Board for approval.

Mr. Bill Smith from Construct Southwest, developer, and Rick Bennett, architect, explained the Anthea 4th & Granite project. The project consisted of:

- Three-story building on .9 acres.
- Front facing along 4th street with Route 66 theme.
- First floor includes 7,800 square feet of retail space.
- Beer, wine & coffee bistro, small urban market, tap room and New Mexico Southwest retail products.
- Parking for retail and private gated parking for residents and guests.
- 23 apartments with 1, 2 and 3 bedrooms.
- Full facilities for each units, including living room, dining room, full kitchen, washer, dryer, and balconies.
- Business center featuring an office, conference room, lounge area, and exercise room.
- Private patio area for residents.

COMMISSIONER SILVERMAN commented on maximizing the land use, shared parking, and landscaping and potential retail signage issues with visibility and access points.

MR SMITH stated there will be a vestibule where the residents will enter from and have access to retail.

COMMISSIONER SILVERMAN asked what the status was on shared parking for downtown.

MR BRITO stated there was an allowance in the general parking regulations for shared parking, possibility for on-street parking credit, and angled parking was being proposed as well.

MR SMITH stated they would like to have separate parking spaces for the residents and their guests.

COMMISSIONER SILVERMAN suggested leaving their options open of how much parking is required to allow more efficiency in developing the property.

COMMISSIONER STROZIER recommended the developer consider flexibility on the retail space in order to have more of an urban streetscape rather than landscaping strip and to maximize the on-street parking.

VICE CHAIR TRUSSELL asked if the parking on Granite Street can be restricted.

COMMISSIONER SILVERMAN suggested for Mr. Smith to take a look at the latest draft of the angled parking code.

NOW, THEREFORE, BE IT RESOLVED THAT the Albuquerque Development Commission motioned a request for the Development Review Board (DRB) to review ADC comments and to recommend approval to the DRB of the Anthea Project on 4th & Granite for March 20, 2014 meeting as presented.

MOVED BY COMMISSIONER SILVERMAN
SECONDED BY COMMISSIONER STROZIER

PASSED UNANIMOUSLY

MS VELARDE stated the developer will perhaps explain their execution strategy on the Downtown Grocer at the next meeting.

8. **Adjourn to April 17, 2014**
The meeting was adjourned at 2:39 p.m.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 11, 2014
DRB Comments**

ITEM # 3

PROJECT # 1010103

APPLICATION # 14-70196

RE: Lots 5A & 19A, Block C, Duran & Alexander Addition

Lot line elimination requires a plat prepared by a NM licensed surveyor and approved by DRB.

Please provide a copy of the approval by the Albuquerque Development Commission.

Parking needs to be per Zoning Code, 1/ 200 sf for 1st 15,000 sf Retail net leasable (10,301 sf = 52 spaces); motorcycle parking needs to be visible from building entrance; approval by ABQ Ride is needed for 5% shelter reduction; on-street parking credit requires approval by Traffic Engineer, and only one half of the spaces may be counted if approved; designated disabled parking requirement would be 4 spaces. Bicycle rack needs to be relocated to not obstruct door entry.

Per site plan, building area = 8,267 sf, so net area for landscaping would be 30,934 sf x 15% = 4,640 sf required.

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



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010103

TO:

Application No. 14-70190

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

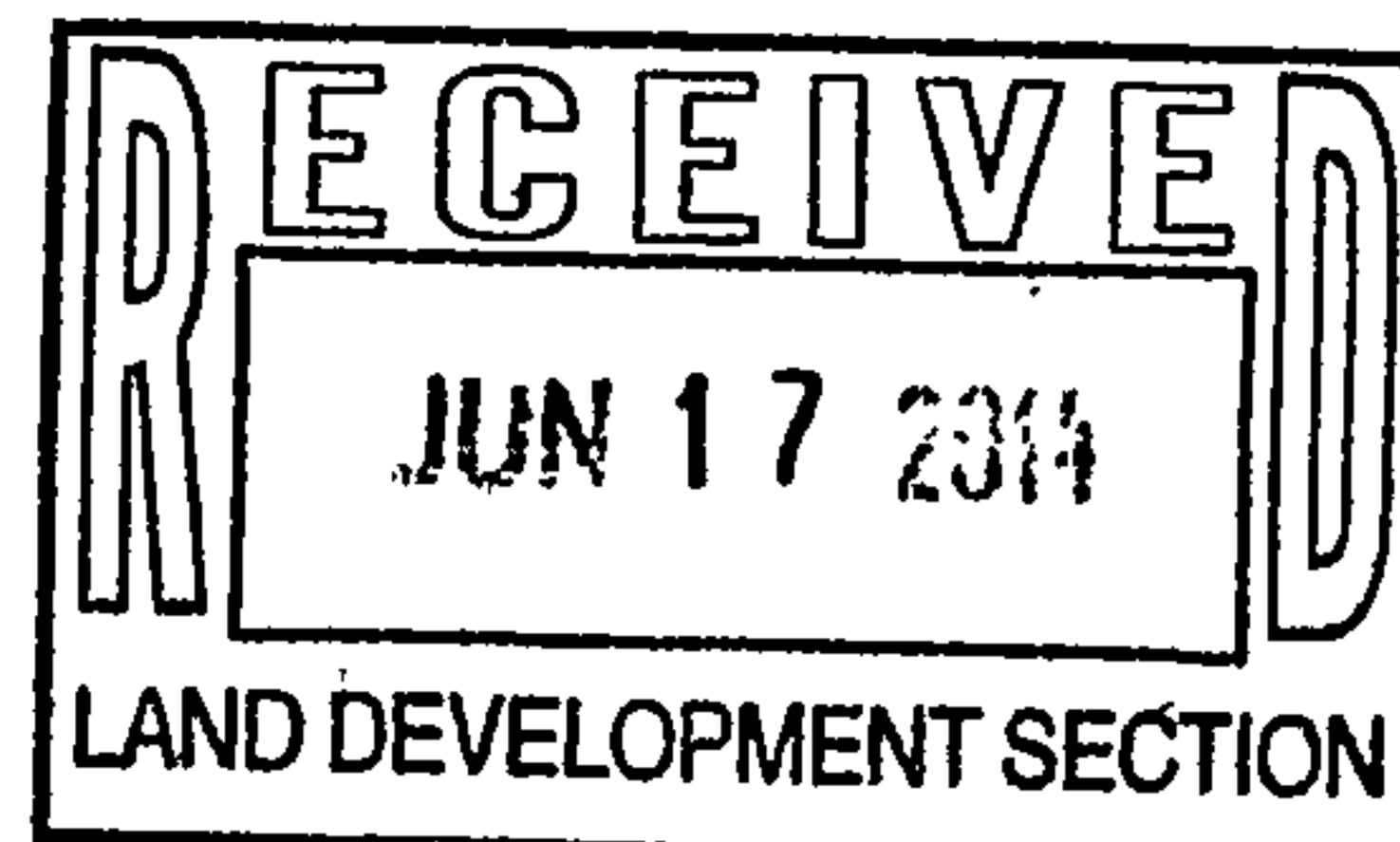
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: _____

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: _____



CONTACT NAME: Doug Gallagher

TELEPHONE: 242-15829 EMAIL: Doug Gallagher