

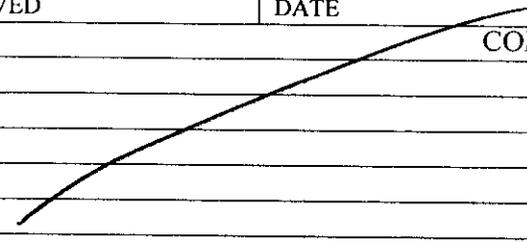
APPLICATION NO. 03AA - 00077	PROJECT NO. 1000390
PROJECT NAME Ventura Ranch	
EPC APPLICATION NO.	
APPLICANT / AGENT George Reinhart / Mike Sefrany	PHONE NO. 884-9110
ZONE ATLAS PAGE B-10	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED TRD	DATE 1-17-03	DATE
COMMENTS:		
No Adverse Comment		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RPT	DATE 1/21/03	DATE
COMMENTS:		
N/A		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 1/22/03	DATE
COMMENTS:		
Grading Plan req'd ^{at} BLB B.P.		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CA 1/28/03	DATE	DATE
COMMENTS:		
1/23/03 Request mtg. w/ applic. Monday 1:30 PM		
1/27/03 Wall Elevation Req.		
1/28/03 Con: Submit Street Wall Drawing		

(Return form with plat / site plan)

A City of Albuquerque



DEVELOPMENT 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)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: Doug Hatha
 ADDRESS: 7412 Arroyo Del Oso NE
 CITY: Albuquerque
 Proprietary interest in site: _____

STATE NH ZIP 87109

PHONE: 890-3766

FAX: 890-3774

E-MAIL: _____

AGENT (if any): George Reinhart & Assoc.
 ADDRESS: 2325 San Pedro N.E. Suite 2-B
 CITY: Albuquerque, N.M.

STATE N.M. ZIP 87110

PHONE: (505) 884-9110

FAX: 837-9877

E-MAIL: msafrany@gra-arch.com

DESCRIPTION OF REQUEST: AA to SITE DP / BP to allow a new bldg location for office
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No. and adj wall height

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

Lot or Tract No. H-12 Block: _____ Unit: _____

Subdiv. / Addn. Ventana Square/Ranch

Current Zoning: SU-1 for C2

Proposed zoning: _____

Zone Atlas page(s): B-10-2

No. of existing lots: _____

No. of proposed lots: _____

Total area of site (acres): 5.2 Acres 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 (DRB jurisdiction.)

Within 1000FT of a landfill? NA

UPC No. 101006508807030601

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Paradise & Universe NW
 Between: Big Sage DR NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): Project # (1000390)

00128-00000-00409

00128-00000-00410

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

SIGNATURE

Michael Safrany
 (Print) Michael Safrany

DATE 1-17-03

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

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

03AA - 00077

Action

AA

S.F.

14

Fees

\$ 45.-

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 45.-

Hearing date AA

Project # 1000390

AAA 1/17/03
 Planner signature / date

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 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
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 5 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
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) \$6,000
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

Michael Safrang
 Applicant name (print)
Michael Safrang
 Applicant signature / date
 01-17-03



.pdf Form revised Sept. 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 03AA - - 00077

JMA 1/17/03
 Planner signature / date
Project # 1000390

July 13, 2002

Cynthia Borrego
City of Albuquerque
Development Services
600 2nd Street NW
Albuquerque, N.M. 87102

Re: Administrative Amendment to *site development plan for building permit*

Cynthia Borrego:

This letter hereby requests the following modifications as depicted on attached sheet A1.0 of the Administrative Amendment package. The size of the office building has been reduced from 2,800 SF to 2,140 SF. The location of the office has also been moved from the center of the lot to along the west property line. The size of the storage units along the north property line have increased to 24 ft. deep and 12' wide each. The height of the wall surrounding the property has been adjusted to meet code. Finally, there has been a Phase III added within the south-west corner of the lot proposing possible future construction.

Sincerely,

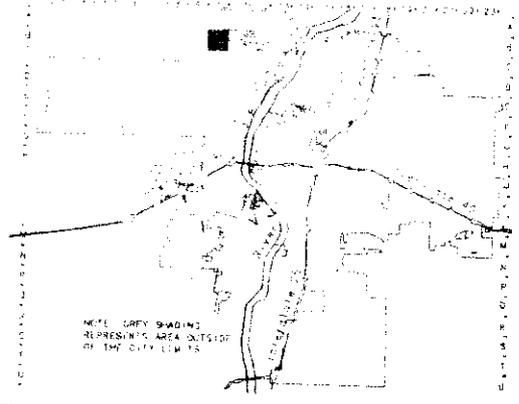
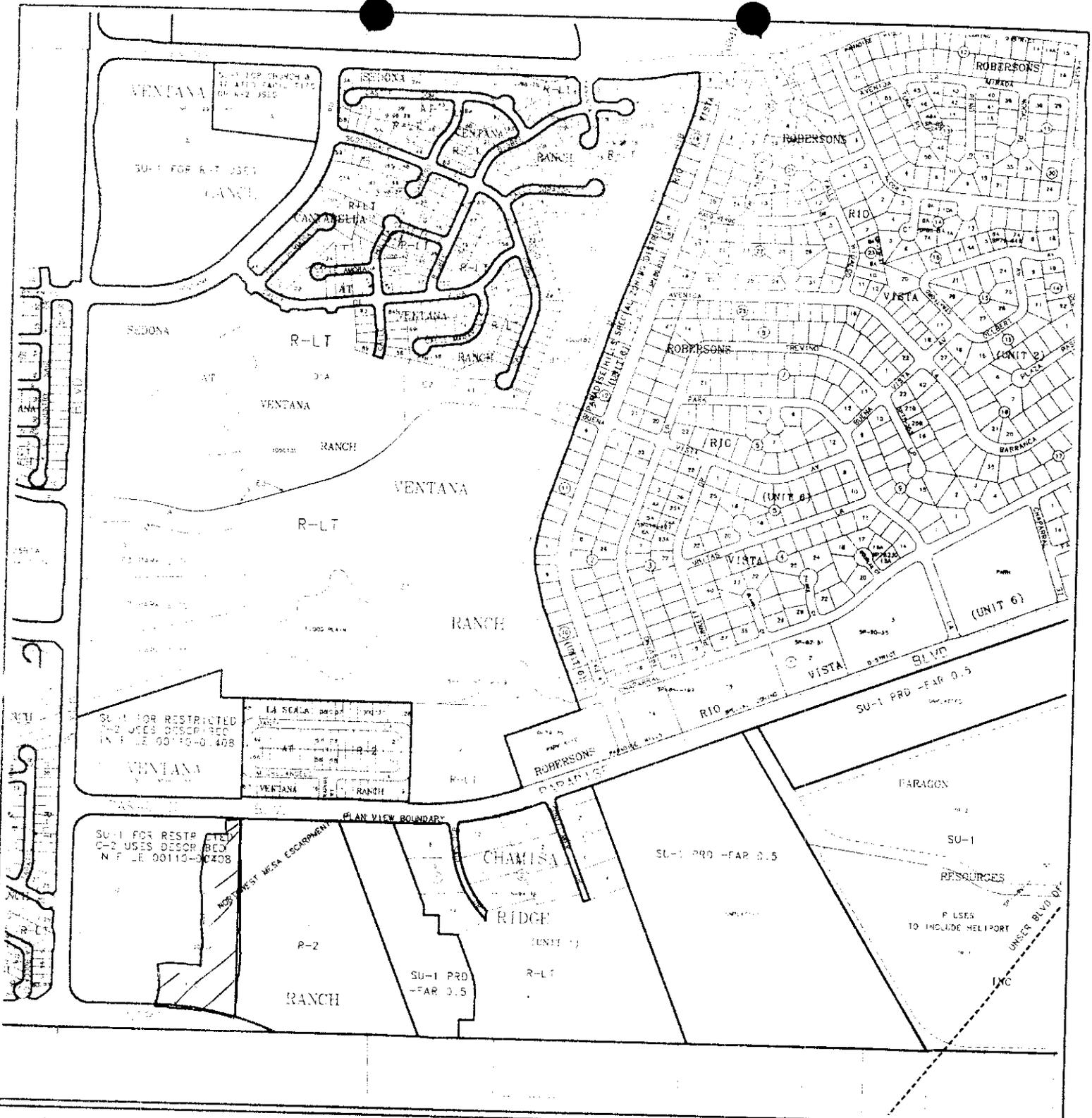
Michael Safrany
Ph: (505) 884- 9110 ex.208
George Rainhart, Architect and Associates P.C.

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO AUTHORIZE GEORGE RAINHART & ASSOCIATES TO ACT AS AGENTS FOR TAB CONSTRUCTION AND DOUG HUTH THE OWNER OF THE PROPERTY KNOWN AS TRACT H-12 OF VENTANA RANCH LOCATED AT THE CORNER OF PARADISE BLVD. AND UNIVERSE BLVD. IN ALBUQUERQUE, NEW MEXICO.

A handwritten signature in cursive script, appearing to read "Doug Huth", with a long horizontal line extending to the right.

DOUG HUTH
TAB CONSTRUCTION
7412 ARROYO DEL OSO NE
ALBUQUERQUE, NM 87109
505-890-3766



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

B-10-Z

Map Amended through April 03, 2002

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME DOUG HUTH
AGENT George Rainhart
ADDRESS _____
PROJECT NO. 1000390
APPLICATION NO. _____

\$ _____ 441006 / 4983000 (DRB Cases)
\$ 45 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 45 **Total amount due**

**GEORGE R. RAINHART
ARCHITECT & ASSOCIATES, P.C.**
2325 SAN PEDRO NE SUITE 2B
ALBUQUERQUE, NM 87110
PH. 505-884-9110

2261

DATE 1-17-03

95-78/1070
893

PAY TO THE ORDER OF

*City of Albuquerque
Forty-Five Dollars Even*

\$ 45⁰⁰

DOLLARS



FOR A.A.

Doug Rainhart

⑈00226⑈ ⑆107000783⑆ 0012577984⑈

DUPLICATE
City of Albuquerque
Treasury Division

01/17/2003 2:05PM 1101 ARMY
RECEIPT# 00002804 #8# 008 TRANS# 0035
Account 441006 Fund 0110
Activity 4971000 TRSMA
Trans Amt 445.00
224 Misc 445.00
OR 845.00
CHANGE 10/28/02 845.00
81.00