



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
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<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
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<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
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<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <b>Avatar Recoveries LLC</b>	Phone:
Address: <b>1720 Louisiana Blvd NE ste 100</b>	Email:
City: <b>Alb</b> State: <b>NM</b>	Zip: <b>87110</b>
Professional/Agent (if any): <b>Scott Anderson</b>	Phone: <b>401 7575</b>
Address: <b>4419 4th St NW ste B</b>	Email: <b>scott@scaarchitects.com</b>
City: <b>Alb.</b> State: <b>NM</b>	Zip: <b>87107</b>
Proprietary Interest in Site: <b>Avatar Recoveries</b>	List all owners: <b>Avatar Recoveries LLC</b>

**BRIEF DESCRIPTION OF REQUEST**

**Admin. Ammendment, site plan for building permit**

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: <b>2-A</b>	Block:	Unit:
Subdivision/Addition: <b>Mira Mesa</b>	MRGCD Map No.:	UPC Code: <b>101005846045610503</b>
Zone Atlas Page(s): <b>J10</b>	Existing Zoning: <b>MXM</b>	Proposed Zoning: <b>MXM</b>
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (acres): <b>5</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **6500 Hanover NW** Between: **64th** and: **68th**

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature: *[Signature]* Date: **8/9/2020**

Printed Name: **Scott Anderson**  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
SI-2020-00731	AA	
-		
-		

Meeting/Hearing Date: \_\_\_\_\_ Fee Total: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Project # **PR-2020-004250**

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archaeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
  - Copy of the Official Notice of Decision associated with the prior approval
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- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

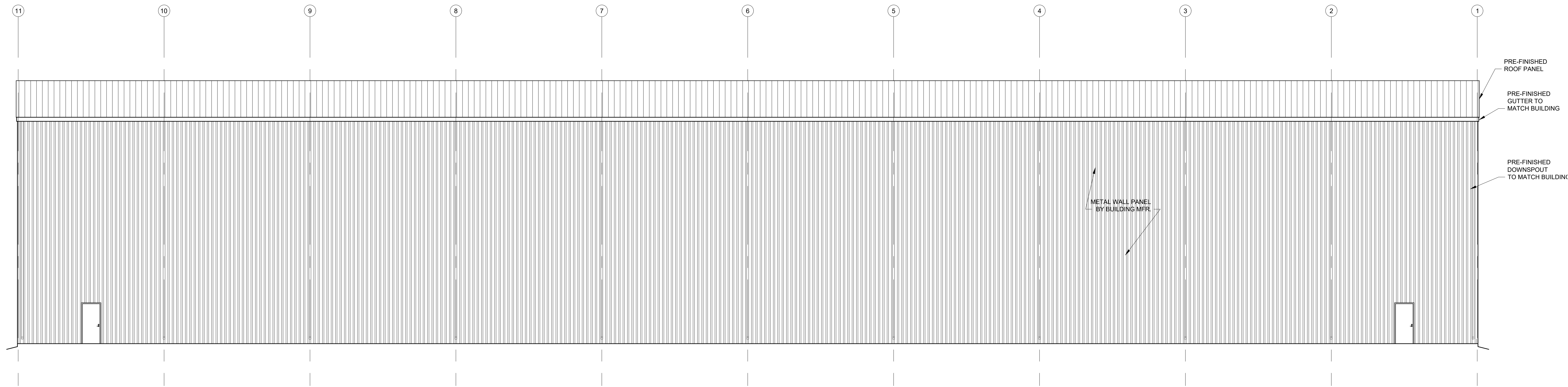
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
  - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
  - Copy of the Official Notice of Decision associated with the prior approval
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**ALTERNATIVE SIGNAGE PLAN**

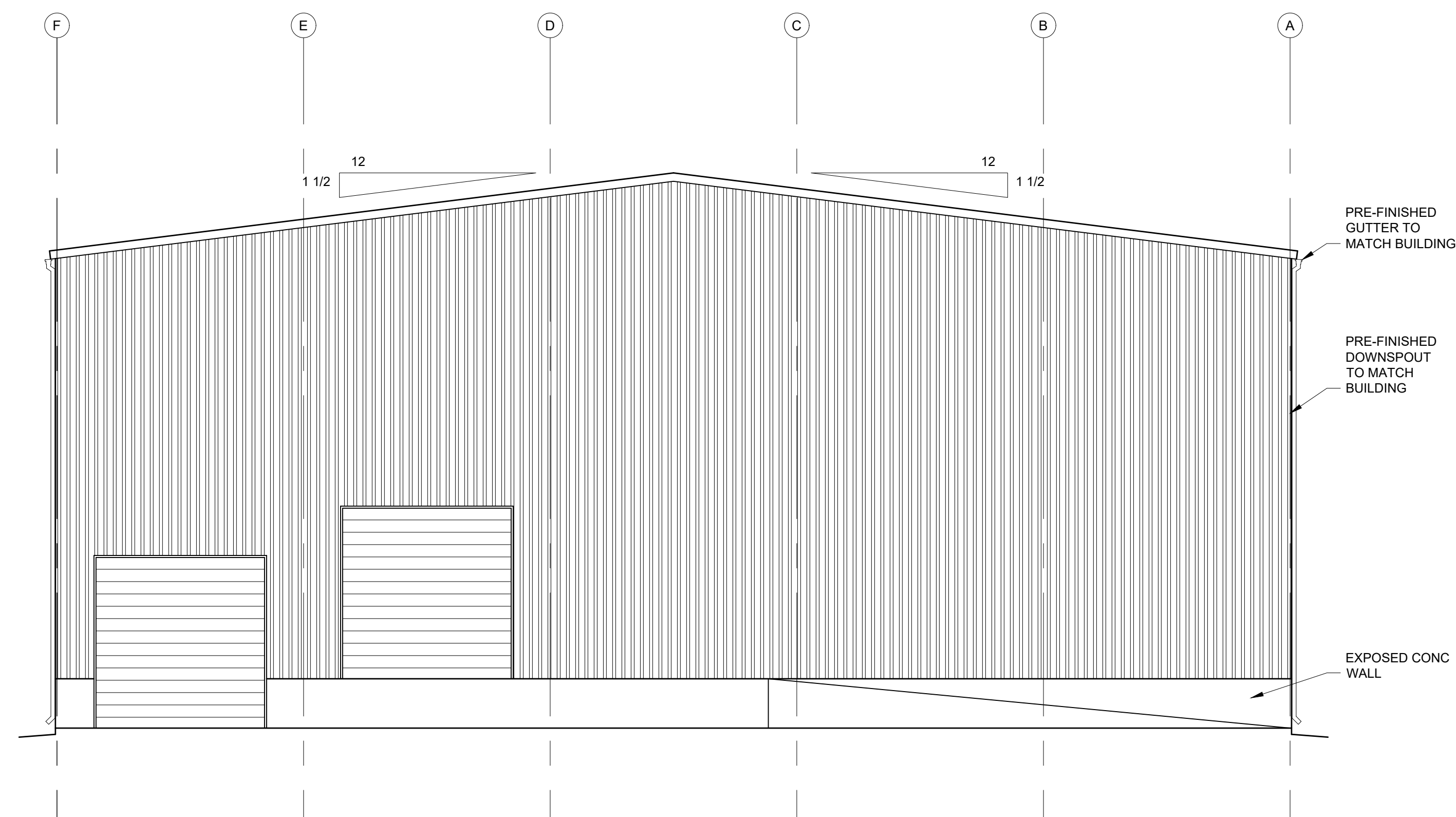
- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 8/10/2020</p>
<p>Printed Name: <b>Scott Anderson</b></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: PR-2020-004250</p>	<p>Case Numbers: SI-2020-00731</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



**WEST ELEVATION**

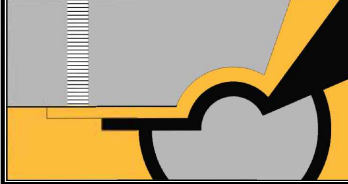
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

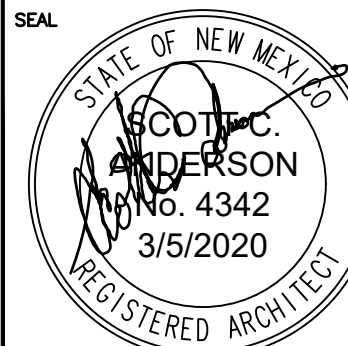
No	Revision	Item	Date

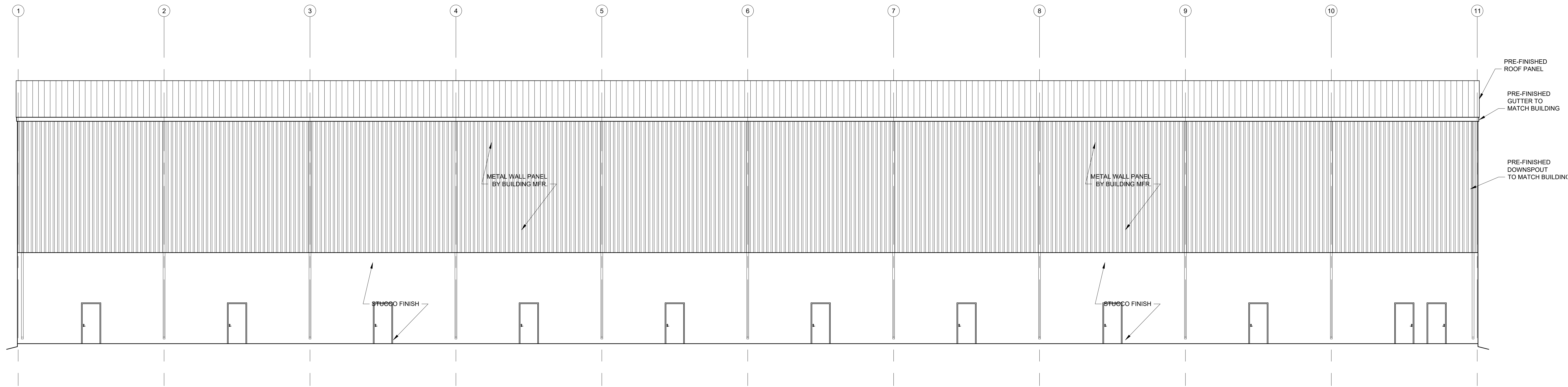


**SCOTT C. ANDERSON**  
& associates architects  
4419 4th St. NW Ste. B  
Albuquerque, NM 87107  
scott@scottcanderson.com 505.461.7575

**WAREHOUSE BUILDING**  
6500 HANOVER RD NW  
ALBUQUERQUE, NM 87121

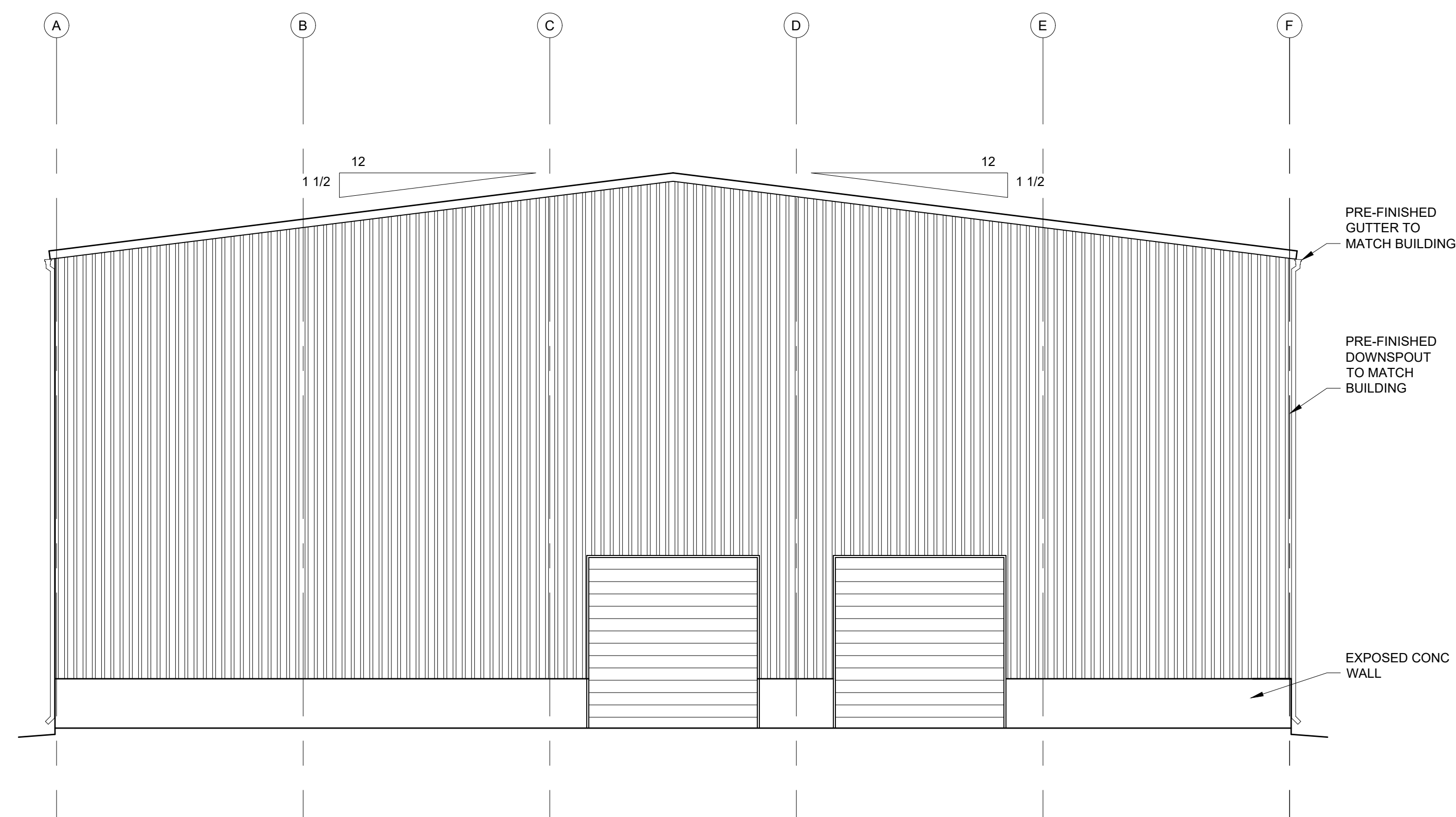
DRAWING TITLE: **BUILDING ELEVATIONS**

	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	<b>A-201</b>
DATE	6/11/2020	OF



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



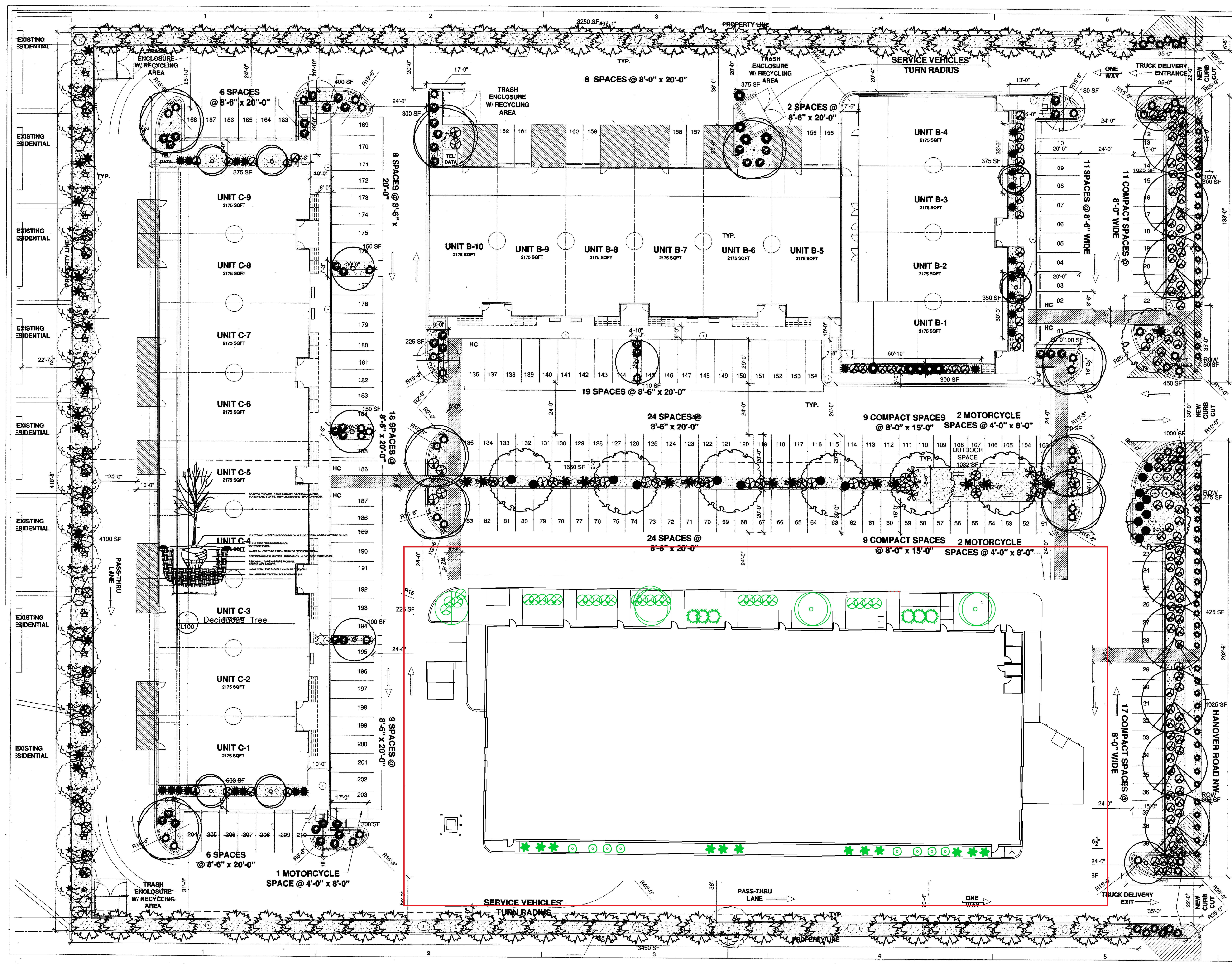
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

No	Revision	Item	Date

	<b>SCOTT C. ANDERSON</b> & ASSOCIATES ARCHITECTS <small>4419 4th St. NW Ste. B          Albuquerque, NM 87107          scott@scottcanderson.com          505.461.7575</small>
	<b>WAREHOUSE BUILDING</b> 6500 HANOVER RD NW ALBUQUERQUE, NM 87121
DRAWING TITLE	
<b>BUILDING ELEVATIONS</b>	
SEAL 	DESIGNED DRAWN CHECKED REVIEWED DATE 6/11/2020
PROJECT NO SCALE DRAWING NO <b>A-202</b> OF	



**PLANT LEGEND**

Qty	Symbol	Scientific Name Common Name	Size	Water Use
6	(Symbol)	Cercis Western Redbud	15-Gal	Medium+
8	(Symbol)	Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	Medium +
10	(Symbol)	Gleditsia triacanthos Honeylocust	2" B&B	Medium
8	(Symbol)	Pistacia chinensis Chinese Pistache	2" B&B	Medium +
8	(Symbol)	Prunus californiana Aristocrat Pear	15-Gal	Medium +
20	(Symbol)	Chitalpa Chitalpa	15-Gal	Medium +
61	(Symbol)	Juniperus chinensis Spartan Juniper	5-Gal	Medium +
<b>Shrub/Conifers</b>				
14	(Symbol)	Ericameria laetifolia 'Aguilae' Turpentine Bush	5-Gal	Low+
8	(Symbol)	Ericameria nauseosus Chamise	1-Gal	Low
20	(Symbol)	Fallugia paradoxa Apache Plume	1-Gal	Low
6	(Symbol)	Hesperaloe parviflora Red Yucca	5-Gal	Low+
1	(Symbol)	Juniperus horizontalis Blue Chip Juniper	5-Gal	Low +
36	(Symbol)	Nandina domestica Nandina	5-Gal	Medium+
18	(Symbol)	Parrya atriplicifolia Russian Sage	1-Gal	Medium
58	(Symbol)	Potentilla fruticosa Shrubby Cinqufoil	5-Gal	Medium+
19	(Symbol)	Prunus besseyi Western Sand Cherry	5-Gal	Medium
156	(Symbol)	Rhaphiophelis indica India Hawthorn	5-Gal	Medium
14	(Symbol)	Rosa rugosa Rosemary	5-Gal	Low +
7	(Symbol)	Sakha greggii Cherry Sage	1-Gal	Medium
55	(Symbol)	Artemisia ludoviciana Prairie Sage	1-Gal	Low +
<b>Ornamental Grasses</b>				
14	(Symbol)	Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium
17	(Symbol)	Muhlenbergia capillaris 'Regal Mist' Regal Mist	1-Gal	Medium
16	(Symbol)	Nolina microcarpa Bear Grass	5-Gal	Low +

**SITE DATA**

GROSS LOT AREA	217,788 SF
LESS BUILDING(S)	62,640 SF
NET LOT AREA	155,148 SF
REQUIRED LANDSCAPE	15% OF NET LOT AREA
PROPOSED LANDSCAPE	23,282 SF (including ROW)
PERCENT OF NET LOT AREA	15%
REQUIRED STREET TREES	12
PROVIDED AT 30' O.C. SPACING ALONG STREET	12
REQUIRED PARKING LOT TREES	22
PROVIDED AT 1 PER 10 SPACES (217 SPACES/10)	22

**PLANTING RESTRICTIONS APPROACH**

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

**NOTE**

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

PLANTING RESTRICTIONS APPROACH

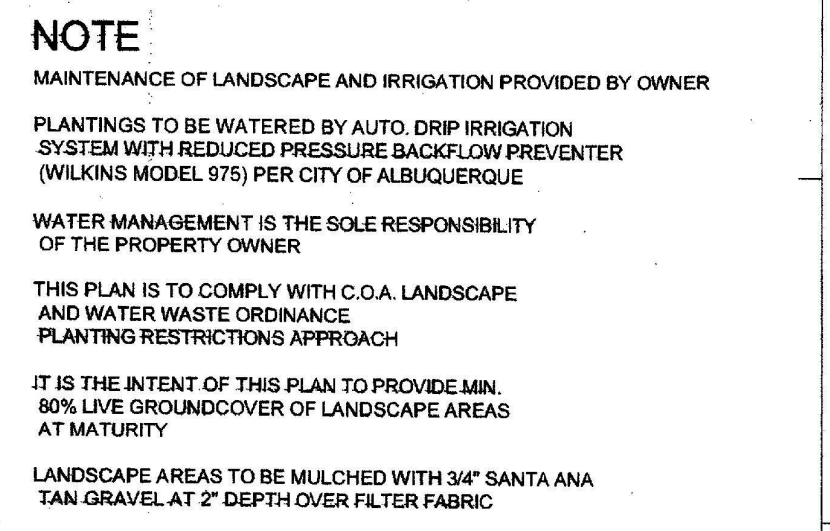
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH 3" SANTA ANA TAN GRAVEL AT 2" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THAN 10' FROM A TREE.



**REVISIONS**

REV	DATE
R1	04.16.07
R2	06.1.07
R3	06.18.07

PROJECT NO:  
CAD DWG FILE:  
DRAWN BY: KM  
CHECKED BY:  
COPYRIGHT:  
DESIGN PLUS, LLC  
SHEET TITLE

**1 LANDSCAPE PLAN**

1" = 20'

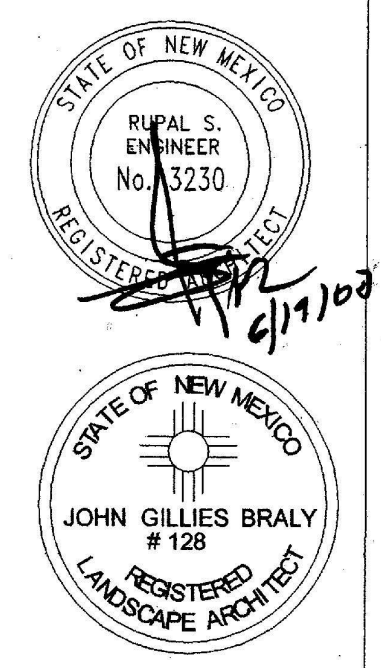
0 20' 40'

NORTH

SHEET \_\_\_ OF \_\_\_

2415 PRINCETON DR. NE SUITE G-2  
ALBUQUERQUE, NM 87107  
505.843.7587 505.843.6775 (F)  
www.designplusllc.com

**DESIGN PLUS LLC**



**HANOVER BUSINESS CENTER**

DATE: JUN. 15, 2007

PROJECT NO:  
CAD DWG FILE:  
DRAWN BY: KM  
CHECKED BY:  
COPYRIGHT:  
DESIGN PLUS, LLC  
SHEET TITLE

**L100**

SHEET \_\_\_ OF \_\_\_



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Signature:	Date: <b>8/9/2020</b>
Printed Name: <b>Scott Anderson</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
SI-2020-00731	AA	\$50
-	-	-
-	-	-

Meeting/Hearing Date: <b>N/A</b>	Fee Total: <b>\$50</b>
Staff Signature: <b>Vanessa A Segura</b>	Date: <b>8/10/2020</b> Project # <b>PR-2020-004250</b>

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<p>Signature: </p>	<p>Date: <u>8/10/2020</u></p>
<p>Printed Name: <u>Scott Anderson</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: <u>PR-2020-004250</u></p>	<p>Case Numbers: <u>SI-2020-00731</u></p>
<p>Staff Signature: <u>Vanessa A Segura</u></p>	
<p>Date: <u>8/10/2020</u></p>	



# CITY OF ALBUQUERQUE INVOICE

**SCOTT ANDERSON**

**5709 MADEIRA PL NE**

Reference NO: SI-2020-00731

Customer NO: CU-53401230

<b>Date</b>	<b>Description</b>	<b>Amount</b>
8/10/20	Application Fee (Manual)	\$50.00

---

Due Date: **8/10/20**                      Total due for this invoice:                      **\$50.00**

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



**City of Albuquerque**  
PO Box 1293  
Albuquerque, NM 87103

**Date:** 8/10/20  
**Amount Due:** \$50.00  
**Reference NO:** SI-2020-00731  
**Payment Code:** 130  
**Customer NO:** CU-53401230

SCOTT ANDERSON  
5709 MADEIRA PL NE  
ALBUQUERQUE, NM 87110



130 0000SI202000731000993551119379936000000000000050000CU53401230



# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 13, 2020

Verlyn Miller, P.E.  
Miller Engineering Consultants, Inc  
3500 Comanche NE Bldg. F  
Albuquerque, NM 87107

**RE: Hanover Warehouse  
6500 Hanover Rd. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 07/01/20  
Hydrology File: J10D040A**

Dear Mr. Miller:

Based upon the information provided in your submittal received 07/09/2020, the Grading & Drainage Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

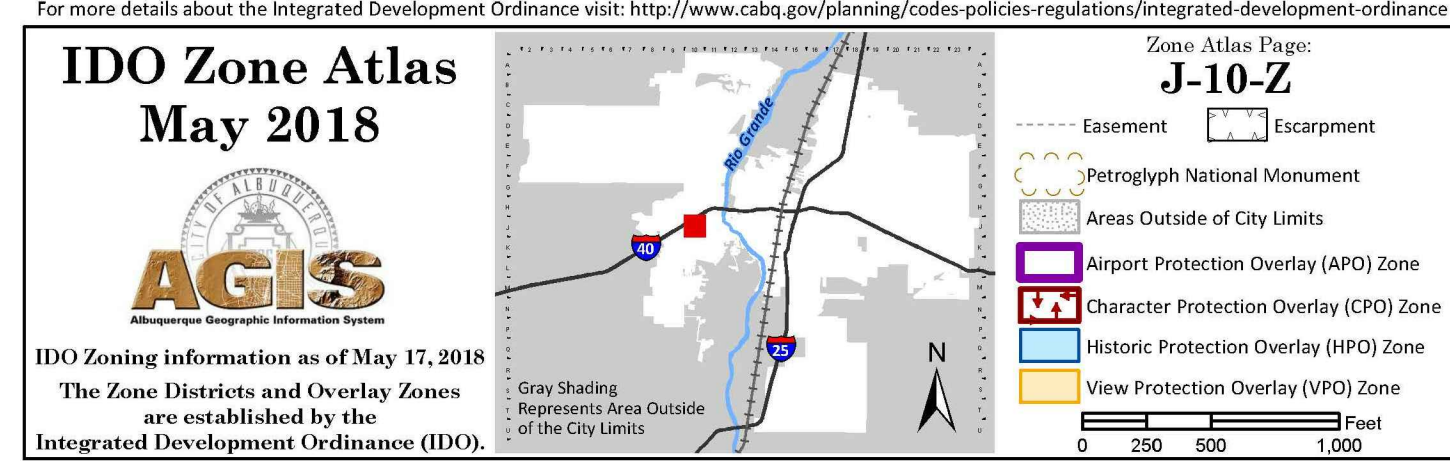
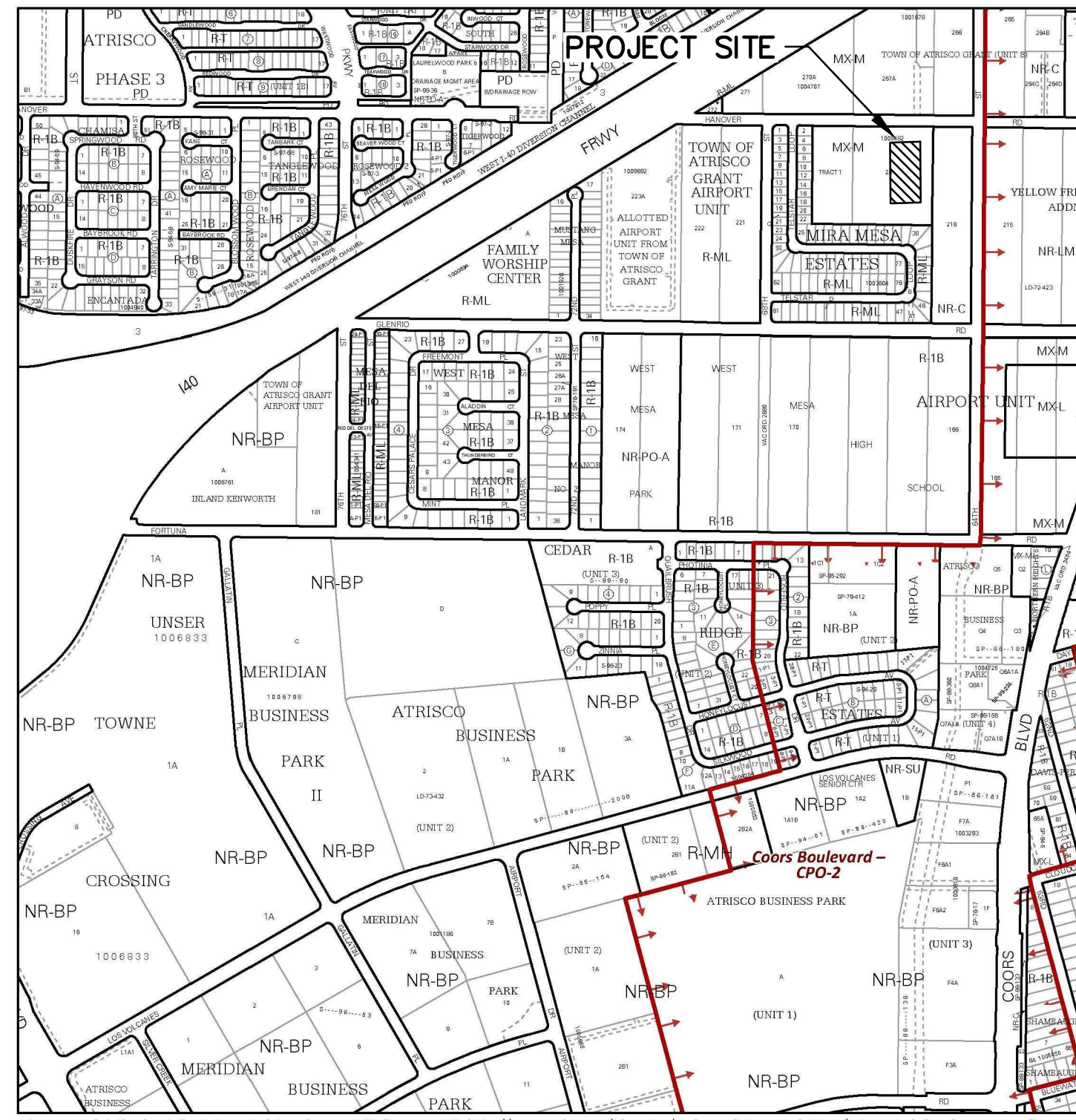
[www.cabq.gov](http://www.cabq.gov)

The Payment in Lieu payment of \$ **8,392.00** must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form. The Owner needs to bring three copies of this form to the cashier on the Building Permits side of the ground floor and pay the fee. Once paid, please provide Hydrology with one of the copies showing the receipt.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



**SITE LOCATION**

The proposed site is an approximate 0.95-acre site located on Hanover Road NW. The site is bound on the south by Telstar Loop NW., on the west side by Telstar Loop NW., and the east side by an 64<sup>th</sup> Street.

**EXISTING CONDITIONS**

The existing site is estimated at 0.95 acres and is currently partially developed with a pad ready site and surrounding asphalt-paved parking lots. The site does not lie within a 100-year FEMA floodplain and is not impacted by offsite flows.

**PROPOSED CONDITIONS**

The proposed project would consist of a new commercial building to be placed within the pad ready envelope on the site. The finish floor of the new building will be set so that the existing overhead doors on the south side of the building can be accommodated with a 1% minimum grade. The site will also have new concrete sidewalks around the building for connectivity to the parking lot areas. Other areas around the building will be having with new asphalt paving as indicated on the G & D plan.

The site will experience additional runoff as outlined in the hydrology table on this sheet. The client has chosen to pay a fee in lieu of first flush ponding since there are no areas available on the existing site for a first flush pond.

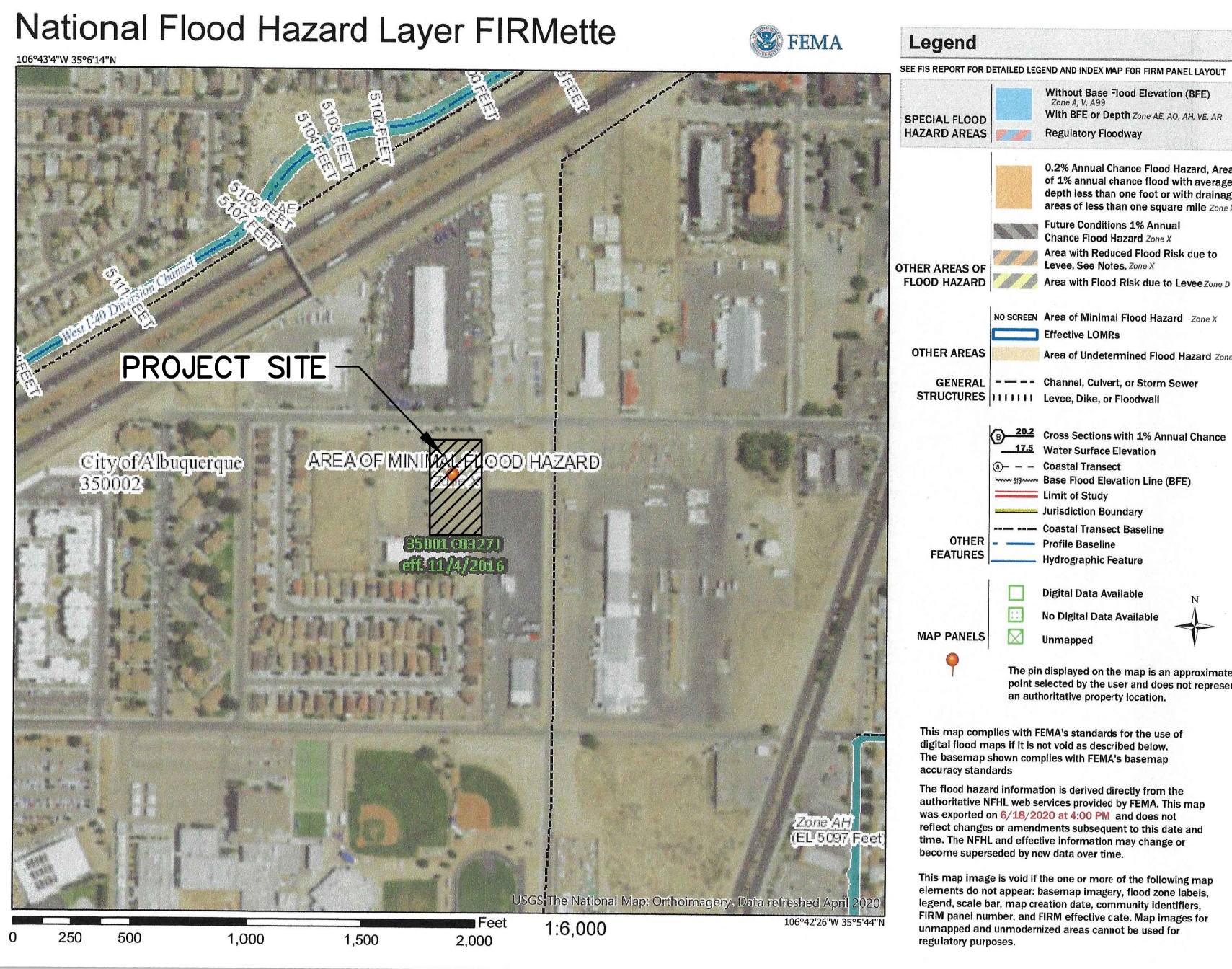
**CONCLUSIONS**

When developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 1.27 cfs, and 4,443 cf during the 100-year event. The first flush pond volume required for the project estimated at 1049 cf. The owner has chosen to pay a fee in lieu of first flush ponding.

**GENERAL NOTES:**

- EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY SANDIA LAND SURVEYING LLC. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- ACS STA 6-G15 THE STATION IS LOCATED 2.2 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF CANDELARIA ROAD AND THE BNSF RAILROAD TRACKS. TO REACH THE STATION FROM THE INTERSECTION OF CANDELARIA ROAD AND I-25 NE, TRAVEL WEST ON CANDELARIA ROAD 0.8 MILES TO THE EAST SIDE OF THE BNSF RAILROAD TRACKS AND THE STATION ON THE RIGHT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3" BRASS DISC STAMPED "6-G15 1979" SET IN A TRAFFIC SIGNAL BOX 0.6 FEET BELOW THE SURFACE OF THE GROUND ELEV. 4975.35 (NAVD 1988)
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (500 YEAR) DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO AND UNINCORPORATED AREAS PER MAP NO 35001C 0332G.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

**B1 VICINITY MAP**  
SCALE: NOT TO SCALE



**A1 FLOOD ZONE MAP**  
FLOOD ZONE MAP: 35001C0327J

**HYDROLOGY**

Precipitation Zone 1 - 100-year Storm P(360) = 2.20 in P(1440) = 2.66 in

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
<b>Existing Conditions</b>									
A	0.95	0.00	0.00	0.95	0.00	0.99	0.078	0.078	2.73
<b>Total</b>	<b>0.95</b>								<b>2.73</b>
<b>Proposed Conditions</b>									
A	0.95	0.00	0.00	0.10	0.85	1.87	0.148	0.180	4.00
<b>Total</b>	<b>0.95</b>								<b>4.00</b>

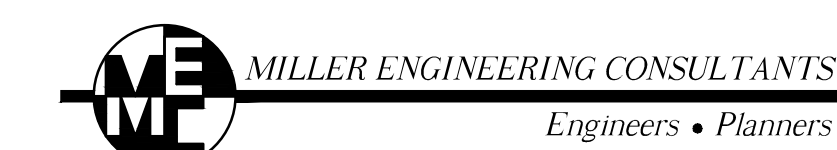
**FIRST FLUSH CALCULATIONS**

FIRST FLUSH = (0.34" \* 34,0265 SF) / 12 = 1049 CF

**CIVIL DRAWING INDEX**

SHEET No.	SHEET TITLE
C-100	HYDROLOGY PLAN AND DRAWING INDEX
C-101	GRADING AND DRAINAGE PLAN
C-501	MISCELLANEOUS DETAILS

No	Revision	Item	Date
<b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> 4419 4th St NW STE B ALBUQUERQUE, NM 87107 505.401.7175			
<b>WAREHOUSE BUILDING</b> <b>6500 HANOVER RD NW</b> <b>ALBUQUERQUE, NM 87121</b>			
<b>DRAWING TITLE: HDROLOGY PLAN</b>			
DESIGNED	MEC	PROJECT NO.	
DRAWN	MEC	SCALE	NOTED
CHECKED	VAM	DRAWING NO.	
REVIEWED			
DATE	7/09/20		
			<b>C-100</b> OF





**SCOTT C. ANDERSON**  
& associates architects

7604 rio penasco nw  
albuquerque, nm 87120  
andersonscottc@comcast.net  
505.401.7575

August 10, 2020

Russell Brito, Division Manager  
Urban Design and Development  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: 2020-21689, Admin Amendment 6500 Handover Rd NW

Dear Mr Brito:

I am writing to request and Administrative Amendment for 6500 Hanover Rd NW, project number 1005482, application numbers 4-DRB-01069 and 07-DRB-70059.

This request is being made to accommodate market conditions. The project was conceived as a series of 2,000 +/- SF leased spaces. The Owner has been unable to lease these spaces. The Owner has been approached by several prospective tenants to lease larger spaces than what is currently approved. The new proposed structure has a footprint smaller than the approved structure but with a greater clear span and ceiling height.

The site plan is materially similar to the existing previously approved site plan. The requested amendment still meets the original requirements of the approved plan. Please reference the attached drawings.

Thank you for your consideration. Please feel free to contact me with any questions or concerns.

Respectfully,

Scott C. Anderson AIA  
Principal  
Scott Anderson & Associates Architects

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 5, 2007  
DRB Comments**

**ITEM # 19**

**PROJECT # 1005482**

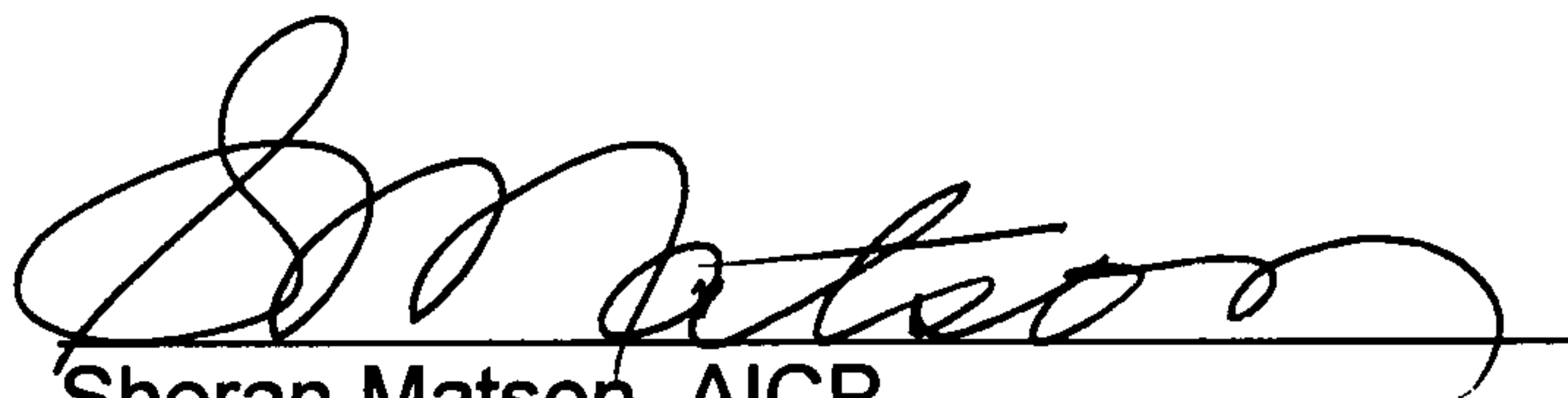
**APPLICATION # 07-70228**

**RE: Lots 2 & 3, Mira Mesa Estates/plat**

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

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

Planning will take delegation for ~~the addition of this language~~, AGIS dxf approval and to record the plat.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 5, 2007  
DRB Comments**

**ITEM # 19**

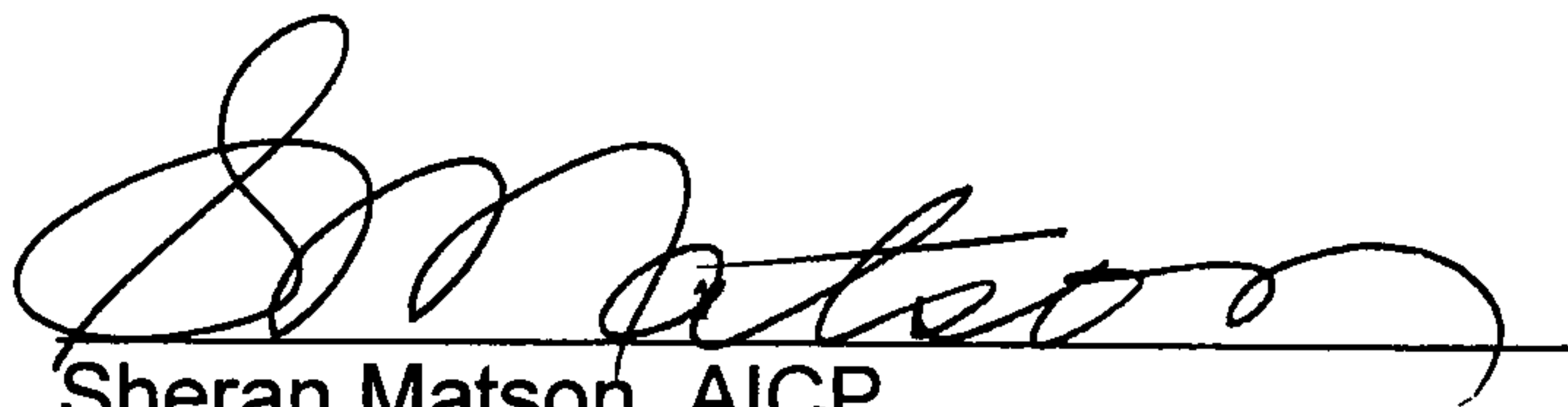
**PROJECT # 1005482            APPLICATION # 07-70228**

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Planning will take delegation for the addition of this language, AGIS dxf approval and to record the plat.

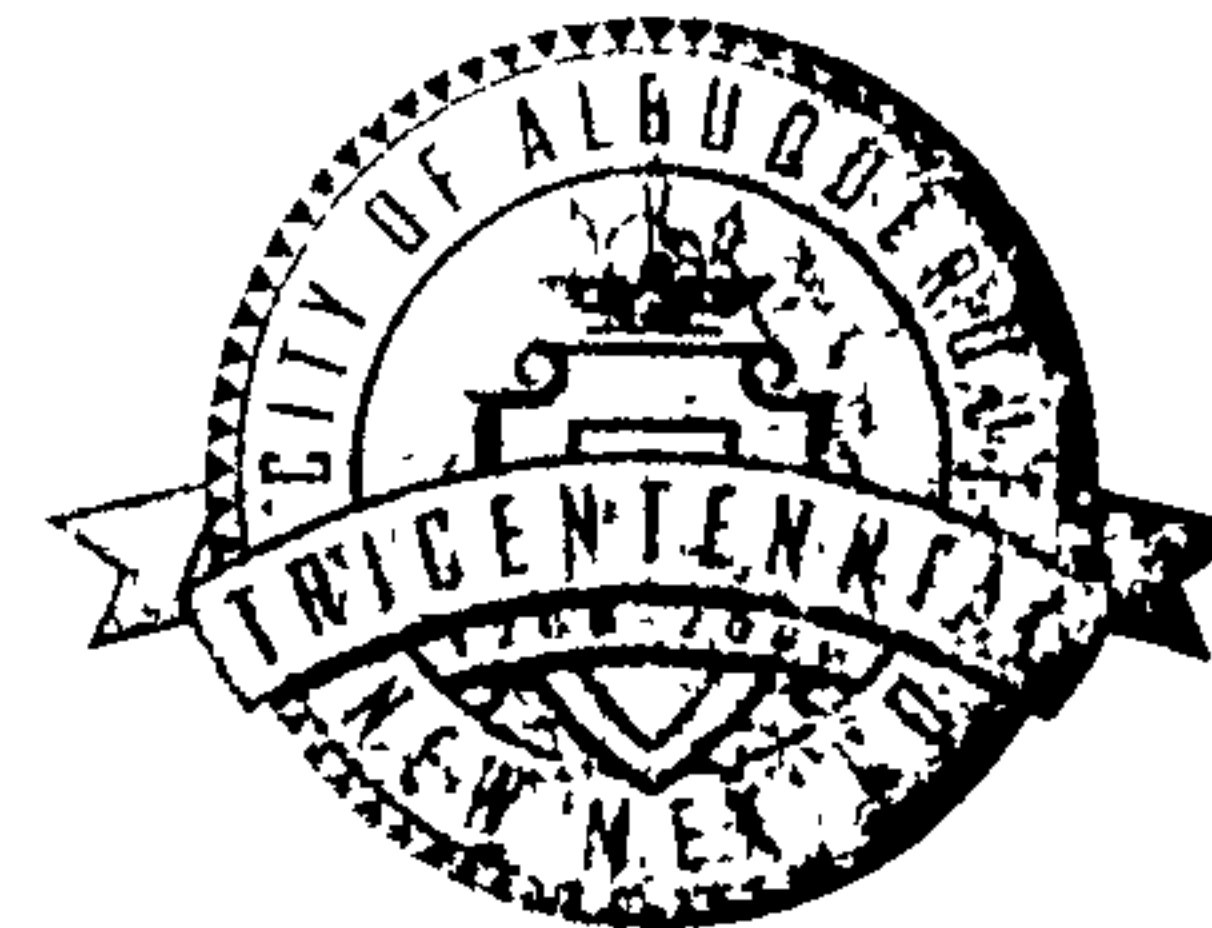


Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005482**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

**REV/CMT: (X)    APPROVAL: ( )    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham

City Engineer / AMAFCA Designee

505-924-3986

**DATE:** AUGUST 15, 2007

0



## IMPACT FEES – # 1005482

Development Review Board 8/15/07 Agenda Item #12  
Sketch Plat: Tracts 2 & 3, Mira Mesa Estates

Construction of new facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be based on the type of use, the total square footage of the facilities, and on the impervious acreage of the development. These fees are available on the city's website- [www.cabq.gov](http://www.cabq.gov). Go to the "A-Z" feature and under the "I" impact fees will be the first item in this list. These fees are collected at the time a building permit is issued.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

NAME: Robert Thomas PHONE: 299-1670  
 ADDRESS: 8901 Adams NE FAX: \_\_\_\_\_  
 CITY: Albuj STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: Hanover Business Park LLC.  
 AGENT (if any): DOUG Smith surveying PHONE: 255 5577  
 ADDRESS: 2121 San Mateo NE FAX: 246 0019  
 CITY: Albuj STATE NM ZIP 87110 E-MAIL: Dsmith@SWCP.com

### DESCRIPTION OF REQUEST:

Replat 2 lots into 1 lot

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

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

Lot or Tract No. 283 Block: NA Unit: NA  
 Subdiv. / Addn. Mira Mesa Estates  
 Current Zoning: C-2 Proposed zoning: C-2  
 Zone Atlas page(s): J-10-2 No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 4.9993 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  No  
 UPC No. 101005844545710504, 101005842545710503 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Hanover Rd NW  
 Between: Telstar NW and 6457 NW

### CASE HISTORY:

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

07DRB 07180 & Proj. # 1005482

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team?  Date of review: 8/15/07

SIGNATURE [Signature] DATE 8/28/07  
 (Print) DOUG Smith Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>07DRB- 70228</u>	<u>P&amp;E</u>	<u>5(3)</u>	<u>\$ 215.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>09/05/07</u>	_____	_____	Total <u>\$ 235.00</u>

Sandy Handley 08/28/07

Project # 1005482



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

SKETCH PLAT REVIEW AND COMMENT

**YOUR ATTENDANCE IS REQUIRED.**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Copy of previous D.R.B. approved infrastructure list
- \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.  
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_ SIA financial guaranty verification
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Any original and/or related file numbers are listed on the cover application
- \_\_\_ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL (PRB16) **Your attendance is required.**

- \_\_\_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Signed Pre-Annexation Agreement if Annexation required.
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application
- \_\_\_ Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- \_\_\_ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

**Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

- 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 for unadvertised meetings.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed 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.

DOUG SMITH  
Applicant name (print)

[Signature] 08/28/07  
Applicant signature / date



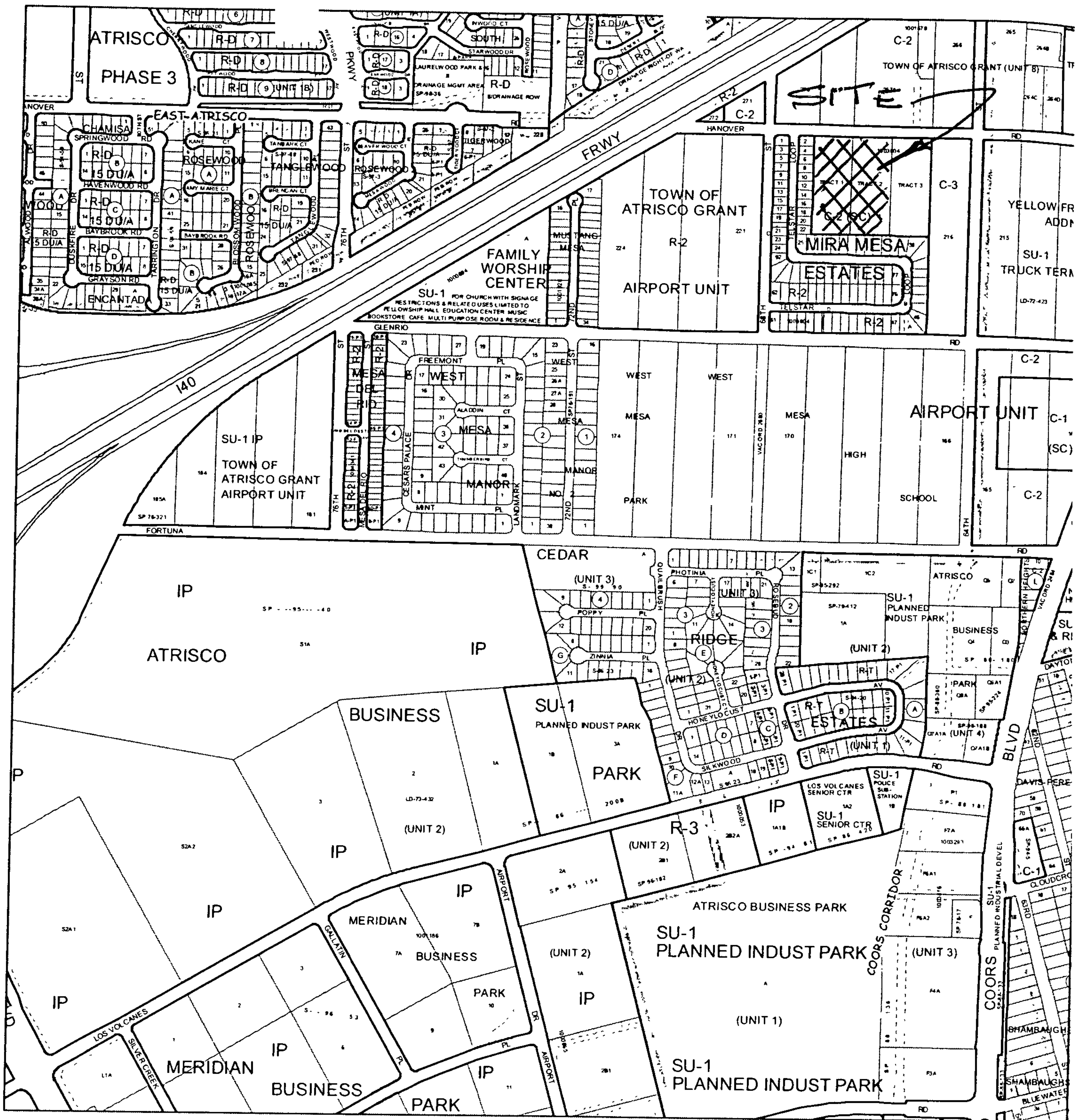
Form revised 11/04

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

Application case numbers  
07DRB-70228

Sandy Handley 08/28/07  
Planner signature / date

**Project # 1005482**



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-10-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.	

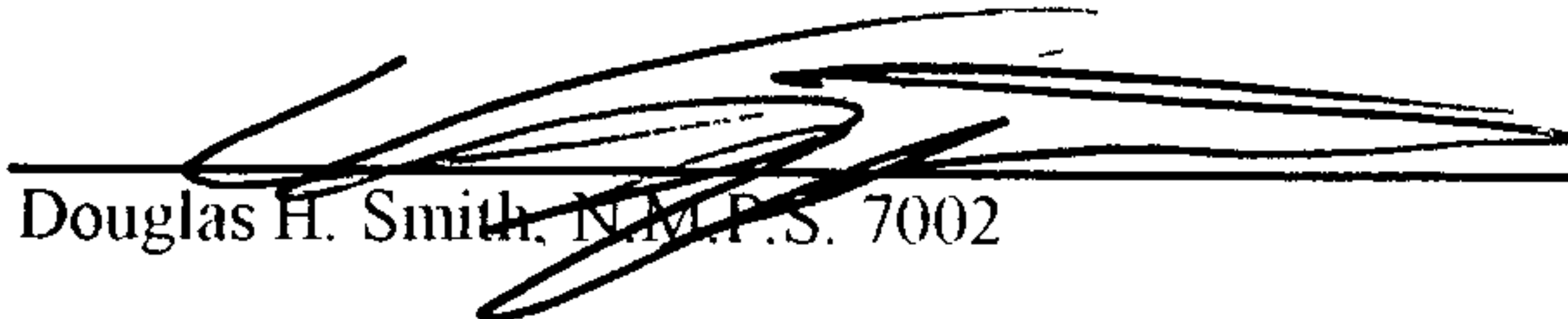
0 750 1500 Feet

DOUG SMITH SURVEYING, INC.  
2121 San Mateo Blvd. N.E.  
Albuquerque, New Mexico 87110  
Phone: (505)255-5577 Fax: (505)266-0019

Aug. 28, 2007

Development Review Board:

The owner of Tracts 2 & 3 is requesting a replat of the 2 Tracts into 1 Tract as shown on the attached plat. .

  
\_\_\_\_\_  
Douglas H. Smith, N.M.P.S. 7002



# 19

Completed

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70228 (P&F)

Project # 1005482

Project Name: MIRA MESA ESTATES

Agent: DOUG SMITH SURVEYING

Phone No.: 255-5577

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/05/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

ABCWUA: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

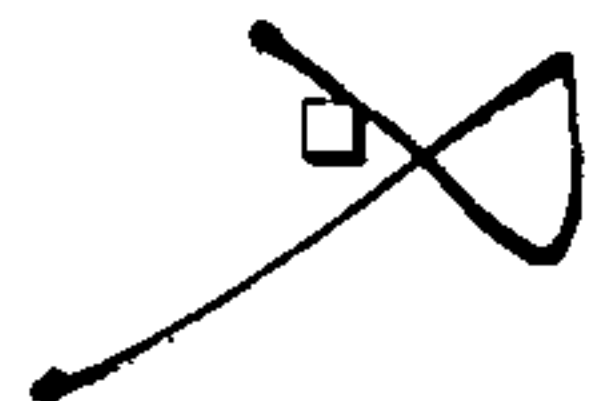
- \_\_\_\_\_
- \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign): AGIS on record

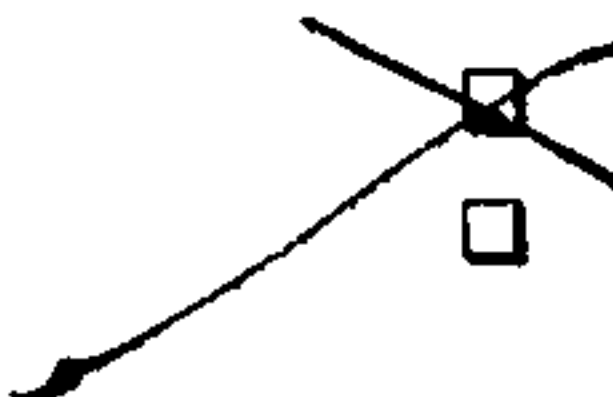
- \_\_\_\_\_
- \_\_\_\_\_



**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.



- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1005482



# 19

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70228 (P&F)  
Project Name: MIRA MESA ESTATES  
Agent: DOUG SMITH SURVEYING

Project # 1005482  
Phone No.: 255-5577

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/05/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ABCWUA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): AG 15  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Number 1005482

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.** OK

**5482**

### DXF Electronic Approval Form

DRB Project Case #: 1005482

Subdivision Name: MIRA MESA ESTATES TRACT 2A

Surveyor: DOUGLAS H SMITH

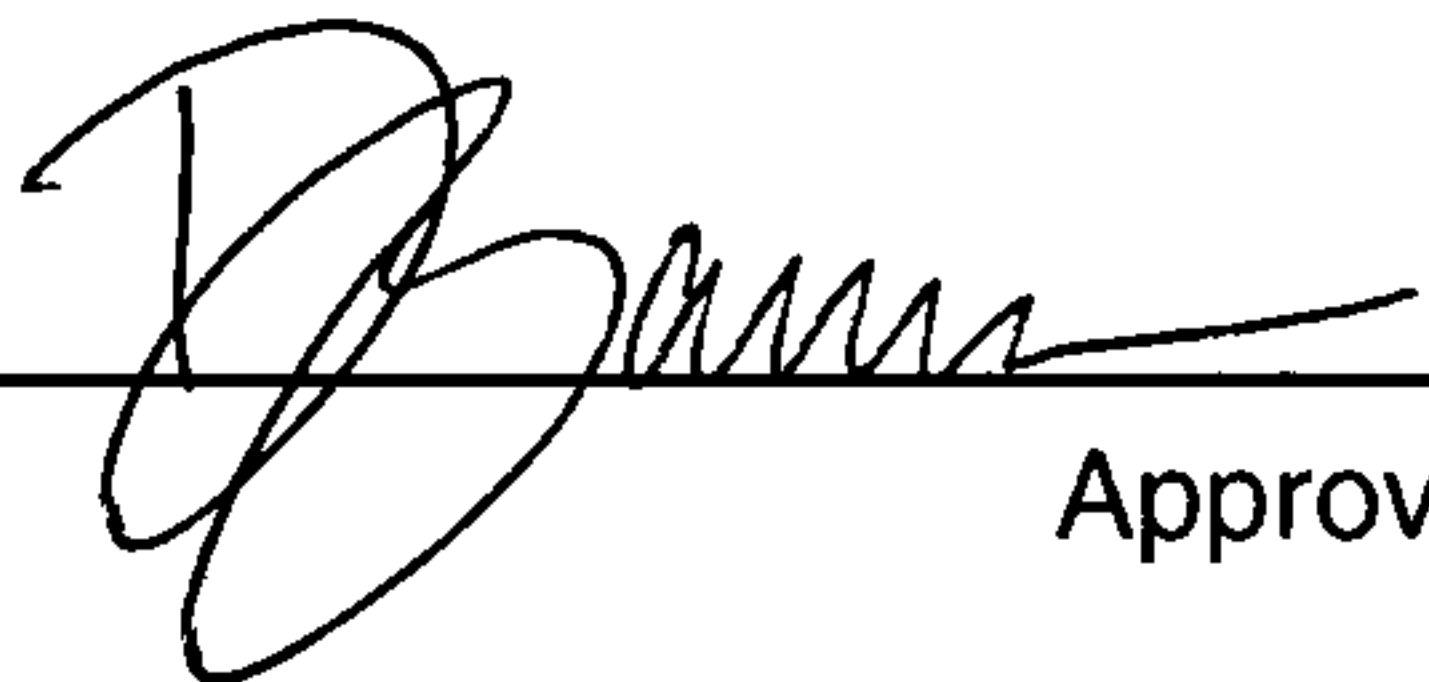
Contact Person: DOUGLAS H SMITH

Contact Information: 255-5577

DXF Received: 9/5/2007

Hard Copy Received: 9/5/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

09.05.2007  
Date

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

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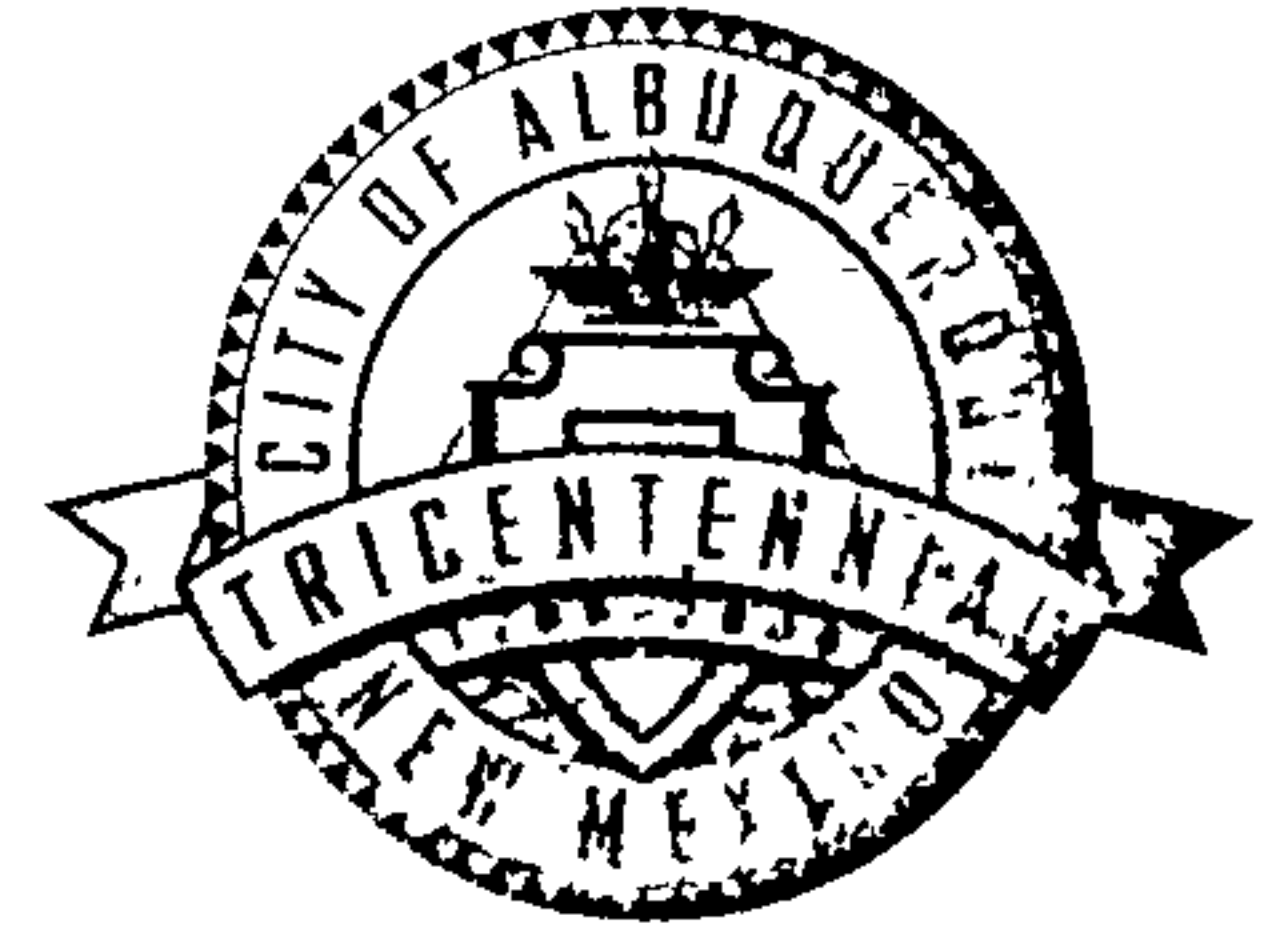
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#### AGIS Use Only

Copied fc 5482 to agiscov on 9/5/2007 Contact person notified on 9/5/2007

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005482**

**AGENDA ITEM NO: 19**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

**REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham

City Engineer / AMAFCA Designee

505-924-3986

**DATE:** SEPTEMBER 5, 2007

0



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 5, 2007                      9:00 A.M.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order 9:00 A.M.                      Adjourned: 12:10 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1006739**  
07DRB-70187 VACATION OF PUBLIC  
RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRARA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAELE ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**



2. **Project# 1001178**  
07DRB-70182 MAJOR - SDP FOR  
BUILDING PERMIT

RON BURTON, DWL ARCHITECTS agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES**, zoned C-3(SC), located on CUTLER AVE NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REMOVAL OF TREES FROM THE SANITARY SEWER EASEMENT, FIRE FLOW CALCULATION SHEET, TO LABEL WATER METER SIZE AND TO PLANNING FOR: ZONING COMMENTS ADDRESSED, PATIO AREA NOTE, PLANNING COMMENTS ADDRESSED, CITY STANDARD DRAWING NUMBERS IN PUBLIC RIGHT-OF-WAY, MOTORCYCLE PARKING STALL DESIGNATIONS AND 3 COPIES OF THE SITE DEVELOPMENT PLAN AFTER THE 15 DAY APPEAL PERIOD.**
3. **Project# 1004989**  
07DRB-70183 MAJOR - AMENDMENT  
TO PRELIMINARY PLAT

BOHANNAN HUSTON INC. agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, WILDERNESS AT HIGH DESERT, UNIT 2 (to be known as **WILDERNESS CANON AT HIGH DESERT**) zoned SU-2 HD/R-R, located on HIGH DESERT PL NE BETWEEN TRAILHEAD RD NE AND EMBUDITO VIEW CT NE containing approximately 3.9653 acre(s). (F-23) **THE AMENDED PRELIMINARY PLAT, THE AMENDED GRADING AND DRAINAGE PLAN DATED 7/17/07 AND AMENDED INFRASTRUCTURE LIST DATED 09/05/07 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THAT DATE IS EXTENDED, HOWEVER, THE LENGTH OF THE APPEAL PERIOD.**
4. **Project# 1002715**  
07DRB-70184 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70185 BULK LAND VARIANCE  
07DRB-70186 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION ( to be known as **PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

5. **Project# 1005464**  
07DRB-70082 VACATION OF PUBLIC  
RIGHT-OF-WAY
- THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT, located on PALOMAR AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). *[Deferred at the Board's request from 07/18/07 & deferred from 08/15/07]*(D-19) **OFFICIALLY WITHDRAWN AT THE AGENT'S REQUEST.**
6. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat  
Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK
- SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**
7. **Project # 1005546**  
07DRB-00589 Major-Vacation of Pub  
Right-of-Way
- SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. *[Deferred from 06/06/07]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/07/07.**

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

8. **Project# 1004677**  
07DRB-70221 EPC APPROVED SDP  
FOR SUBDIVISION
- INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). **[Carmen Morrone, EPC Planner]** (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

9. **Project# 1003359**  
07DRB-70226 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
07DRB-70227 MINOR - SDP FOR  
BUILDING PERMIT
- RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). (C-18) **THE AGENT MUST PROVIDE A WITHDRAWAL LETTER FOR THE MINOR - PRELIMINARY/ FINAL PLAT, 07DRB-700089. DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

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

10. **Project# 1006779**  
07DRB-70214 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Lot(s) 23-26, Block(s) 2, **LA MESA ADDITION**, zoned R-T, located on DOMINGO RD NE BETWEEN ALCAZAR ST NE AND CHAMA ST NE containing approximately 0.6198 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
11. **Project# 1006784**  
07DRB-70219 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for RICHARD & JOANNE MCGRATH request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 25 together with VACATED RIDGECREST DR SE, **RIDGECREST ADDITION**, zoned R-1, located on RIDGECREST DR SE BETWEEN MONROE PL SE AND PAMPAS DR SE (L-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
12. **Project# 1005590**  
07DRB-70211 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY CSHOOL**, zoned R-D 15 DU/A, located on ILIFF RD NW BETWEEN 72th ST NW AND 68th ST NW containing approximately 14.981 acre(s). (H-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

13. **Project# 1002962**  
07DRB-70224 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & C, **CANTATA AT THE TRAILS, UNIT 2**, zoned SU-2, SU-1 FOR PARK & SU2 FOR UR, located on OAKRIDGE ST NW BETWEEN WOODMONT AVE NW AND PASEO DEL NORTE NW containing approximately 20.7395 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**
14. **Project# 1006788**  
07DRB-70223 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for KKY PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) B-3-A-1 (to be known as **LOT 10-A-1 WASHINGTON BUSINESS PARK**) zoned SU-2/M-1, located on WASHINGTON ST NE BETWEEN WASHINGTON PL NE AND ALAMEDA BLVD NE containing approximately 5.9162 acre(s). (C-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, ENVIRONMENTAL HEALTH'S SIGNATURE, TO BE SURE SIDEWALKS EXISTING, AGIS DXF FILE AND TO RECORD.**
15. **Project# 1000029**  
07DRB-70225 SIDEWALK WAIVER
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of **ARBOLERA DE VIDA PHASE 2B**, zoned SU2-M1, S-1, located on 18<sup>TH</sup> ST NW BETWEEN AGUA FRESCA NW AND MIS ABUELITOS DR NW containing approximately 23.8439 acre(s). (H-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
16. **Project# 1004355**  
07DRB-70230 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for KB HOMES NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, Lot(s) 1-4, Block(s) 3, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 1.35 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004607**  
07DRB-70229 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON & COMPANY INC agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 12 & Lot(s) 10-13, Block(s) 14 of Unit(s) 3 and Lot(s) 1-6, Block(s) 20 of Unit 4, **VISTA VIEJA SUBDIVISION**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 2.57 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

18. **Project# 1005185**  
07DRB-70222 MAJOR - FINAL PLAT  
APPROVAL

HARRIS SURVEYING INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Parcel 2-A-1, **LAND OF EDMUND I RADY**, (to be known as **VILLA LOMA ESTATES**) zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately 2.6337 acre(s). (F-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, HOMEOWNER ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

~~19. **Project# 1005482**~~  
07DRB-70228 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DOUG SMITH SURVEYING agent(s) for ROBERT THOMAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2, located on HANOVER RD NW BETWEEN TELSTAR NW AND 64<sup>TH</sup> ST NW containing approximately 4.9993 acre(s). (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

20. **Project# 1006785**  
07DRB-70220 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for BARTON DARROW request(s) the above action(s) for all or a portion of Lot(s) B-1 & B-2, Block(s) 1, **MESA COURT ADDITION**, zoned R-3, located on HERMOSA DR SE BETWEEN CARLISLE PL SE AND SMITH AVE SE containing approximately 0.3344 acre(s). (L-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project# 1003674**  
07DRB-70075 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). [Deferred from 06/27/07] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE, MAINTANENCE AND BENEFICIARIES OF ALL ACCESS EASEMENTS, ACCESS EASEMENTS TO LOT A-1, SANITARY SEWER EASEMENTS TO FUTURE CUL-DE-SAC AND STREET AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

22. **Project # 1003800**  
07DRB-70212 MINOR - FINAL PLAT  
APPROVAL

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as LA CUEVITA OESTE) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] [Deferred from 08/29/07] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project# 1006783**  
07DRB-70218 SKETCH PLAT REVIEW  
AND COMMENT

RUDY RAEL request(s) the above action(s) for all or a portion of Lot(s) B-1, **ROZZI**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.21 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Other Matters: None.

ADJOURNED: 12:10 P.M.

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005482**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

REV/CMT: (X) APPROVAL: ( ) SIGN-OFF: ( ) EXTN: ( ) AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee 505-924-3986

**DATE:** AUGUST 15, 2007

0

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB-1005482                      Item No. 12                      Zone Atlas J-10

DATE ON AGENDA 8-15-07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.    Comment

- 1) It appears that Hanover is built?
- 2) What is the sidewalk width?
- 3) What is the distance from face of curb to the property line?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:





## **IMPACT FEES – # 1005482**

**Development Review Board 8/15/07 Agenda Item #12  
Sketch Plat: Tracts 2 & 3, Mira Mesa Estates**

Construction of new facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be based on the type of use, the total square footage of the facilities, and on the impervious acreage of the development. These fees are available on the city's website- [www.cabq.gov](http://www.cabq.gov). Go to the "A-Z" feature and under the "I" impact fees will be the first item in this list. These fees are collected at the time a building permit is issued.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/15/07	TR 2 & 3 MIRA MESA ESTATES	SKETCH	COMMENTS GIVEN

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005482**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque, NM No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** June 27, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 27, 2007

9:00 AM

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Planning Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:00 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1002134**  
07DRB-70029 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U1, U2, U3, U4 & U6, **VISTA DEL NORTE**, zoned SU-1 FOR IP USES, located on LAS LOMITAS DR NE BETWEEN EL PUEBLO NE AND VISTA DEL NORTE DR NE containing approximately 33.4552 acre(s). (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70034 VACATION OF PUBLIC  
EASEMENT  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70085 MINOR-PRELIM&FINAL  
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). [Deferred from 06/27/07] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

3. **Project # 1002371**  
07DRB-00577 Major-Vacation of Public  
Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07, 6/13/07 & 06/27/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

4. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 06/07/07, THE SITE PLAN FOR BUILDING PERMIT WAS WAS APPROVED WITH WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES, A 15 DAY APPEAL PERIOD AND THE PLAT .**

**SITE DEVELOPMENT PLANS (E. J. FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

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

5. **Project# 1005354**  
07DRB-70078 EPC APPROVED SDP  
FOR SUBDIVISION
- DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70071 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6. **Project# 1006573**  
07DRB-70081 MINOR - SDP FOR  
BUILDING PERMIT  
07DRB-70080 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project# 1004000**  
07DRB-70027 MINOR - SDP FOR  
BUILDING PERMIT
- NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). *[Indef deferred on 6/13/07]* (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

8. **Project# 1005482**  
07DRB-70059 EPC APPROVED SDP  
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64<sup>th</sup> ST NW AND 68<sup>th</sup> ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

9. **Project# 1003364**  
07DRB-70003 EPC APPROVED SDP  
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** [*Indef deferred from 5/30/07*] [*Defer from 06/20/07*] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR THE PLAT AND 3 COPIES.**

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

10. **Project# 1003713**  
07DRB-70064 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POSTS LOFTS**, (to be known as **TRACT A-1, BELL TRADING POSTS LOFTS**) zoned SU-2, S-1 for RES 24 UNITS MAX WITH C-1, located on LAGUNA RD NW between CENTRAL AVE NW and 15<sup>TH</sup> ST NW containing approximately 1.03 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1004986**  
07DRB-70060 SIDEWALK WAIVER

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE between PEDREGOSO SE and LA CABRA DR SE containing approximately .9439 acre(s). (M-23) **A SIDEWALK VARIANCE FOR WAIVER OF THE SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1003779**  
07DRB-70072 MAJOR - FINAL PLAT  
APPROVAL

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **UNIT 3, KUMAIL SUBDIVISION**, zoned RD, located on OAKLAND AVE between BLVD NE and LOUISIANA BLVD NE containing approximately 2.0 acre(s) (C-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 30-FEET RADIUS ON LOT 7-P1, STREET CROSS SECTION, A WATERLINE EASEMENT ON LOT 7-P1 AND TO PLANNING TO SIGN AND RECORD THE PLAT ON OR AFTER 06/29/07.**

13. **Project# 1000149**  
07DRB-70067 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BT PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **UNIT 2, DAVIDSON ADDITION**, together with Tract 83-B, Map 33, zoned RC, located on CANDELARIA RD NW between 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately .4894 acre(s) (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR FACE OF CURB TO PROPERTY LINE AND SIDEWALK WIDTH AND TO PLANNING FOR A RECORDED COPY OF THE PLAT.**

14. **Project# 1001235**  
07DRB-70076 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, Map 35, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1, located on RIO GRANDE BLVD NW between KROGH CT NW and EL NIDO CT NW containing approximately 1.0769 acre(s). (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/24/07, THE PRELIMINARY PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**



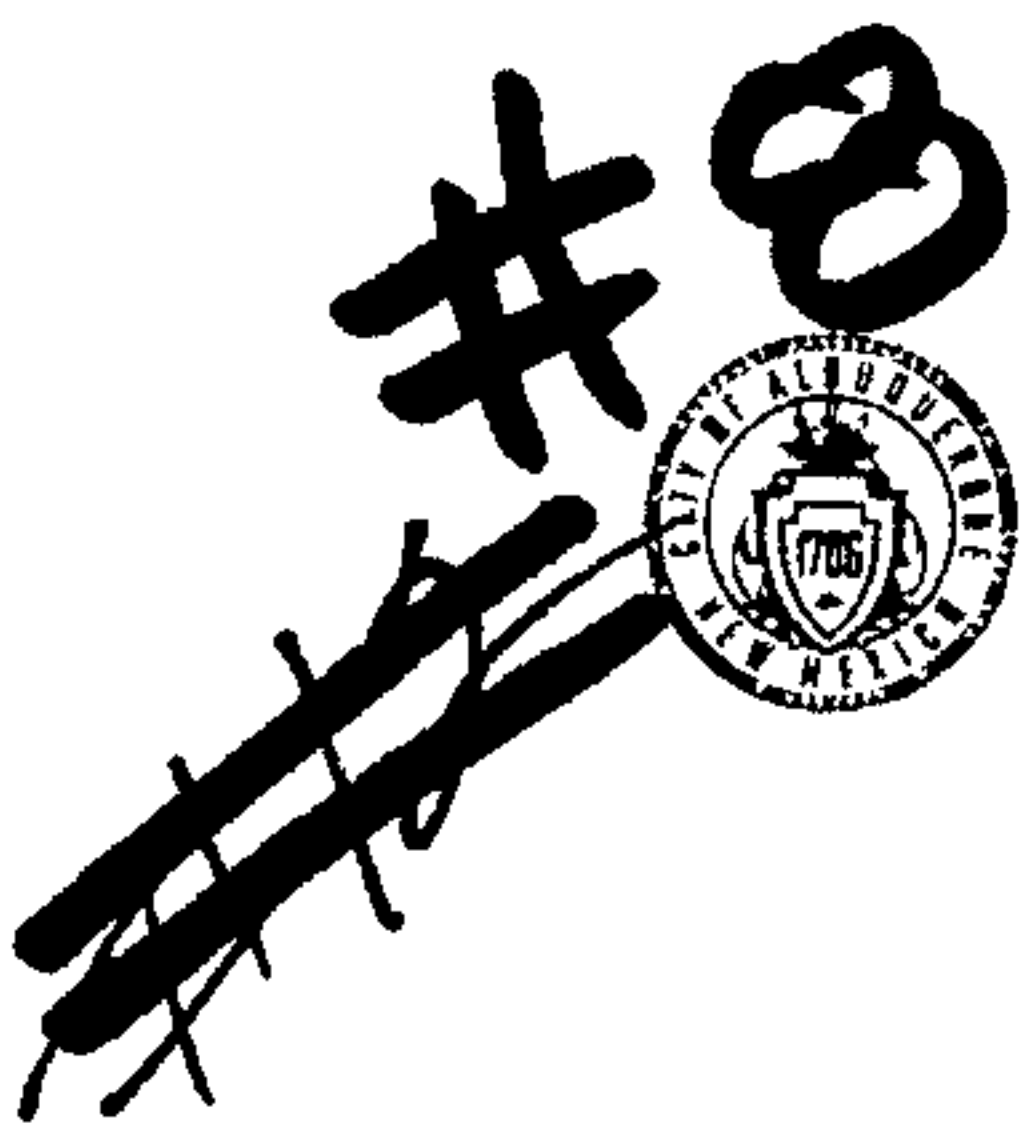
15. **Project# 1006564**  
07DRB-70074 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for ORLOE HANSON request(s) the above action(s) for all or a portion of Tract(s) 1-B & 1-C, **HERRERA SUBDIVISION**, zoned O-1 & R-1, located on SAN ANDRES AVE NW between 4<sup>TH</sup> ST NW and DELAMAR AVE NW containing approximately .3552 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF SIDEWALKS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**
16. **Project# 1003674**  
07DRB-70075 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). [Deferred from 06/27/07] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 09/05/07.**
17. **Project# 1006566**  
07DRB-70077 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 106 A, **BRENTWOOD HILLS**, zoned C-1, located on CANDELARIA RD NE between JUAN TABO NE and CHELWOOD PARK NE containing approximately .3369 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
18. **Project# 1006561**  
07DRB-70070 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for ANASAZI DOWNTOWN LLC request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 19, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on CENTRAL AVE SW between 5<sup>TH</sup> ST SW and 6<sup>TH</sup> ST SW containing approximately .2445 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project# 1004919**  
07DRB-70073 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

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

20. **Project# 1006553**  
07DRB-70066 SKETCH PLAT REVIEW  
AND COMMENT
- SURVEYS SOUTHWEST LTD agent(s) for CAROL LOVATO request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **GARDNER ADDITION**, zoned R-1, located on JUPITER RD NW BETWEEN GRIEGOS RD NW AND CANDELARIA RD NW containing approximately .153 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project# 1006551**  
07DRB-70065 SKETCH PLAT REVIEW  
AND COMMENT
- MARK A LUCERO & MARY JO LUCERO request(s) the above action(s) for all or a portion of Tract(s) 1, **LAND OF MANUEL G. JARAMILLO** zoned RA-2, located on LOS LUCEROS RD NW BETWEEN ZICKERT RD NW AND DURANES NW containing approximately .57 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project# 1006571**  
07DRB-70079 SKETCH PLAT REVIEW  
AND COMMENT
- JAY CRAMER agent(s) for KATHLEEN JIO request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA NW AND LULAC AVE NW containing approximately .552 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 20, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 20, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 A.M.



# DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: <u>07DRB-70059 (SBP)</u>	Project # <u>1005482</u>
Project Name: <u>MIRA MESA ESTATES</u>	
Agent: <u>DESIGN PLUS LLC</u>	Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/27/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): 3 Copies  
 ~~Conditions of the approval for the record height at~~  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1005482

#8  
~~11/10~~



COMPLETED 6/27/07 AS-

### DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: <u>07DRB-70059 (SBP)</u>	Project # <u>1005482</u>
Project Name: <u>MIRA MESA ESTATES</u>	
Agent: <u>DESIGN PLUS LLC</u>	Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/27/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): 3 Copies Ag  
 conditional the approval for the wall height Ag  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1005482



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 20, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:10 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project# 1004178**  
07DRB-70020 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**  
07DRB-70017 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70018 MINOR - TEMP DEFR  
SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
3. **Project# 1005343**  
07DRB-70016 VACATION OF PUBLIC  
RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project# 1006502**  
07DRB-70015 VACATION OF PUBLIC  
EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project# 1006503**  
07DRB-70019 MAJOR - SDP FOR  
BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2**, zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**  
 07DRB-00613 Major-SiteDev Plan Subd  
 07DRB-00615 Major-SiteDev Plan  
 BldPermit
- BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**
7. **Project # 1005031**  
 06DRB-01077 Major-Vacation of Public Easements
- SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**
- 06DRB-01017 Major-Preliminary Plat Approval  
 06DRB-01018 Minor-Temp Defer SDWK
- SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**
- 06DRB-01282 Minor-Subd Design (DPM) Variance
- WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**
8. **Project # 1005070**  
 06DRB-01154 Major-Preliminary Plat Approval  
 06DRB-01156 Minor-Sidewalk Waiver  
 06DRB-01155 Minor-Temp Defer SDWK
- SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**  
07DRB-00619 Major-Preliminary Plat  
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 6/20/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

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

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

11. **Project# 1000762**  
07DRB-70053 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). [Carmen Marrone for Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNING FOR 3 COPIES.**

12. **Project#-1005482**  
07DRB-70059 EPC APPROVED SDP  
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64<sup>th</sup> ST NW AND 68<sup>th</sup> ST NW containing approximately 5 acre(s). [Anna Di Mambro, EPC Case Planner] [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**



13. **Project# 1006505**  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**  
07DRB-70050 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1**, zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**  
07DRB-70056 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project# 1004161**  
07DRB-70040 MAJOR - FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**
17. **Project# 1000072**  
07DRB-70041 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). [Indef Def from 6/20/07](C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
18. **Project #1003828**  
07DRB-00717 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**
19. **Project# 1003445**  
07DRB-70054 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project# 1003364**  
07DRB-70003 EPC APPROVED SDP  
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. **Project# 1003692**  
07DRB-70035 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) **[Deferred from 6/13/07 & Indef Deferred on 06/20/07] INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

22. **Project# 1006543**  
07DRB-70058 SKETCH PLAT REVIEW  
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1006541**  
07DRB-70057 SKETCH PLAT REVIEW  
AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6**, zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005482**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

Please note that a floodplain is located on this site. A letter of map revision (LOMR) to remove the floodplain from this site is advised.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

6-27-07

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JUNE 20, 2007

(J-10/D040A)

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1005482                      Item No. 12              Zone Atlas J-10

DATE ON AGENDA 6-20-07

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT    ( ) PRELIMINARY PLAT    ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT    ( ) SITE PLAN FOR SUBDIVISION
- (X) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Where are the City Standard Drawing Numbers and References for work within public right-of-way? (Curb Cuts? ADA ramps (truncated domes)? Etc)
2)	Parking bumpers are needed to prevent overhang onto the 6' sidewalks.
3)	Radii @ the main entrance need to be 25'.
4)	Is Hanover built with permanent infrastructure?
5)	Are the pedestrian connections made of concrete?
6)	What is the purpose of sheet C100? (Traffic circulation layout)
7)	Where are the van accessible ADA parking stalls? (8' aisle is required)
8)	What is the design vehicle being used for the trucks?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

June 18, 2007

#12

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner AD

SUBJECT: Project # 1005482

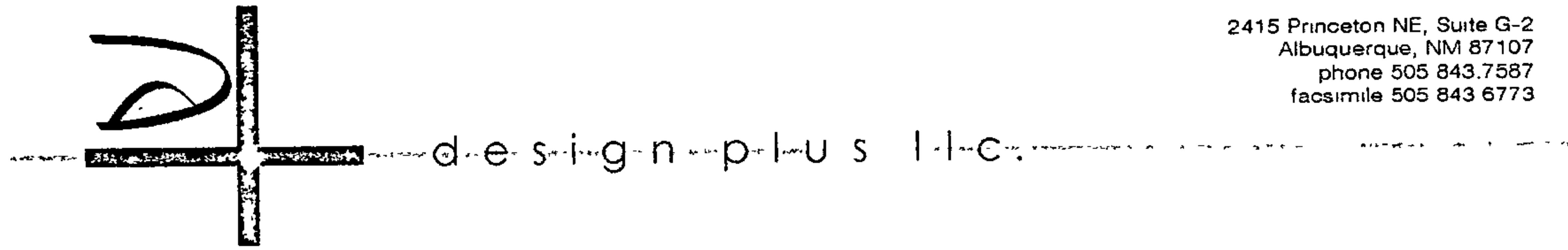
On May 17, 2007, the Environmental Planning Commission approved Project # 1005482/07EPC-00430, a request for approval of a site development plan for building permit for Tracts 2 and 3, Mira Mesa Estates, located on Hanover NW between 64<sup>th</sup> Street and 68<sup>th</sup> Street NW.

The applicant has satisfied all of the EPC conditions of approval with the following exceptions:

1. The retaining wall detail on sheet C501 shows a maximum total wall height of 15' as measured from the residential side. A maximum of 8' total as measured from the residential side is permissible. Height up to 10' may be approved as a conditional use (Condition 7b).
2. The applicant has not provided parking screening along Hanover as required by Zoning Code Section 14-16-3-1 (F)(4) (Condition 8).
3. The applicant has not added a note to the lighting details specifying that all lighting will be in compliance with 14-16-3-9 (Condition 10a).
4. The applicant has not provided low growing groundcover in the planting strip between the sidewalk and the street (Condition 11).
5. The following typographical errors have not been corrected:
  - a. Hanover MW has not been replaced with Hanover NW on sheet C101 (Condition 14a).
  - b. The correct form of the word "than" has not been used on sheet L100 (Condition 14b).

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



2415 Princeton NE, Suite G-2  
Albuquerque, NM 87107  
phone 505 843.7587  
facsimile 505 843 6773

June 15, 2007

**PROJECT NUMBER:** 1005482

**Application Number:** 4-DRB-01069

The revised plan submitted to the DRB on 6/15/07 (dated June 15) is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 04-03-07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

All conditions of approval indicated by Solid Waste Management in the original submission of this project to the DRB on June 12, 2007 have been met.

Michael Holton  
Solid Waste Management

6/15/07  
Date





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

08/28/2007 Issued By: PLNSDH

**Permit Number: 2007 070 228** **Category Code 910**

**Application Number: 07DRB-70228** Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** HANOVER RD NW BETWEEN TELSTAR NW AND 64 TH ST NW

**Project Number:** 1005482

**Applicant:**

Robert Thomas

**Agent / Contact:**

Doug Smith Surveying

8901 Adams Ne  
Albuquerque, NM 87113  
299-1870

2121 San Mateo Ne  
Albuquerque, NM 87110  
255-5577

**Application Fees**

441018/4971000 Public Notification

441032/3424000 Conflict Mgmt Fee \$20.00

441006/4983000 DRB Actions \$215.00

**TOTAL: \$235.00**

City of Albuquerque  
Treasury Division

8/29/2007 12:08PM LOC:ANN

USN:008 TRNGH:006

RECEIPT#:00080626-00080626

PERMIT#:2007070228

Trans Amt: 235.00

Conflict Mgmt Fee: 20.00

DRB Actions: 215.00

TOTAL: 235.00

CHANGES: 0.00

Thank you!

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

08/28/2007 Issued By: PLNSDH

**Permit Number: 2007 070 228**

**Category Code 910**

**Application Number:** 07DRB-70228, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** HANOVER RD NW BETWEEN TELSTAR NW AND 84 TH ST NW

**Project Number:** 1005482

**Applicant**  
Robert Thomas

**Agent / Contact**  
Doug Smith Surveying

8901 Adams Ne  
Albuquerque, NM 87113  
299-1870

2121 San Mateo Ne  
Albuquerque, NM 87110  
255-5577

**Application Fees**

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

City of Albuquerque  
Treasurer, Division

3/28/2007 12:08PM LOC: ANNY  
 UCI CCR TRASH 001/  
 RECEI. # 0000626 00090326  
 PERMIT# 20070228 T SLJ5  
 Trans Amt \$235.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$215.00  
 CK \$235.00  
 CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

Supplemental form

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

S

V

### SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

P

L

### ZONING & PLANNING

Supplemental form

Z

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

### APPEAL / PROTEST of...

A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

#### APPLICANT INFORMATION:

NAME: Robert Thomas PHONE: 299-1470  
 ADDRESS: 8901 Adams NE FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner  
 AGENT (if any): DOUG Smith PHONE: 255 5577  
 ADDRESS: 2121 San Mateo NE FAX: 266-0019  
 CITY: Albuq STATE NM ZIP 87110 E-MAIL: Dsmith@SWKPC.com

DESCRIPTION OF REQUEST: Replat 2 lots into 1 lot

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

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

Lot or Tract No. 2E3 Block: NA Unit: NA  
 Subdiv. / Addn. Mira Mesa Estates

Current Zoning: C-2 Proposed zoning: C-2  
 Zone Atlas page(s): J-10 Z No. of existing lots: 2 No. of proposed lots: 1

Total area of site (acres): 4.9993 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101005844545710504 & 101005842545710503 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Hanover Rd NW  
 Between: Between Telstar NW and 64 St. NW

#### CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 8/07/07  
 (Print) DOUG Smith  Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB</u>	<u>SK</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>August 15, 2007</u>			Total <u>\$ 0</u>

Andrew Smith 8-7-07  
 Planner signature / date

Project # 1005482

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
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**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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- Fee (see schedule)
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Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

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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.

DOUG SMITH  
Applicant name (print)  
[Signature] 8/7/07  
Applicant signature / date



Form revised 8/04, 1/05 & 10/05

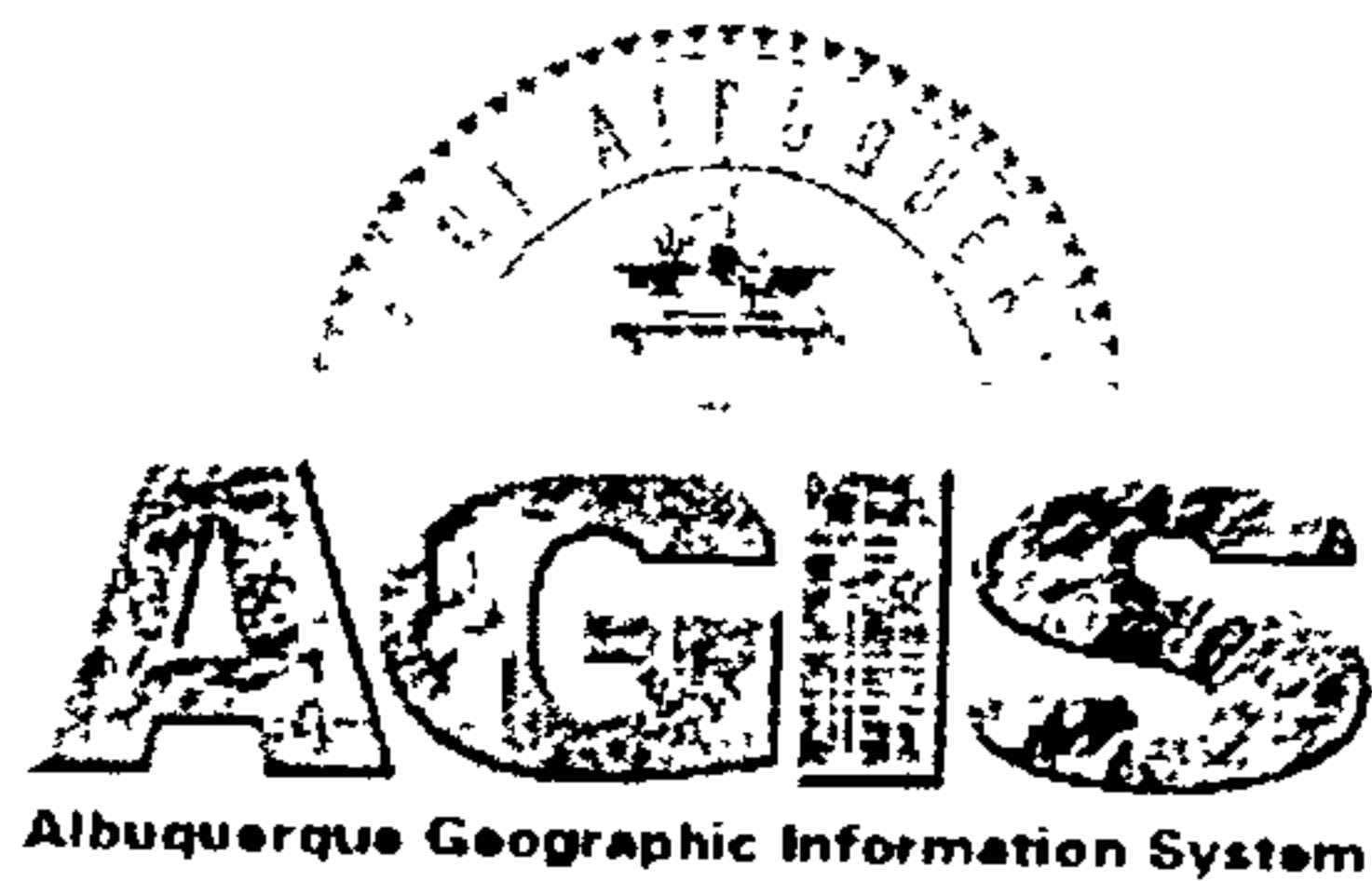
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
07DRB - \_\_\_\_\_ - 70180  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

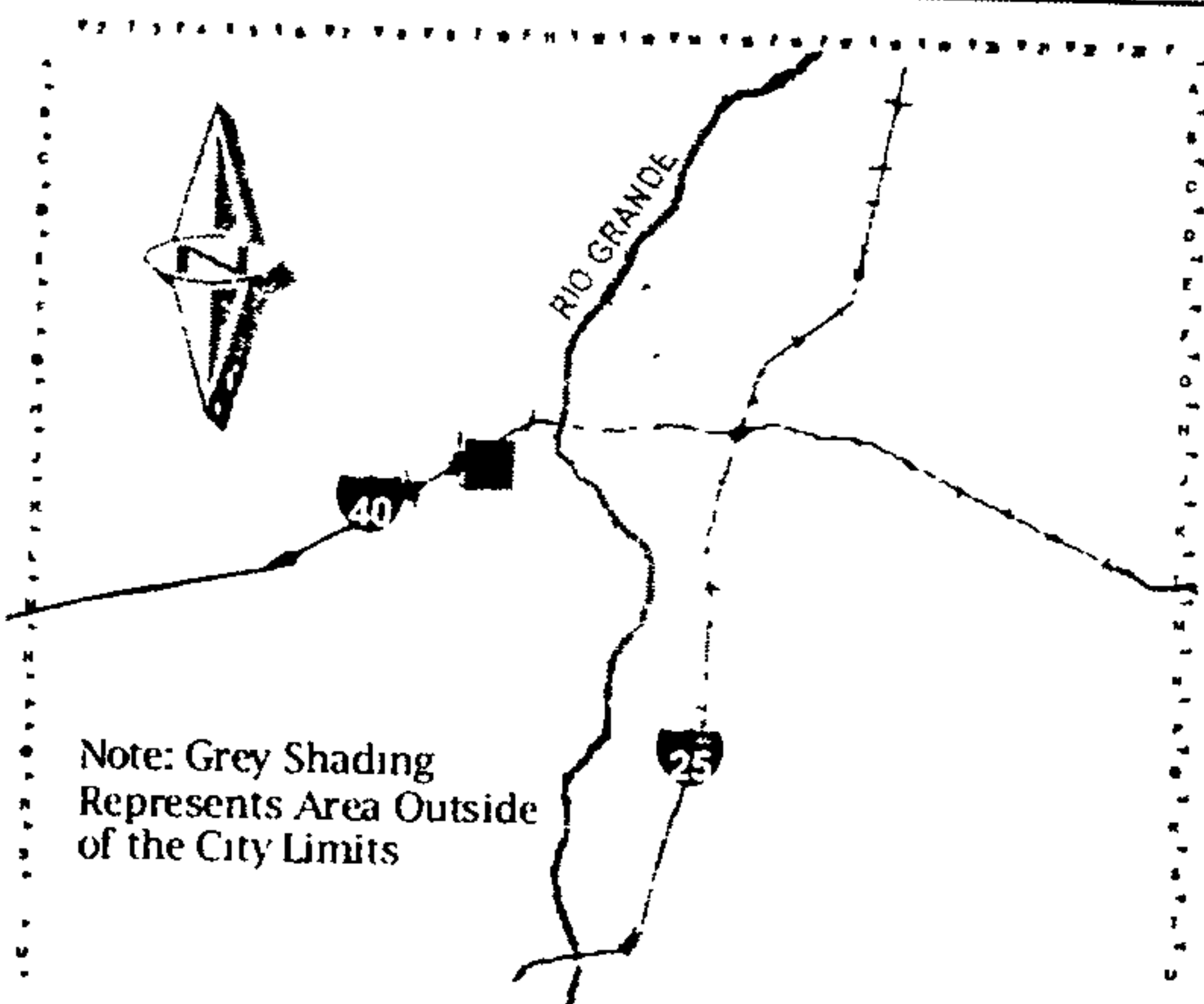
Andrew Garcia 8/7/07  
Planner signature / date  
**Project # 1005482**



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



Map amended through: 5/1/2006

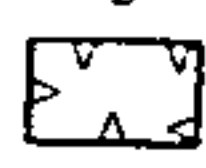






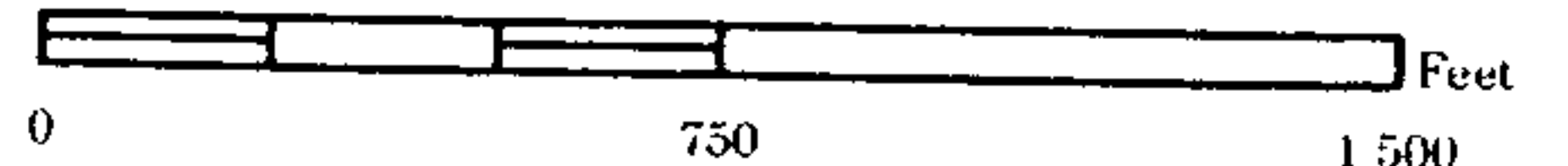
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**J-10-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. 



**DOUG SMITH SURVEYING, INC.**  
2121 San Mateo Blvd. N.E.  
Albuquerque, New Mexico 87110  
Phone: (505)255-5577 Fax: (505)266-0019

Aug. 7, 2007

Development Review Board:

The owner of Tracts 2 and 3, Mira Mesa Estates is requesting a replat of the 2 Lots into 1 Lot.

  
\_\_\_\_\_  
Douglas H. Smith, N.M.P.S. 7002

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

**APPLICANT INFORMATION:**

NAME: Robert Thomas PHONE: 299-1670  
 ADDRESS: 8901 Adams NE FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner  
 AGENT (if any): DOUG Smith PHONE: 255 5577  
 ADDRESS: 2121 San Mateo NE FAX: 266-0019  
 CITY: Albuq STATE NM ZIP 87110 E-MAIL: Dsmith@SWKPC.com

DESCRIPTION OF REQUEST: Replat 2 lots into 1 lot

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

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

Lot or Tract No. 2 E 3 Block: NA Unit: NA  
 Subdiv / Addn. Mira Mesa Estates  
 Current Zoning: R-O-2 Proposed zoning: C-2  
 Zone Atlas page(s): J-10 Z No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 4.9993 Density if applicable. dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101005844545710504 & 101005842545710503 MRGCD Map No NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Hanover Rd NW  
 Between: Between Telstar NW and 64 ST. NW

**CASE HISTORY:**

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

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Form revised 9/01, 3/03, 7/03

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Andrew Smith 8-7-07 Project # 1005482

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DOUG SMITH  
Applicant name (print)  
[Signature] 8/7/07  
Applicant signature / date



Form revised 8/04, 1/05 & 10/05

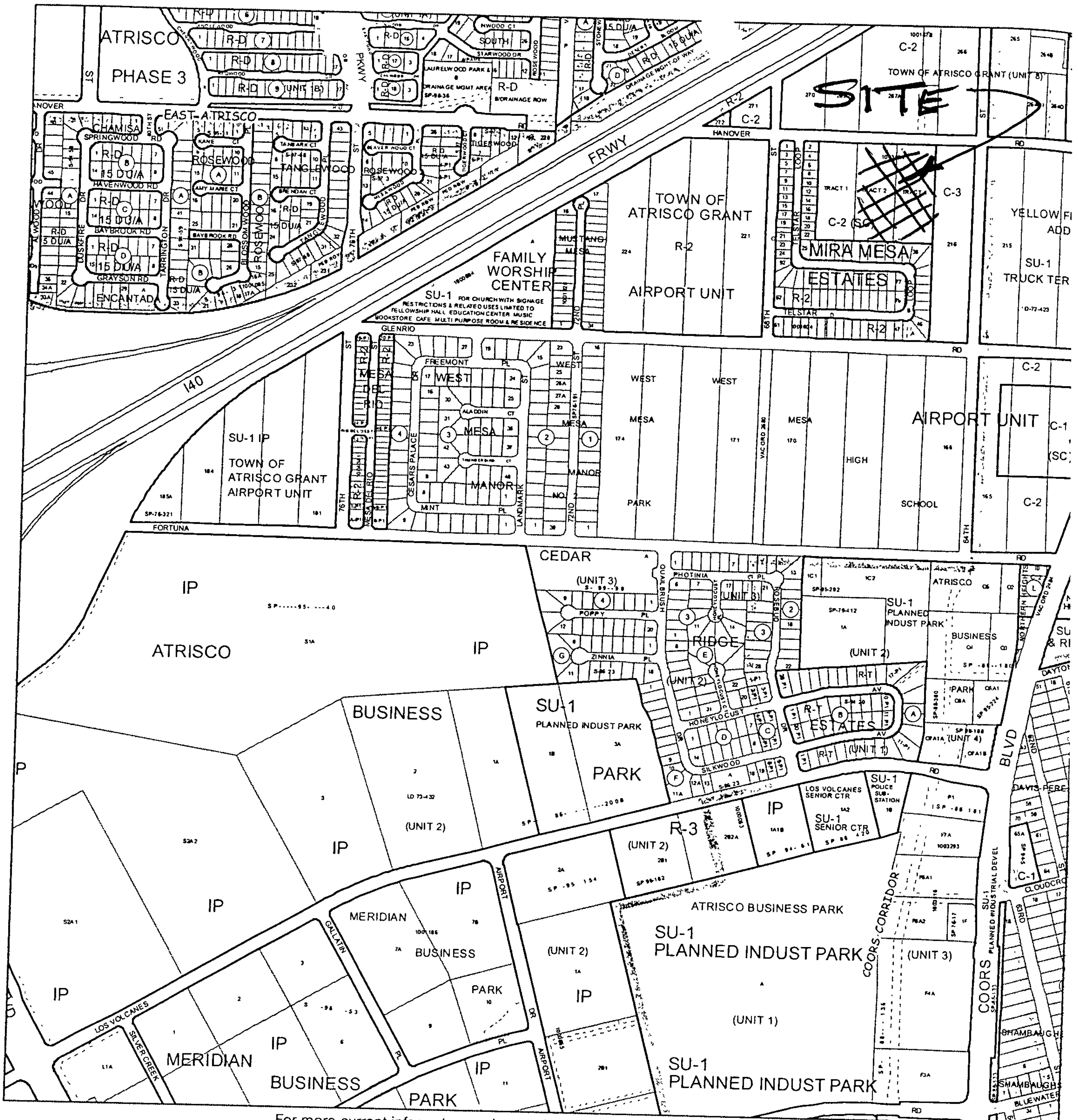
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Application case numbers  
07DRB - 70180

Andrew Garcia 8/7/07  
Planner signature / date

**Project # 1005482**





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-10-Z**

Selected Symbols


0      750      1,500 Feet

DOUG SMITH SURVEYING, INC.  
2121 San Mateo Blvd. N.E.  
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Aug. 7, 2007

Development Review Board.

The owner of Tracts 2 and 3, Mira Mesa Estates is requesting a replat of the 2 Lots into 1 Lot.

  
Douglas H. Smith, N.M.P.S. 7002

#8

June 22, 2007

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

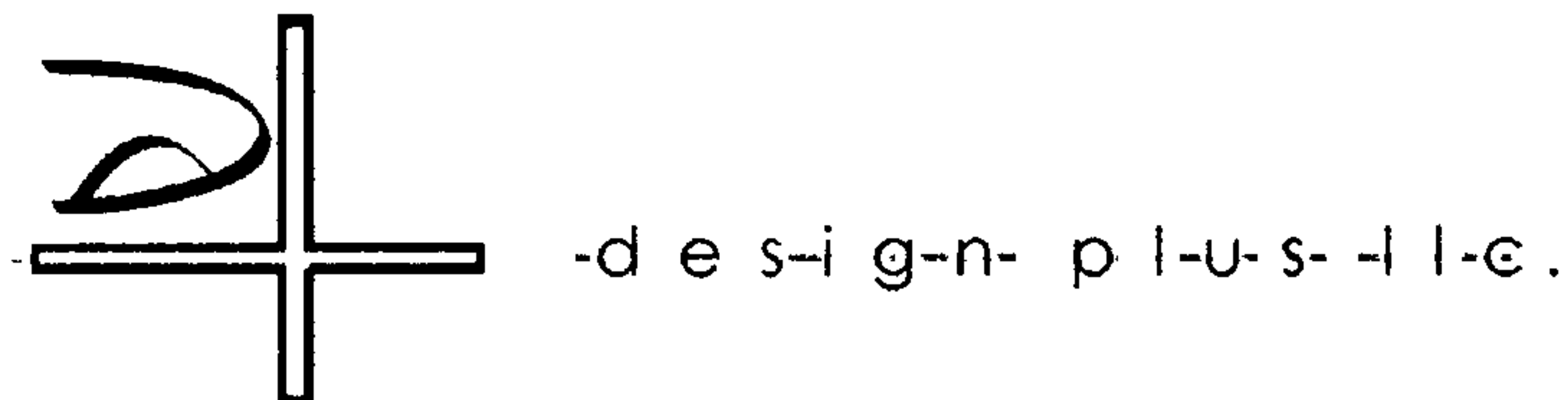
TO: Sheran Matson, DRB Chair  
FROM: Anna DiMambro, Planner AD  
SUBJECT: Project # 1005482

On May 17, 2007, the Environmental Planning Commission approved Project # 1005482/07EPC-00430, a request for approval of a site development plan for building permit for Tracts 2 and 3, Mira Mesa Estates, located on Hanover NW between 64<sup>th</sup> Street and 68<sup>th</sup> Street NW.

The applicant has satisfied all of the EPC conditions of approval. I have initialed the site plan dated June 20, 2007.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



2415 Princeton NE Suite G-2  
Albuquerque, NM 87107  
phone 505 843 7587  
facsimile 505 843 6773

June 25, 2007

City of Albuquerque  
Planning Department  
Development Review Board

**Re: Development / Plan Review Application for Project 1005482, Hanover Business Center – Requested Revisions**

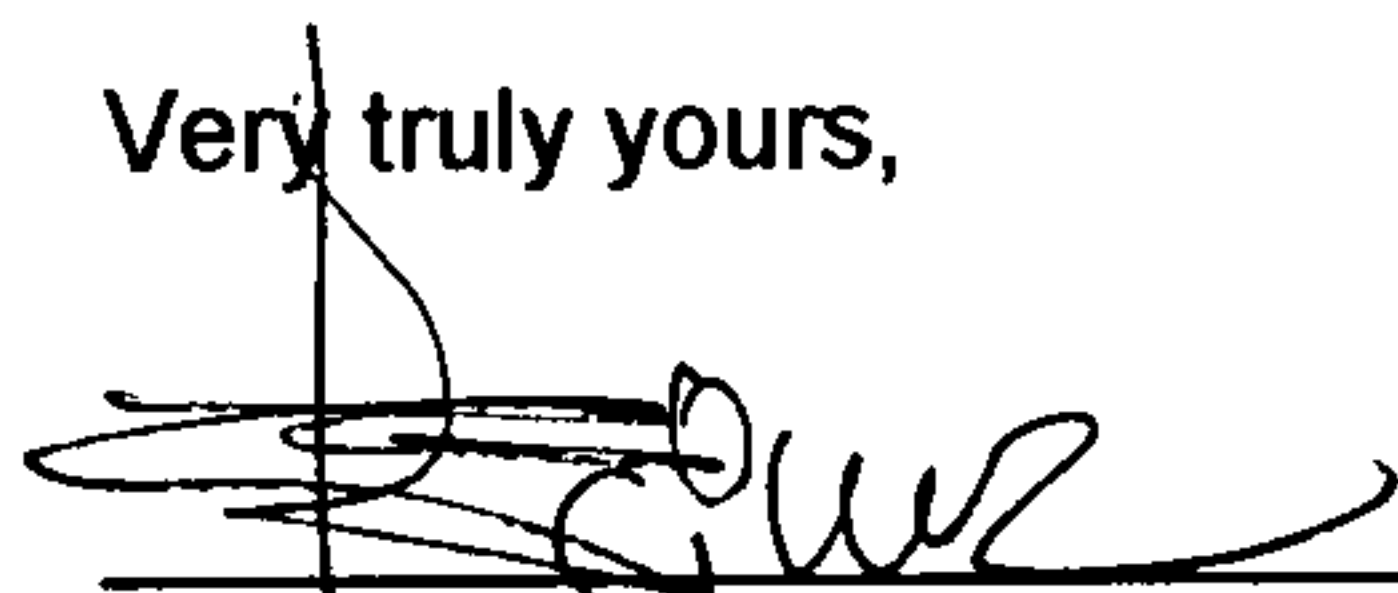
To Whom It May Concern:

This package contains materials requested by the Development Review Board on June 20th in regards to our application for review and approval of Project 1005482 (04-DRB-01069), 'Hanover Business Center'. The index of enclosures herein is as follows:

- 1: Copy of Staff Memo from Planner Anna DiMambro: All EPC conditions have been satisfied.
- 2: Profile of Retention Wall at Existing Residential Zone (height verification per EPC).
- 3: Completed 'Fire Hydrant and Instantaneous Fire Flow Requirements' form.
- 4: Letter of Support from CABQ Solid Waste Department (Current Site Plan).
- 5: Current Site Plan with Fire Marshal's Stamp (one copy, folded, 24" x 36").
- 6: Sheet C-100 as Requested by the DRB (one copy, folded, 24" x 36").
- 7: Sheet C-102 as Requested by the DRB (one copy, folded, 24" x 36").
- 8: Site Plan and Related Drawings (three copies, folded, 24" x 36")

Thank you for your consideration of our Development / Plan Review Application.

Very truly yours,



---

Rupal S. Engineer, A.I.A.  
Managing Member, Design Plus, LLC

[ENCLOSURES]

June 22, 2007

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner

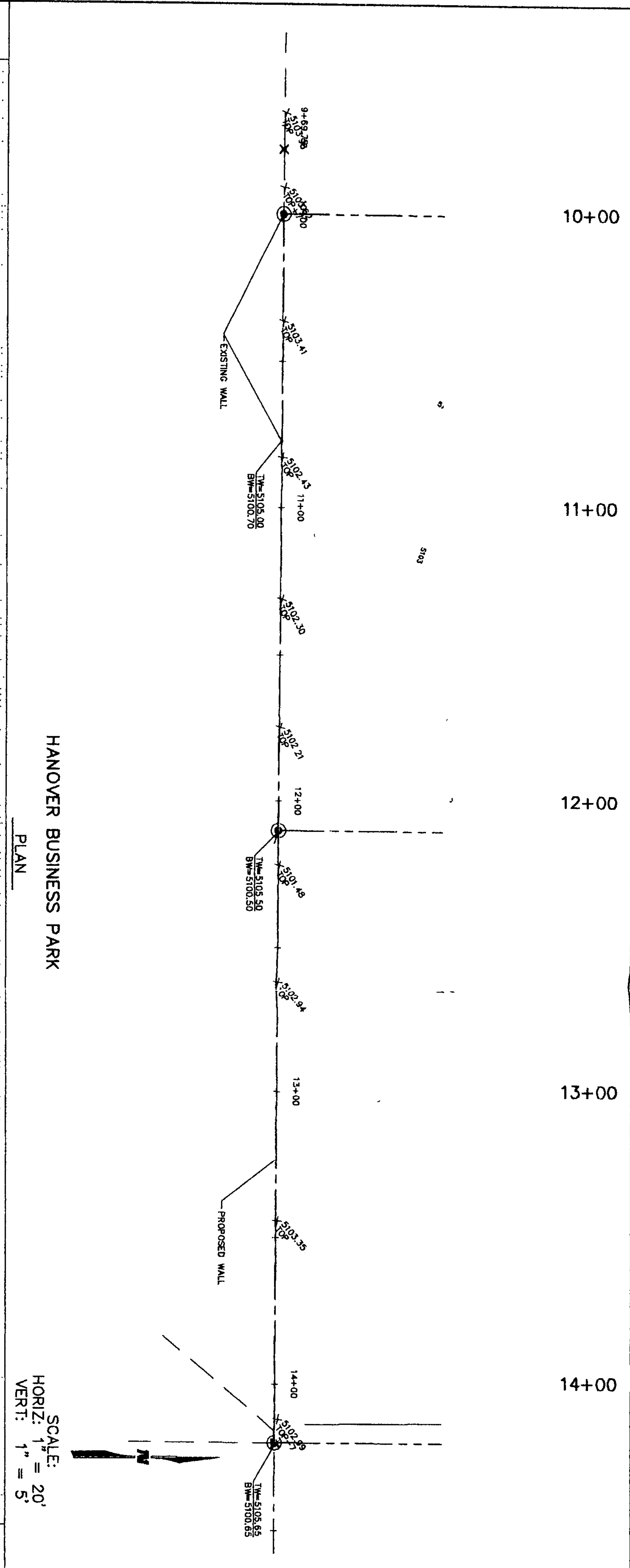
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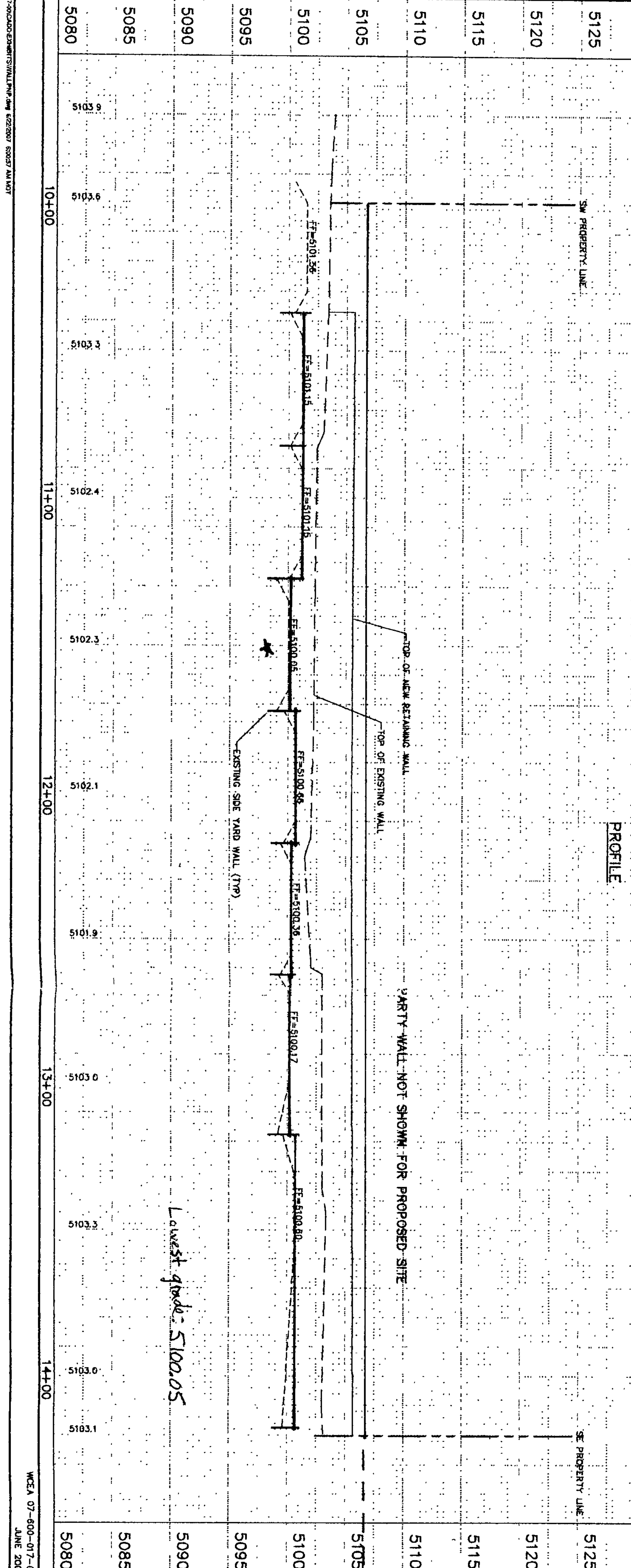
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Thank you.



SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION				MICRO-FILM INFORMATION	
NO.	BY	DATE		CONTRACTOR	DATE	INSPECTOR'S ACCEPTANCE BY	DATE	RECORDED BY	DATE
				WORK DRAWING		DATE			
				FIELD VERIFICATION BY		DATE			



**WILSON & COMPANY**  
 4800 LANE AVE NE  
 ALBUQUERQUE, NEW MEXICO  
 (505) 346-4000  
 (505) 346-4073

**HANOVER BUSINESS PARK**

**WALL PROFILE**  
 At Existing Residential Zone

NO.	DATE	REVISIONS

DESIGN: JMB WCEA NO. 0760001700 DATE: JUNE 2007  
 DRAWN: JMB PROJECT NO. N/A SHEET NO. 1 OF 1  
 CHECK: MJA

*Top of wall system (party+retaining) is 5106.33  
 Total wall height (absolute) is 6'-4"*

**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER J-10

REFERRAL # \_\_\_\_\_

SITE ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION: SUBJECT TRACT TRACTS 2 & 3 MIRA

MESA ~~THE~~ NW

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 2147 GPM

SQUARE FOOTAGE - LARGEST BUILDING 2225

TYPE CONSTRUCTION T-BUILDING

**PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS**

**ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION**

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 6/22/07

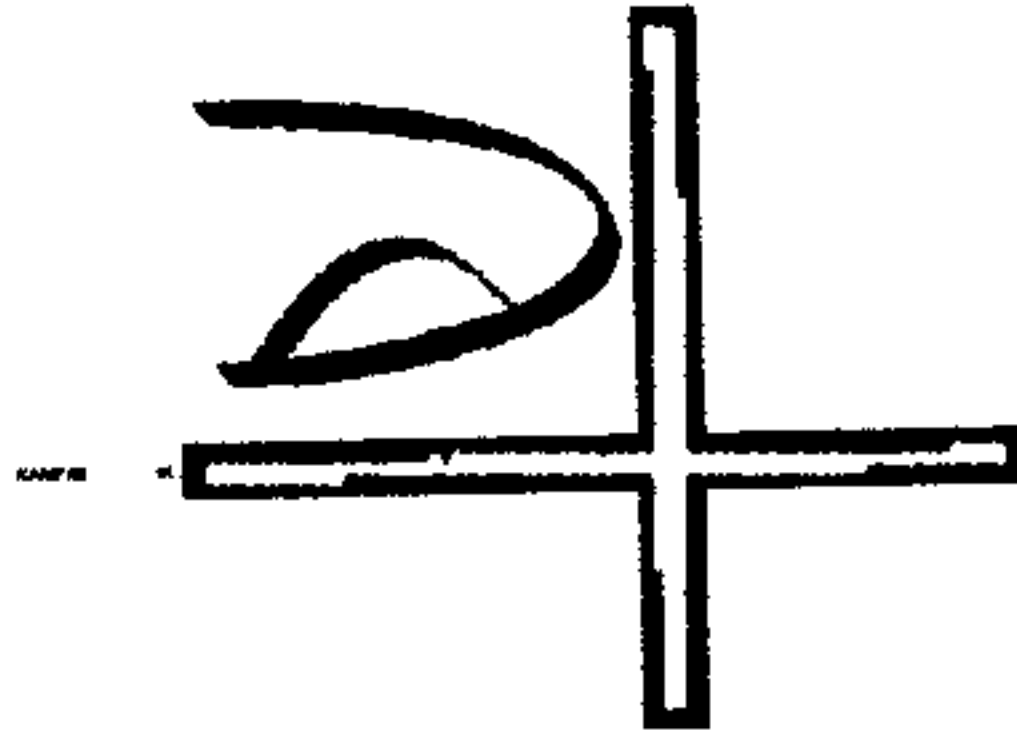
FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 843-7587

**NOTES**

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

WHITE - INDIVIDUAL      YELLOW - FILE



2415 Princeton NE Suite G-2  
Albuquerque, NM 87107  
phone 505 843 7587  
facsimile 505 843 6773

d-e s-i-g-n--p-l-u s l-l c .

June 22, 2007

**PROJECT NUMBER:** 1005482

**Application Number:** 4-DRB-01069

The revised plan submitted to the DRB on 6/23/07 (dated June 20) is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 04-03-07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

All conditions of approval indicated by Solid Waste Management in the original submission of this project to the DRB on June 12, 2007 have been met.

Michael Holton  
Solid Waste Management

6/22/07  
Date



**INFRASTRUCTURE LIST**

(Rev 9-05)

**EXHIBIT "A"**

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1005482  
DRB Application No.: \_\_\_\_\_

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN \_\_\_\_\_

Tract 2 and 3 Mira Mosa Estates

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION \_\_\_\_\_

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cust Engineer
		18"	RCP Storm Drain pipe w/Type A inlet	Hanover Road NW	Western Entrance on Hanover Rd	Existing Storm Drain Manhole	/	/	/
		18"	RCP Storm Drain pipe w/Type A inlet	Hanover Road NW	Eastern Entrance on Hanover Rd	Existing Storm Drain Manhole	/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
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							/	/	/
							/	/	/

p.2

505 843-6773

Design Plus LLC

Jun 12 07 04:17p

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

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

**NOTES**

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

1

2

3

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print) \_\_\_\_\_  
FIRM \_\_\_\_\_  
SIGNATURE - date \_\_\_\_\_

DRB CHAIR - date \_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_  
UTILITY DEVELOPMENT - date \_\_\_\_\_  
CITY ENGINEER - date \_\_\_\_\_

PARKS & GENERAL RECREATION - date \_\_\_\_\_  
AMAFCA - date \_\_\_\_\_  
\_\_\_\_\_ - date \_\_\_\_\_  
\_\_\_\_\_ - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Design Plus, LLC PHONE: 505-843-7587  
 ADDRESS: 2415 Princeton Dr. NE, Suite 6-2 FAX: 505-843-6773  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: Rupal@DesignPlusABQ.com

APPLICANT: Stonebridge Investment Group PHONE: 505-299-1670  
 ADDRESS: 8901 Adams St. NE, Suite B FAX: 505-299-2720  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: Request for approval of business park facility - please see enclosures.

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

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

Lot or Tract No. Tracts 2 and 3 of Mira Mesa Estates Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA \_\_\_\_\_

Existing Zoning: C-2(SC) Proposed zoning: \_\_\_\_\_ MRGCD Map No N/A

Zone Atlas page(s) J-10 UPC Code: Tract 2: 101005844545710504  
Tract 3: 101005842545710503

**CASE HISTORY:** Anna Di Mambro, Epc Case Planner

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

07EPC-00430, Project # 1005482

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 5

LOCATION OF PROPERTY BY STREETS: On or Near Hanover Road NW

Between: 64th Street NW and 68th Street NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team  Date of review: 3/6/07

SIGNATURE [Signature] DATE 6/12/07

(Print) Rupal S. Engineer Applicant.  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers  
07DRB-70059

Action	S.F.	Fees
<u>SBP</u>	<u>P(3)</u>	\$ <u>0.00</u>
<u>CMF</u>		\$ <u>20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>20.00</u>

Hearing date 06/20/07

Sandy Handley 06/12/07  
 Planner signature / date

Project # 1005482

**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"**

- 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"**

- 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.

Rupal S. Engineer  
 Applicant name (print)  
[Signature]  
 Applicant signature / date

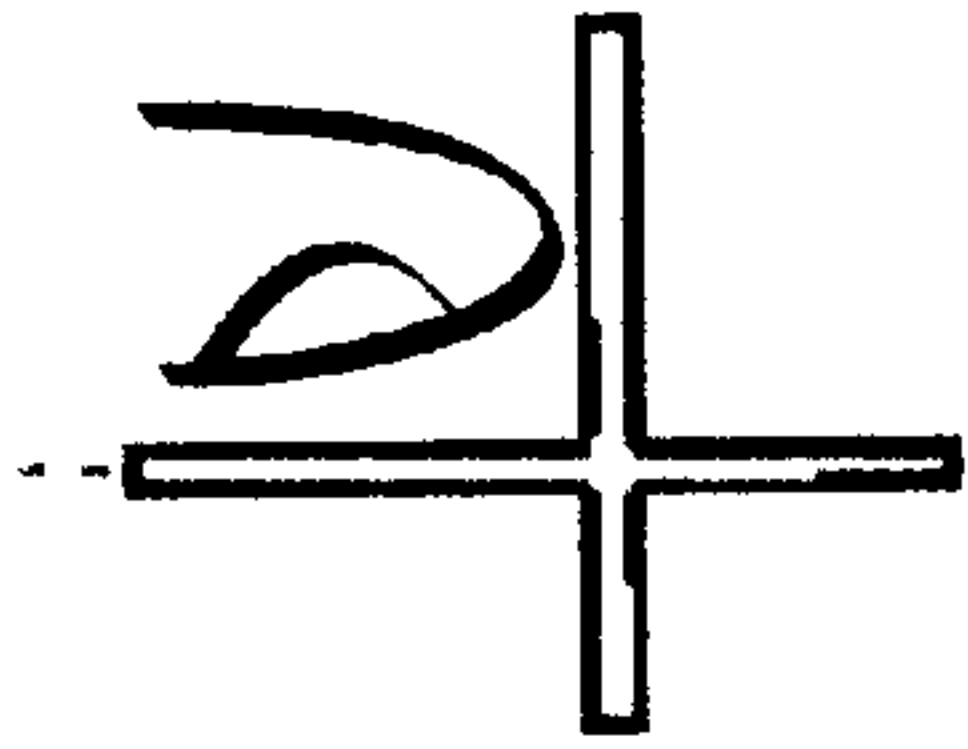


Form revised APRIL 2007

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

Application case numbers  
07PEB - 70059  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 06/12/07  
 Planner signature / date  
 Project # 1005482



-d-e-s-i-g-n-p-l-u-s-l-l-c-

2415 Princeton NE Suite G-2  
Albuquerque, NM 87107  
phone 505 843 7587  
facsimile 505 843 6773

June 12, 2007

City of Albuquerque  
Planning Department  
Development Review Board

**Re: Development / Plan Review Application for Project 1005482, Hanover Business Center**

To Whom It May Concern:

This package shall serve as our official application to the Development Review Board for review and approval of Project 1005482 (04-DRB-01069), 'Hanover Business Center'. The index of enclosures herein is as follows:

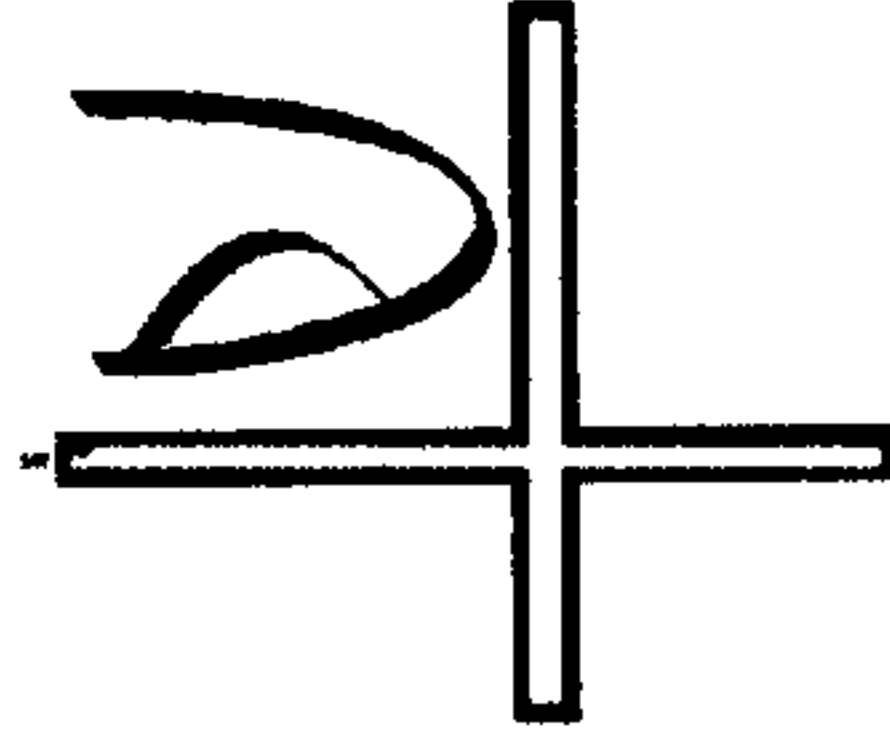
- 1: Completed Development / Plan Review Application Form
- 2: Zone Atlas Map with Properties Outlined
- 3: EPC Notification of Decision
- 4: Official Letter of Response to EPC Conditions, Dated 5/14/07
- 5: Official Letter of Response to EPC Conditions, Dated 5/4/07
- 6: EPC Notification of Decision
- 7: Site Plan with Fire Marshal's Stamp (folded, 24" x 36")
- 8: Copy of Topographic/Plat Survey, Reference (folded, 24" x 36")
- 9: Site Plan and Related Drawings (six copies, folded, 24" x 36")
  - A-100 Site Plan (Revised & updated to reflect all EPC conditions)
  - A-100.1 Site Plan, Continued (DRB Signoff Approval)
  - A-101 Site Details
  - A-201 Building Elevations
  - A-202 Building Elevations
  - L-100 Landscape Plan
  - C-100 Grading and Drainage Plan
  - C-101 Utility Plan

Thank you for your consideration of our Development / Plan Review Application.

Very truly yours,

Rupal S. Engineer, A.I.A.  
Managing Member, Design Plus, LLC

[ENCLOSURES]



2415 Princeton NE Suite G-2  
Albuquerque, NM 87107  
phone 505 843 7587  
facsimile 505 843 6773

d-e-s-i-g-n-p-l-u-s I I-C-T

May 04, 2007

City of Albuquerque  
Planning Department  
Development Review Division  
Environmental Planning Commission

**Re: Deficiencies for Project 1005482, Hanover Business Center**

To Whom it May Concern:

This itemized document shall serve as our official response to the comments made by the City of Albuquerque in regards to Project 1005482, Hanover Business Center. We have also transmitted twelve revised drawing sets at 24" x 36" and color renderings under separate cover for your review. The site plan, the elevations (sheet A201), and the landscape plan have been re-issued.

Very truly yours,

Rupal S. Engineer, A.I.A.  
Managing Member, Design Plus, LLC

[ENCLOSURES]

**ARCHITECTURAL ISSUES/RESPONSES**

**Issue:** Light poles within 100' of a residential zone need to be 16' or lower.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Regular parking spaces need to be 8.5' wide.

**Response:** There were a number of ambiguous parking spaces in the previous submittal; this issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Spelling error in "pass-thru lane".

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Why is square footage shown differently on site plan and landscape plan?

**Response:** This issue has been corrected. Refer to revised A100 and L100.

**Issue:** Incorporate 6' wide pedestrian walkways from parking areas to buildings.

**Response:** This issue has been addressed. Refer to revised A100, 'SITE PLAN'.

**Issue:** Consider moving Handicapped parking spaces to centers of buildings instead of edges.

**Response:** Comment noted. Design Plus, LLC will consider revising the layout of handicapped parking spaces.

**Issue:** Sidewalks along major facades must be 10' wide with 6' clear at all points (drive aisles may be reduced to 24').

**Response:** This issue has been addressed. Refer to revised A100, 'SITE PLAN'.

**Issue:** Comply with public space provisions of Zoning Code Section 14-16-3-18 (C)(4).

**Response:** 640 S.F. of landscaped, public area (with benches) has been provided in the center of this project. Refer to revised A100, 'SITE PLAN', keynote #16.

**Issue:** Change key note 5 on page A100 to read "landscape area".

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** 5 motorcycle parking spaces are required.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Correct spelling in key note 15.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Are key notes 10 and 13 duplicates?

**Response:** Yes. This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Consider providing smaller bike racks at each building rather than large ones at some buildings.

**Response:** Comment noted. Design Plus, LLC will consider revising the layout of bike racks.

**Issue:** Provide descriptions of site amenities.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Dumpster may not be located within the south landscape buffer.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Project requires an additional refuse enclosure for recycle and trash overflow.

**Response:** Design Plus, LLC would like to request a "conditional approval" of this project, pending conversations with the Solid Waste Management Division. All necessary measures will be taken to comply with the City requirements.

**Issue:** Is the planned use office or retail? Site plan indicates office, while letter to commission indicates retail. Office requires more parking.

**Response:** This project is intended as a business park: it will house professionals involved in the production/distribution of goods and services, and it will include a minimal storefront component. We cannot reliably predict the percentage of space that might become engaged in strictly retail or in strictly "office" work; this is a general commercial project. We have calculated parking in accordance with a "retail" use based on conversations with Anna A. DiMambro at the City of Albuquerque.

**Issue:** Page A101, change title of drawing '2' to "enlarged trash enclosure plan – typ".

**Response:** Text is corrected.

**Issue:** Ensure that all walls comply with wall design regulations in the Zoning Code Section 14-16-3-19.

**Response:** Comment noted. All walls comply with these design requirements.

**Issue:** Indicate illumination level of monument sign lighting.

**Response:** The illumination of the monument sign will be 200 footlamberts, which is in compliance with Zoning Code Section 14-16-3-19 (C)(1).

**Issue:** List common name colors for all building materials (doors, tile, trellises).

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN', and to revised A201, 'BUILDING ELEVATIONS'.

**Issue:** Tile walls may create a CPTED problem as doors are not visible.

**Response:** In this project, tile is mounted strictly to the building façade: there are no "screens" or "coves". In no instance does tile (or any other building surface) restrict visual or physical access to the entry doors. Refer to A100, 'SITE PLAN'.

**Issue:** Provide color rendering in 8 ½ x 11 size.

**Response:** Color renderings have been enclosed with this document.

**Issue:** Page A201 keyed notes: what is the difference between 1 and 15?

**Response:** The signs indicated by keynote #1 are not lighted, and will be applied as necessary to portions of the building façade that do not serve as a main entrance (as opposed to the signage shown in A201). The signs indicated by keynote #15 are 20 S.F. and are back-lit as noted on A201. One of these signs will be installed above the main entrance to each business suite.

**Issue:** Provide design information for signage.

**Response:** The signs indicated by keynote #1 are not lighted, are less than 20 square feet in area, and will not exceed twenty percent of the area of the façade to which they are applied. The signs indicated by keynote #15 are 20 S.F. and are back-lit as noted on A201. Their luminance will not exceed 200 footlamberts at night. The illumination of these signs will comply with all provisions of Zoning Code Section 14-16-3-5 (C).

**Issue:** Show dimensions of each planting bed.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** This site is not regulated by any sector development plan. The policies of the Comprehensive Plan and the West Side Strategic Plan should be considered.

**Response:** Comment noted. Design Plus, LLC has considered these sector development plans in developing this proposal, and will continue to do so.

**Issue:** Overall, this submittal is grossly inadequate and will need to be redesigned to meet the requirements specified or since the site is zoned C-2, the applicant will need to apply for a variance from the ZHE in order to comply with the Zoning Code.

**Response:** No variance will be required to meet the requirements of zone C-2. No warehousing will occur at this site (as per "Off-Street Parking" comments from the Agency). The "Storage" area indicated on A100 is simply the amount of area we anticipate will be taken up for the storage of non-comestible items related to the businesses inhabiting this site.

**Issue:** These errors will affect the overall site and the amount of off-street parking that is required. These errors will also affect the amount of handicap parking spaces that are required, the amount of parking lot trees that are required, and the amount of bicycle spaces that are required.

**Response:** Design Plus, LLC has addressed all comments provided by the City of Albuquerque, and has adjusted the provisions of this proposal where required. Refer to A100, 'SITE PLAN'.

**Issue:** The proposed freestanding sign (between 3 and 8 feet in height) is required to be 10 feet from the right-of-way line.



**Response:** The sign is 10 feet from the right-of-way line.

**Issue:** The building facades do not meet the Pedestrian Features requirements found in the General Building and Site for Non-Residential Uses section of the Zoning Code.

**Response:** The building facades comply with all provisions of the Zoning Code and CPTED. Mechanical equipment will be located as shown in revised A100, 'SITE PLAN', and will be screened by parapets as necessary. An outdoor seating area has also been added to the 'SITE PLAN'.

**Issue:** The type of lighting fixtures proposed does not meet the standards of the Area Lighting Regulations of the Zoning Code. A notation should be provided indicating that the site will comply with Section 14-16-3-9, Area Lighting Regulations of the Zoning Code. Special attention should be considered in the area where the site abuts a residential zone.

**Response:** A notation will be provided in final architectural drawings.

### **LANDSCAPE ISSUES / RESPONSES**

**Issue:** Landscape buffer must be primarily evergreen trees. Other criteria are listed in Zoning Code Section 14-16-3-10 (E) (4).

**Response:** This issue has been corrected. Refer to revised L100, 'LANDSCAPE PLAN'.

**Issue:** Ensure that all planting beds have at least 75% live groundcover (does not include tree canopy). The Commission has been requesting 80% live groundcover.

**Response:** Comment noted. All planting beds have at least 75% live groundcover: refer to revised L100, 'LANDSCAPE PLAN'. Design Plus, LLC will strive to implement 80% live groundcover as appropriate in the final design.

**Issue:** Not all parking spaces located behind the east and west buildings are within 100' of a tree.

**Response:** This issue has been corrected. Refer to revised L100, 'LANDSCAPE PLAN'.

**Issue:** Show dimensions on each planting bed.

**Response:** This issue has been corrected. Refer to revised A100, 'SITE PLAN'.

**Issue:** Review landscape plan to match site plan, including parking calculations.

**Response:** This issue has been addressed. Refer to revised A100, 'SITE PLAN', and revised L100, 'LANDSCAPE PLAN'.

**Issue:** Provide a mixture of species for street trees.

**Response:** This issue has been addressed. Refer to revised L100, 'LANDSCAPE PLAN'.

**Issue:** Show calculations for live groundcover.

**Response:** This issue has been addressed. Refer to revised L100, 'LANDSCAPE PLAN'.

**Issue:** Show graphic scale on landscape plan.

**Response:** This issue has been addressed. Refer to revised L100, 'LANDSCAPE PLAN'.

### **CIVIL ISSUES / RESPONSES**

**Issue:** Conceptual grading & drainage plan shows wall section with a maximum of 10' in height. Anything over 8' is a conditional use.

**Response:** Grading Plan will be graded to accommodate a wall 8' or less in height. A conditional use will not be required with final plan.

**Issue:** Grading & Drainage Plan only lists Lot 2. Incorporate Lot 3 into the narrative sections.  
**Response:** Comment noted. Please refer to revised Conceptual Grading & Drainage Plan narrative.

**Issue:** Sheets C100 and C101 show "Hanover Rd MW". Should that be NW?  
**Response:** Text is corrected.

**Issue:** Spelling of Hanover is not consistent on page C100.  
**Response:** Text is corrected.

**Issue:** Page C100 Proposed Conditions narrative says, "The natural lying along the south side..." Are words missing?  
**Response:** Comment noted. Please refer to revised Conceptual Grading & Drainage Plan narrative.

**PUBLIC WORKS DEPARTMENT**  
Transportation Development (City Engineer/Planning Department)

**Issue:** The developer is responsible...  
**Response:** The southside of Hanover Road NW fronting the subject property is constructed to final City Standards. Southside includes asphalt, curb & gutter, sidewalk, etc. This project will require drive access permits and construction of standard private entrances, including ADA wheel chair ramps, valley gutter, etc. per City Standards. The City's comments are noted but are not entirely applicable as stated.

**Issue:** Provide truck turning radius information...  
**Response:** Comment noted. Please refer to revised Site Plan.

**Issue:** Sign truck delivery entrance and exit...  
**Response:** Comment noted. Please refer to revised Site Plan.

**Issue:** At main entrances, provide 15' curb return radii...  
**Response:** Comment noted. Please refer to revised Site Plan.

**Issue:** Site Plan shall comply and be designated per DPM Standards.  
**Response:** A notation will be provided in final drawings. Please refer to revised Site Plan.

Hydrology Development (City Engineer/Planning Department)

**Issue:** There is an existing FEMA floodplain...  
**Response:** Final Engineering will adhere to the flood hazard regulations.

**CIVIL – ENCLOSURES**

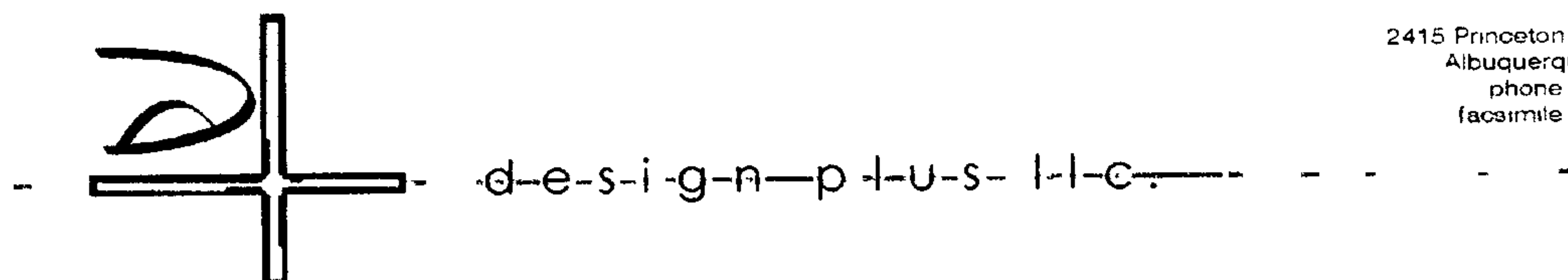
• **Revised Conceptual Grading & Drainage Plan Narrative**

**Existing Conditions**

The project site is located at Hannover Road NW Zone Atlas Map J-10-Z. The legal description is Tract #1 and #2 of the Correction Plat of MIRA MESA ESTATES, Tracts 217, 218, 219, and 220, Town of Atrisco Grant, Albuquerque, New Mexico. The site has approximately 5 acres of land treatment type D, soil is compacted by human activity. Site topographic slopes to the center of the site, it is bounded by Hanover Road NW to the north, lots C-3 to the east, and R-2 to the south and west. The area lies within precipitation zone 1 of Albuquerque's DPM (Development Process Manual). Surface runoff drains in a sheet flow fashion from north to the center to the site. Historically runoff is concentrated at the center of the site above track R-2, and discharges approximately 6.40 ft<sup>3</sup>/s.

## **Proposed Conditions**

On the site a commercial center will be constructed influencing the runoff of the site. According to FEMA the site is partially in a flood zone. The site is in zone AE (Base Flood Elevations determined). This area will be graded to eliminate possible flooding. Proposed grading will redirect run-off onto a storm drain located on Hannover Street using half of a percent surface slope. A proposed 18" RCP storm drain will be installed as well as a man hole in Hanover Road NW this to manage the runoff of the site. A retaining wall will be constructed at the south of the site. The natural low lying area along the south side of the site will be filled by native earthfill. The southern side of the retaining wall will be water proofed. A large sub-surface gallery will be constructed at the retaining wall footing to accommodate existing local ponding. The approximately peak flow will be 22.04 ft<sup>3</sup>/s. A LOMR will be required to remove the existing floodplain.



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Albuquerque, NM 87107  
phone 505 843 7587  
facsimile 505 843 6773

May 14, 2007

City of Albuquerque  
Planning Department  
Development Review Division  
Environmental Planning Commission

**Re: Staff Report for Project 1005482, Hanover Business Park**

To Whom It May Concern:

This itemized document shall serve as our official response to the staff report prepared by the City of Albuquerque Planning Department in regards to Project 1005482, Hanover Business Park.

Very truly yours,

Rupal S. Engineer, A.I.A.  
Managing Member, Design Plus, LLC

[ENCLOSURES]

**RESPONSE TO CONDITIONS OF APPROVAL**

**Issue #2:** Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

**Response:** Design Plus, LLC has met with Mrs. Anna DiMambro, Planner, to ensure that all conditions of approval have been met.

**Issue #3:** The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered. Section II.D.2 Policy 'A' states that "Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas." Section II.D.2 Policy 'B' states that "Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management".

**Response:**

**Policy A:** This plan is designed to comply with C.O.A. Landscape and Waste Water Ordinance, Planting Restrictions Approach. The irrigation system specified on sheet L100 is an automatic drip system with backflow prevention per C.O.A. specifications. All plantings require low/medium water use, and mulch will be applied to maximize water retention. Wasteful water usage is thus discouraged in a comprehensive fashion.

**Policy B:** This existing site contains an overall depression of approximately seven feet in the

south-center portion (refer to C101), but is otherwise relatively flat. The site does not contain any natural arroyos. It is the intent of this proposal to foster and maintain on-site water absorption by providing mulched, permeable landscape areas which are located to catch and retain roof drain runoff wherever possible. Percolation / recharge bore pits will be considered as an option to minimize runoff from paving surfaces. Refer to the narrative on sheet C100 for other details regarding water management.

**Issue #4:** The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered. The goal is as follows: "...to maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources."

**Response:** This proposal furthers Section II.D.3 of the Comprehensive Plan through urban planning technique and direct engineering. [1] Hanover Office Park is planned as a dense, flexible space in close proximity to public institutions and fast-expanding residential areas. Design Plus, LLC hopes to reduce the unnecessary physical space between residence, institution, and business in an attractive and sustainable manner. [2] The density of this proposal reduces the number of required fixtures/utilities and allows twenty-nine flexible business spaces to share the same infrastructure. Energy consumption will be further reduced via the use of low-voltage interior fixtures and exterior fixtures with photocells and/or timers per the Zoning Code.

**Issue #5a:** The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan...

**Response:** This issue has been addressed in the letter we submitted to the Planning Department on 5/4/07, "Re: Deficiencies for Project 1005482, Hanover Business Center".

**Issue #5b:** For two-way operation, consideration should be given to creating one main 30' wide site drive with 25' curb return radii that accesses the site. If two site drives are desired, drives should be 25' minimum in width and 50' apart, flowline to flowline, with 15' curb return radii minimum but 25' desirable. In addition, if one-way operation is desired then the drives should be 22' wide maximum and signed and marked accordingly.

**Response:** Design Plus, LLC will provide one, 30-foot wide site drive with 25'-0" return radii to accommodate two-way operation. This site drive will be located at the centerline of the drive previously marked "Vehicular Ingress". There are no site drives within 50'-0" of this location on the North side of 'Hanover Road NW'.

**Issue #5c:** At truck delivery entrance/exit, drives should be 22' minimum width with 25' curb return radii minimum for one-way operation. Sign and mark accordingly. Provide truck turning radius information (i.e. design vehicle) to verify.

**Response:** Drive width and radii have been revised, and entrance/exit signs have been provided. The design vehicle is a 'Single Unit Truck' (SU Vehicle), which has a minimum centerline turning radius of 38 ft or 42 ft. Single unit trucks are typically 30 ft long with a 20 ft wheel base (distance between wheel axles).

**Issue #5d:** As shown on the site plan, delete one-way markings and signing of main site drives and drive aisles as parking is perpendicular and drive aisles are 24' wide (typical for two-way operation). If one-way operation is desired, then drive aisles should be 22' maximum and parking should be self enforcing angled parking (see DPM).

**Response:** Please refer to the response we provided to 'Issue #5b'. All one-way markings and signing of main site drives and drive aisles will be deleted. Two-way operation is desired.

**Issue #5e:** Delete parking spaces adjacent to and at rear of buildings on south side of site. 20' minimum clear distance to be maintained at all times for one-way operation, fire and solid waste access. Sign and provide pavement markings delineating one-way drive aisle.

**Response:** No changes or deletions will be necessary: 20' minimum clear distance is maintained along the entire length of the rear drive aisle. The City Traffic Engineer concurs

with this statement.

**Issue #5f:** Provide truck turning radius information for delivery areas at overhead doors (i.e. turning templates, for design vehicles, on site plan).

**Response:** Comment noted. Design Plus, LLC has provided turning radius information for delivery trucks (marked: "Service Vehicles' Turn Radius") on the site plan. Please refer to the response we provided for 'Issue #5c' for design vehicle information.

**Issue #5g:** Drives on opposite sides of the street need to be offset at least 50' or centerlines need to be within 15' of each other. May be adjusted, if affected drives are exit or enter only (check with Traffic Engineer).

**Response:** Please refer to the response we provided to 'Issue #5b'. There are no existing drives on the opposite side of "Hanover Road NW" within 50'-0" of our proposed site drive. The service drive to the east and the west of this project is one-way, and the City Traffic Engineer has stated he is willing to consider an adjustment for this use.

**Issue #5h:** Site plan shall comply and be designed per DPM standards.

**Response:** Comment noted. Design Plus, LLC will ensure the final site plan is in compliance with DPM standards.

**Issue #5i:** There is an existing FEMA floodplain on this site. All buildings on this site must adhere to flood hazard regulations.

**Response:** Final Engineering will adhere to the flood hazard regulations.

**Issue #6a:** Relocate public outdoor space outside to the north end of the parking lot between Business Units 4 and 5.

**Response:** The public outdoor space has been relocated.

**Issue #6b:** Revise square footage calculation of public outdoor space.

**Response:** The public space drawn on A100 measures 16'-0" x 72'-0", which is 1152 square feet (not 640 as indicated on A100). The drawing set has been revised to reflect 1152 square feet of public space.

**Issue #6c:** Provide seating adjacent to major facades at the rate of one seat per 25 feet of façade.

**Response:** Design Plus, LLC will provide seating beneath the trellises indicated on A100 at the rate of one seat per 25 feet of façade.

**Issue #7a:** The west side of the site shall not be walled. This will allow connectivity when Tract 1 develops.

**Response:** Hanover Office Park, LLC is open to connectivity with Tract One, but has expressed concern regarding several issues. [1] The existing site is presently used as a dumping ground, and we anticipate that use will continue indefinitely on Tract One. [2] Tract One might be developed into a use that is not compatible with Hanover Business Park; connectivity might always be added at a later date if desired (the proposed CMU wall in this location is not structural). [3] Hanover Office Park will be maintained by a Condominium Association, and the logistics of any shared/joint arrangement will need to be established prior to connectivity.

**Issue #7b:** The wall separating the residential uses from the subject site shall be a maximum of 8' high as measured from the residential side. Height up to 10' is a conditional use and must receive approval from the Zoning Hearing Examiner.

**Response:** This issue has been addressed and corrected in the letter we submitted to the Planning Department on 5/4/07, "Re: Deficiencies for Project 1005482, Hanover Business Center". The wall separating the residential uses from the subject site shall be a maximum of 8' high as measured from the residential side.

**Issue #7c:** The retaining wall shall be of split-face CMU with the split facing on the residential side. The party wall above the retaining wall shall be of split-face CMU with the split-facing alternating between the residential side and the subject site.

**Response:** Design Plus, LLC has revised "Section A: Retaining Wall Detail" on sheet C100. The existing CMU wall is tied to a number of 'party walls' separating lots on the residential side, and is thus not feasible to remove. The proposed retaining wall will abut the existing CMU construction, and thus will not require the installation of split-face CMU on the residential side. Split-faced CMU will be integrated into the design of the party wall (facing inward toward site) to add visual interest.

**Issue #8:** Provide parking screening along Hanover per the requirements of 14-16-3-1 (E)(4).

**Response:** Design Plus, LLC will provide evergreen shrubs measuring between 30" and 36" in height along 'Hanover Road NW' as per the Zoning Code.

**Issue #9:** Provide bicycle racks convenient to southern building.

**Response:** Design Plus, LLC will provide a bicycle rack in the landscape area adjacent to 'Business Unit 29'.

**Issue #10a:** Add a note to the lighting details specifying that all lighting will be in compliance with 14-16-3-9.

**Response:** The note has been added.

**Issue #10b:** The monument sign shall not be uplit. The applicant shall use sign lighting that meets the intent of the New Mexico Night Sky Protection Act.

**Response:** The monument sign shall not be uplit; Design Plus, LLC has revised 6 / A-101 to reflect this change and to ensure sign lighting meets the intent of the New Mexico Night Sky Protection Act.

**Issue #11:** Street trees shall be relocated to the planting strip between the sidewalk and Hanover road. This and all other planting areas shall achieve 80% live ground coverage at maturity.

**Response:** There is no planting strip between the existing sidewalk and Hanover road; the street trees do not need to be relocated. All planting areas shall achieve 80% live ground coverage at maturity.

**Issue #12:** Dumpster number and location shall comply with Solid Waste Management division requirements.

**Response:** Comment noted. Dumpster number and location shall be revised accordingly.

**Issue #13:** Revise Key Note 17 on page A100 to read, "Mechanical equipment to be screened by parapet".

**Response:** The note has been revised.

**Issue #14a:** Hanover shall be spelled correctly and consistently on all sheets. 'MW' shall be replaced with 'NW' on pages C100 and C101.

**Response:** Comment noted. The notes on sheets C100 and C101 have been revised.

**Issue #14b:** Use proper form of the word "than" in the last Note on page L100.

**Response:** The note has been revised.

**Issue #14c:** The number of parking spaces provided shall be revised on page L100.

**Response:** The number of parking spaces has been revised from 215 to 217 (as per A100). This change does not affect the number of required parking lot trees (22).

**Issue #14d:** Correct Proposed Conditions narrative on page C100. Replace "The natural lying along" with "The natural low-lying area along..."

**Response:** The narrative has been corrected.

**Issue #14e:** Incorporate Tract 3 into narrative on page C100.

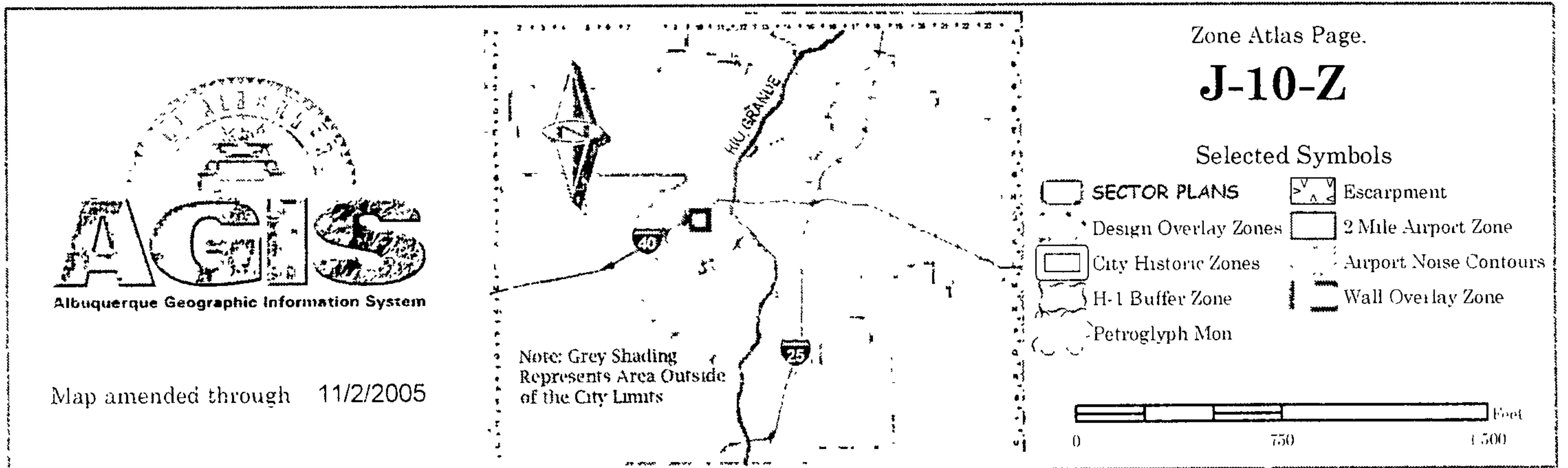
**Response:** The revised "Conceptual Grading & Drainage Plan Narrative" we submitted to the Planning Department in our letter dated 5/4/07 shall be revised as follows: "The legal description is Tract #2 and #3 of the Correction Plat of MIRA MESA ESTATES, Tracts 217, 218, 219, and 220, Town of Atrisco Grant, Albuquerque, New Mexico".



ect Site



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



#12

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

06/12/2007 Issued By: PLNJMP

**Permit Number: 2007 070 059** **Category Code 0910**

**Application Number:** 07DRB-70059, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** HANOVER RD NW BETWEEN 64TH ST NW AND 68TH ST NW

**Project Number:** 1005482

**Applicant**  
Stonebridge Investment Group

**Agent / Contact**  
Design Plus Llc

8901 Adams St Ne Suite 8  
Albuquerque, NM 87113  
299-1670

2417 Princeton Dr Ne Ste G-2  
Albuquerque, NM 87107

### Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

6/12/2007 1:29PM LOC# ANNX  
 RECEIPT# 00077975 WSH# 006 TRANS# 0027  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$20.00  
 J24 Misc \$20.00  
 CA \$20.00  
 CHANGE \$0.00

Thank You