



Complete
7/11/13

DRB CASE ACTION LOG (Site Plan - Building Permit)

DRB Application No.: 10DRB-70145

Project # 1002119

Project Name: *Vol Andia Addition*

Agent: *Dorman Breen Architects*

Phone No.:

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

Your request was approved on 6-1-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: *updated drainage plan etc*

PARKS / CIP: _____

PLANNING (Last to sign): *payment documentation*

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.**
-

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

- 10. Project# 1000870**
11DRB-70135 EPC APPROVED SDP
FOR BUILD PERMIT
11DRB-70136 EPC APPROVED SDP
FOR SUBDIVISION
11DRB-70137 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70138 VACATION OF PRIVATE
EASEMENT
- BOHANNAN HUSTON INC agent(s) for UNITED VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B TOWN OF ATRISCO GRANT, zoned SU-1 FOR PERMISSIVE C-2 USES, located on 98TH ST BETWEEN AVALON RD AND VOLCANO containing approximately .821 acre(s). (K-9) **DEFERRED TO 6/8/11 AT THE AGEN'TS REQUEST.**
- 11. Project# 1008633**
11DRB-70148 EPC APPROVED SDP
FOR BUILD PERMIT
- BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / ABCWUA request(s) the above action(s) for all or a portion of Lot(s) A 1.23 ACRE PORTION OF THE N 1/2 AND PORTION OF S 1/2 , SECTION 25, TION, RAE, zoned COUNTY A-1, located on NM STARE ROAD 333 BETWEEN CARNUEL EXIT ON I-40 AND ECHO CANON ESTATES DEVELOPMENT containing approximately 1.3 acre(s). (L-24) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR FIRE MARSHALL APPROVAL AND TO PLANNING FOR 3 COPIES OF THE APPROVED SITE PLAN.**
- 12. Project# 1002119**
11DRB-70145 EPC APPROVED SBP
FOR BUILD PERMIT
- DORMAN BREEN ARCHITECTS agent(s) for PETER SCHWARZ DVM request(s) the above action(s) for all or a portion of Tract(s) A-1A, **VOL ANDIA ADDITION** zoned SU-1 VET CLINIC, located on MONTGOMERY BLVD NE BETWEEN CARLISLE AND SAN PEDRO containing approximately 1.353 acre(s). (G-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR UPDATED DRAINAGE PLAN AND TO PLANNING FOR EASEMENT DOCUMENTATION. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED.**

HEARINGS DATE: 6-1-11(SBP)
(SBS)11-1-9

MINOR P&F.

Original
3-19-03
AA

APPLICATION NO. 02ORB-01705	PROJECT NO. 1002119
PROJECT NAME VOLANDIA ADDN.	
EPC APPLICATION NO.	
APPLICANT / AGENT HUITZOLLARS	PHONE NO. 883-8114
ZONE ATLAS PAGE C7-17	LAWRENCE ORTIZ
RE-SIGN. PLAT	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RD</i>	DATE <i>3-06-03</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RAH</i>	DATE <i>3/06/03</i>	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE <i>3/10/03</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>3/10/03</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>DM</i>	DATE <i>3/19/03</i>	DATE
COMMENTS:		

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 02-01594-(SBP) & 02-01705 (P&F)

Project # 1002119

Project Name: VOL-ANDIA ADDITION

EPC Application No.: 02EPC-01144

Agent: Huitt Zollars

Phone No.: 883-8114

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/29/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1002119

TRANSPORTATION:
 MAINTENANCE & BENEFICIARIES FOR PRIVATE ACCESS EASEMENT
 City Assessor's signature is required

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): dx file - AG's
 See comments dated _____
 EPC comments (name) _____
 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.

Include 3 copies of the approved site plan along with the originals.
 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.

Copy of recorded plat AND a DXF File for Planning.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-31-2003

11. Project # 1002119

02DRB-01594 Major-SiteDev Plan BldPermit

02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s).
[REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17)

At the January 29, 2003, Development Review Board meeting, the Site Plan for Building Permit was approved with final signoff delegated to Utilities Development and City Engineer (for SIA). The infrastructure list dated 1/29/03 was approved.

The preliminary plat was approved with final sign off delegated to Transportation Development.

If you wish to appeal this decision, you must do so by February 13, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Roger Green
Acting, DRB Chair

Cc: Peter Schwarz DVM, 5005 Prospect Ave NE, 87110
Lawrence Ortiz, Huitt Zollars Inc., 6501 Americas Pkwy NE, Suite 550, 87110
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File



DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01594 (SBP) & 02-01705 (P&F)

Project # 1002119

Project Name: Vol-Andia Addition

EPC Application No.: EPC-01144

Agent: Huitt-Zollars

Phone No.: 88. - 8114 Lawrence

Your request for (SDP for SUB), (SDP for BP), ~~(SDP for PLATS)~~, (SECTOR DEVELOP. PLAN), was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: revise Utility Plans, water meter location, callouts (30) & (31)

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

PLANNING (Last to sign):
 See comments dated _____
 EPC comments (name) _____
 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.

Include 3 copies of the approved site plan along with the originals.
 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.

Project Number 1002119

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002119 AGENDA#: 11 DATE: 1.29.03

1. Name: Lawrence Ostey Address: Hunt 2 Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 02-01594-(SBP) & 02-01705 (P&F)

Project # 1002119

Project Name: VOL-ANDIA ADDITION

EPC Application No.: 02EPC-01144

Agent: Huitt Zollars

Phone No.: 883-8114

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 1/29/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1002119

- TRANSPORTATION:
 - MAINTENANCE / BENEFICIARIES - FOR PRIVATE ACCESS
 - Other: See my signature as required
 -
 -
- UTILITIES:
 -
 -
 -
 -
- CITY ENGINEER / AMAFCA:
 -
 -
 -
 -
- PARKS / CIP:
 -
 -
 -
 -
- PLANNING (Last to sign):
 - See comments dated _____
 - EPC comments (name) _____
 - 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.
 - Include 3 copies of the approved site plan along with the originals.
 - 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.
 - Copy of recorded plat AND a DXF File for Planning.



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

January 15, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: 11:11 a.m.
A. Changes and/or Additions to the Agenda
B. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000408**
02DRB-01930 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC request(s) the above action(s) for all or a portion of Tract(s) 490 & 491 (to be known as **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-D /14-DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s).REF:DRB-99-21](M-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

2. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

3. **Project # 1002397**
02DRB-01925 Major-Vacation of Public Easements
02DRB-01926 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1 neighborhood commercial zone, located on SOUTH SIDE OF LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan BldPermit
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

5. **Project # 1002384**
02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way
02DRB-01883 Major-Vacation of Public Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01892 Minor-SiteDev Plan Subd/EPC
02DRB-01893 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] [Deferred from 1/8/03] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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.

6. **Project # 1001760**
03DRB-00018 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES**, zoned SU-2 special neighborhood zone, SU-I for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] [Juanita Vigil, EPC Case Planner] (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **Project # 1000624**
03DRB-00020 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK**, zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**
03DRB-00016 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

9. **Project # 1000313**
01DRB-00661 Major-Preliminary Plat
Approval
**ON AGENDA IN ERROR, WILL NOT BE
HEARD**

MARK GOODWIN & ASSOCIATES agent(s) for VASA DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot(s) N/A, Block(s) N/A, Tract(s) N/A PRELIMINARY PLAT APPROVAL/ON OR NEAR HIDDEN VALLEY DRIVE NE BETWEEN SAGEWOOD COURT NE & FENNEL COURT NE, **HIDDEN VALLEY**, zoned SU-1 special use zone, located on, between and containing approximately 11 acre(s). [REF: 01410 00000 00656, 01440 00000 00658, 01440 00000 00659] (L-22)
ON AGENDA IN ERROR, WILL NOT BE HEARD.

10. **Project # 1001205**
03DRB-00019 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for PARADISE RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A2A & unplatted tract, to be known as Paradise Ridge, **PARADISE BLUFF**, zoned R-LT residential zone, located on SO. OF PARADISE BLVD NW, between LYON BLVD. NW and JUSTIN DR. NW containing approximately 23 acre(s). [REF: DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182,02DRB-00341] (B-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001573**
02DRB-00661 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MANUEL & EVELYN TORRES request(s) the above action(s) for all or a portion of Tract(s) 126 & 127, **MRGCD, MAP 31**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD. NW and TEODORO RD. NW containing approximately 2 acre(s). [REF: ZA-80-171, 01DRB-01592] [Indefinitely Deferred from 5/8/02] (F-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval
02DRB-01866 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE GRADING PLAN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS ON THE INTERNAL STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1002339**
02DRB-01958 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] [Deferred from 1/8/03] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A PRIVATE SEPTIC TANK EASEMENT ON LOT 10A4 MUST BE VACATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project #1000716**
03DRB-00025 Extension of Preliminary
Plat

LARRY READ & ASSOCIATES INC., AND CARTESIAN SURVEYS, agent(s), for ADIL RIZVI, request(s) the above action for all or a portion of Lot 30, Tract 3, Block 20, Unit 2, North Albuquerque Acres, **ALEXANDRIA POINT SUBDIVISION**, Quintessence Plat, zoned R-D (City) and located on Alexandria Blvd NE between Eubank Blvd NE and Holbrook NE containing approximately .89 acres and 1.0016 acres. [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [HEARD AS 13A and 13B, COMBINED AT THE DRB MEETING. THE FINAL PLAT REQUEST UNDER APPLICATION #01500-01859 WAS NOT NEEDED AFTER THE COMBINATION] (D-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

THERE ARE NO SKETCH PLAT CASES THIS WEEK...

ADJOURNED: 11:11 A.M.

Refer 1.29.03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002119 AGENDA#: 4 DATE: 1.15.03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002119

AGENDA ITEM NO: 4

SUBJECT:

- | | | |
|------------------------------|------------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the plat or site plan.
Comment on infrastructure list.

RESOLUTION:

1-29-03

APPROVED ____; DENIED ____; DEFERRED **X**; 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

DATE: January 15, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002119 AGENDA#: 7 DATE: 12.18.02

1. Name: H. H. Zollars Address: Americas Parkway Zip: 87110
Anita Spacagna 6121 ~~Dr. NE~~
rd. NE
Site 550

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002119

AGENDA ITEM NO: 7

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
 Comments on infrastructure list.

RESOLUTION:

1-15-03

APPROVED ____; DENIED ____; DEFERRED X; 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

DATE: December 18, 2002

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002119 AGENDA#: 5 DATE: 11.13.02

1. Name: Wayne Connell Agent Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
November 13, 2002
Project # 1002119

Project # 1002119
02DRB-01594 Major-SiteDev Plan BldPermit

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] (G-17)

AMAFCA No comment.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement

Indicate 75% coverage of landscaping at maturity on landscape plan.

Neighborhood Coord. Letter sent to Hodgin (R) Neighborhood Assn.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, traffic control devices, lighting issues, maintenance of landscaping, a higher probability of crimes during evening/weekend hours, commercial burglary, adequate security alarm response.

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
One additional Fire Hydrant may be necessary to meet minimum distance requirements.

PNM Gas

Approves.

PNM Electric

No objection at this time to the site development plan, but developer needs to contact PNM right of way dept. 241-4423 about the north-south overhead electric line at west portion of tract, that will cross through the proposed building.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

The cross access easement needs to extend to the south end of the drive aisle. Comments on the infrastructure list.

Parks & Recreation

No objections.

Utilities Development

Need to clarify fire line and water meter/service location on Utility Plan.

Planning Department

1. Sign permits are required prior to constructing signs. Free standing signs in excess of 8' in height from grade require a permit as do illuminated signs. In addition, O-1 zoning limits the sign area of the building mounted sign to 7.5% of the of the area of the façade when there is also a free standing sign on the premises. Section 14-16-2-15 of City Zoning Code.
2. On the Landscape Plan, Austrian pines are designated as high water use according to the City's Plant List. Their use is discouraged as is the use of Scotch pines which are medium to high water use trees.

Planning Department

3. Chapter 3 of the DPM, Landscape Plan, requires the identification of the location of all proposed trees & shrubs in the site development plan in addition to the species and size. The landscape plan submitted does not identify location. This is a DPM requirement of the Site Development Plan for Building Permit prior to approval.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Peter Schwarz, DVM, 5005 Prospect Ave NE, 87110

Wayne A. Connell, One Park Square, 6501 Americas Parkway NE, Suite 550,
87110-5372



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1001932

02DRB-01578 Major-Preliminary Plat
Approval
02DRB-01579 Major-Vacation of Pub
Right-of-Way
02DRB-01580 Major-Vacation of Public
Easements
02DRB-01581 Major-Amnd SiteDev Plan
Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW
Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] (G-9/10, H-9/10)

Project # ~~1002119~~

02DRB-01594 Major-SiteDev Plan
BldPermit

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] (G-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 28, 2002.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 13, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000633

02DRB-01598 Major-Two Year SIA

BOHANNAN HUSTON INC. agent(s) for TIBURON INVESTMENT CO., request(s) the above action(s) for all or a portion of Tract(s) 6A, 8A, 8F-1, 8G-1, 10-A, 9A-1, 7A-1A, **JOURNAL CENTER**, zoned IP industrial park zone, located north and south of MASTHEAD ST NE, between JEFFERSON ST NE and the NORTH DIVERSION CHANNEL containing approximately 97 acre(s). [REF: 01440-00277] (D-17)

Project # 1000355

02DRB-01589 Major-Vacation of Public Easements

CARTESIAN SURVEYS INC. agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Lot(s) 13-15, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 HD/R-LT, located on SLATERIDGE PL NE, between ACADEMY NE and TRAMWAY NE containing approximately 1 acre(s). [REF: Z-92-63] (E-23)

Project # 1001206

02DRB-01560 Major-Vacation of Pub Right-of-Way
02DRB-01561 Major-Vacation of Public Easements
02DRB-01562 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for ALBERT J & MARY J BLACK TRUST c/o JOHN BLACK TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1 office and institution zone, located on VALLEY VIEW DR NW, between VALLEY VIEW PL NW and MONTANO NW containing approximately 2 acre(s). [REF: 01EPC-01750, 01EPC-01749, 01EPC-00556, DRB-92-340] (C-13)

SEE PAGE 2.....

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Nov. 13, 2002
Zone Atlas Page: B-17-E
Notification Radius: 100 Ft.

App# <u>08DRB-01594</u>
Proj# <u>1002119</u>
Other#

Cross Reference and Location: _____

Applicant: Peter Schwartz
Address: 5005 Prospect Ave NE, 87110
Agent: Wayne A. Connell
Address: 6501 Americas Parkway NE, 87110

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 10/25/02
Signature: K. Tse / Mikai

101706118802830116	LEGAL: LOT E-1 EXECUTIVE PLAZA ADDN CONT 86,532 SQ FT M/L LAND USE: PROPERTY ADDR: 00000 4155 MONTGOMERY BLV NE OWNER NAME: HURLEY PATRICK W OWNER ADDR: 00909 SALAMANCA	NW ALBUQUERQUE	NM 87107
101706119803030117	LEGAL: LOT G-1 EXECUTIVE PLAZA ADDN CONT 28,135 SQ FT M/L LAND USE: PROPERTY ADDR: 00000 4173 MONTGOMERY BLV NE OWNER NAME: HURLEY PATRICK W OWNER ADDR: 00909 SALAMANCA	NW ALBUQUERQUE	NM 87107
101706119002130160	LEGAL: LT F -1-A PLAT OF LTS F-1-A THRU F-4-A EXECUTIVE PL LAND USE: PROPERTY ADDR: 00000 4243 MONTGOMERY NE OWNER NAME: GRANADA SQUARE OWNER ADDR: 00909 SALAMANCA	NW ALBUQUERQUE	NM 87107
101706113501130104	LEGAL: TR A -2 P LAT OF TRACTS A-1 AND A-2 ALBUQUERQUE KASS LAND USE: PROPERTY ADDR: 00000 4001 MONTGOMERY BLVD NE OWNER NAME: MONTGOMERY HEIGHTS MANOR OWNER ADDR: 04053 MONTGOMERY	BL NE ALBUQUERQUE	NM 87109
101706116111730110	LEGAL: TRAC T B ALBUQUERQUE KASSMONT ADDITION CONT 0.402 A LAND USE: PROPERTY ADDR: 00000 4055 MONTGOMERY BLVD NE OWNER NAME: SEDONA INVESTORS OWNER ADDR: 04055 MONTGOMERY	BL NE ALBUQUERQUE	NM 87109
101706116801330113	LEGAL: LOT A-1 EXECUTIVE PLAZA ADDN CONT 18,361 SQ FT M/L LAND USE: PROPERTY ADDR: 00000 4101 MONTGOMERY BLV NE OWNER NAME: HURLEY PATRICK W OWNER ADDR: 00909 SALAMANCA	NW ALBUQUERQUE	NM 87107
101706022750921520	LEGAL: TRAC T B REDIVISION OF REPLAT OF THE N 26.78 FT OF LAND USE: PROPERTY ADDR: 00000 4200 MONTGOMERY BLVD NE OWNER NAME: H G P DEVELOPMENT CORP OWNER ADDR: 01025 STUART	RD NW ALBUQUERQUE	NM 87114
101706018951021522	LEGAL: TR A -2 P LAT OF TRACTS A-1 & A-2 OF THE VOL-ANDIA A LAND USE: PROPERTY ADDR: 00000 MONTGOMERY BLV NE OWNER NAME: STRAUGHAN A LEE & ROSEMARIE A OWNER ADDR: 01129 CUATRO CERROS	TR NE ALBUQUERQUE	NM 87123
101706015951021521	LEGAL: TR A -1 P LAT OF TRACTS A-1 & A-2 OF THE VOL-ANDIA A LAND USE: PROPERTY ADDR: 00000 MONTGOMERY BLV NE OWNER NAME: PICKARD ENTERPRISES INC C/D A OWNER ADDR: 01129 CUATRO CERROS	SE ALBUQUERQUE	NM 87123
101706009449821224	LEGAL: TRAC T B CARLTON ADD'N CONT. 5.96 (AC +/-). LAND USE: PROPERTY ADDR: 00000 3958 MONTGOMERY NE OWNER NAME: THURMAN APARTMENT COMMUNITIES OWNER ADDR: 05550 LBJ FREEWAY	DALLAS	TX 75240
101706020549321511	LEGAL: * 01 1 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4205 HENDRIX AVE NE OWNER NAME: PORRAS HOPE S % MONTANO HOPE S OWNER ADDR: 04205 HENDRIX	AV NE ALBUQUERQUE	NM 87110

101706019949321510	LEGAL: * 01 0 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4201 HENDRIX AVE NE OWNER NAME: MOSELEY BARBARA J & SANCHEZ RI OWNER ADDR: 04201 HENDRIX	AV NE ALBUQUERQUE	NM 87110
101706019249321509	LEGAL: * 00 9 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4117 HENDRIX AVE NE OWNER NAME: SIMS DELIA TRUJILLO & PAUL R OWNER ADDR: 04117 HENDRIX	NE ALBUQUERQUE	NM 87110
101706018549321508	LEGAL: * 00 8 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4113 HENDRIX AVE NE OWNER NAME: PAISANO ULYSSES G ETUX OWNER ADDR: 04113 HENDRIX	AV NE ALBUQUERQUE	NM 87110
101706017849321507	LEGAL: * 00 7 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4109 HENDRIX AVE NE OWNER NAME: GILLARD ELLEN E & HAROLD & GIN OWNER ADDR: 04109 HENDRIX	NE ALBUQUERQUE	NM 87110
101706017249321506	LEGAL: * 00 6 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4105 HENDRIX AVE NE OWNER NAME: SANCHEZ LAURA OWNER ADDR: 04105 HENDRIX	AV NE ALBUQUERQUE	NM 87110
101706016549321505	LEGAL: * 00 5 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4101 HENDRIX AVE NE OWNER NAME: WOOTEN BELINDA F OWNER ADDR: 02719 LUCCA	SW ALBUQUERQUE	NM 87105
101706015849321504	LEGAL: * 00 4 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4017 HENDRIX AVE NE OWNER NAME: HOGUE JOHN T ETUX OWNER ADDR: 04017 HENDRIX	AV NE ALBUQUERQUE	NM 87110
101706015049321503	LEGAL: * 00 3 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4013 HENDRIX AVE NE OWNER NAME: BACA JULIE EILEEN OWNER ADDR: 04013 HENDRIX	AV NE ALBUQUERQUE	NM 87110
101706014549321502	LEGAL: * 00 2 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4007 HENDRIX AVE NE OWNER NAME: CHACON PEDRO J & CONSUELO A & OWNER ADDR: 04007 HENDRIX	AV NE ALBUQUERQUE	NM 87110
101706013849321501	LEGAL: * 00 1 02 6CARLISLE DEL CERO #3 LAND USE: PROPERTY ADDR: 00000 4001 HENDRIX AVE NE OWNER NAME: LY TOMMY HAI & HIEN THI TRAN OWNER ADDR: 04001 HENDRIX	AV NE ALBUQUERQUE	NM 87110



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: October 15, 2002

TO CONTACT NAME: Wayne Connell
 COMPANY/AGENCY: Huitt - Zollars
 ADDRESS/ZIP: 6501 Americas Parkway #550 87110
 PHONE/FAX #: 883-8114 / 883-5022

Thank you for your inquiry of 10-15-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A-1 and A-2, Vol - Andia Addition
located on Montgomery Blvd. NE
 zone map page(s) G-17

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Hodgen
 Neighborhood Association
 Contact: Carl R. Soderberg
4408 Ponderosa NE
881-2485 (h) 87110
Mary Lou Spells
4109 San Andres NE
883-0069 (h) 87110

Neighborhood Association
 Contact: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

October 15, 2002

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mary Lou Haywood-Spells
4109 San Andres, NE
Albuquerque, New Mexico 87110

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mr. Carl R. Soderberg
4408 Ponderosa, NE
Albuquerque, New Mexico 87110

RE: Tracts A-1 and A-2, Vol-Andia Addition

Dear Ms. Haywood-Spells and Mr. Soderberg:

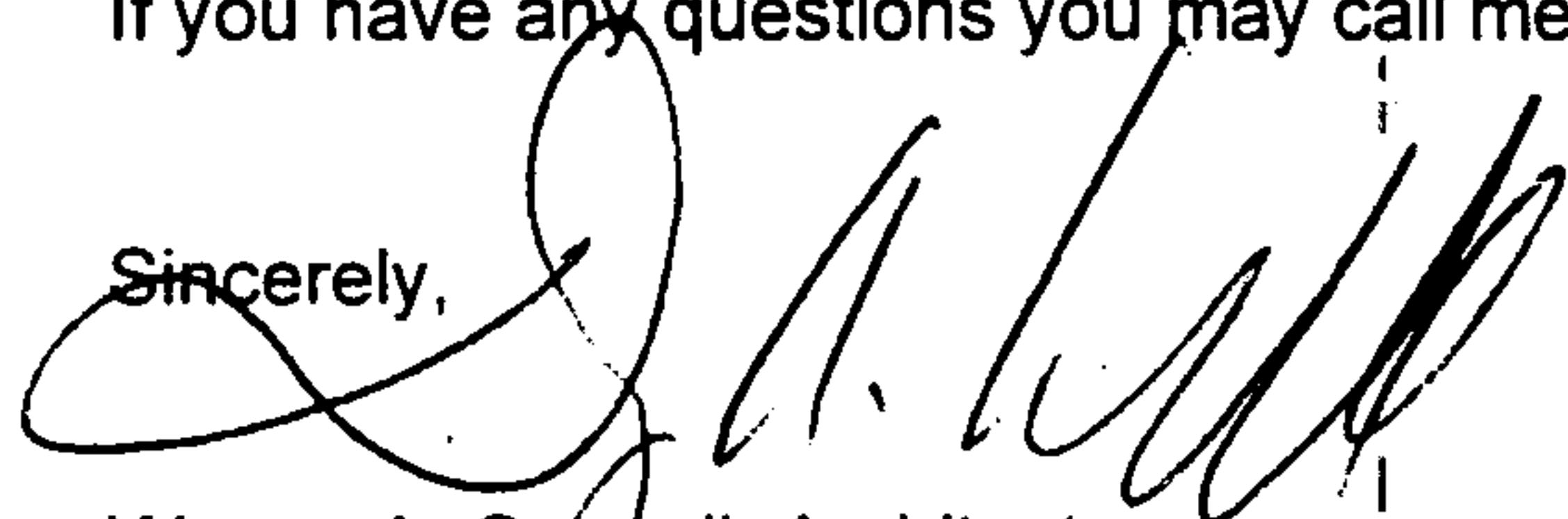
Huitt-Zollars, Inc. (Wayne A. Connell, Architect) represents Peter Schwartz, DVM. Dr. Schwartz has contracted to purchase Tracts A-1 and A-2 of Vol-Andia Addition located at the southwest corner of Montgomery and Morningside. Dr. Schwartz hopes to relocate his veterinary emergency clinic on this site.

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119/02EPC-01144 and change the zoning from O-1 to SU-1 for Veterinary Clinic and Emergency Veterinary Services. They delegated it to a Public Hearing at the Development Review Board for Site Plan for building Permit.

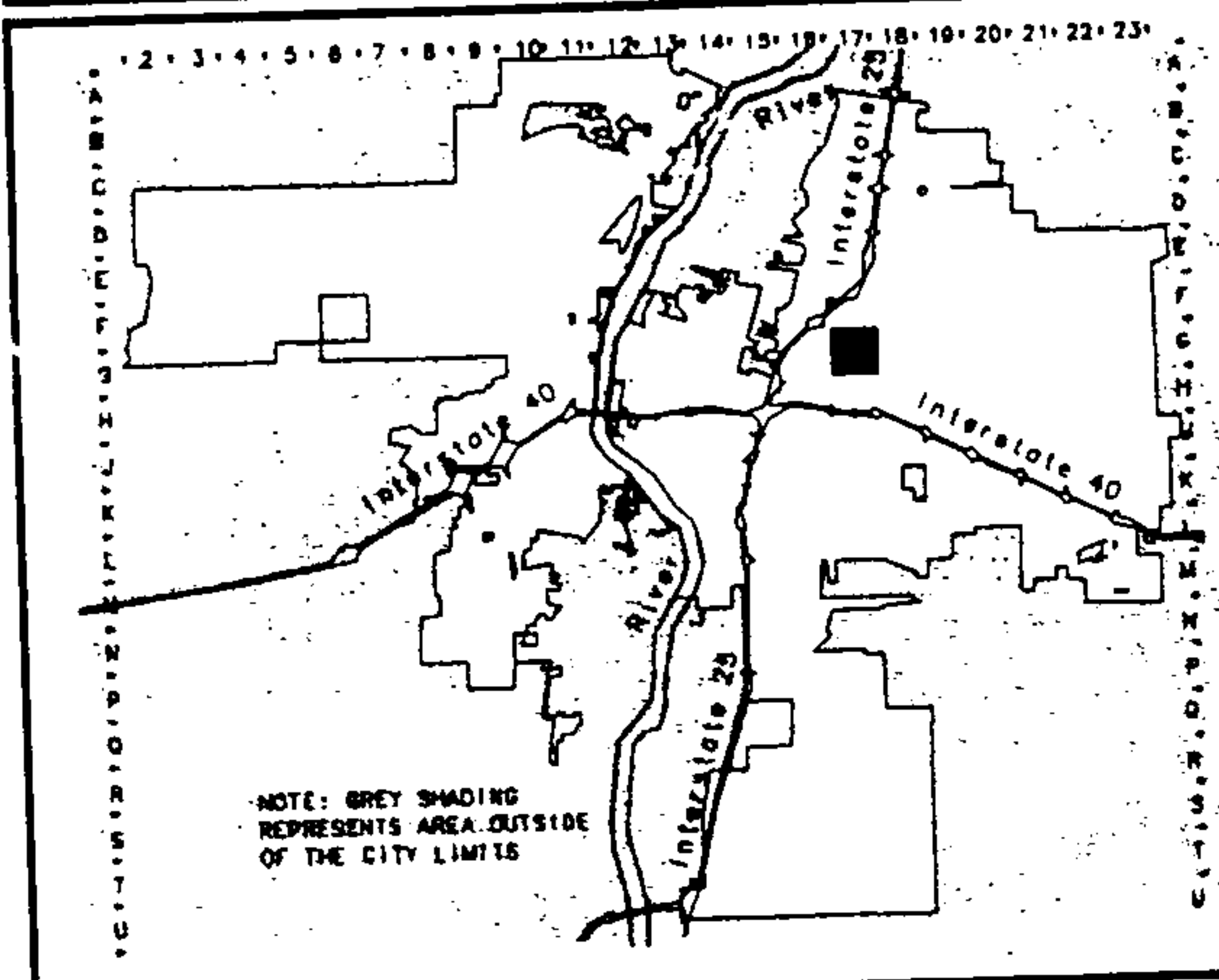
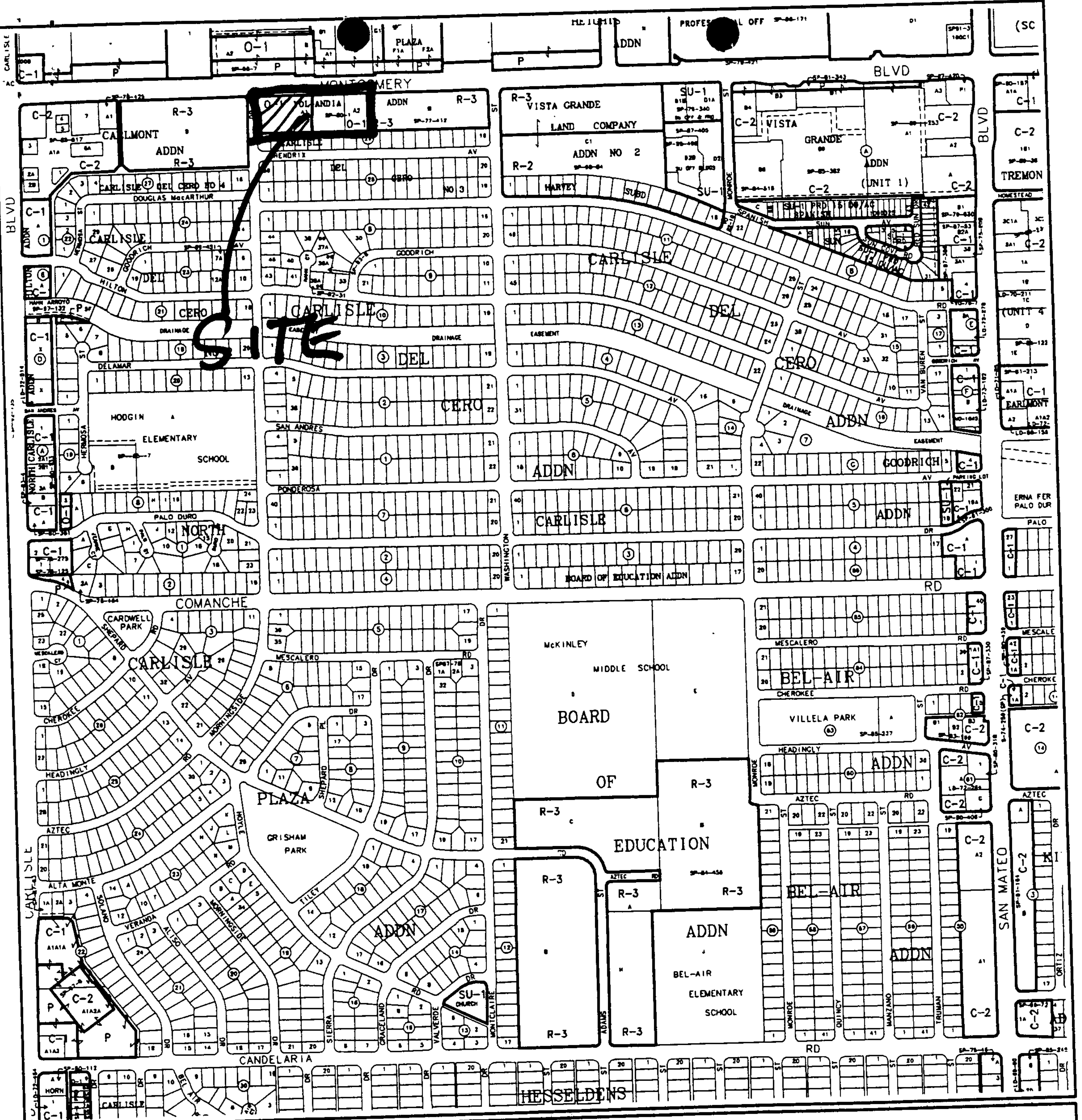
We intend to ask for approval of the Site Plan for Development at that meeting scheduled for November 13, 2002

If you have any questions you may call me at 883-8114.

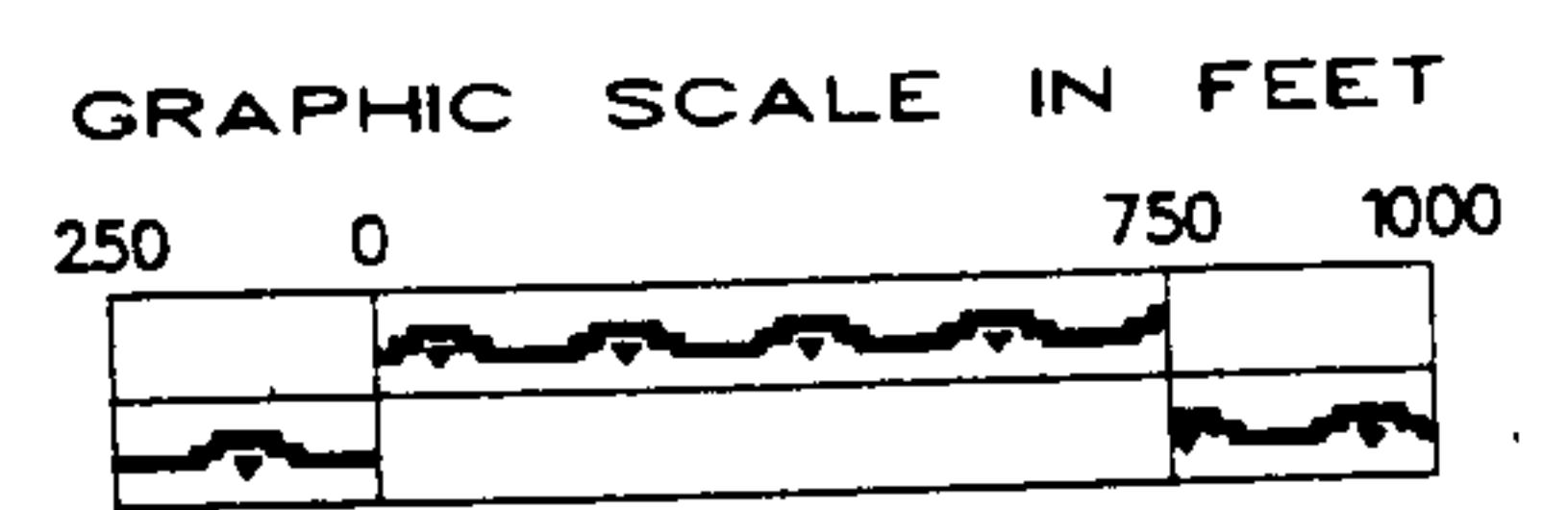
Sincerely,



Wayne A. Connell, Architect
Huitt-Zollars, Inc.



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



Zone Atlas Page
G-17-Z
Map Amended through April 03, 2002

October 14, 2002

Development Review Board

Reasons for Request

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119/02EPC-01144 a Zone Map Amendment from O-1 to SU-1 for a Veterinary Clinic and Emergency Veterinary Services.

The conditions of this approval included that the site development plan be delegated to the DRB for approval within six (6) months, at an advertised public hearing.

We have designed the site to meet all of the EPC conditions and City of Albuquerque requirements. This 11,000 sq. ft., single story building, will infill a vacant lot along Montgomery Blvd. at Morningside NE.

Sincerely,



Wayne A. Connell, Architect
Huitt-Zollars, Inc.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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...
 - 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Bacuk, Dorman Breen Architects PHONE: 505-792-8160
 ADDRESS: 10305 Timan Pl. NW, FAX: same
 CITY: Alb. STATE NM ZIP 87114 E-MAIL: markb@dormanbreen.com

APPLICANT: Peter Schwarz, DVM PHONE: 505-884-3434
 ADDRESS: 4000 Montgomery Blvd NE FAX: 505-884-6629
 CITY: Alb. STATE NM ZIP 87109 E-MAIL: pd.schwarz@yqkvo.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit for a building addition

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. TRACT A-1A Block: - Unit: -
 Subdiv/Addn/TBKA: VOL - ANDIA ADDITION
 Existing Zoning: SU-1 /vet clinic Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): G-17 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
2-79-122, 1002119

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: one No. of proposed lots: same Total area of site (acres): 1.353 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: 4000 Montgomery Blvd NE
 Between: Carlisle and San Pedro

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

SIGNATURE [Signature] DATE _____
 (Print) Mark Bacuk Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

1DRB - 70143

Action

SBP

CMF

Form revised 4/07

S.F.

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Hearing date June 1, 2011

Project # 1002119

S-24-11
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

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

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

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

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

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

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

Mark Baczek
Applicant name (print)
[Signature] 5/24/11
Applicant signature / date

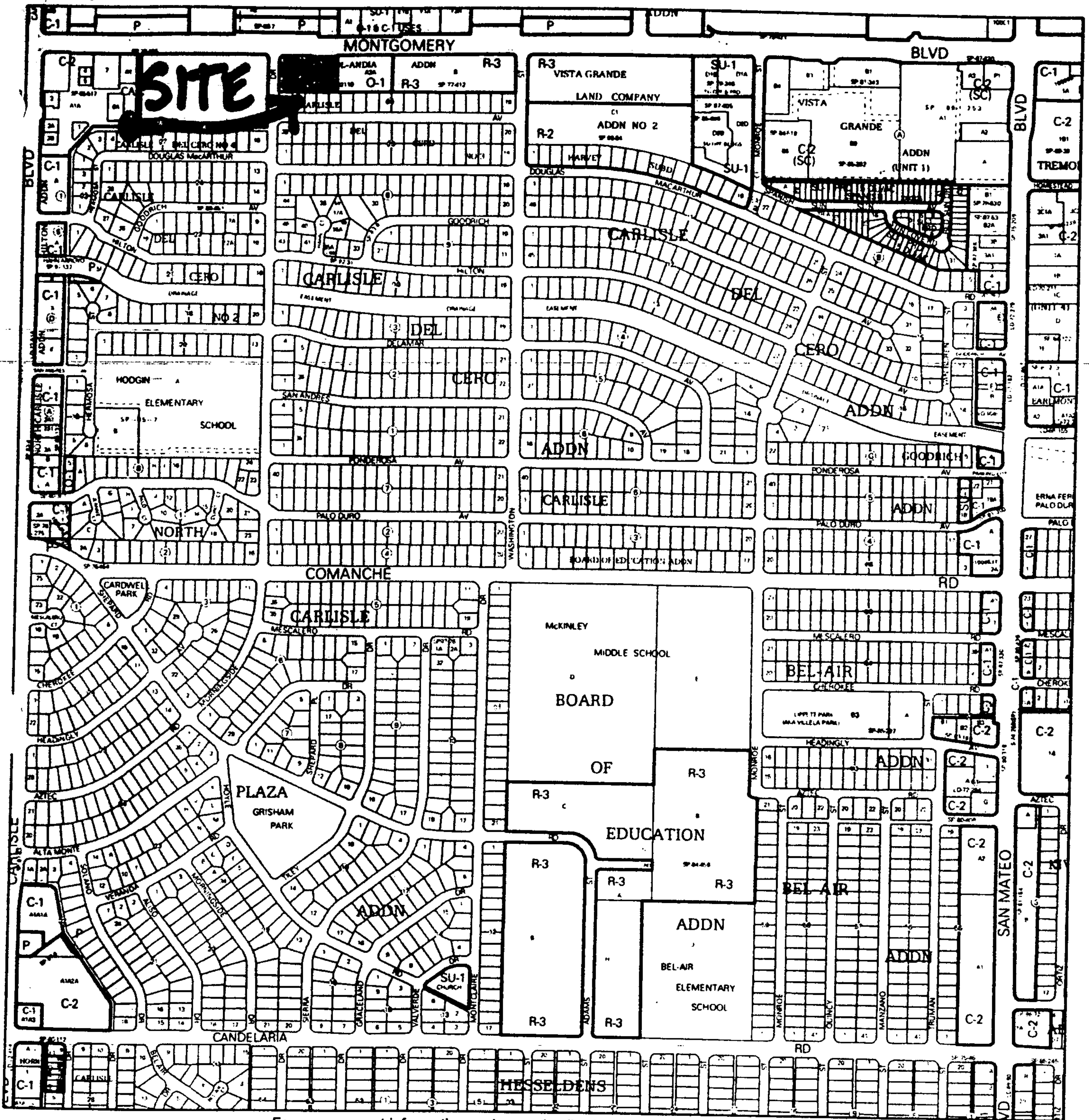


Form revised October 2007

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

Application case numbers
11DRB - 7045

[Signature] S-26-11
Planner signature / date
Project # 1002119



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-17-Z

Selected Symbols

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

0 750 1,500 Feet



May 24, 2011

Modifications to site plans since EPC Notice of Decision: 5-13-11

To: The City of Albuquerque Planning Department

Amended Site Development Plan for Building Permit.

Original Site Development Plan for Building Permit approved by COA-DRB 3/17/03.
Case No.: Z-1002119/02EPC-01144.

Property Location:

4000 Montgomery Blvd. NE, Alb., NM, 87109

Legal Description:

Tract A-1A of VOL-ANDIA ADDITION,
within the City of Albuquerque, Bernalillo County, New Mexico.

Modifications Explanation:

- Condition 1: Modifications Letter.
- Condition 2: May/24/11 meeting w/ Randall Faulkner.
- Condition 3: See L1 for additional trees provided.
- Condition 4: See Elevations, noted therein.
- Condition 5: See Site Plan, added to Legend
- Condition 6: See Site Plan, added to Footprint
- Condition 7: EPC/DRB/DPM compliance req'd.
- Condition 8: All P.U.E.'s are noted in Utility Plan.

Owner's agent:

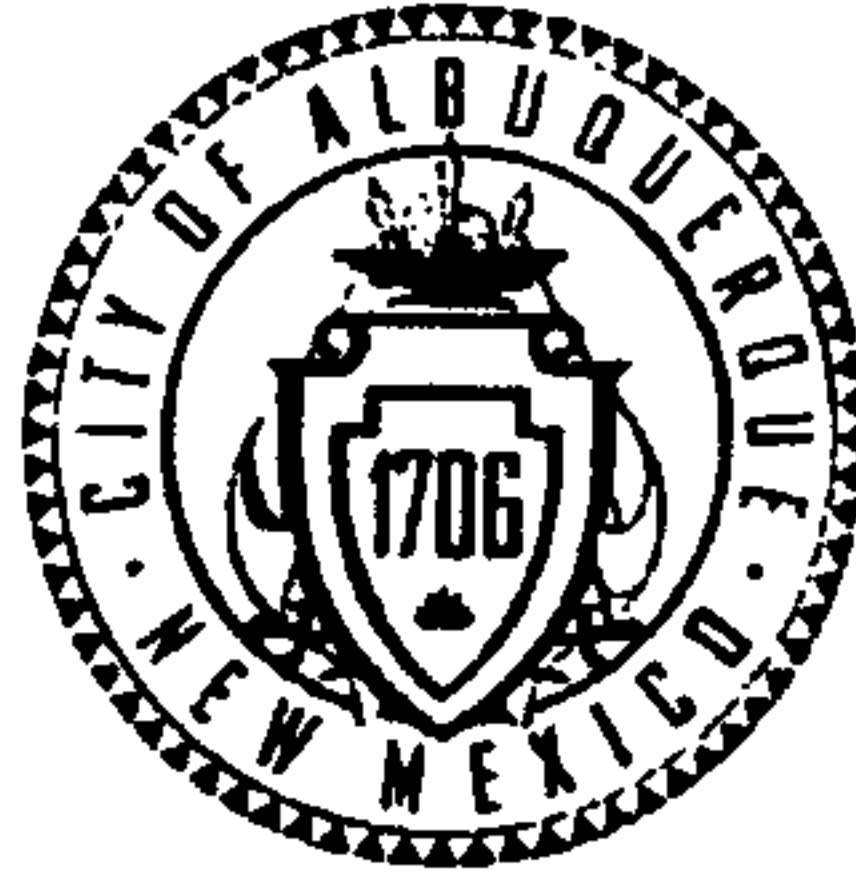
Dorman+Breen Architects

Mark Baczek, NMRA 2159
10305 Timan Pl NW
Albuquerque, New Mexico 87114
Ofc. & Fax: 505.792.8160
Markb@dormanbreen.com

Agent for: Veterinary Emergency & Specialty Center

ARCHITECTS

P.O. BOX 11604 Albuquerque, NM 87192 Phone: (505)-299-5940 Fax: (505)-296-0431
www.dormanbreen.com



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 13, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002119
11EPC-40017 AMEND SITE DEVELOPMENT
PLAN – BUILDING PERMIT

Peter Schwarz, DVM
4000 Montgomery Blvd NE
Albuquerque, NM 87109

LEGAL DESCRIPTION:

Mark Baczek, Dorman Breen Architects, agent for Peter Schwarz, DVM, requests the above action for all or a portion of Tract A-1A, Vol-Andia Addition, zoned SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services, located on Montgomery Blvd NE between Morningside Drive NE and Washington Street NE, containing approximately 1.3 acres. (G-17) Randall Falkner, Staff Planner

On May 12, 2011, the Environmental Planning Commission voted to APPROVE Project #1002119 / 11EPC-40017, an Amendment to a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS – 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

1. This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land located on Montgomery Blvd between Morningside Drive and Washington Street. The site comprises Tract A-1A, Vol-Andia Addition.
2. The applicant intends to construct a two-story 4,510 square foot addition (2,250 s.f. footprint) to the existing one-story 11,590 square foot veterinary clinic.
3. The site is zoned SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services. The proposed use is permissive under the current zoning.
4. The site is located within the Established Urban Area of the Comprehensive Plan.

5. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5d – The request will respect existing neighborhood values. The new building area will be constructed within an auxiliary open land area adjacent to the east side of the building, and will not require the reconfiguration of any existing site infrastructure nor any changes to the existing traffic circulation layout.
 - b. Policy II.B.5i – The request will complement the adjacent residential area and has been sited to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - c. Policy II.B.5k – The request has been planned to minimize any harmful effects of traffic and the safety of established residential neighborhoods is protected in transportation planning and operations.
 - d. Policy II.C.8d – Street trees will be added to the existing landscaping along Montgomery Boulevard, which will control water erosion and dust, and create a pleasing visual environment.
7. There is no known neighborhood or other opposition.
8. The existing walkways are 5'6", which do not meet the 6' minimum requirement; however, a condition has been provided below that will add wheel stops and prevent the overhang of vehicles onto the walkways.

RECOMMENDATION - 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

APPROVAL of 11EPC 40017, an amendment to a site development plan for building permit, for Tract A-1A, Vol-Andia Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized

OFFICIAL NOTICE OF DECISION

PROJECT #1002119

May 12, 2011

Page 3 of 4

changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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.
3. Landscaping:
 - a. Other than to the extent the existing or proposed landscaping is approved by the ZHE, DRB, or the Planning Director, the applicant shall meet the buffer landscaping/screening requirements of Section 14-16-3-10 (E)(4).
 - b. Trees and lighting shall not conflict with one another.
4. The actual color and materials of the existing and proposed buildings shall be listed on the elevations sheet to ensure a proper match.
5. Wheel stops shall be provided along both the east and west portions of the parking lots that abut the 5'6" walkway in order to provide a 5'6" wide clear path.
6. The screening of mechanical equipment needs to be identified on the site development plan for building permit.
7. Conditions from the City Engineer, Municipal Development, and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Site plan shall comply and be designed per DPM Standards.
8. Condition from Public Service Company of New Mexico:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 27, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC

OFFICIAL NOTICE OF DECISION
PROJECT #1002119
May 12, 2011
Page 4 of 4

RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Deborah Stover
Planning Director

DS/rf/mc

cc: Ferdinand Balanquit, Hodgin N.A., 4024 Palo Duro NE, Albuquerque, NM 87110
Carol Givens, Hodgin N.A., 4700 Douglas MacArthur NE, City, Albuquerque, NM 87110
Mark Baczek, Dorman Breen Architects, 10305 Timan Pl NW, Albuquerque, NM 87114



March 25, 2011

Project Description, Explanation & Justification

To: The City of Albuquerque Planning Department

Action Requested:

Approval of an Amended Site Development Plan for Building Permit.

Original Site Development Plan for Building Permit approved by COA-DRB 3/17/03.

Case No.: Z-1002119/02EPC-01144.

Property Location:

4000 Montgomery Blvd. NE, Alb., NM, 87109

Legal Description:

Tract A-1A of VOL-ANDIA ADDITION,
within the City of Albuquerque, Bernalillo County, New Mexico.

Project Explanation:

The owner of the existing Veterinary Clinic & Surgical Specialty Hospital facility at the address noted above proposes to permit & construct a 2-story 4,510 sq. ft. addition to the existing 1-story 11,590 sq. ft. building.

The new building addition will provide space for surgery preparation functions, a new surgery operating room, staff office areas, a meeting room, employee restrooms, employee lounge areas, veterinary supplies & storage.

The new building addition will be constructed within an auxiliary open land area adjacent to the East side of the existing building, behind the inner-site sidewalk & will not require the reconfiguration of any existing site infrastructure nor any changes to the existing Traffic Circulation Layout.

No new parking spaces are required due to the addition - The existing parking space count provides a surplus of spaces as per the zoning code.

The landscape area remaining after the addition will be 34% of the net lot area, 19% above the minimum required landscape area.

Owner's agent:

Dorman+Breen Architects

Mark Baczek, NMRA 2159

10305 Timan PI NW

Albuquerque, New Mexico 87114

Ofc. & Fax: 505.792.8160

Markb@dormanbreen.com

Agent for: **Veterinary Emergency & Specialty Center**

ARCHITECTS

P.O. BOX 11604 Albuquerque, NM 87192 Phone: (505)-299-5940 Fax: (505)-296-0431
www.dormanbreen.com



March 25, 2011

Project Summary

To: The City of Albuquerque Planning Department

Action Requested:

Approval of an Amended Site Development Plan for Building Permit.

Original Site Development Plan for Building Permit approved by COA-DRB 3/17/03.

Case No.: Z-1002119/02EPC-01144.

Property Location:

4000 Montgomery Blvd. NE, Alb., NM, 87109

Legal Description:

Tract A-1A of VOL-ANDIA ADDITION,
within the City of Albuquerque, Bernalillo County, New Mexico.

Project Summary:

2-story 4,510 sq. ft. addition to existing 1-story 11,590 sq. ft. building.

Building Use: The new building addition will provide space for surgery preparation functions, a new surgery operating room, staff office areas, a meeting room, employee restrooms, employee lounge areas, veterinary supplies & storage.

Site Use: The new building addition will be constructed within an auxiliary open land area adjacent to the East side of the existing building, behind the inner-site sidewalk & will not require the reconfiguration of any existing site infrastructure nor any changes to the existing Traffic Circulation Layout.

No new parking spaces are required due to the addition - The existing parking space count provides a surplus of spaces as per the zoning code.

The landscape area remaining after the addition will be 34% of the net lot area, 19% above the minimum required landscape area.

Primary Features: In context, the new building addition's form maintains the existing building's rectangular massing. The features of the new building addition are compatible with existing building features.

Owner's agent:

Dorman+Breen Architects

Mark Baczek, NMRA 2159

10305 Timan Pl NW

Albuquerque, New Mexico 87114

Ofc. & Fax: 505.792.8160

Markb@dormanbreen.com

Agent for: **Veterinary Emergency & Specialty Center**

ARCHITECTS

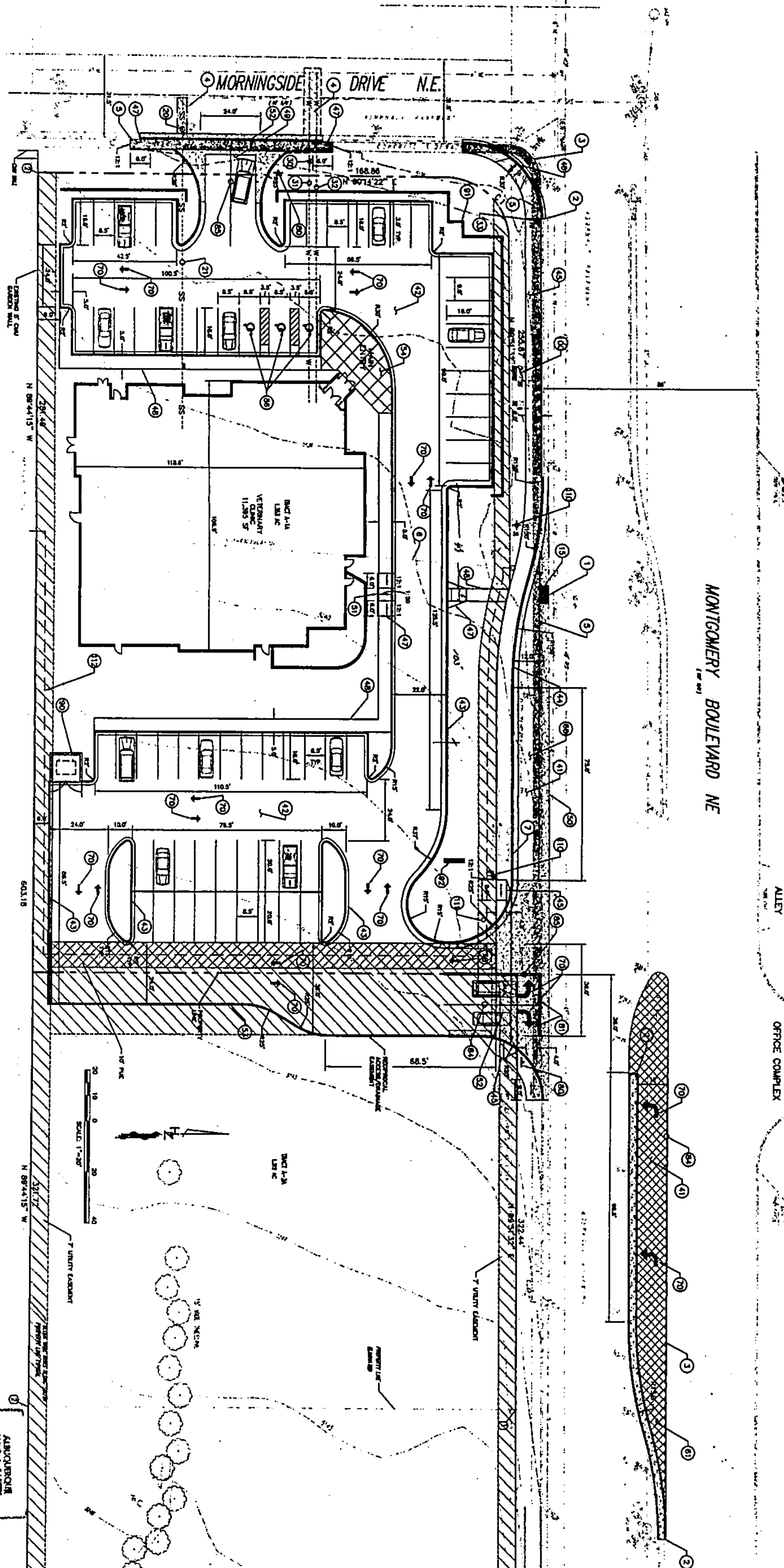
P.O. BOX 11604 Albuquerque, NM 87192 Phone: (505)-299-5940 Fax: (505)-296-0431
www.dormanbreen.com

LEGAL DESCRIPTION
 A portion of Lots 1-1, 1 and 2-2 of the 4th-4th-4th Addition to the City of Albuquerque, recorded in Volume 168, Page 202, City of Albuquerque, Bernalillo County, New Mexico. Parcel contains 2.7083, more or less.
 PROJECT BENCHMARK
 CHISEL - 0' IN TOP BACK OF CURB BEING FOUND DRILL HOLE
 ELEV. = 5154.37 ELEVATION TRANSFERRED FROM COA BRASS CAP
 BENCHMARK ELEVATION: UNLESS OTHERWISE INDICATED:
 1-5/8" HAVING ELEVATION 5154.46
 1-3/4" HAVING ELEVATION 5154.46
 2" ROUND PILE BENCH MARK APPROX. 130 FT.
 4" ROUND PILE BENCH MARK APPROX. 130 FT.
 All property corners are set with a 5/8" x 2 1/2" rebar with yellow plastic cap stamped LS 9243. Items 1 and 2 on boundary had a bronze log stamped LS 9243 attached with the wire.

- KEY NOTES (CONT.)**
- 15. NEW TOP ON EXISTING STORM WET DETAIL TO COA STANDARD DRAWING 2208 WITH MODIFIED V-DRAINAGE.
 - 20. NEW SEWER SERVICE LINE COA STANDARD DRAWING 2123.
 - 21. 4" PVC SEWER PIPE.
 - 24. NEW WATER METERS SERVICE LINE INSTALLATION COA STANDARD DRAWING 2202.
 - 30. NEW WATER METER SERVICE LINE INSTALLATION COA STANDARD DRAWING 2123.
 - 31. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 32. 2" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 33. 2" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 34. RELOCATE EXISTING FIRE HYDRANT COA STANDARD DRAWING 2123.
 - 35. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 36. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 37. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.

- KEY NOTES (CONT.)**
- 38. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 39. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 40. 4" CPVC WATER SERVICE LINE APPROX. 130 FT.
 - 41. ASPHALT CONCRETE CONCRETE TYPE 4, COA STANDARD DRAWING 2300.
 - 42. ASPHALT CONCRETE CONCRETE TYPE 4, COA STANDARD DRAWING 2300.
 - 43. ASPHALT CONCRETE CONCRETE TYPE 4, COA STANDARD DRAWING 2300.
 - 44. ASPHALT CONCRETE CONCRETE TYPE 4, COA STANDARD DRAWING 2300.
 - 45. SIDEWALK PAVING DETAILS COA STANDARD DRAWING 2300.
 - 46. SIDEWALK PAVING DETAILS COA STANDARD DRAWING 2300.
 - 47. WHEEL CHAIR ACCESSIBLE RAMP, COA STANDARD DRAWING 2444.
 - 48. WHEEL CHAIR ACCESSIBLE RAMP, COA STANDARD DRAWING 2444.
 - 49. 8" SIDEWALK COA STANDARD DRAWING 2400.

- GENERAL INFORMATION**
- 1. NUMBER OF SPACES REQUIRED: 37
 - 2. NUMBER OF SPACES PROVIDED: 37
 - 3. HANDICAPPED PARKING SPACES REQUIRED: 3
 - 4. HANDICAPPED PARKING SPACES PROVIDED: 3
 - 5. BICYCLE PARKING SPACES REQUIRED: 0
 - 6. BICYCLE PARKING SPACES PROVIDED: 0
 - 7. RETIRED CONTRACTOR AND ENCLOSURE: 1
- EPIC CONDITIONS**
1. APPROVAL AUTHORITY FOR THE SITE DEVELOPMENT PLAN IS DELEGATED TO THE DRG FOR APPROVAL WITHIN SIX (6) MONTHS, AT AN ADVERTISED PUBLIC HEARING.
 2. THE SITE SHALL BE REPLANNED TO REFLECT THE NEW ZONE BOUNDARY LINE.
 3. ROOF RAIN/WATER COLLECTING EQUIPMENT SHALL BE SCHEDULED FROM NEW BY A PARKET FOR ANY PARKING SPACES ADJACENT TO AND FACING A STREET. STREET SHALL BE SCREENED BY A 2 1/2" - 3" HIGH GARDEN WALL AND/OR LANDSCAPING BUSHES.
 4. EXISTING DRIVEWAYS SHALL BE RELOCATED TO ADJACENT TO THE FRONT OF THE BUILDING. EXISTING DRIVEWAYS SHALL BE AT LEAST SIX FEET WIDE.
 5. SITE PLAN AND ACCESS POINTS ARE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER.
 6. RETIRED CONTRACTOR SHALL BE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER.
 7. DRIVEWAYS SHALL BE RELOCATED TO ADJACENT TO THE FRONT OF THE BUILDING.



CASE NUMBER: Z-1002119 (02)EPIC-0114

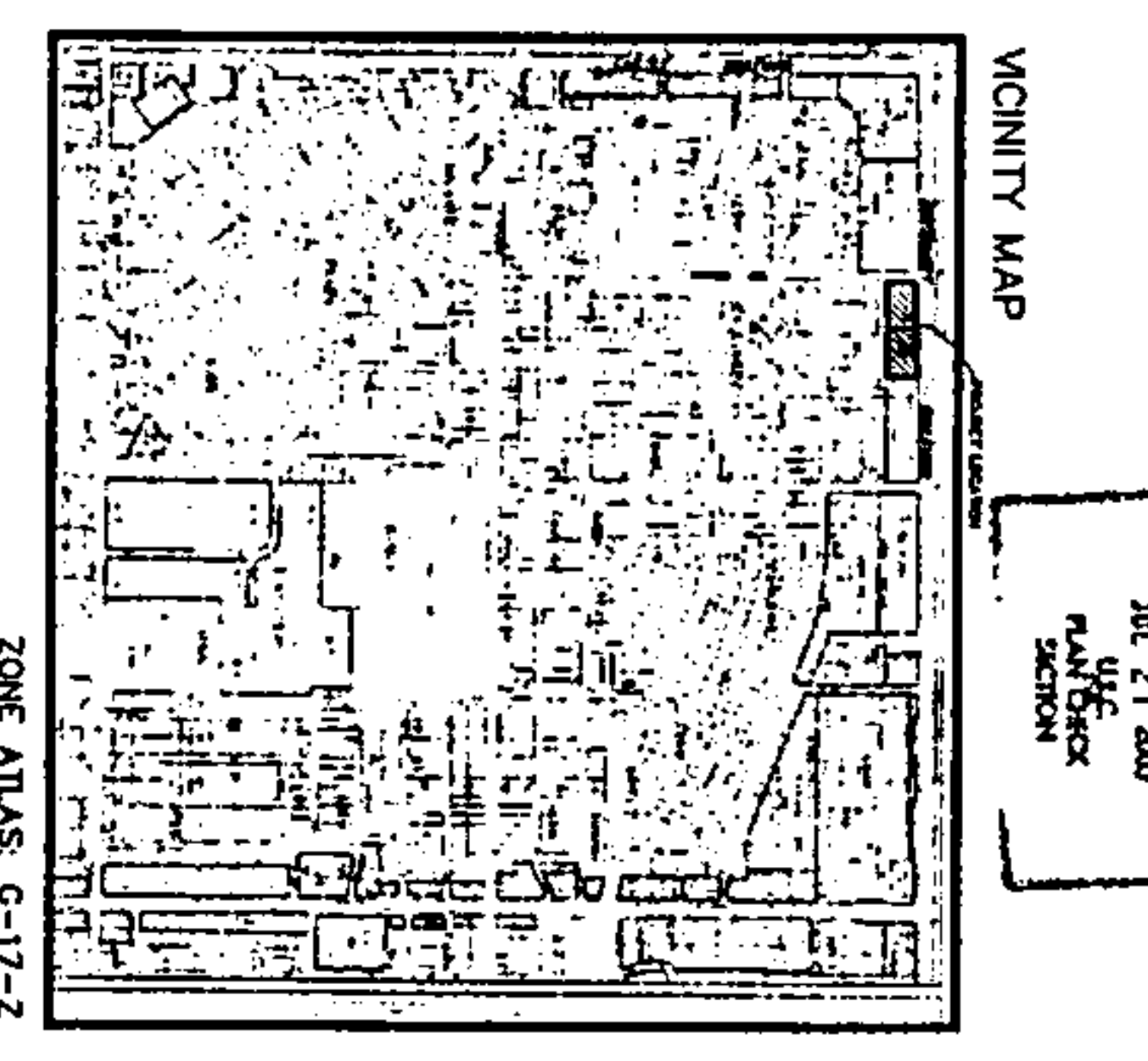
THIS PLAN IS CONCURRENT WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPOSED VETERINARY SURGICAL SPECIALISTS OF NEW MEXICO, INC. AND SHALL BE APPROVED AND CONSIDERED AS PART OF THE PRELIMINARY DEVELOPMENT PLAN AND SHALL BE APPROVED AND CONSIDERED AS PART OF THE PRELIMINARY DEVELOPMENT PLAN.

SITE DEVELOPMENT PLAN

DATE	3/18/03
DRAWN BY	Kevin A. Wilson
CHECKED BY	Kevin A. Wilson
DATE	3/18/03

APPROVAL AND CERTIFICATION ACCEPTED AS REFERRED TO THE PRELIMINARY DEVELOPMENT PLAN AND SHALL BE APPROVED AND CONSIDERED AS PART OF THE PRELIMINARY DEVELOPMENT PLAN.

Kevin A. Wilson
 Director of Planning and Development
 City of Albuquerque
 3/18/03



DATE: 08/28/02
 DRAWN: LH
 CHECKED: NR
 PROJ. NO.: 14-0204-01
 SHEET: C1

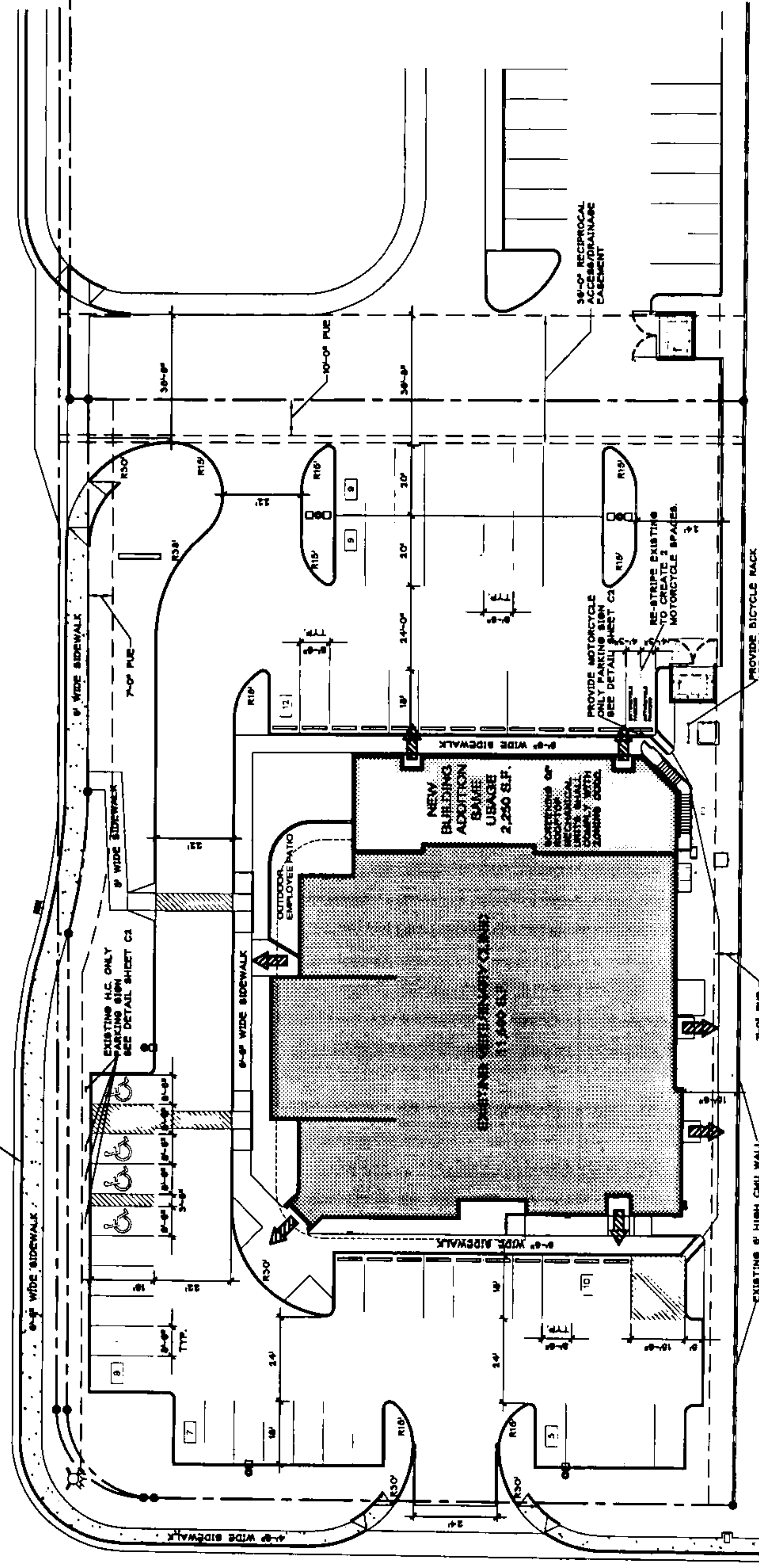
SITE DEVELOPMENT PLAN

Veterinary Surgical Specialists of New Mexico
 Albuquerque, New Mexico

HUIT-ZOLIARS
 Huit-Zoliars, Inc. Albuquerque
 6001 American Parkway NE, Suite 280
 Albuquerque, New Mexico 87109-5073
 Phone (505) 898-9244 Fax (505) 898-9222

PETER D. SCHWARZ, DVM
 VETERINARY SURGICAL SPECIALIST

NO.	REVISION	DATE



SITE PLAN - EXISTING CONDITIONS PLUS NEW BUILDING ADDITION
 SCALE: 1" = 20'-0"
 NOTE: SEE SITE DETAIL SHEET C3 FOR ADDITIONAL INFORMATION

LEGEND - EXISTING FEATURES UNLESS NOTED OTHERWISE!

- ⊗ FIRE HYDRANT
- ⊙ SINGLE POLE LIGHT
- ⊕ DOUBLE POLE LIGHT
- ▧ BUILDING EXITS
- PROPERTY LINE
- WHEELSTOPS - PROVIDE ALL NEW UNITS AS PER PLAN

LEGAL DESCRIPTION

A parcel of land being all of Tracts A-1A of the Val-Archie Addition within Section 2, Township 10 North, Range 24E, New Mexico Meridian, County of Bernalillo, City of Albuquerque, Bernalillo County, New Mexico. Parcel contains 13,677, more or less.

ZONING DATA

APPLICABLE ZONE CODE DATA - CITY OF ALBUQUERQUE
 ZONE ATLAS PAGE: 9-17-Z
 ZONE CLASSIFICATION: S-U-1

LOT AREA = 13,677 AC OR 58,540 SQ. FT.
 BUILDING FLOOR AREA = 14,683 SQ. FT.
 GROSS ROOF AREA = 14,978 SQ. FT.

REQUIRED LANDSCAPE AREA = 10% OF NET LOT AREA
 PROVIDED LANDSCAPE AREA = 13,326 S.F. OR 34%
 REQUIRED OFF-STREET PARKING SPACES:
 DOCKETS ON DUTY CONCURRENTLY - 10
 OFF-STREET PARKING SPACES REQUIRED = 9 PER DOCTOR = 90 SPACES
 H.C. SPACES PROVIDED = 4
 MOTORCYCLE SPACES REQUIRED = 2
 MOTORCYCLE SPACES PROVIDED = 1
 BICYCLE SPACES PROVIDED = 2

REQUIRED SETBACKS 15' FRONT SETBACK, 9' SIDE SETBACK AND 10' SIDE SETBACK AT STREETS FOR CORNER LOTS, 10' REAR SETBACK
 MAXIMUM BUILDING HEIGHT = 35 FEET OR AS MODIFIED BY THE ZONING CODE OR THE ENVIRONMENTAL PLANNING COMMISSION (EPC)

VICINITY MAP

PROJECT NO. 1002119
APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?
 (YES | NO) IF YES THEN A SET OF APPROVED
 DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY
 CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR
 CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
WATER UTILITY DEPARTMENT	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:	
SOLID WASTE MANAGEMENT	DATE:
CRS CHAIRPERSON, PLANNING DEPT	DATE:

Building Addition to
 Veterinary Emergency and Specialty Center
 4000 Montgomery Blvd. NE
 Albuquerque, New Mexico 87109

RICHARD DORMAN F.A.I.A.
 ALBUQUERQUE, NM 505-299-6940

LAURENCE BREEN F.A.I.A.
 ALBUQUERQUE WEASTIDE 505-792-6190

DORMAN AND BREEN ARCHITECTS 2011

DORMAN AND BREEN ARCHITECTS 2011

NOT FOR CONSTRUCTION

SITE PLAN

DRAWING NO. 1026
 DATE 3/28/11

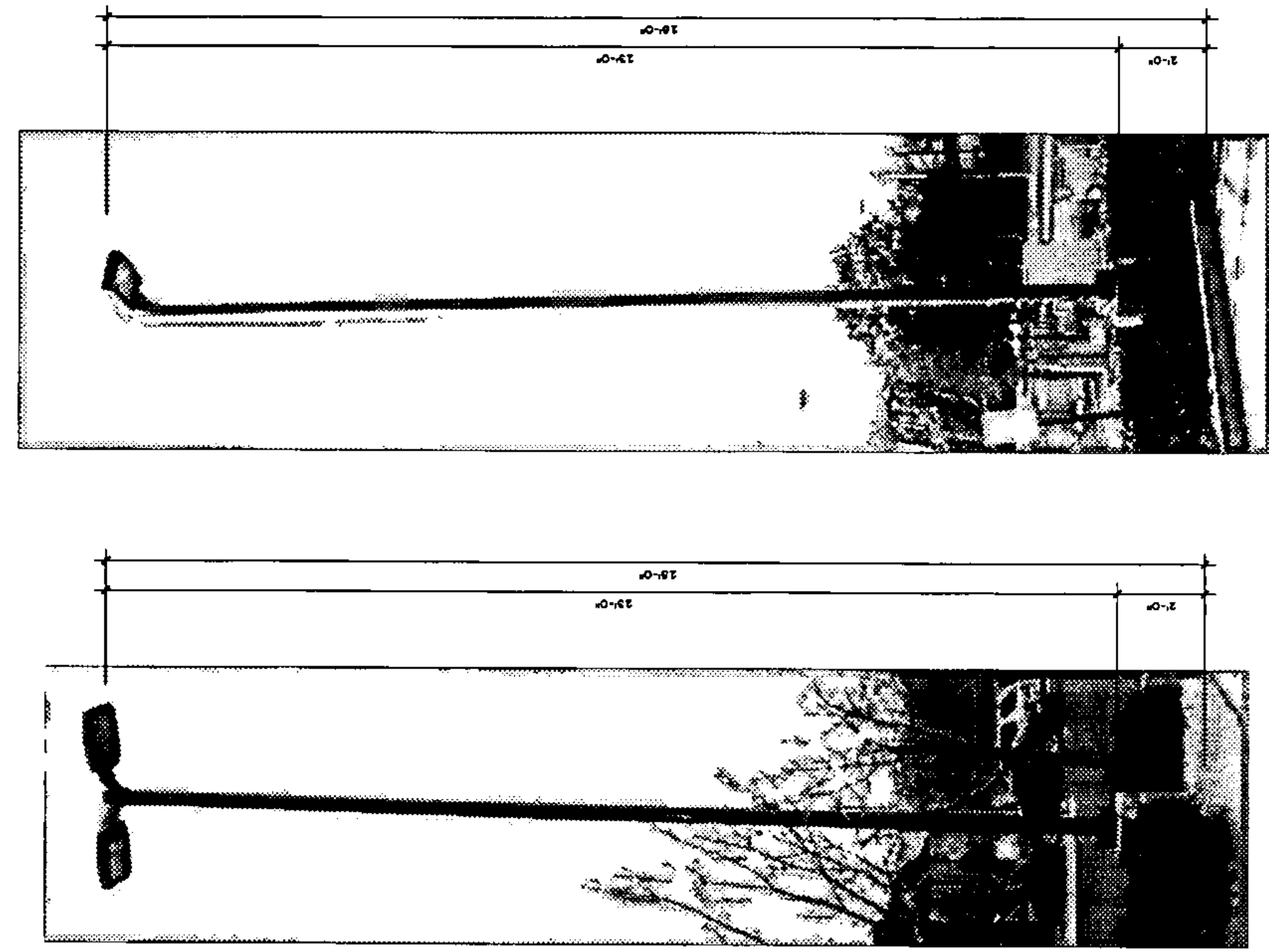
REVISION	DATE

C1

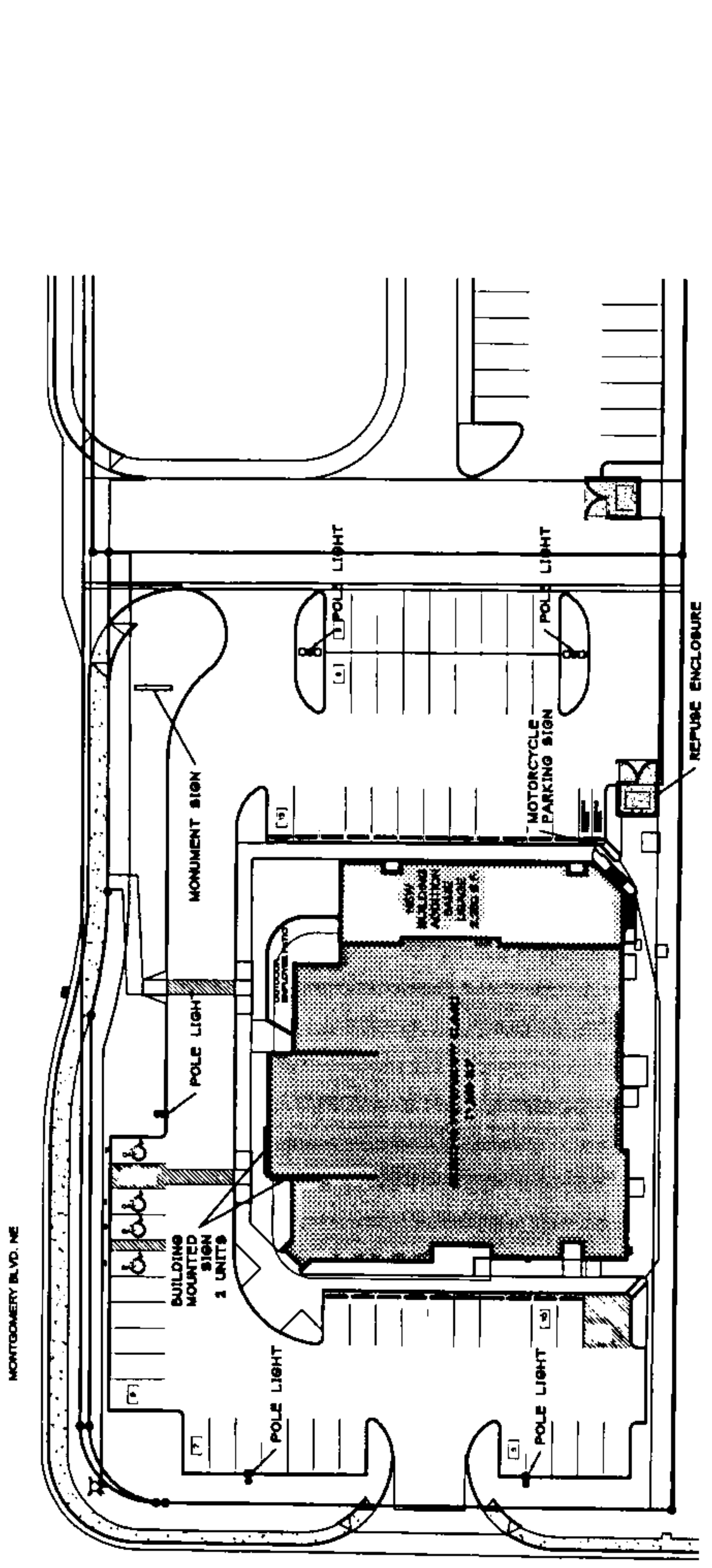
1 OF 6

Amended Site Development Plan for Building Permit

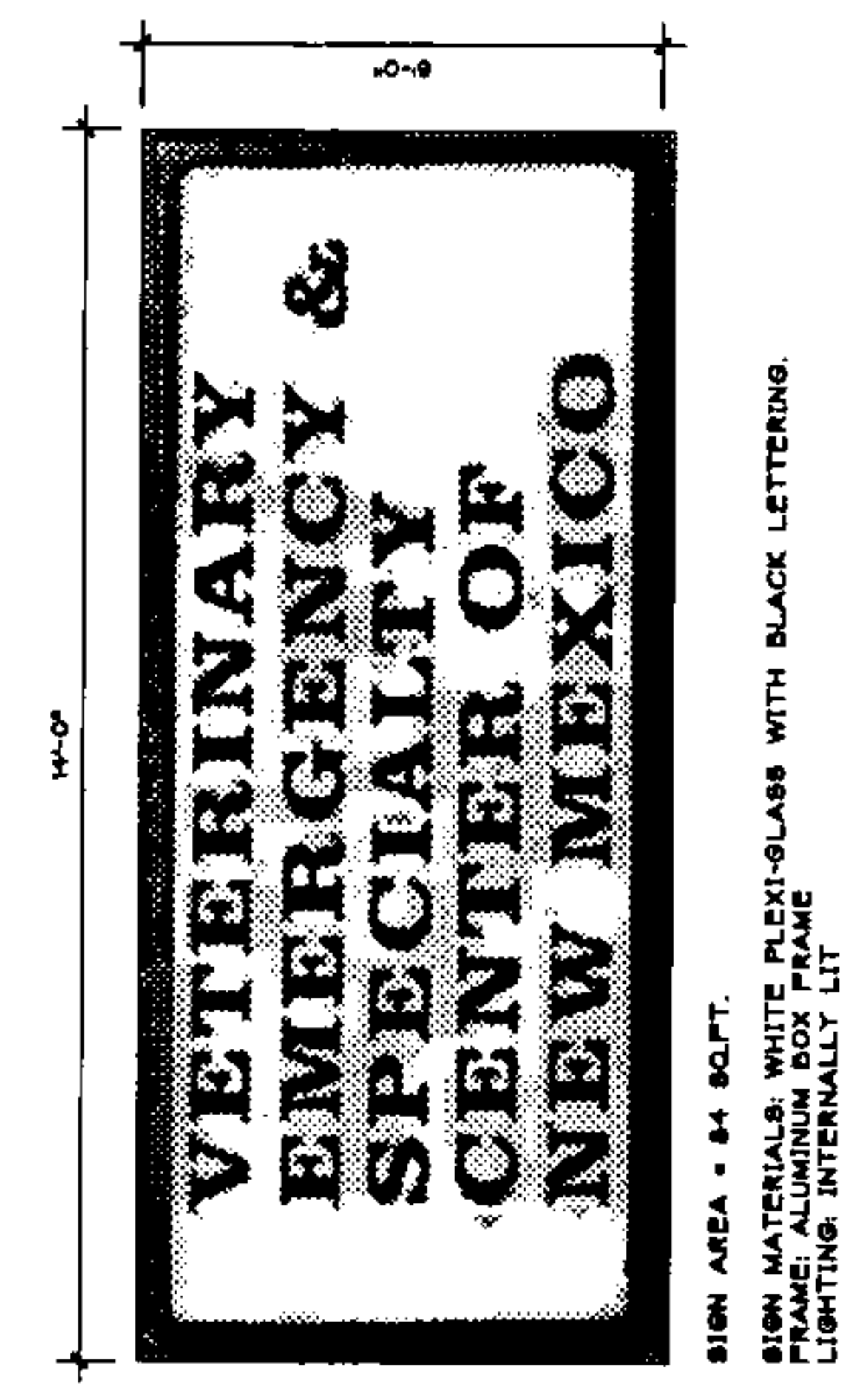
Amended Site Development Plan for Building Permit



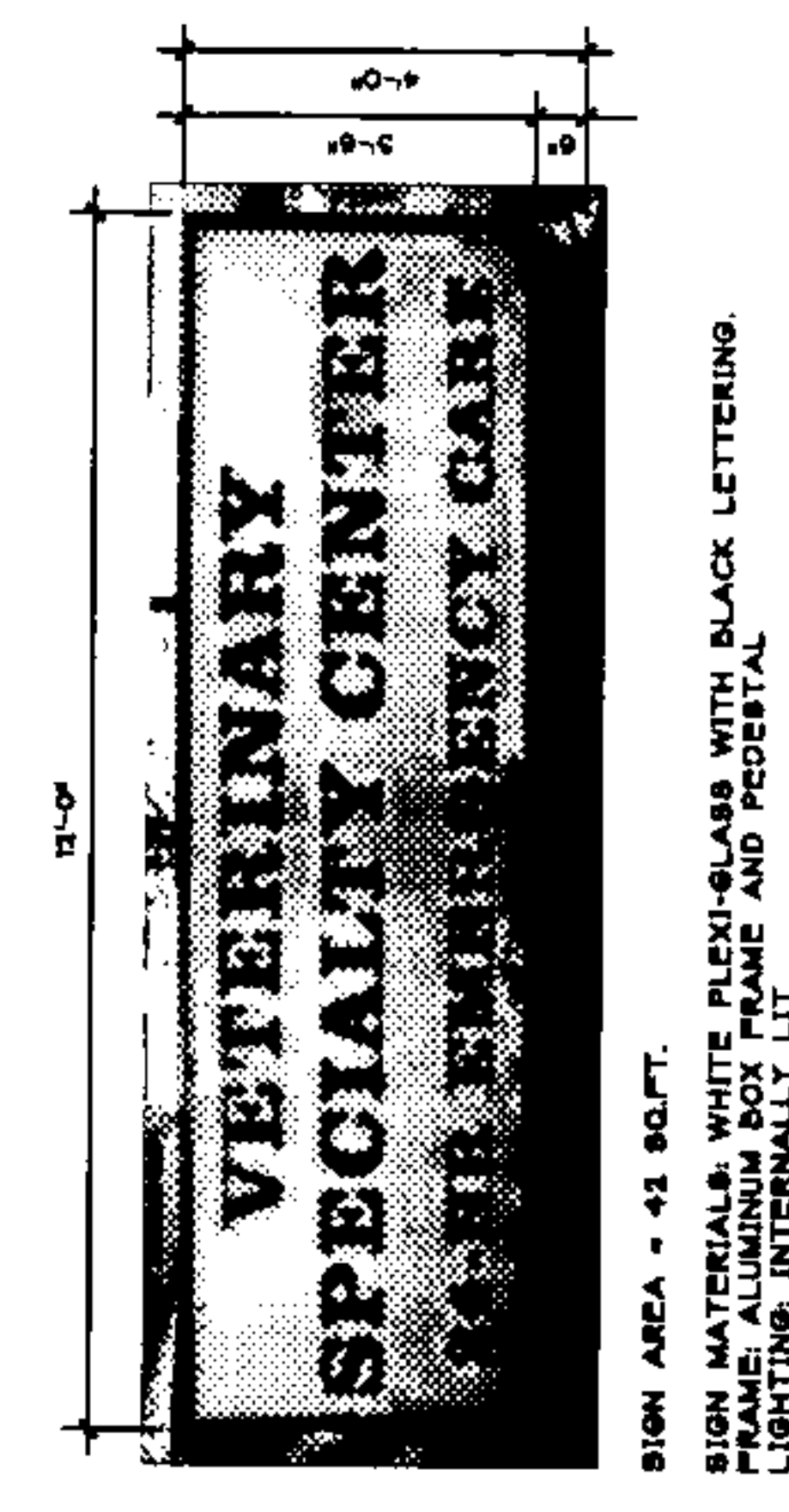
POLE LIGHT DETAIL (EXISTING)
SCALE: 1/4" = 1'-0"



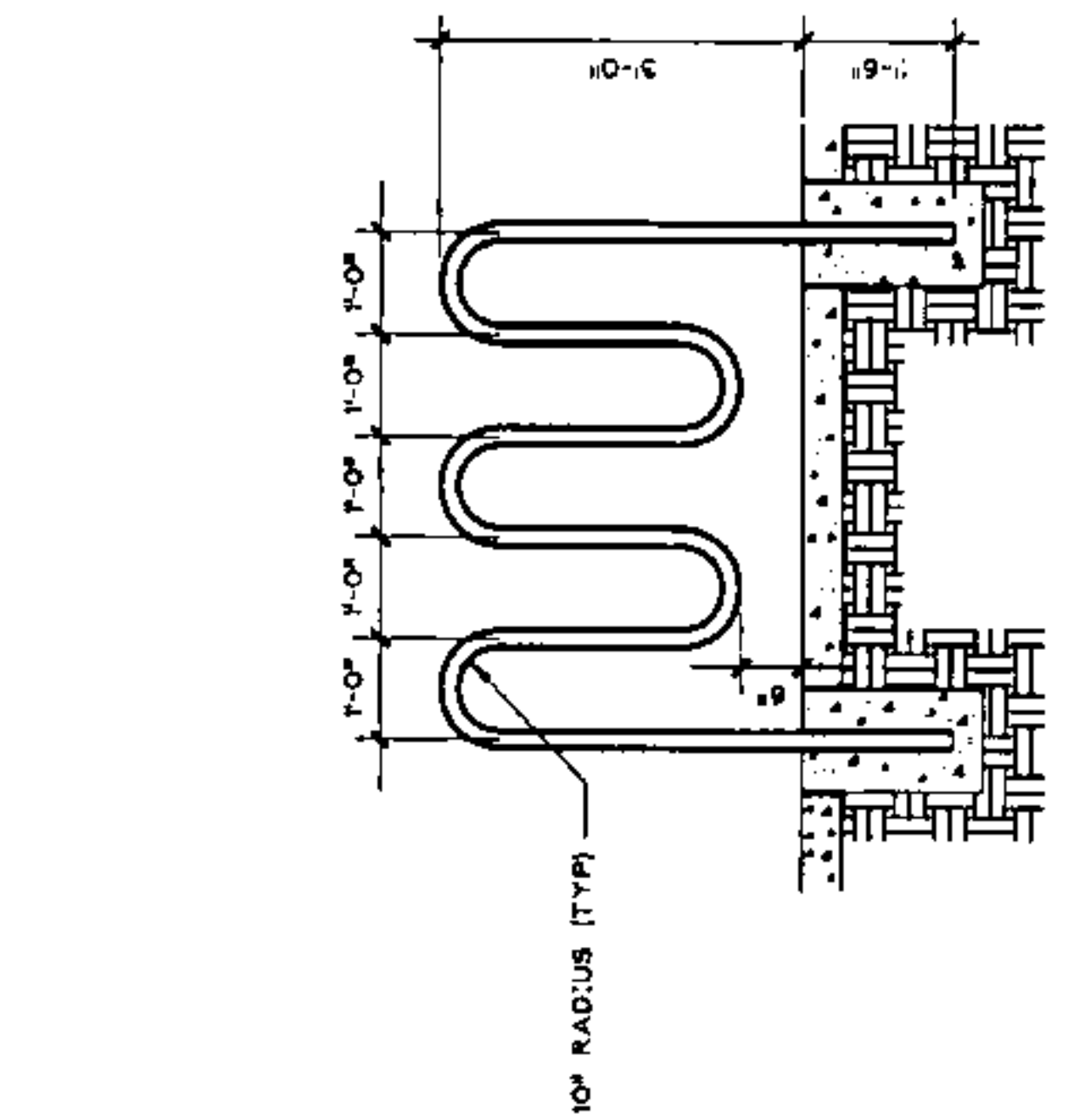
SIGNAGE AND LIGHTING KEY PLAN
SCALE: 1" = 30'-0"



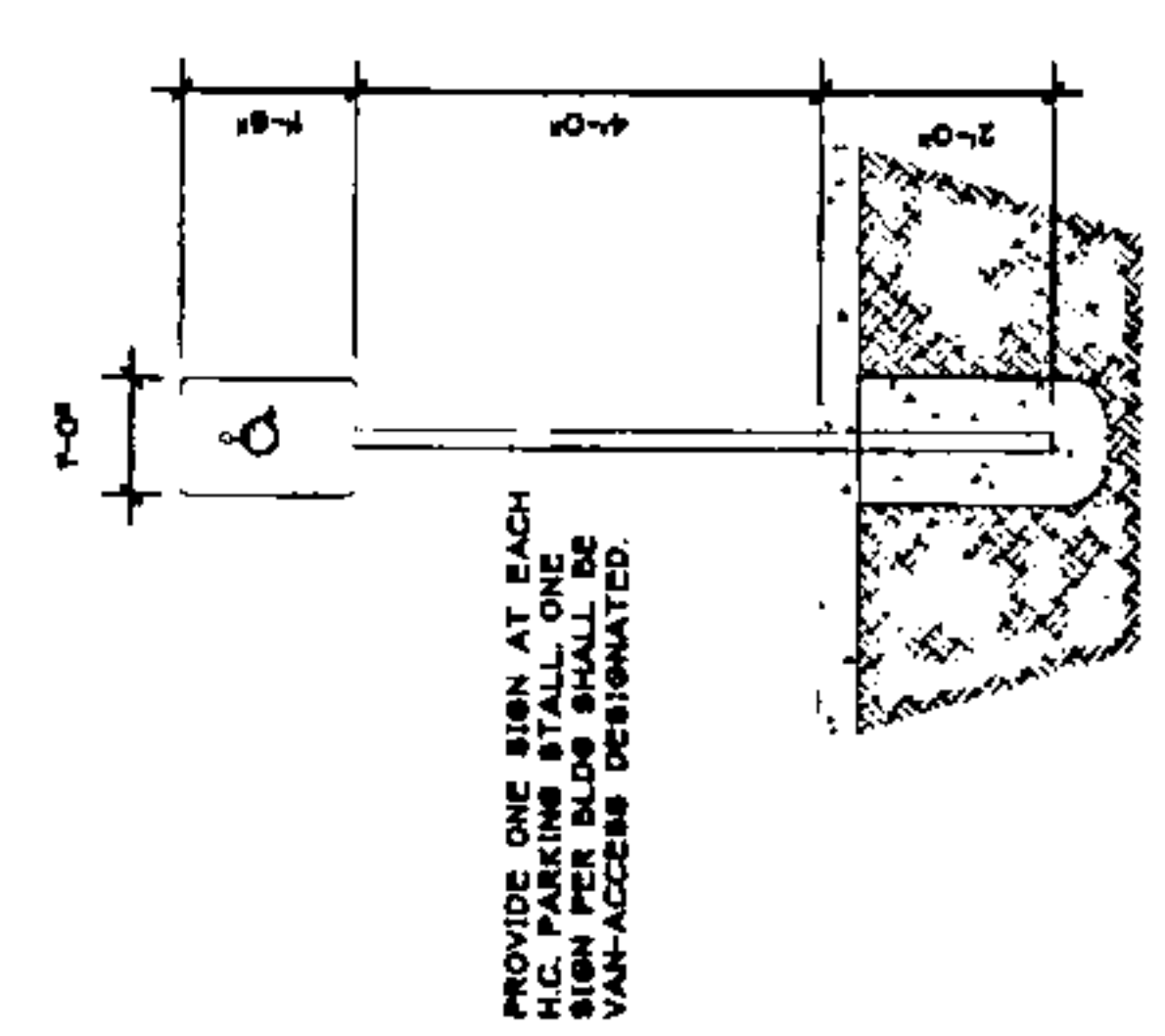
BUILDING MOUNTED SIGN (EXISTING)
SCALE: 1/2" = 1'-0"



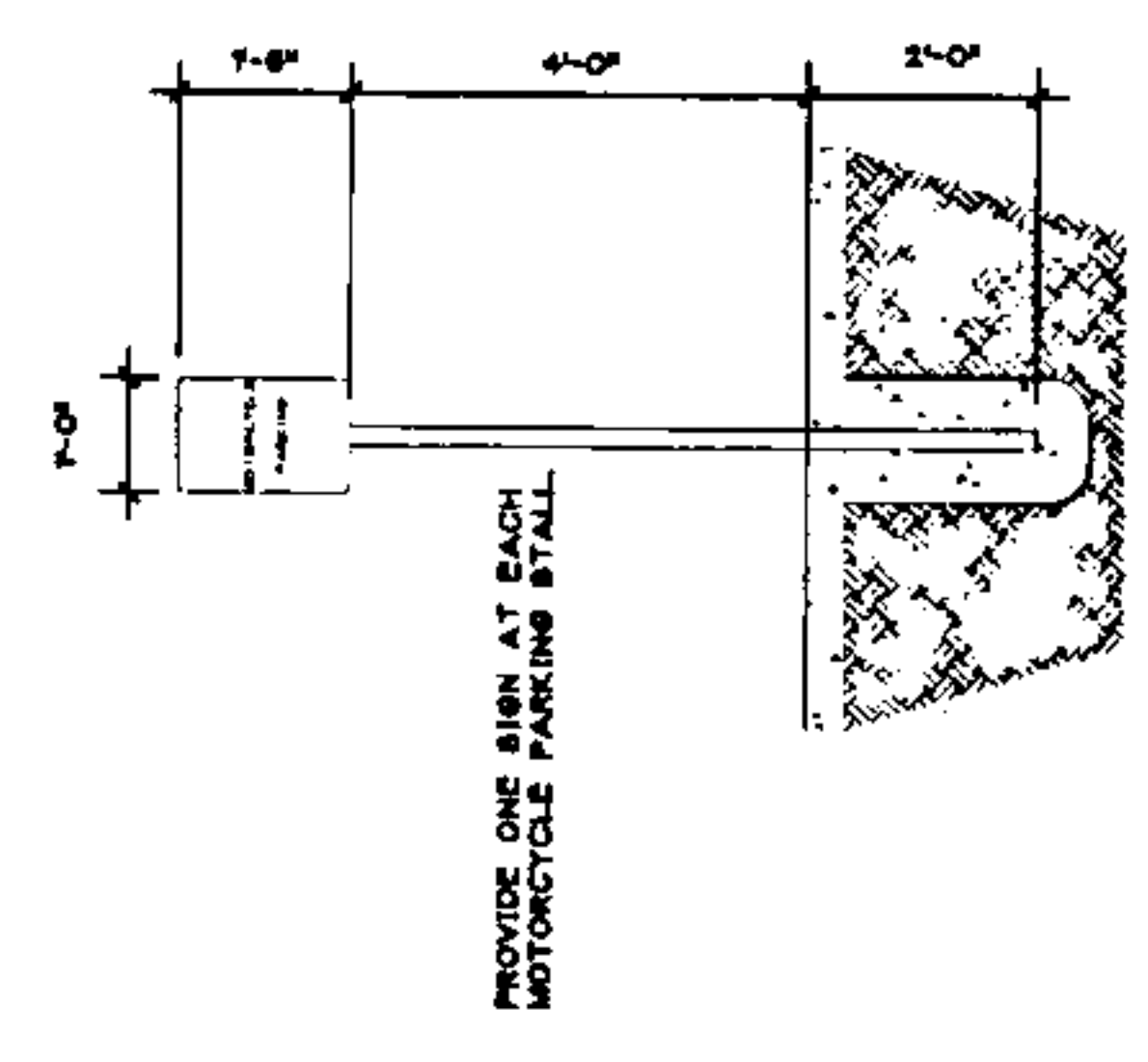
MONUMENT SIGN (EXISTING)
SCALE: 1/2" = 1'-0"



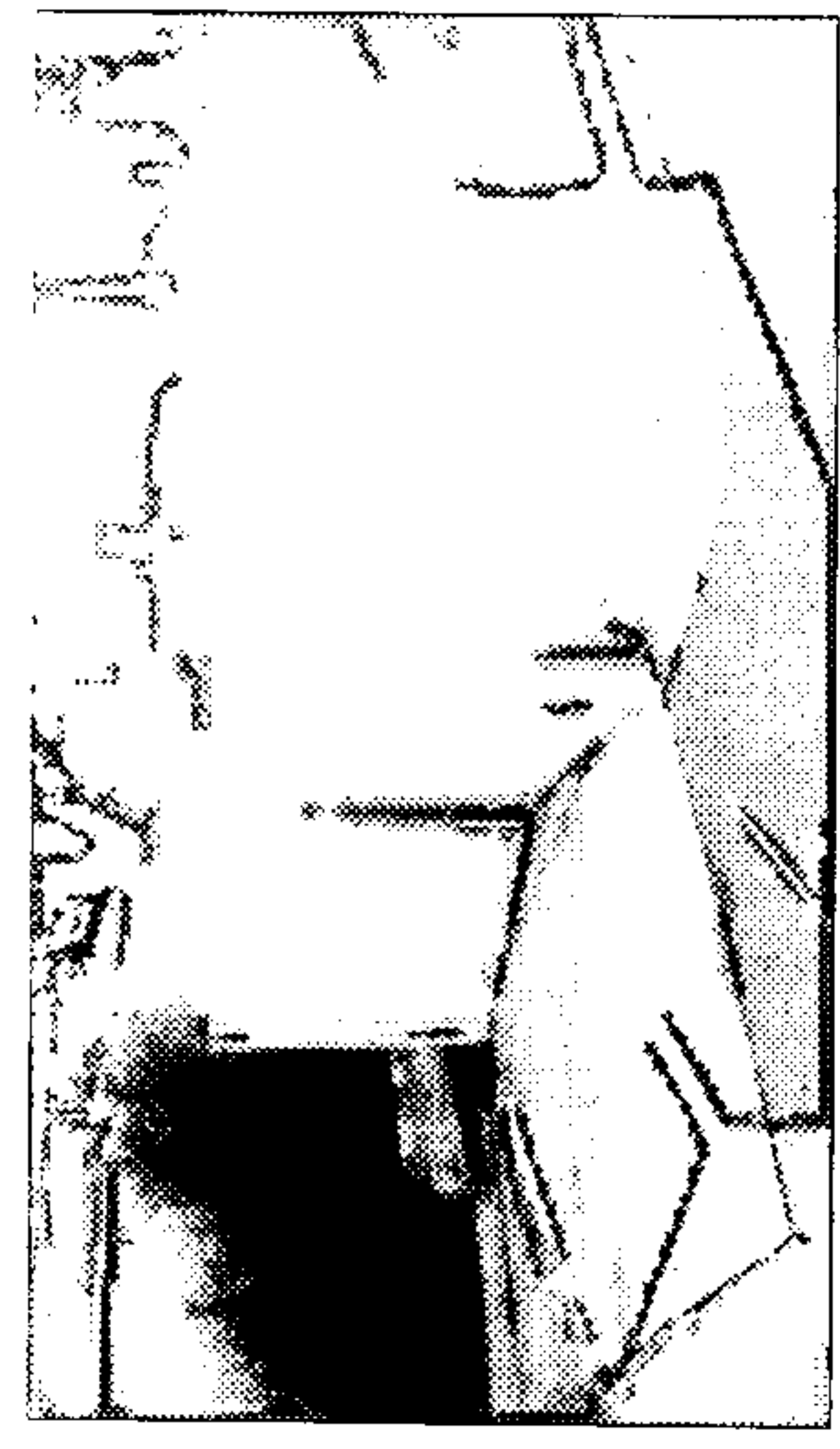
BIKE RACK (5 SPACES)
SCALE: 1/2" = 1'-0"



EXISTING H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"



MOTORCYCLE PARKING SIGN
SCALE: 1/2" = 1'-0"



EXISTING REFUSE ENCLOSURE
SCALE: N.T.S.

MONTGOMERY BOULEVARD NE



3-25-11

AMMENDED LANDSCAPE SITE DATA:

LOT AREA	= 59,140 S.F.
TOTAL BUILDING AND YARDWALL AREA	= 14,683 S.F.
NET LOT AREA	= 44,457 S.F.
LANDSCAPE AREA REQUIRED (15% OF NET LOT AREA)	= 6,669 S.F.
LANDSCAPE AREA PROVIDED (INCLUDING 2,285 S.F. OF LANDSCAPED RIGHT-OF-WAY)	= 15,226 S.F. OR 34%
STREET TREES REQUIRED (1 PER 30')	= 480/30 = 16 TREES
STREET TREES PROVIDED	= 12 TREES (EXISTING) = 4 TREES (NEW) = 16 TREES TOTAL

ORIGINAL LANDSCAPE SITE DATA

LOT AREA	68,808 SF
MINUS BUILDING AREA	11,395 SF
NET LOT AREA	47,411 SF
LANDSCAPE AREA REQUIRED (15% OF NET LOT AREA)	7,111.65 SF
LANDSCAPE AREA PROVIDED (including approximately 2,456 SF of right-of-way)	17,577 SF

PLANTS INDICATED ON PLAN AT 75%-100% AT MATURITY

LANDSCAPE NOTES

GENERAL NOTES:

- PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUNDCOVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS, OR OTHER SITE CONSTRAINTS.
- INTENT OF PLAN IS TO CONFORM TO ALL CITY ORDINANCES AND CODES RELATED TO LANDSCAPE REQUIREMENTS, INCLUDING THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE (C-ORD 18-1999).
- PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING PLANTING OPERATIONS.
- ALL PLANT SPECIMENS OF THE SAME SPECIES SHALL BE MATCHING IN PROPER AND APPROPRIATE SIZE AND CHARACTER AS PER THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS.
- THERE SHALL BE A 2"-3" DEPTH OF MULCH AT ALL PLANTING AREAS. ADJUST SETTING HEIGHT/LEVEL OF NEW TREE, SHRUB OR GROUNDCOVERS SO THAT TOP OF ROOTBALL WILL BE COVERED BY 1" DEPTH OF MULCH.

IRRIGATION:

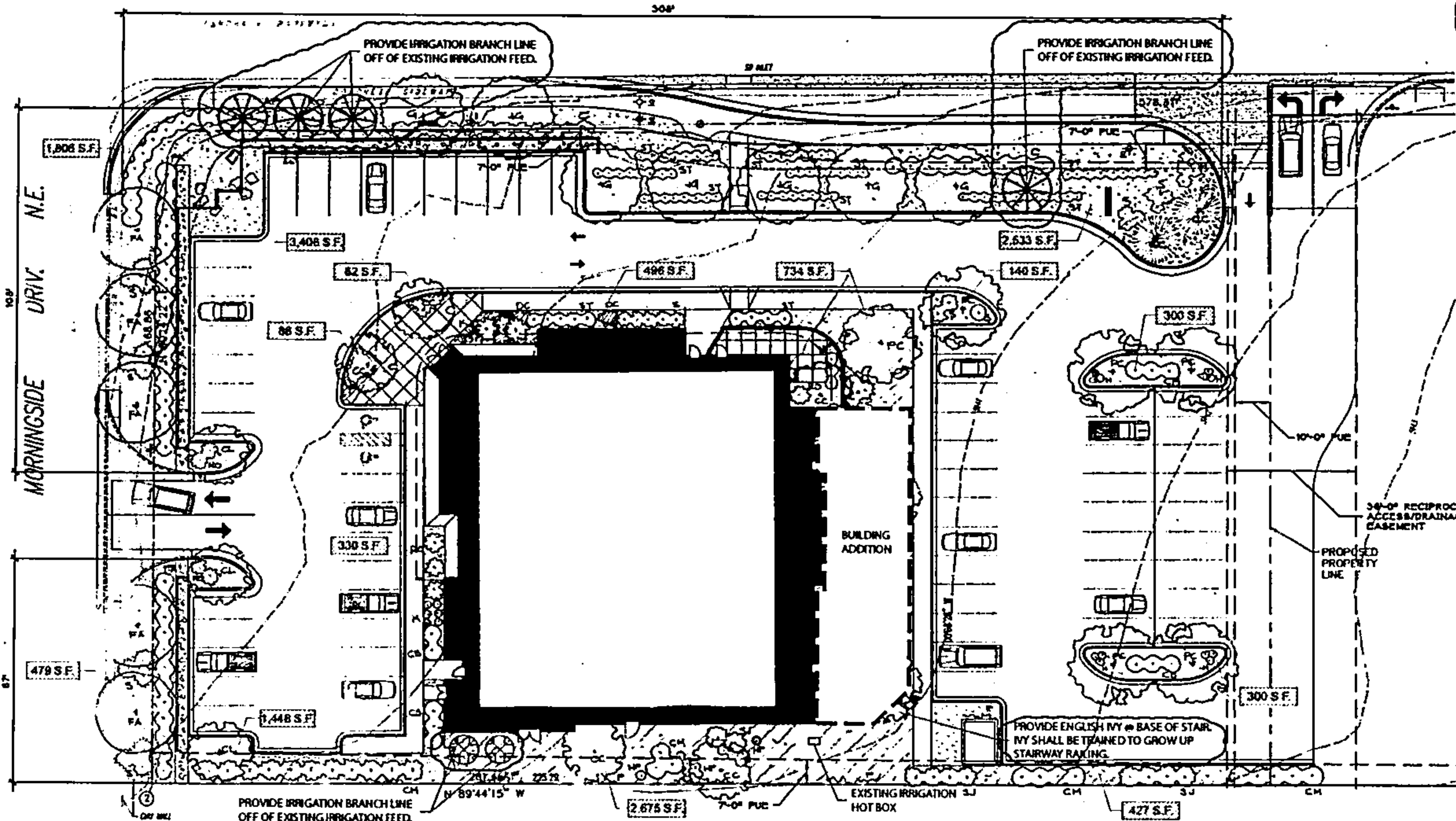
AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO SERVE ALL NEW PLANT MATERIALS, TREES, SHRUBS AND GROUNDCOVERS WILL BE IRRIGATED WITH A LOW-FLOW BUBBLER AND/OR A DRIP EMITTER SYSTEM.

MAINTENANCE:

ALL RESPONSIBILITIES FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL BE BY THE OWNER.

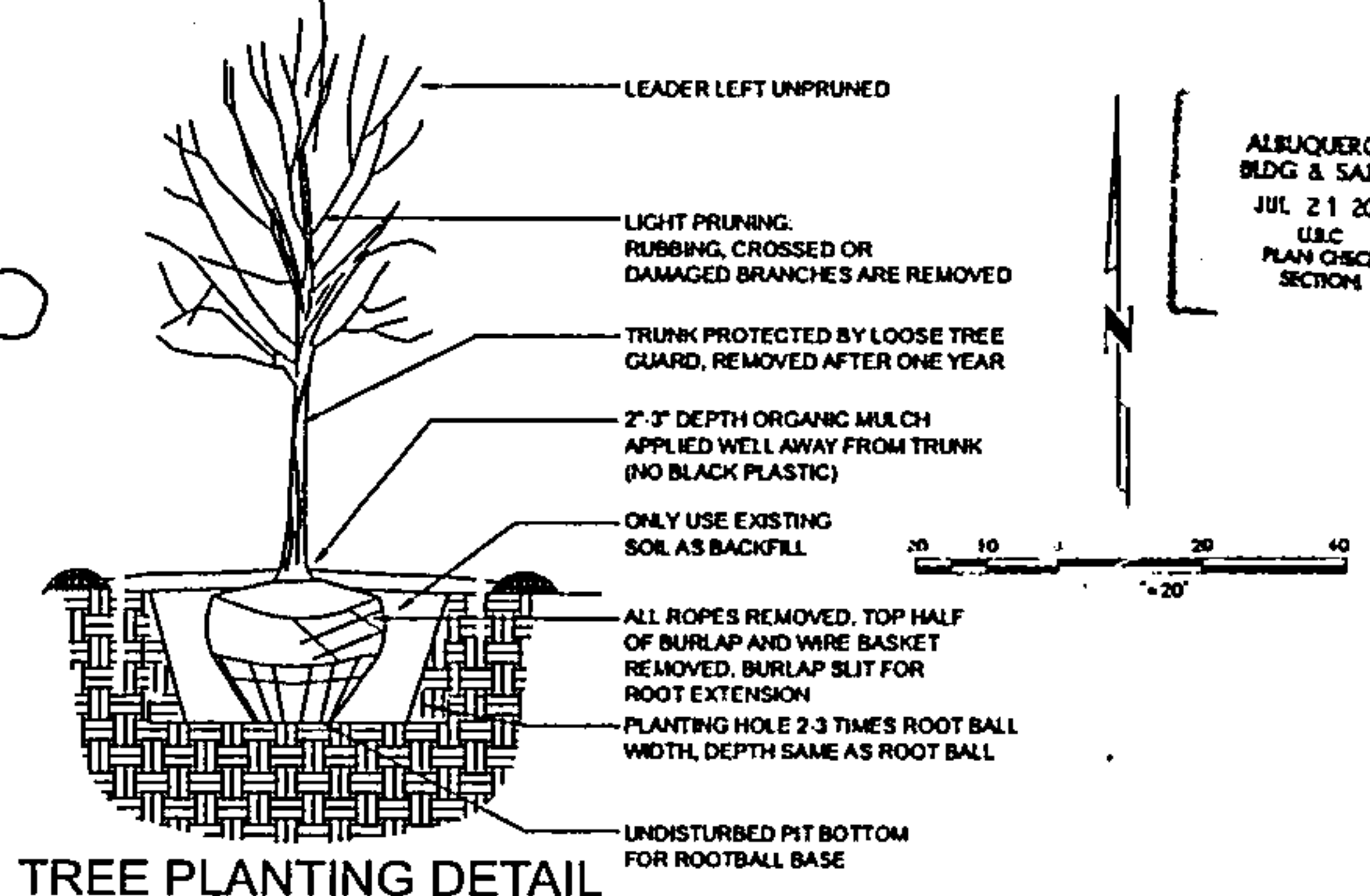
POINTS:

PLANT LIST CONSTITUTES A RANGE OF PLANT MATERIALS WHICH MAY BE USED ON THIS PROJECT. IT IS POSSIBLE THAT NOT ALL LISTED PLANTS WILL BE USED, AND ADDITIONAL APPROPRIATE PLANTS MAY BE INCLUDED ON THE FINAL PLAN.

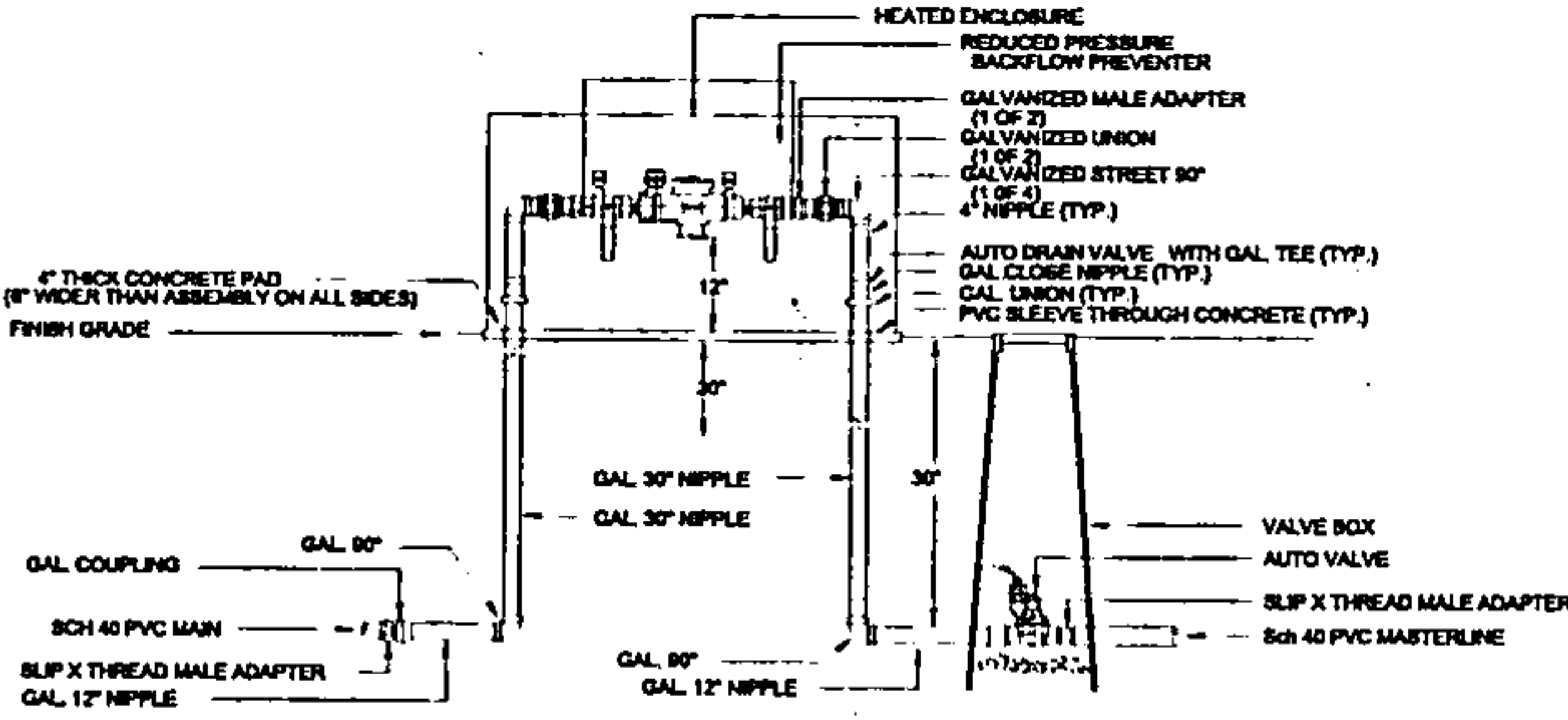


CARL PLANT LIST

Botanical Name	Common Name	Installed Size	Mature Size	Water Use
TREES				
<i>Quercus ilicifolia</i>	C. Shademoor Honey Locust	2 1/2" cal.	45' x 50'	M+
<i>Fraxinus americana</i>	FA. Autumn Purple Ash	2 1/2" cal.	45' x 45'	M
<i>Pistacia chinensis</i>	PC. Chinese Pistache	2 1/2" cal.	40' x 30'	M
<i>Chitalpa x castalpa</i>	CC. Chitalpa	1 1/2" - 2" cal.	30' x 30'	M
<i>Chilopsis linearis</i>	CL. Desert Willow	1 1/2" cal.	30' x 30'	L
<i>Crataegus phanopyrum</i>	CP. Washington Hawthorn	1 1/2" cal.	25' x 25'	L
SHRUBS				
<i>Caryopteris x clandonensis</i>	C. Blue Mist Spirea	5 gal.	3' x 3'	M
<i>Chamaebatia mollis</i>	CA. Fernbush	5 gal.	4' x 5'	L
<i>Spartium junceum</i>	SJ. Spanish Broom	5 gal.	5' x 5'	M
<i>Krithelia unaris</i>	K. Red Hot Poker	5 gal.	3' x 3'	L
<i>Perovskia atriplicifolia</i>	PA. Russian Sage	5 gal.	5' x 5'	M
<i>Rosmarinus officinalis 'ARP'</i>	RO. Rosemary	5 gal.	5' x 5'	L
<i>Salvia greggii</i>	S. Autumn Sage	5 gal.	2' x 3'	M
<i>Hesperaloe parviflora</i>	HP. Red Yucca	5 gal.	3' x 3'	M
<i>Silphium laciniatum</i>	SL. Thracian Sage	1 gal.	2' x 2'	M
<i>Helicopsis temperifera</i>	HT. Blue Arava	1 gal.	2' x 2'	M
<i>Artemisia x pinnatifida</i>	AP. Pinnate Castle Sage	1 gal.	2' x 2'	M
<i>Coloneaster buckleyi</i>	CB. Greyleaf Cotoneaster	5 gal.	2' x 2'	M
GROUNDCOVERS & VINES				
<i>Dioscorea cooperi</i>	DC. Purple Plantain	Pots	6" x 18"	L
<i>Parthenocissus tricuspidata</i>	PT. Boston Ivy	1 gal.	---	M
MULCHES				
	Cobbles, Crusher Fines, Gravel & Bark			



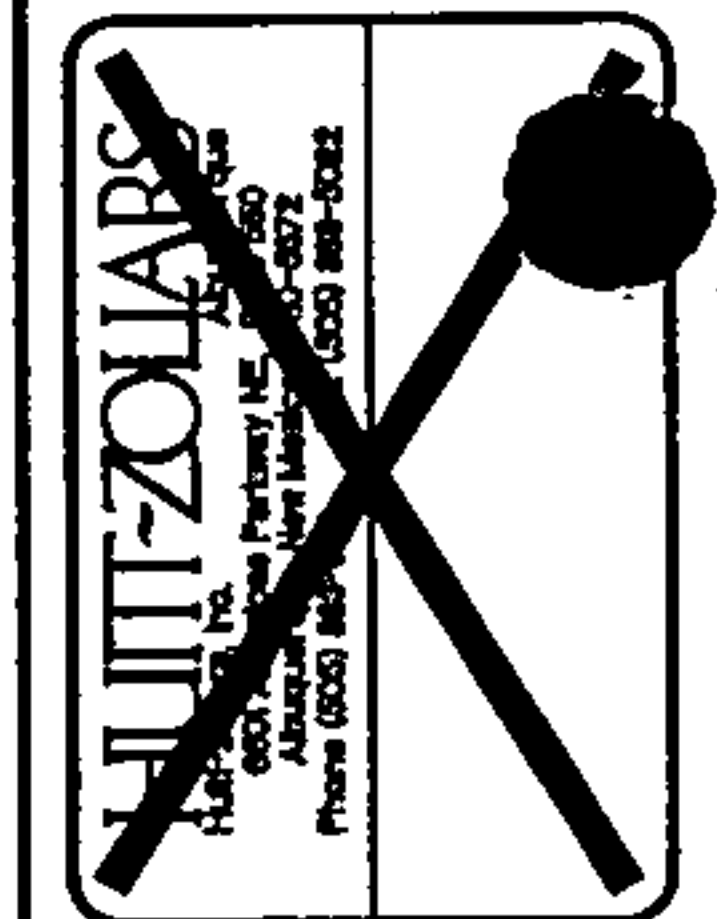
ALBUQUERQUE BLDG & SAFETY
JUL 21 2003
U.L.C.
PLAN CHECK SECTION



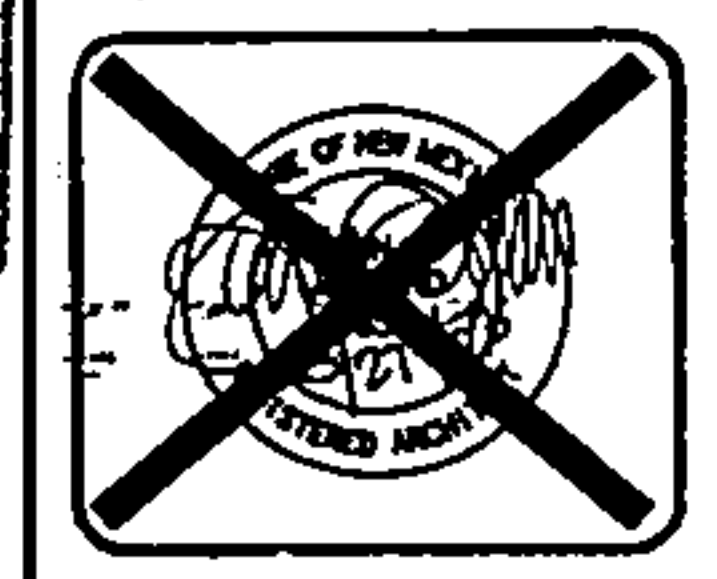
NOTE: 1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW/MASTER VALVE DETAIL

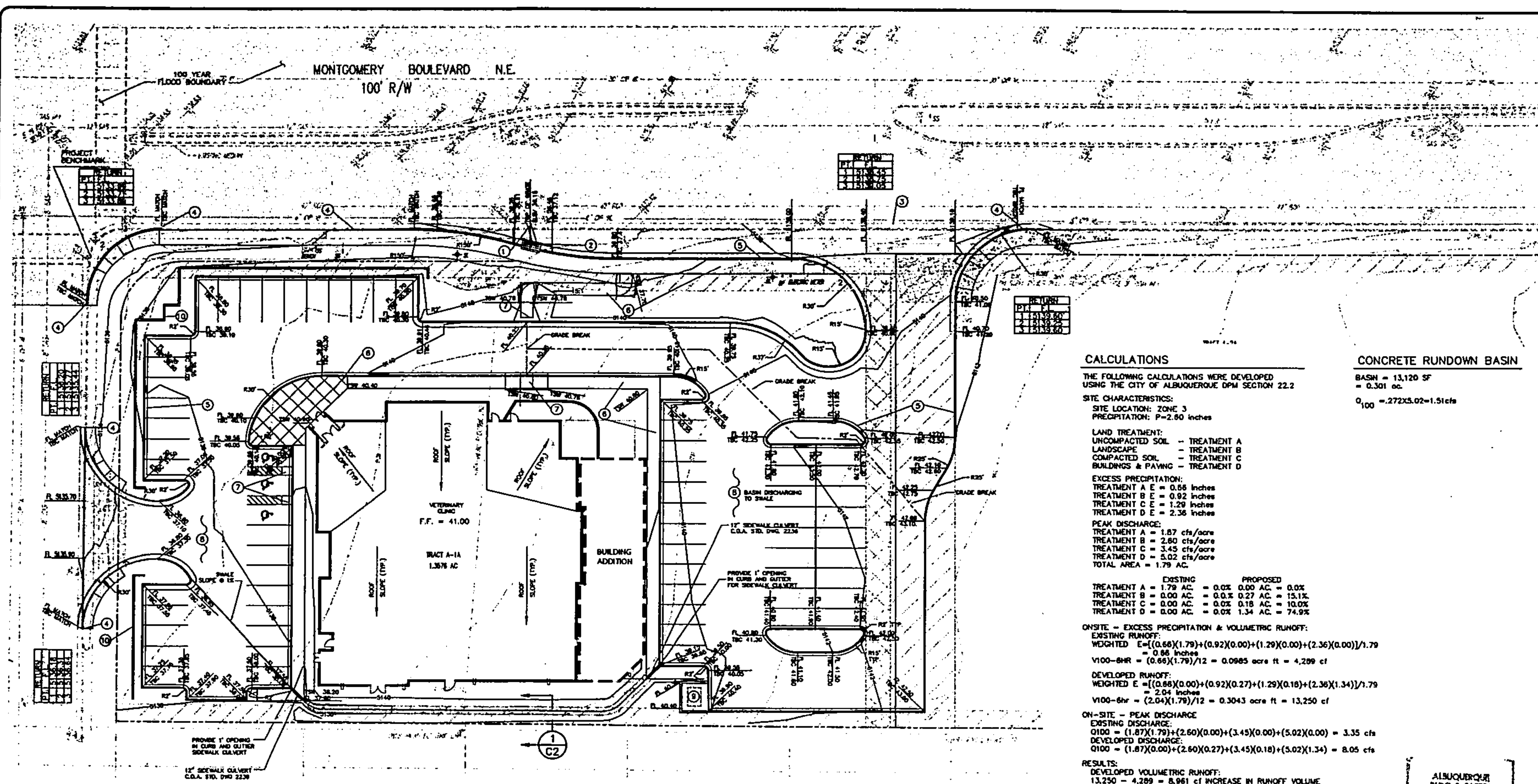
NO.	REVISION	DATE



LANDSCAPE PLAN
Veterinary Surgical Specialists
of New Mexico
Albuquerque, New Mexico



DATE: 10/9/02
DRAWN: GRJ
CHECKED: WC
PROJ. NO.: 14-0204-01
SHEET: LS
3 OF 6



CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
 SITE LOCATION: ZONE 3
 PRECIPITATION: P=2.60 inches

LAND TREATMENT:
 UNCOMPACTED SOIL - TREATMENT A
 LANDSCAPE - TREATMENT B
 COMPACTED SOIL - TREATMENT C
 BUILDINGS & PAVING - TREATMENT D

EXCESS PRECIPITATION:
 TREATMENT A E = 0.66 inches
 TREATMENT B E = 0.92 inches
 TREATMENT C E = 1.29 inches
 TREATMENT D E = 2.36 inches

PEAK DISCHARGE:
 TREATMENT A = 1.87 cfs/acre
 TREATMENT B = 2.80 cfs/acre
 TREATMENT C = 3.45 cfs/acre
 TREATMENT D = 5.02 cfs/acre
 TOTAL AREA = 1.79 AC

	EXISTING	PROPOSED
TREATMENT A	1.79 AC = 0.0%	0.00 AC = 0.0%
TREATMENT B	0.00 AC = 0.0%	0.27 AC = 15.1%
TREATMENT C	0.00 AC = 0.0%	0.18 AC = 10.0%
TREATMENT D	0.00 AC = 0.0%	1.34 AC = 74.9%

ON-SITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:

EXISTING RUNOFF:
 WEIGHTED E = $[(0.66)(1.79) + (0.92)(0.00) + (1.29)(0.00) + (2.36)(0.00)] / 1.79$
 = 0.66 inches
 $V_{100-6hr} = (0.66)(1.79) / 12 = 0.0985$ acre ft = 4,299 cf

DEVELOPED RUNOFF:
 WEIGHTED E = $[(0.66)(0.00) + (0.92)(0.27) + (1.29)(0.18) + (2.36)(1.34)] / 1.79$
 = 2.04 inches
 $V_{100-6hr} = (2.04)(1.79) / 12 = 0.3043$ acre ft = 13,250 cf

ON-SITE - PEAK DISCHARGE

EXISTING DISCHARGE:
 $Q_{100} = (1.87)(1.79) + (2.80)(0.00) + (3.45)(0.00) + (5.02)(0.00) = 3.35$ cfs
DEVELOPED DISCHARGE:
 $Q_{100} = (1.87)(0.00) + (2.80)(0.27) + (3.45)(0.18) + (5.02)(1.34) = 8.05$ cfs

RESULTS:
 DEVELOPED VOLUMETRIC RUNOFF:
 $13,250 - 4,299 = 8,951$ cf INCREASE IN RUNOFF VOLUME
 DEVELOPED PEAK DISCHARGE:
 $8.05 - 3.35 = 4.70$ cfs INCREASE IN PEAK DISCHARGE

CONCRETE RUNDOWN BASIN

BASIN = 13,120 SF
 = 0.301 ac.

$Q_{100} = .272 \times 5.02 = 1.51$ cfs

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. NO LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE. MAKES NO REPRESENTATION THEREON, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PRIVATE RIGHT-OF-WAY OR ONTO ADJACENT PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMIS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

KEYED NOTES

- REMOVE TYPE "C" INLET
- CONSTRUCT TYPE "C" INLET
- CONSTRUCT DRIVEPADS PER CDA STD DWG 2420
- CONSTRUCT CURB & GUTTER TO MATCH EXISTING CURB
- CONSTRUCT CURB AND GUTTER PER SITE PLAN
- CONSTRUCT SIDEWALK PER SITE PLAN
- CONSTRUCT HANDICAP RAMP PER SITE PLAN
- INSTALL ASPHALT PAVING
- NEW DUMPSTER
- CONSTRUCT CMU VISUAL SCREEN WALL PER SITE PLAN

BENCHMARK

CHISELED "C" IN TOP BACK OF CURB BEHIND FOUND DRILL HOLE. ELEV. = 34.57

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A-1 AND A-2 OF THE VOL-ADDITION WITHIN SECTION 2, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, RECORDED ON JANUARY 2, 1980 IN VOLUME C18, FOLIO 35), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. PARCEL CONTAINS 2.7085 ACRES, MORE OR LESS.

S.O. 19 REQUIREMENTS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.



TYP. COBBLE SWALE
 SCALE: NTS
 0=1.51 cfs @ 4.8" DEEP
 SLOPE = 1.00%

FLOOD ZONE

PER THE FEMA MAP NUMBER 350002 0023 DATED OCTOBER 14, 1983 THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE AREA. HOWEVER, MONTGOMERY BOULEVARD WHICH BOUNDS THE SITE TO THE NORTH IS DESIGNATED AS BEING IN THE 100-YR FLOOD ZONE.

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

APPROVALS	NAME	DATE
A.C.E. DESIGN		
INSPECTOR		
A.C.E. FIELD		

GENERAL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
ADD 5100 TO SPOT ELEVATIONS
- TOP OF ASPHALT
- TOP BACK OF CURB
- FLOWLINE ELEVATION
- TOP OF SIDEWALK



NO.	REVISION	DATE

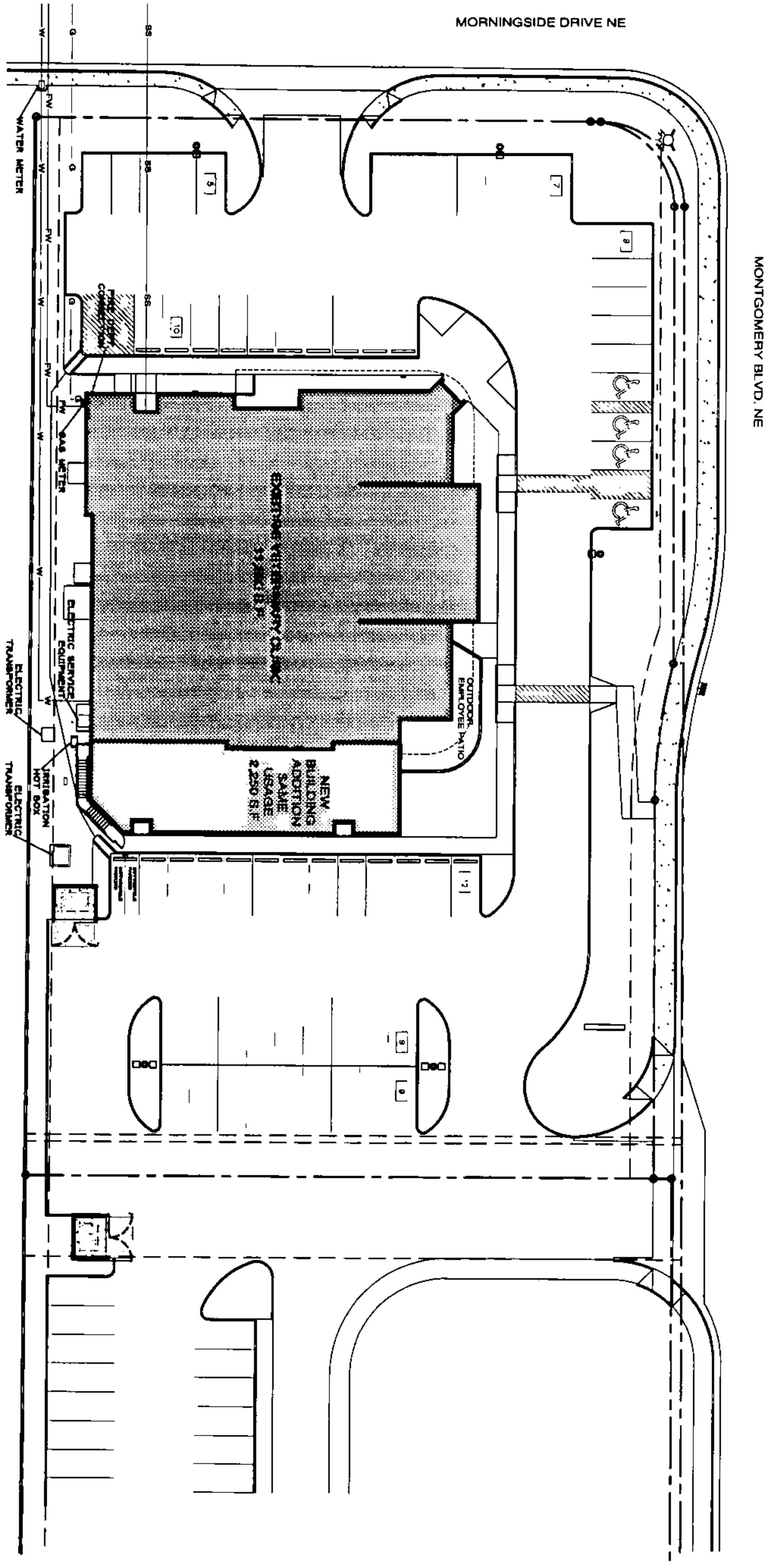
ALBUQUERQUE
 PETER SCHWARTZ, DVM
 VETERINARY SURGICAL SPECIALISTS

EXISTING GRADING AND DRAINAGE PLAN
 Veterinary Surgical Specialists
 of New Mexico
 Albuquerque, New Mexico

ALBUQUERQUE BLDG & SAFETY
 JUL 21 2003
 U.A.C.
 PLAN CHECK SECTION

DATE: 08/28/02
 DRAWN: LH
 DESIGNED: SE
 CHECKED: KK
 PROJ. NO: 14-0204-01

SHEET: **GD**
 4 OF 6



UTILITY PLAN- EXISTING CONDITIONS
 SCALE: 1" = 20'-0"

LEGEND - EXISTING FEATURES UNL. UNLESS NOTED OTHERWISE!

	FIRE HYDRANT
	SINGLE POLE LIGHT
	DOUBLE POLE LIGHT
	SANITARY SEWER
	GAS
	FIRE WATER
	WATER
	PROPERTY LINE

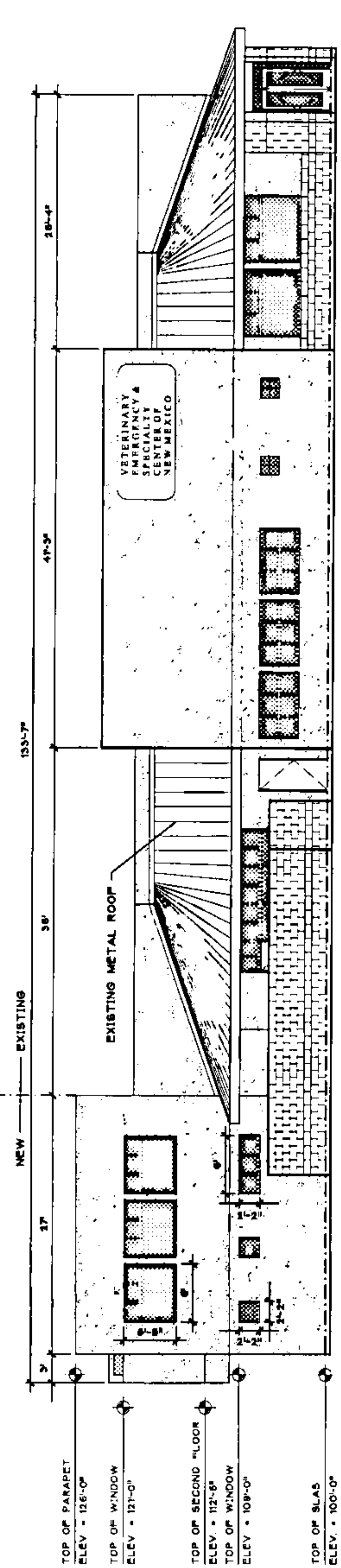


Amended Site Development Plan for Building Permit

<p>NOT FOR CONSTRUCTION</p>	<p>Building Addition to Veterinary Emergency and Specialty Center 4000 Montgomery Blvd. NE Albuquerque, New Mexico 87109</p>	 RICHARD DORMAN F.A.I.A. ALBUQUERQUE, NM 505-299-5940	<p>© DORMAN AND BREEN ARCHITECTS 2011 DORMAN and BREEN LAURENCE BREEN A.I.A. Albuquerque Westside 505-792-8160</p>
<p>SHEET TITLE UTILITY PLAN</p>	<p>DATE 3/28/11</p>		
<p>DATE 10/26</p>			
<p>PROJECT UTILITY PLAN</p>			
<p>5 OF 6 UT</p>			

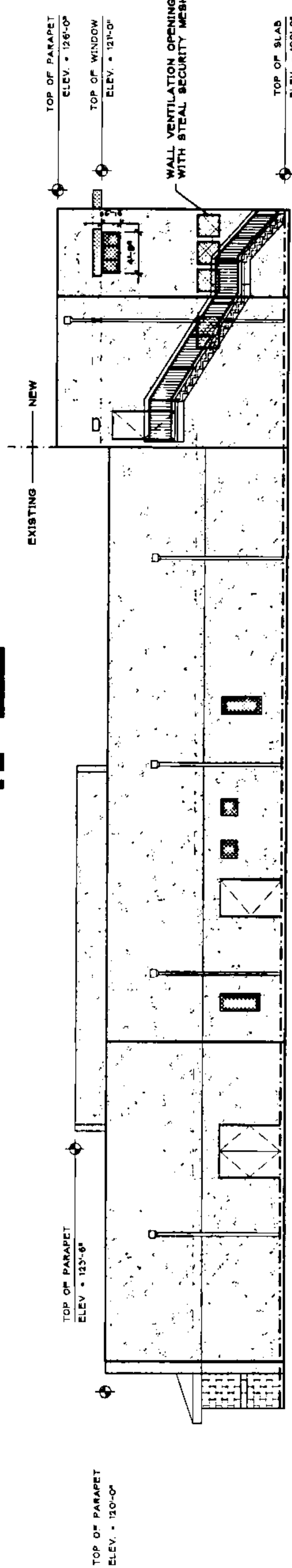
BLDG ELEVATION NOTES

TYPICAL WALL FINISH:
 STUCCO TO MATCH EXISTING TEXTURE AND COLOR. SEE BUILDING
 ELEVATIONS FOR LAYOUT OF REVEAL JOINTS.
 TYPICAL WINDOWS
 PROVIDE ALUMINUM STOREFRONT FRAMES, BROWN COLOR
 W/ LOW-E INSULATED GLASS.
 TYPICAL EXTERIOR DOORS
 PROVIDE BROWN ALUMINUM STOREFRONT FRAMES WITH TRANSLUCENT
 WINDOWS & PANIC HARDWARE, HOLLOW METAL DOORS, PAINT
 DOORS TO MATCH STUCCO COLOR.



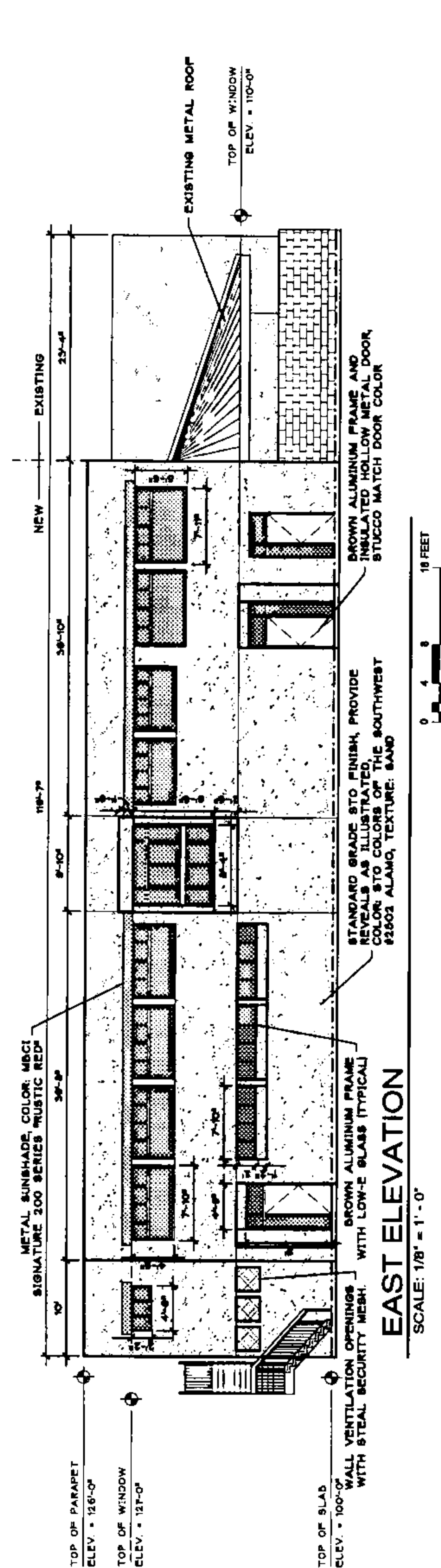
NORTH ELEVATION

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



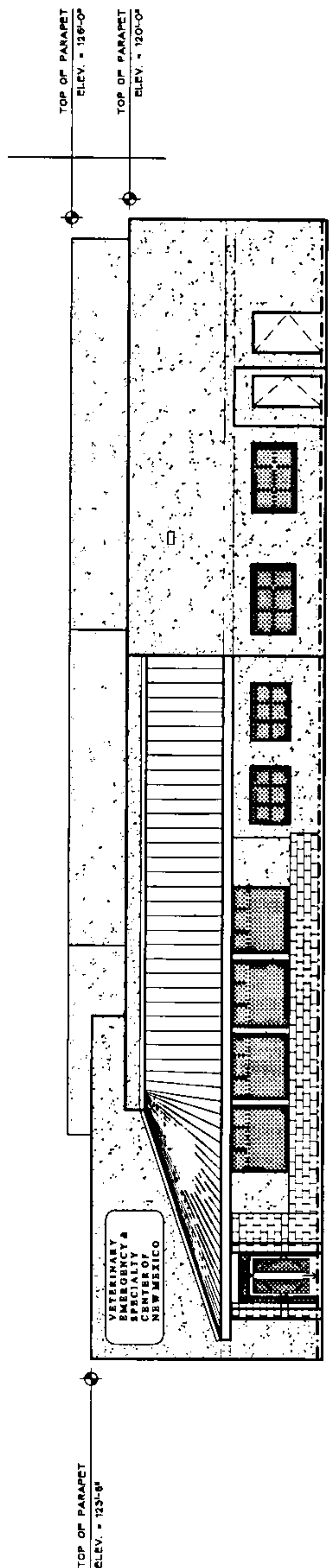
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION - EXISTING

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

Amended Site Development Plan for Building Permit

DORMAN AND BREEN ARCHITECTS 2011
 DORMAN AND BREEN
 LAURENCE BREEN A.I.A.
 ALBUQUERQUE, NM 505-299-5940

RICHARD DORMAN F.A.I.A.
 ALBUQUERQUE, NM 505-299-5940

D + B

Building Addition to
 Veterinary Emergency and Specialty Center
 4000 Montgomery Blvd. NE
 Albuquerque, New Mexico 87109

NOT FOR CONSTRUCTION

ELEVATIONS

DATE	3/28/11
PROJECT NO.	1026
DATE	
PROJECT NO.	
DATE	
PROJECT NO.	
DATE	
PROJECT NO.	

A
6 OF 6

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1002119

On May 12, 2011, the Environmental Planning Commission approved Project #1002119 11EPC 40017, an amendment to a site development plan for building permit, for all or a portion of Tract A-1A, Vol-Andia Addition, located on Montgomery Blvd NE between Morningside Drive NE and Washington Street NE, containing approximately 1.3 acres.

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

3a. Other than to the extent the existing or proposed landscaping is approved by the ZHE, DRB, or the Planning Director, the applicant shall meet the buffer landscaping/screening requirements of Section 14-16-3-10 (E)(4).

The Special Buffer Landscaping/Screening Requirements state that "The standard buffer landscaping shall be a landscaping strip at least ten feet wide where located along the residential/nonresidential boundary" (Section 14-16-3-10)(E)(4)(a). However, since the site has already been built, and because the existing site development plan that was approved by the DRB in 2003 (Z-1002119/02EPC-01144) never required the 10' landscape buffer, the EPC condition of approval is met in this case.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



City of Albuquerque
Planning Department
Urban Design & Development Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 13, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002119
11EPC-40017 AMEND SITE DEVELOPMENT
PLAN – BUILDING PERMIT

Peter Schwarz, DVM
4000 Montgomery Blvd NE
Albuquerque, NM 87109

LEGAL DESCRIPTION:

Mark Baczek, Dorman Breen Architects, agent for Peter Schwarz, DVM, requests the above action for all or a portion of Tract A-1A, Vol-Andia Addition, zoned SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services, located on Montgomery Blvd NE between Morningside Drive NE and Washington Street NE, containing approximately 1.3 acres. (G-17) Randall Falkner, Staff Planner

On May 12, 2011, the Environmental Planning Commission voted to APPROVE Project #1002119 / 11EPC-40017, an Amendment to a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS – 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

1. This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land located on Montgomery Blvd between Morningside Drive and Washington Street. The site comprises Tract A-1A, Vol-Andia Addition.
2. The applicant intends to construct a two-story 4,510 square foot addition (2,250 s.f. footprint) to the existing one-story 11,590 square foot veterinary clinic.
3. The site is zoned SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services. The proposed use is permissive under the current zoning.
4. The site is located within the Established Urban Area of the Comprehensive Plan.

OFFICIAL NOTICE OF DECISION

PROJECT #1002119

May 12, 2011

Page 2 of 4

5. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5d – The request will respect existing neighborhood values. The new building area will be constructed within an auxiliary open land area adjacent to the east side of the building, and will not require the reconfiguration of any existing site infrastructure nor any changes to the existing traffic circulation layout.
 - b. Policy II.B.5i – The request will complement the adjacent residential area and has been sited to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - c. Policy II.B.5k – The request has been planned to minimize any harmful effects of traffic and the safety of established residential neighborhoods is protected in transportation planning and operations.
 - d. Policy II.C.8d – Street trees will be added to the existing landscaping along Montgomery Boulevard, which will control water erosion and dust, and create a pleasing visual environment.
7. There is no known neighborhood or other opposition.
8. The existing walkways are 5'6", which do not meet the 6' minimum requirement; however, a condition has been provided below that will add wheel stops and prevent the overhang of vehicles onto the walkways.

RECOMMENDATION - 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

APPROVAL of 11EPC 40017, an amendment to a site development plan for building permit, for Tract A-1A, Vol-Andia Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized

OFFICIAL NOTICE OF DECISION

PROJECT #1002119

May 12, 2011

Page 3 of 4

changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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.
3. Landscaping:
 - a. Other than to the extent the existing or proposed landscaping is approved by the ZHE, DRB, or the Planning Director, the applicant shall meet the buffer landscaping/screening requirements of Section 14-16-3-10 (E)(4).
 - b. Trees and lighting shall not conflict with one another.
4. The actual color and materials of the existing and proposed buildings shall be listed on the elevations sheet to ensure a proper match.
5. Wheel stops shall be provided along both the east and west portions of the parking lots that abut the 5'6" walkway in order to provide a 5'6" wide clear path.
6. The screening of mechanical equipment needs to be identified on the site development plan for building permit.
7. Conditions from the City Engineer, Municipal Development, and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. Site plan shall comply and be designed per DPM Standards.
8. Condition from Public Service Company of New Mexico:
 - a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 27, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC

OFFICIAL NOTICE OF DECISION

PROJECT #1002119

May 12, 2011

Page 4 of 4

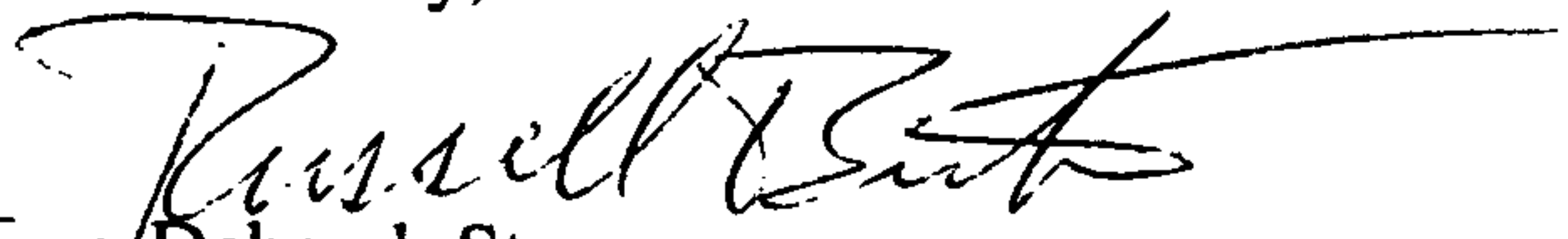
RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Deborah Stover
Planning Director

DS/rf/mc

cc: Ferdinand Balanquit, Hodgin N.A., 4024 Palo Duro NE, Albuquerque, NM 87110
Carol Givens, Hodgin N.A., 4700 Douglas MacArthur NE, City, Albuquerque, NM 87110
Mark Baczek, Dorman Breen Architects, 10305 Timan Pl NW, Albuquerque, NM 87114



30
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30
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May 24, 2011

Modifications to site plans since EPC Notice of Decision: 5-13-11

To: The City of Albuquerque Planning Department

Amended Site Development Plan for Building Permit.

Original Site Development Plan for Building Permit approved by COA-DRB 3/17/03.
Case No.: Z-1002119/02EPC-01144.

Property Location:

4000 Montgomery Blvd. NE, Alb., NM, 87109

Legal Description:

Tract A-1A of VOL-ANDIA ADDITION,
within the City of Albuquerque, Bernalillo County, New Mexico.

Modifications Explanation:

- Condition 1: Modifications Letter.
- Condition 2: May/24/11 meeting w/ Randall Faulkner.
- Condition 3: See L1 for additional trees provided.
- Condition 4: See Elevations, noted therein.
- Condition 5: See Site Plan, added to Legend
- Condition 6: See Site Plan, added to Footprint
- Condition 7: EPC/DRB/DPM compliance req'd.
- Condition 8: All P.U.E.'s are noted in Utility Plan.

In for DRB sign-off -
Please review &
comment for compliance
with EPC conditions -
Tx - Jack C

Owner's agent:

Dorman+Breen Architects

Mark Baczek, NMRA 2159
10305 Timan PI NW
Albuquerque, New Mexico 87114
Ofc. & Fax: 505.792.8160
Markb@dormanbreen.com

Agent for: Veterinary Emergency & Specialty Center

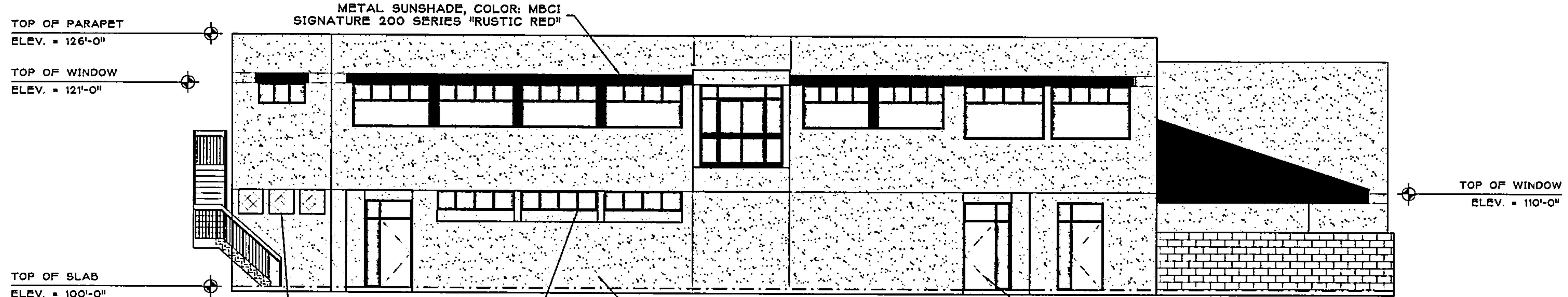
ARCHITECTS

P.O. BOX 11604 Albuquerque, NM 87192 Phone: (505)-299-5940 Fax: (505)-296-0431
www.dormanbreen.com



NORTH ELEVATION

SCALE: 1/16" = 1' - 0"



EAST ELEVATION

SCALE: 1/16" = 1' - 0"



**Ammended Site Development for Building Permit
Building Addition to Veterinary Emergency and Specialty Center**

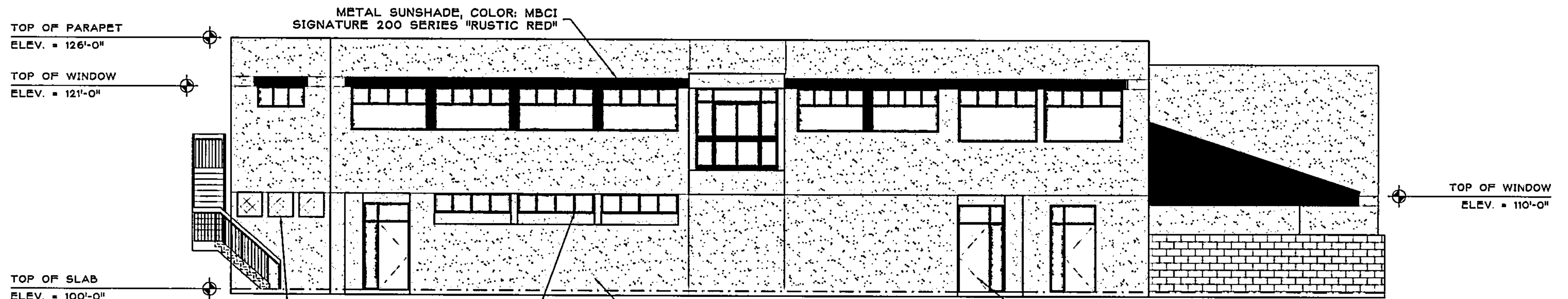
4000 Montgomery Blvd. NE
Albuquerque, NM 87109
March 28, 2011





NORTH ELEVATION

SCALE: 1/16" = 1' - 0"



EAST ELEVATION

SCALE: 1/16" = 1' - 0"



Ammended Site Development for Building Permit
Building Addition to Veterinary Emergency and Specialty Center
 4000 Montgomery Blvd. NE
 Albuquerque, NM 87109
 March 28, 2011



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 4/24/11
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- ✓ 1. **Site Plan** (including utilities and easements)
- ✓ 2. **Landscaping Plan**
- ✓ 3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
- ✓ 4. **Building and Structure Elevations**
- ✓ 5. **Conceptual Utility Plan**
- ✓ 6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- ✓ A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- ✓ 1. Date of drawing and/or last revision
- ✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- ✓ 3. Bar scale
- ✓ 4. North arrow
- ✓ 5. Scaled vicinity map
- ✓ 6. Property lines (clearly identify)
- ✓ 7. Existing and proposed easements (identify each)
- ✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 50 provided: 61
Handicapped spaces (included in required total) required: 3 provided: 4
Motorcycle spaces (in addition to required total) required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3 provided: 5
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- / 1. Scale - must be same as scale on sheet #1 - Site plan
- / 2. Bar Scale
- / 3. North Arrow
- / 4. Property Lines
- / 5. Existing and proposed easements
- / 6. Identify nature of ground cover materials
 - / A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - / B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - / C. Ponding areas either for drainage or landscaping/recreational use
- / 7. Identify type, location and size of plantings (common and/or botanical names).
 - / A. Existing, indicating whether it is to be preserved or removed.
 - / B. Proposed, to be established for general landscaping.
 - / C. Proposed, to be established for screening/buffering.
- / 8. Describe irrigation system – Phase I & II . . .
- / 9. Backflow prevention detail
- / 10. Planting Beds, indicating square footage of each bed
- / 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- / 12. Responsibility for Maintenance (statement)
- / 13. Statement of compliance with Water Conservation . . . Ordinance, see article 6-1-1-1.
- / 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- / 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- / 16. Planting or tree well detail
- / 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- / 1. Scale - must be same as Sheet #1 - Site Plan
- / 2. Bar Scale
- / 3. North Arrow
- / 4. Property Lines
- / 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.



To: The City of Albuquerque
Planning Department

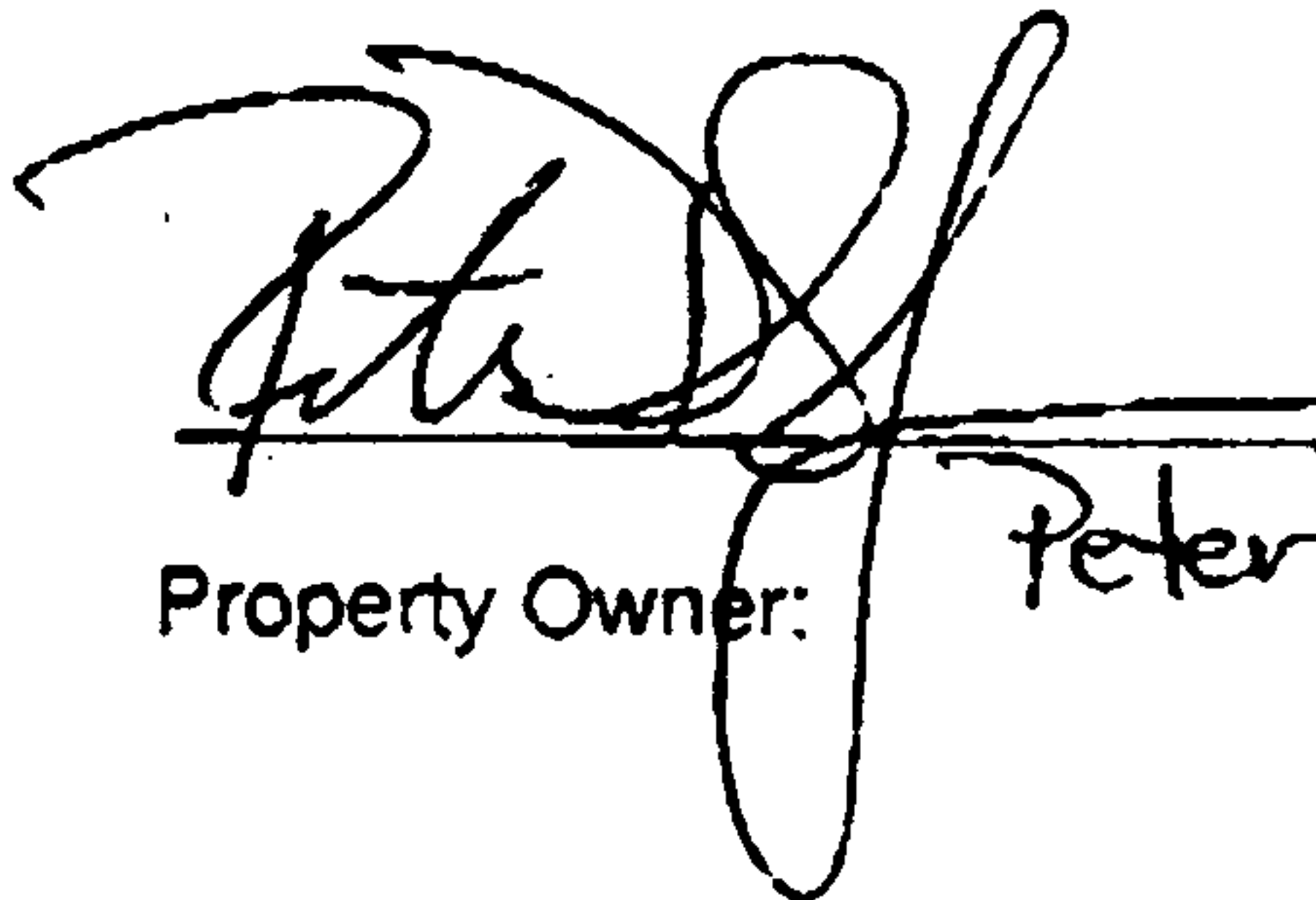
Assignment of Dorman Breen Architects as Owner's Agent

Project: Amended Site Development Plan for Building Permit

Property: 4000 Montgomery Blvd. NE, Alb., NM, 87109

Legal Description: Tract A-1A of VOL-ANDIA ADDITION,
within the City of Albuquerque, Bernalillo County, New Mexico.

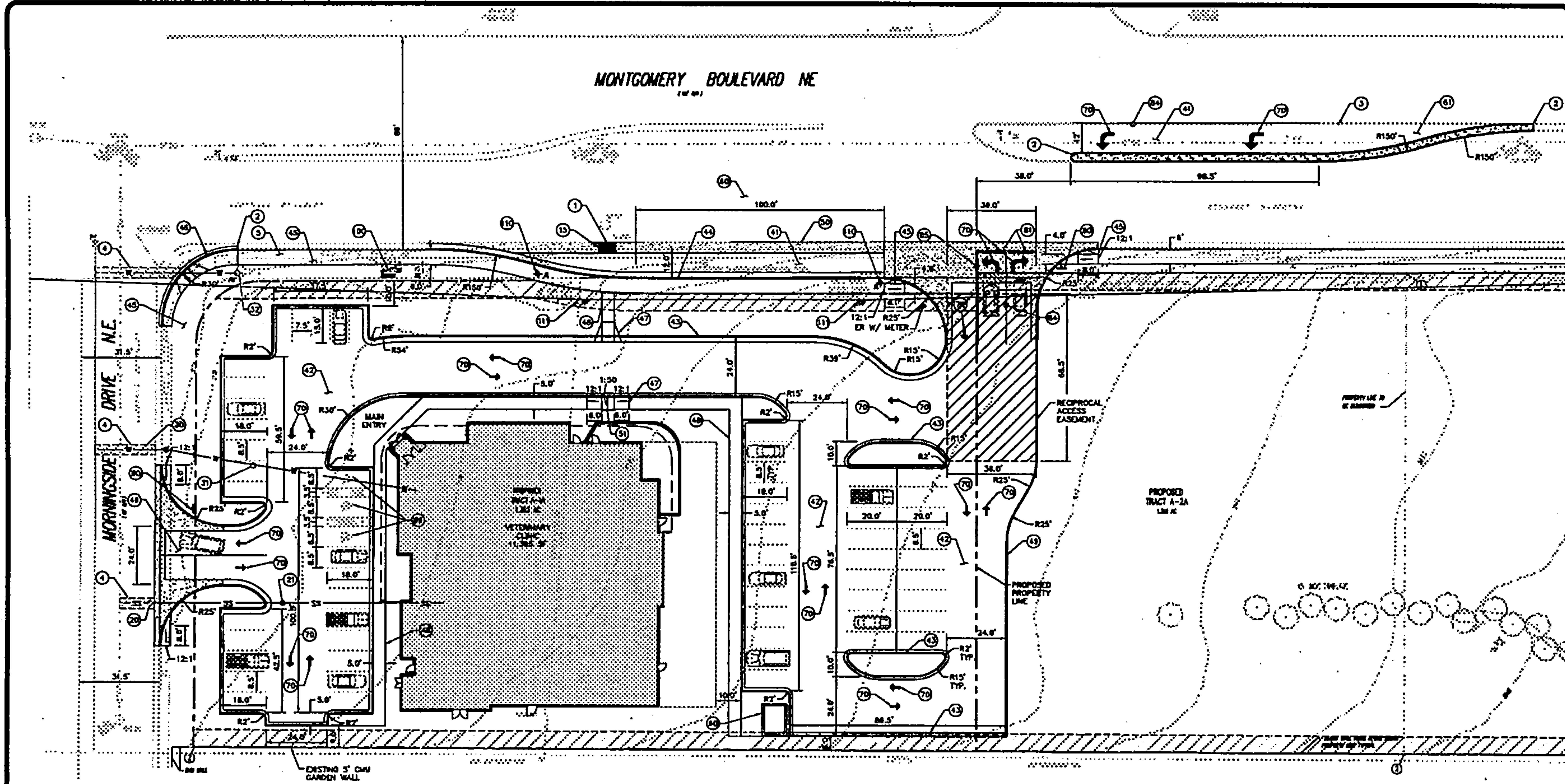
I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to
the Amended Site Development Plan for Building Permit.

 Date: 3-24-11
Property Owner: Peter D. Schwarz

ARCHITECTS

P.O. BOX 11604 Albuquerque, NM 87192 Phone: (505)-299-5940 Fax: (505)-296-0431
www.dormanbreen.com

Handwritten marks: a large 'X' and two parallel lines.



MONTGOMERY BOULEVARD NE

DRIVE N.E.

MORNINGSIDE

LEGAL DESCRIPTION

A parcel of land being all of Tracts A-1 and A-2 of the Val-Archie Addition within Section 2, Township 10 North, Range 3 East, New Mexico Principal Meridian, recorded on January 2, 1980 in Volume C18, Page 353, City of Albuquerque, Bernalillo County, New Mexico.

PROJECT BENCHMARK

1 CHISELED "□" IN TOP BACK OF CURB BEHIND FOUND DRILL HOLE ELEV. = 5134.37 ELEVATION TRANSFERRED FROM COA BRASS CAP "M-3A" HAVING ELEVATION 5134.46

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

1 Found No. 5 rebar w/ yellow plastic cap stamped PLS 10042 2 Found no. 4 rebar no cap w/ aluminum strip leg stamped PLS 10042 All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 9243. Range 1 and 2 on boundary had a brass leg stamped LS 9243 attached with No. 4 wire.

KEY NOTES

- DEMOLITION: 1. REMOVE EXISTING STORM DRAIN INLET. 2. HEADLINE CUT. 3. REMOVE EXISTING CURB AND GUTTER. 4. HEADLINE CUT EXISTING PAVEMENTS AND CURB AND GUTTER FOR ACCESS TO UNDERGROUND UTILITIES. 5. EXISTING SIDEWALK. DRAINAGE: 13. NEW STORM INLET DOUBLE "D" COA STANDARD DRAWING 2306 WITH MODIFIED "Y" GRATE. SEWER: 20. NEW SEWER SERVICE LINE. COA STANDARD DRAWING 2123. 21. 4" PVC SEWER PIPE. WATER: 30. NEW WATER METERED SERVICE LINE INSTALLATION COA STANDARD DRAWING 2363. 31. 1" SCHEDULE 80 PVC APPROX. 75 LF. 32. RELOCATE EXISTING FIRE HYDRANT. COA STANDARD DRAWING 2340. PAVING: 41. ARTERIAL ASPHALT CONCRETE 4". COA STANDARD DRAWING 2408. 42. RESIDENTIAL ASPHALT CONCRETE TYPE A 2". COA STANDARD DRAWING 2415. 44. STANDARD CURB & GUTTER. COA STANDARD DRAWING 2415. 45. SIDEWALK PAVING DETAILS COA STANDARD DRAWING 2430.

KEY NOTES (CONT.)

- PAVING (CONT.): 46. WHEEL CHAIR ACCESSIBLE RAMP TYPE I COA STANDARD DRAWING 2441. 47. WHEEL CHAIR ACCESSIBLE RAMP. 48. 3" SIDEWALK. 49. ASPHALT CURB COA STANDARD 2415. 50. VALLEY CUTTER. COA STANDARD METAL 2420. 51. HEADER CURB. COA STANDARD DETAIL 2415. TRAFFIC: 60. DECELERATION LANE 150' LENGTH. 61. RECONSTRUCT CENTER MEDIAN FOR LEFT TURN BAY. TRAFFIC CIRCULATION: 70. DIRECTIONAL ARROWS. TRAFFIC SIGNS/STRIPING: 80. STOP SIGN: R1-1-30. 81. 12" SOLID WHITE STOP BAR. 82. NOT USED. 83. NOT USED. 84. 4" SOLID WHITE PAVEMENT MARKING. 85. 2-4" SOLID YELLOW PAVEMENT MARKING. 86. INTERNATIONAL SYMBOL OF ACCESSIBILITY POINTED SAFETY WHITE. MISCELLANEOUS: 90. REFUSE CONTAINER WITH ENCLOSURE. BUS STOP: 108. RELOCATE BENCH AND SIGN. ELECTRICAL: 110. RELOCATE EXISTING STREET LIGHT. 111. RELOCATE EXISTING POWER POLES.

GENERAL INFORMATION

- 1. NUMBER OF SPACES REQUIRED: 57 2. NUMBER OF SPACES PROVIDED: 57 3. HANDICAPPED PARKING SPACES REQUIRED: 4 4. HANDICAPPED PARKING SPACES PROVIDED: 4 5. BICYCLE RACKS SPACES REQUIRED: 1 6. BICYCLE RACKS SPACES PROVIDED: 1 7. REFUSE CONTAINER AND ENCLOSURE: 1

VICINITY MAP

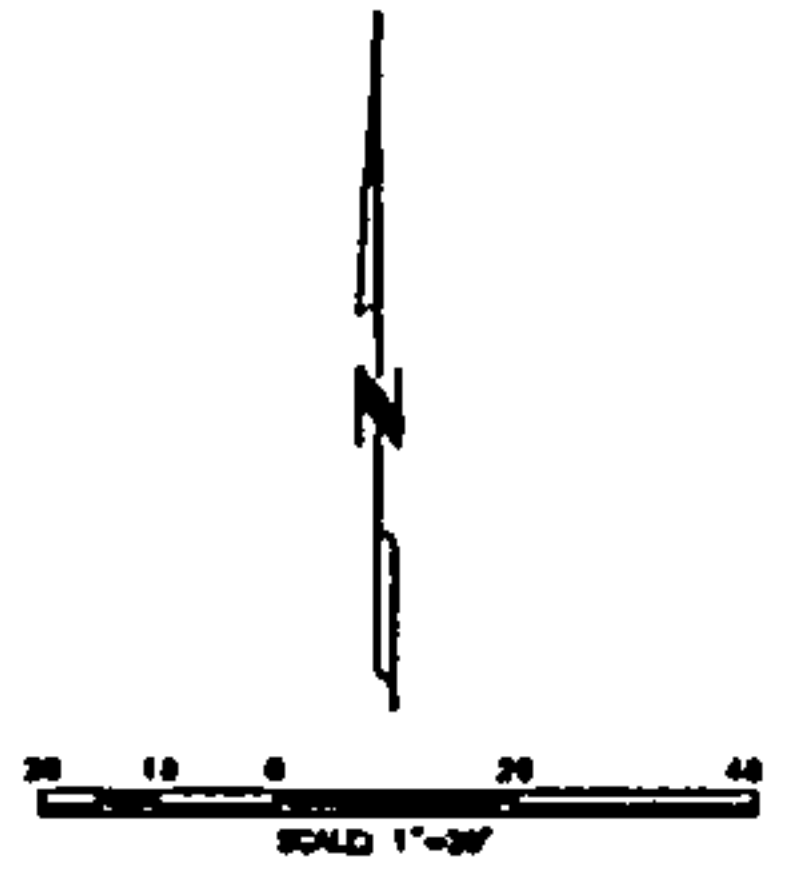
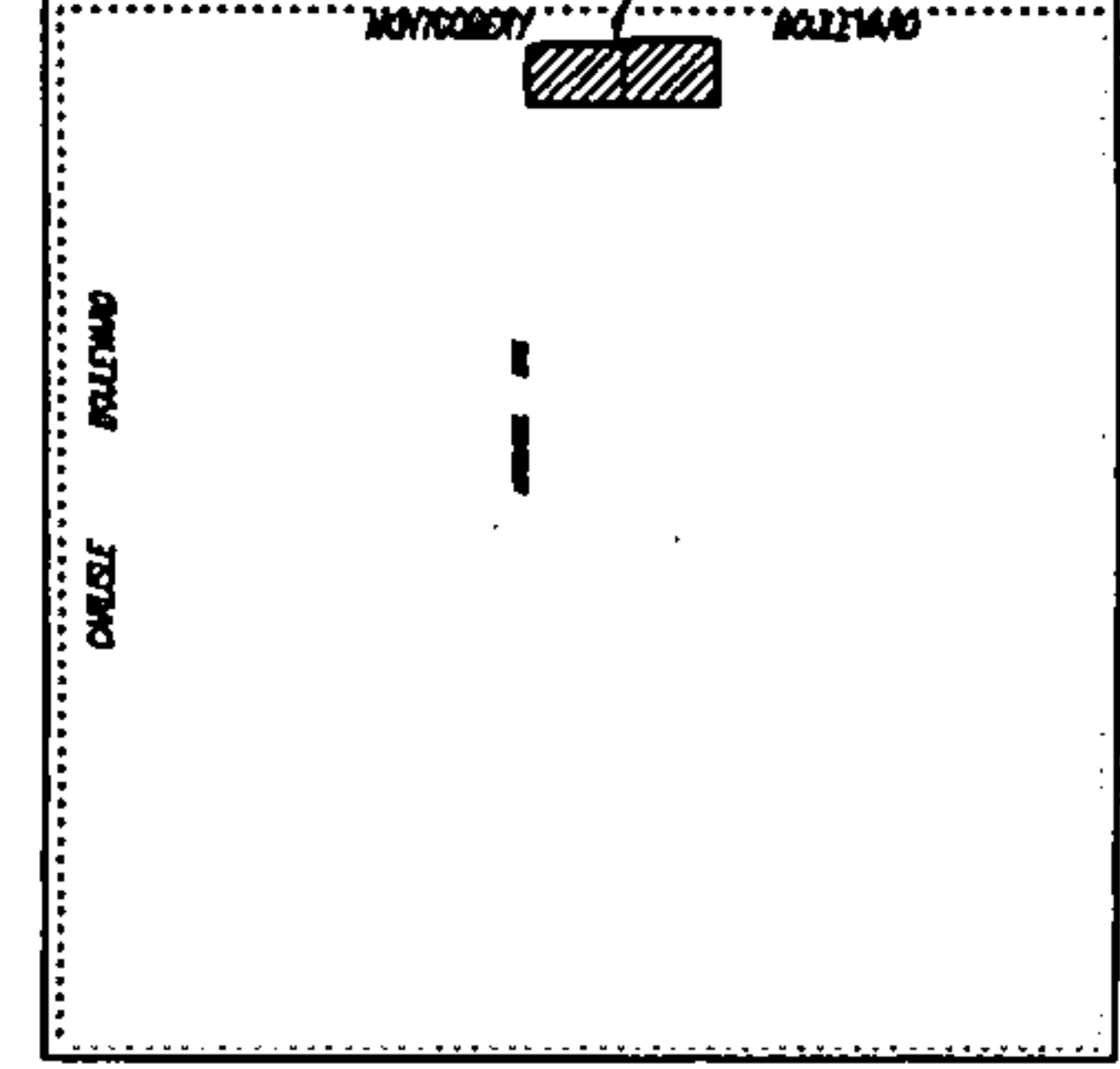


Table with multiple empty rows and columns, likely for recording or tracking.

HUITZOLARS PETER D. SCHWARZ, DVM VETERINARY SURGICAL SPECIALISTS

Veterinary Surgical Specialists of New Mexico Albuquerque, New Mexico

PRELIMINARY NOT FOR CONSTRUCTION, RECORD, OR PERMIT PURPOSES FOR REVIEW ONLY.

DATE: 08/29/02 DRAWN: LH DESIGNED: SE CHECKED: KK PROJ. NO.: 14-0204-01

SHEET: C1

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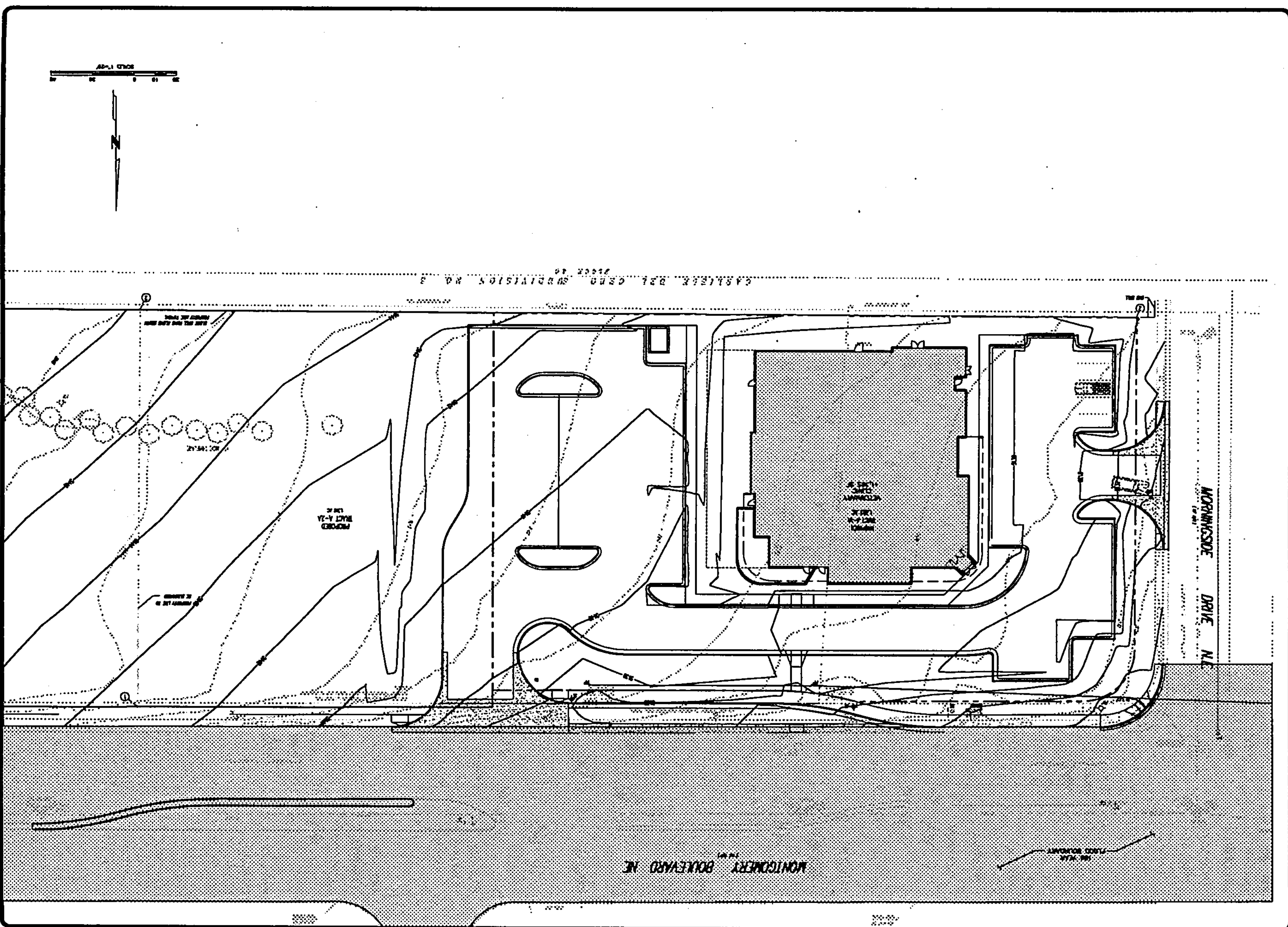
Shera Matson
Planning

SHEET: C2
 PROJ. NO.: 14-0204-01
 CHECKED: KK
 DESIGNED: SE
 DRAWN: LH
 DATE: 08/29/02

PRELIMINARY
 NOT FOR CONSTRUCTION
 NOOKS, OR PERMIT PURPOSES
 FOR REVIEW ONLY.
 HITT-ZOLLARS, INC.

GRADING PLAN
 of Veterinary Surgical Specialists
 of New Mexico
 Albuquerque, New Mexico

HITT-ZOLLARS
 Peter D. Schwarz, DVM
 VETERINARY SURGICAL
 SPECIALISTS
 1000 Central Avenue, Suite 101
 Albuquerque, New Mexico 87102-3172
 (505) 832-8111



NO.	REVISION	DATE

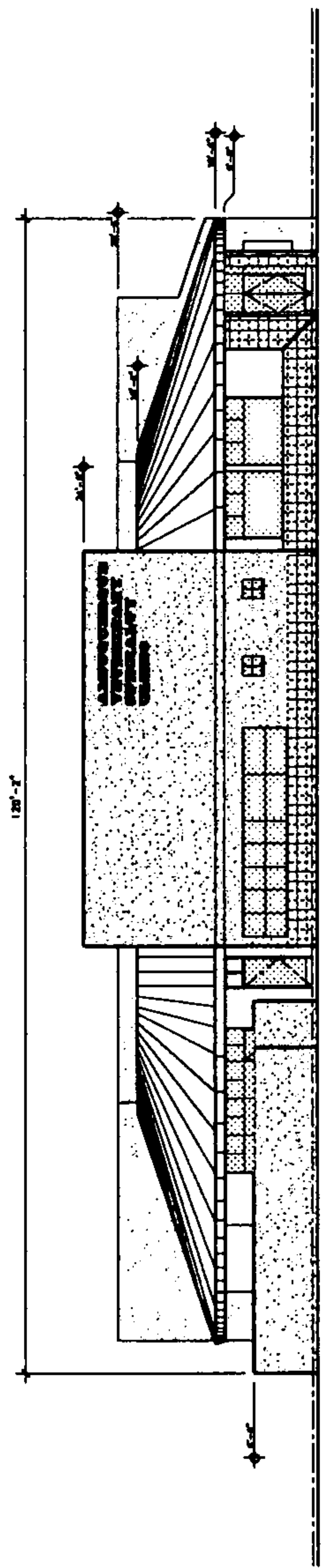
HUNT-ZOLLARS
 8501 American Parkway NE, Suite 500
 Albuquerque, New Mexico 87110-5372
 Phone (505) 883-8114 Fax (505) 883-8114

ELEVATIONS
 Veterinary Surgical Specialists
 Of New Mexico
 Albuquerque, New Mexico

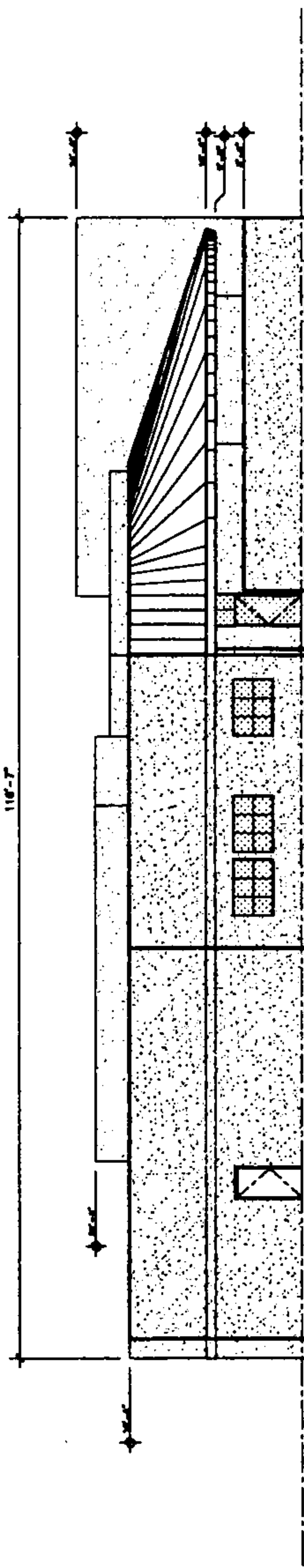
PRELIMINARY
 NOT FOR CONSTRUCTION,
 RECORDS, OR PERMIT PURPOSES
 FOR REVIEW ONLY.

Date: _____
 HUNT-ZOLLARS, INC.
 ARCHITECTS

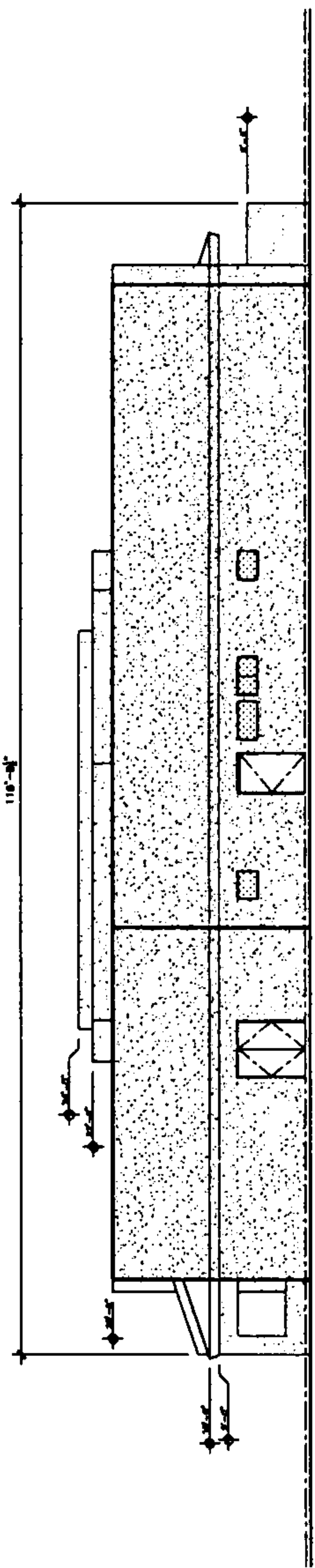
DATE: 8/29/02
 DRAWN: KJ
 DESIGNED: WAC
 CHECKED: _____
 PROJ. NO.: 14020401
 SHEET: A2



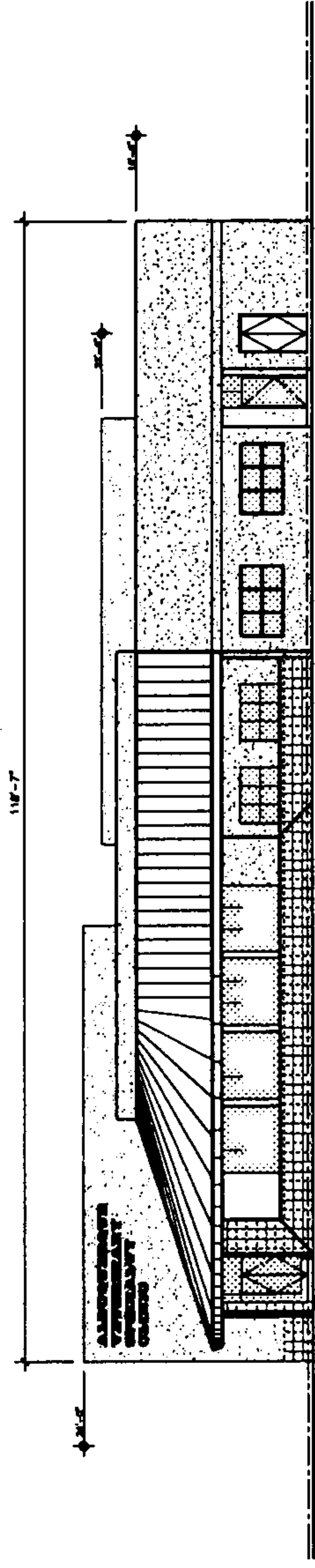
NORTH ELEVATION



EAST ELEVATION

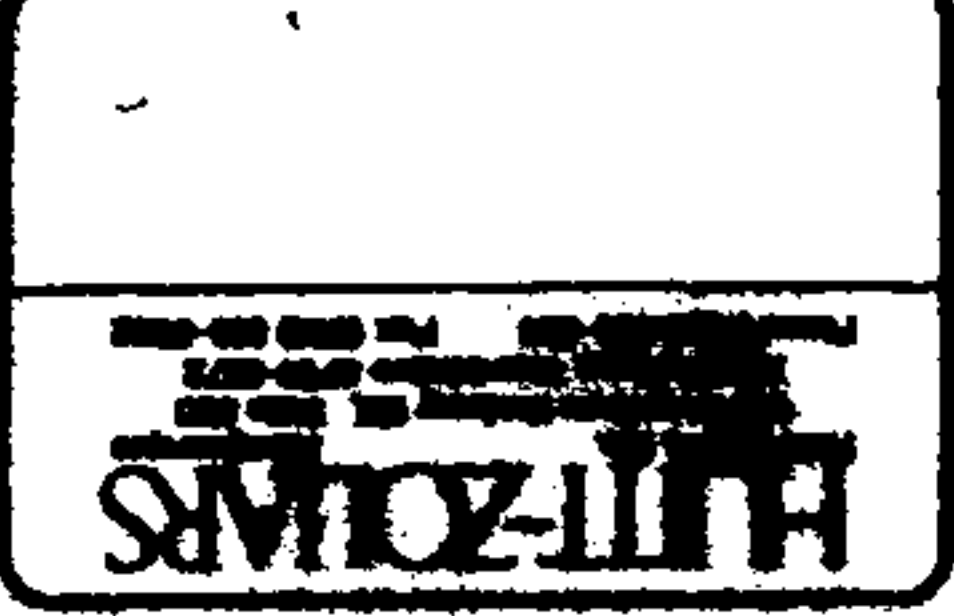


SOUTH ELEVATION



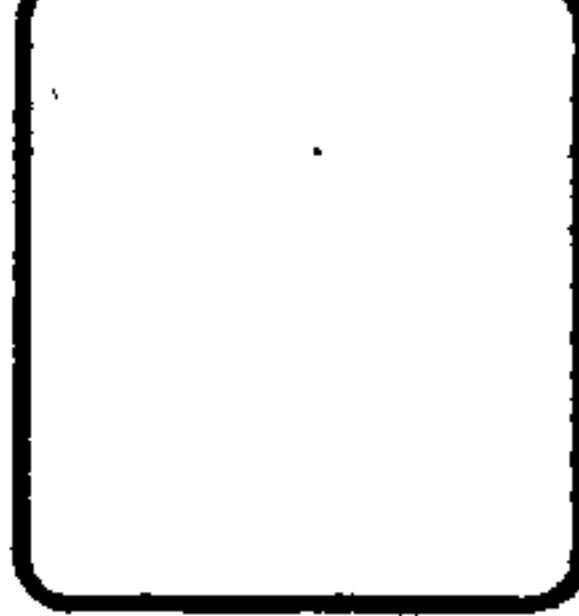
WEST ELEVATION

NO.	REVISION	DATE

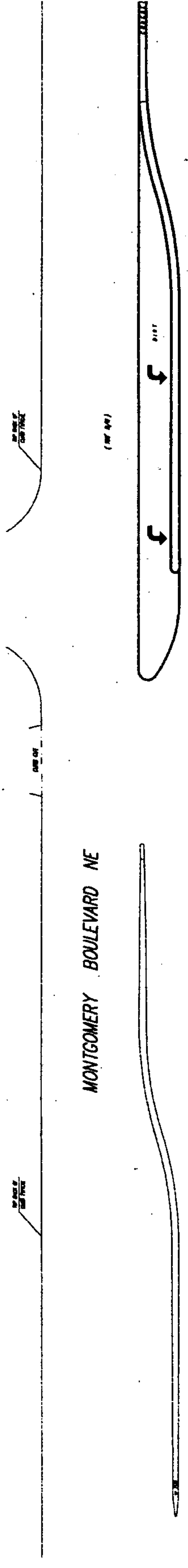


LANDSCAPE PLAN

Veterinary Surgical Specialists
 of New Mexico
 Albuquerque, New Mexico



LS
 10-000-01
 10-000-01



LANDSCAPE SITE DATA

LOT AREA	28,800 SF
MINOR BUILDING AREA	11,200 SF
NET LOT AREA	17,600 SF
LANDSCAPE AREA REQUIRED (15% OF NET LOT AREA)	2,640 SF
LANDSCAPE AREA PROVIDED (including approximately 2,000 SF of right-of-way)	17,600 SF

LANDSCAPE NOTES

- GENERAL NOTES:**
- PLANS ARE PRELIMINARY AND APPROXIMATE DUE TO SCALE OF PLANS. ALL PLANT MATERIALS AND SPACING SHALL BE MATCHED TO EXISTING MATERIALS AND SPACING. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE TERRAIN, LIGHTING LOCATIONS, OR OTHER SITE CONSTRAINTS.
 - REVIEW OF PLAN IS TO CONFORM TO ALL CITY ORDINANCES AND CODES RELATED TO LANDSCAPE INCLUDING THE WATER CONSERVATION LANDSCAPING AND WATER WAIVE ORDINANCE (2012-10-18).
 - PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND DETAILS UNLESS OTHERWISE NOTED.
 - LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING PLANTING OPERATIONS.
 - ALL PLANT SPECIES OF THE SAME SPECIES SHALL BE MATCHING IN HEIGHT AND SPACING. TREE AND SHRUB SPECIES SHALL BE PER THE AMERICAN NURSERY ASSOCIATION STANDARDS.
 - TREES SHALL BE A 2"-2" DEPTH OF MULCH AT ALL PLANTING AREAS. ADJUST SETTING HEIGHT/LEVEL OF NEW TREE SPECIES OR SPECIES TO MATCH EXISTING TREE. TOP OF ROOTBALL WILL BE COVERED BY 1" DEPTH OF MULCH.
- IRRIGATION:**
 AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO SERVE ALL NEW PLANT MATERIALS. TREES, SHRUBS AND GROUNDCOVERS WILL BE IRRIGATED WITH A LOW-FLOW SUBSURFACE AND/OR A DRIP IRRIGATION SYSTEM.
- MAINTENANCE:**
 ALL RESPONSIBILITIES FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL BE BY THE OWNER.
- PLANTS:**
 PLANT LIST CONSTITUTES A RANGE OF PLANT MATERIALS WHICH MAY BE USED ON THIS PROJECT. IT IS POSSIBLE THAT NOT ALL LISTED PLANTS WILL BE USED, AND ADDITIONAL APPROPRIATE PLANTS MAY BE INCLUDED ON THE FINAL PLAN.

C.A.R.L. PLANT LIST

Botanical Name	Common Name	Specified Size	Quantity	Water Use
TREES				
Glomera macrocarpa	Shademaster Honey Locust	2 1/2" cal.	45 ± 20'	M+
Pinus ponderosa	Arizona Ponderosa Pine	2 1/2" cal.	45 ± 20'	M+
Quercus agrifolia	Chicotee	2 1/2" cal.	45 ± 20'	M
Chioscolobium	Desert Willow	1 1/2" - 2" cal.	20 ± 10'	L
Prosopis juliflora	Acacia Fava	1 1/2" - 2" cal.	20 ± 10'	L
Prosopis juliflora	Bonobon Pine	4" - 6" dbh	45 ± 20'	M
SHRUBS				
Cercocarpus	Blue Mesa Spine	8 gal.	3 ± 2'	M
Prosopis juliflora	Desert Willow	8 gal.	4 ± 2'	M
Prosopis juliflora	Spanish Brodiaea	8 gal.	4 ± 2'	M
Prosopis juliflora	Red Hat Poker	8 gal.	3 ± 2'	L
Prosopis juliflora	Northern Sage	8 gal.	3 ± 2'	L
Prosopis juliflora	Yucca	8 gal.	3 ± 2'	L
Prosopis juliflora	Autumn Sage	8 gal.	3 ± 2'	L
Prosopis juliflora	Red Yucca	8 gal.	3 ± 2'	L
Prosopis juliflora	Threegrasses	1 gal.	2 ± 1'	L
Prosopis juliflora	Blue Arons	1 gal.	2 ± 1'	L
Prosopis juliflora	Peach Cactus Sage	1 gal.	2 ± 1'	L
Prosopis juliflora	Dryleaf Cottoncandy	1 gal.	2 ± 1'	L
GROUNDCOVERS/LAYERS				
Prosopis juliflora	Purple Tanager	1 gal.	8 ± 10'	L
Prosopis juliflora	Bonobon Pine	1 gal.	8 ± 10'	L

See revised (Attached)

SIGN

17'-0"

24'-0"

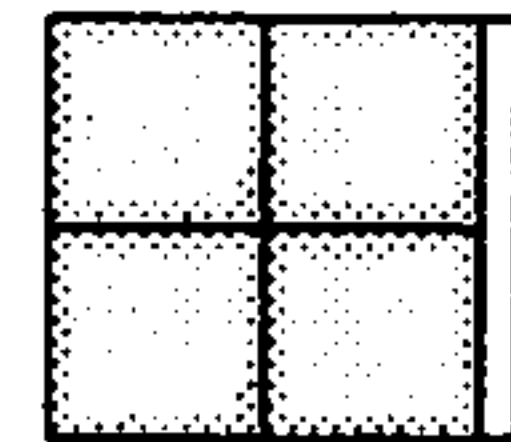
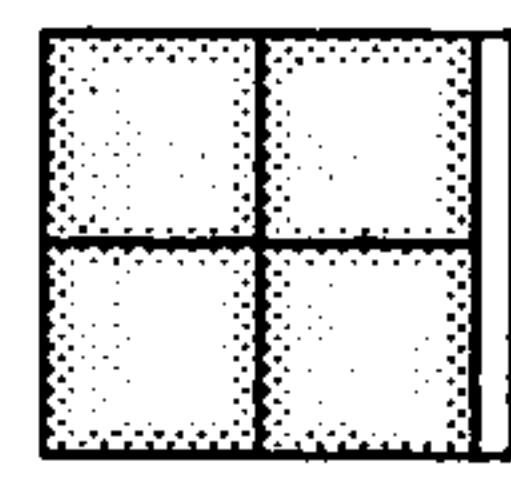
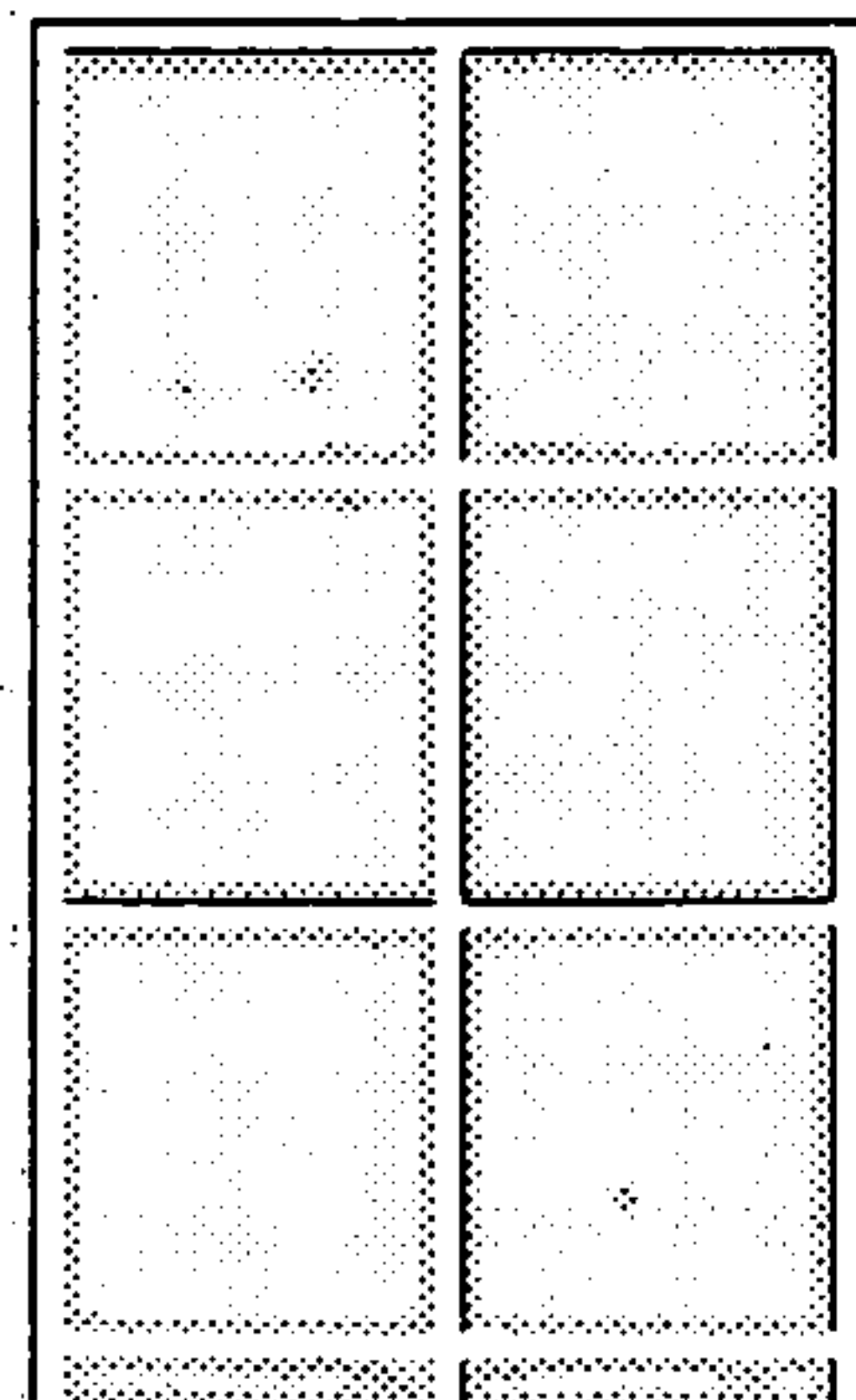
**ALBUQUERQUE
VETERINARY
SPECIALTY
CLINIC**

9'-9"

1" HIGH LETTERS - BACK UTE
MIL FINISH ALUMN. (MATHEVAL)
SIGN AREA - 110.5 SQ. FT.

1 - FRONT ELEVATION (NORTH)

1 - WEST ELEVATION



WEST & NORTH ELEVATION

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002119 Subdivision Name Vol - Andie

Surveyor Dan Holmes Company Huitt-Zollars

Contact person Lawrence Ortiz Phone # 883-8114 email lortiz@huitt-zollars.com

Collene Gruver

3/17/03
Date

Approved

*Not Approved

DXF RECEIVED

3/13/03 DATE

HARD-COPY RECEIVED

3/14/03 DATE

DISCLOSURE STATEMENT

"NAD 1927 grid bearings and ground distances"

***Not Approved for one or more of the following reasons:**

File Format and naming

- 1) Format is not DXF file in ASCII format
- 2) No hard copy of the final plat submitted
- 3) <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) Submittal does not specify if coordinates are based on ground or grid distances
- 6) Submittal does not include information necessary to rotate from ground to grid
- 7) Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) Submittal is not single drawing in model space showing only parcel and easement lines
- 9) Digital submittal does not match final plat
- 10) Parcel lines are not in one separate layer
- 11) Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) All other easement lines are not in a third separate layer

Comments:

INFRASTRUCTURE LIST

Claire

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tracts A-1A and A-2A

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1 and A-2 (filed January 2, 1980, volume C16, Folio 35)

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>		Wheel Chair Accessible Ramp PCC Sidewalk	Montgomery	Morningside	Montgomery	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6'	PCC Sidewalk	Montgomery	Morningside	Access	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		Standard Curb and Gutter	Montgomery	Morningside	Access	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	150'	Deceleration Lane	Montgomery		Access	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6'	Fire Hydrant <i>relocation</i>	Montgomery	Morningside	Montgomery	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	185'	Left Turn Lane	Montgomery	Montgomery	Private Entrance	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Double "D" Inlet	Storm Drain Inlet	Montgomery	Remove top of existing	Replace Same Location	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	36' FL to FL	Private Entrance	Montgomery	Montgomery	ROW	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	24' FL to FL	Private Entrance	Morningside	Morningside	ROW	/	/	/

10/18/02 FRI 08:55 LTX/RX NO 70201

10/18/02 FRI 08:58 FAX 5059243864

1005

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
6'	Patterened Pathways	Site Access	Montgomery	ROW
6'	Patterened Pathways	Site Access	Morningside	ROW

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

-
-
-

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

WAYNE A. Connett
 NAME (print)
 Hunt-Zellous, Inc.
 FIRM
 J. A. [Signature] 1/29/03
 SIGNATURE - date

Lawrence Sherman
 CR 12
 BRB CHAIR - date
 Plan nlm
 1-29-03
 TRANSPORTATION DEVELOPMENT - date
 [Signature] 1/29/03
 UTILITY DEVELOPMENT - date
 Bradly B. Bihan
 1-29-03
 CITY ENGINEER - date

Christina Sandoval
 1/29/03
 PARKS & GENERAL SERVICES - date
 Recreation
 AMAFCA - date
 _____ - date
 _____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-29-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

10/18/02 FRI 09:24 [TX/RX NO 7021]

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

January 10, 2003

Ms. Claire Senova
DRB Administrative Assistant
Plaza del Sol Hearing Room, Basement
600 2nd Street, NW
Albuquerque, NM 87103

#4

RE: Project #1002119
02DRB-01594 Major Site Development Plan Building Permit
02DRB-01705 Minor Preliminary and Final Plat Approval

Dear Ms. Senova:

On behalf of Peter Schwarz, DVM, Huitt-Zollars submitted to DRB a major Site Development Plan and minor Preliminary/Final Plat for approvals. These items are scheduled for the January 15, 2003 DRB Hearing.

This project currently has platting issues. PNM has indicated an onsite overhead power line has prescriptive easements not included on the current Plat. We are requesting a two-week deferral to resolve this issue.

If you have any questions or comments, please call me at 883-8114.

Sincerely,
Huitt-Zollars, Inc.

Lawrence R. Ortiz
Lawrence Ortiz, Intern Architect

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 Peter Schwarz
AGENT Huitt Zollars
ADDRESS _____
PROJECT NO. 1002119 Deferral
APPLICATION NO. 02DRB - 01594 // 02DRB - 01705

\$ 110.- 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 110.- **Total amount due**

1338

HUITT-ZOLLARS, INC.
214-871-3311
3131 MC KINNEY AVE. SUITE 600
DALLAS, TEXAS 75204

DATE Jan 14, 2003 95-660/1070

PAY TO THE ORDER OF City of Albuquerque \$ 110.00/100
One hundred ten & 00/100 DOLLARS

BANK OF ALBUQUERQUE
Rio Rancho, New Mexico
www.bankofalbuquerque.com

FOR DRB Deferral Fee Project 1002119

DUPLICATE
City Of Albuquerque
Treasury Division

⑈001338⑈ ⑆107006606⑆ 202559366⑈

01/14/2003 4:37PM LOC: ANNX
RECEIPT# 00002528 WS# 008 TRANSH 0042
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$110.00
J24 Misc \$110.00
CK 10/28/02 \$110.00
CHANGE \$0.00

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

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1-29-03

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Huitt-Zollars, Inc.

Lawrence V. Ortiz

Lawrence Ortiz, Intern Architect

HUITT-ZOLLARS

6501 Americas Parkway NE, Suite 550
Albuquerque, NM 87110-5372

FACSIMILE TRANSMITTAL SHEET

TO: *Claire Senova*

FROM: *Laurence / Kim Keeper*

COMPANY: *DRB - City*

DATE: *1/14/03*

FAX NUMBER:

FAX NUMBER:
(505) 883-5022

PHONE NUMBER: *924.3864*

PHONE NUMBER:
(505) 883-8114

RE: *Project # 1002119*

TOTAL NO. OF PAGES INCLUDING COVER:
2

URGENT FOR YOUR REVIEW PLEASE CALL UPON RECEIPT ORIG. TO FOLLOW BY MAIL

NOTES/COMMENTS:

Claire,

I will drop a check for deferral fee off this week.

Thank you!

Note:

Please disregard the previous letter for a one week deferral. Thanks!

Laurence

SENT BY: _____

TIME: _____

DATE: _____

* If you had any trouble receiving this Facsimile Transmittal, please contact the individual listed above.

THANK YOU.

*** RX REPORT ***

RECEPTION OK

TX/RX NO	9605	
CONNECTION TEL		5058835022
SUBADDRESS		
CONNECTION ID	HUITT-ZOLLARS AB	
ST. TIME	01/14 15:20	
USAGE T	00'56	
PGS.	2	
RESULT	OK	

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

January 10, 2003

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Lawrence Ortiz, Intern Architect

HUITT-ZOLLARS

6501 Americas Parkway NE, Suite 550
Albuquerque, NM 87110-5372

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COMPANY: *DRB - City* DATE: *1/14/03*

FAX NUMBER: FAX NUMBER:
(505) 883-5022

PHONE NUMBER: *924.3864* PHONE NUMBER:
(505) 883-8114

RE: *Project # 1002119* TOTAL NO. OF PAGES INCLUDING COVER:
2

URGENT FOR YOUR REVIEW PLEASE CALL UPON RECEIPT ORIG. TO FOLLOW BY MAIL

NOTES/COMMENTS:

Claire,
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fee off this week.
Thank you!
Lawrence

SENT BY: _____ TIME: _____ DATE: _____

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THANK YOU.

HUITT-ZOLLARS

6501 Americas Parkway NE, Suite 550
Albuquerque, NM 87110-5372

FACSIMILE TRANSMITTAL SHEET

TO: *Claire Senova*

FROM: *Jaurme*

COMPANY: *DRB*

DATE: *1/10/03*

FAX NUMBER: *924-3339*

FAX NUMBER: (505) 883-5022

PHONE NUMBER:

PHONE NUMBER: (505) 883-8114

RE: *Project # 1002119*

TOTAL NO. OF PAGES INCLUDING COVER:

URGENT FOR YOUR REVIEW PLEASE CALL UPON RECEIPT ORIG. TO FOLLOW BY MAIL

NOTES/COMMENTS:

cc: Peter Schwarz (884-6679 fax)

SENT BY: _____ TIME: _____ DATE: _____

* If you had any trouble receiving this Facsimile Transmittal, please contact the individual listed above.

THANK YOU.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

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Huitt-Zollars, Inc.


Lawrence Ortiz, Intern Architect

#7

Case No. 1002119 is
Deferred until Jan 15, 2003.
DRB meeting.

Duff-Zelias, Inc.

Wayne Cornell

~~DRB meeting~~

1021 American Parkway NE

Suite 550

Deboungue, NM 87110

505) 883-8114

Fax - 505) 883-502

Thank you.

Marta Spaccina



Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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 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: PETER SCHWARZ DVM PHONE: 983-8387

ADDRESS: 5005 PROSPECT AVE NE FAX: 984-6679

CITY: Albq. STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: Purchase under contract

AGENT (if any): WAYNE A. CONNELL - Lawrence PHONE: 983-8114

ADDRESS: 6501 AMERICAS PKWY NE J FAX: 983-5022

CITY: Albq. STATE NM ZIP 87110 E-MAIL: wconnell@huff-zellers.com

DESCRIPTION OF REQUEST: Site Preparation PLAN for Building Permit to build VET. clinic & Hospital

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. Tract A-1A (Replot of A-1 & A-2) Block: 2 Unit: _____

Subdiv. / Addn. 002 - Andia Addition

Current Zoning: OU-1 Proposed zoning: SU-1

Zone Atlas page(s): 9-17-2 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 1.353 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? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Corner Montgomery Blvd. & Washington Dr. NE

Between: CARLISLE BLVD. NE and WASHINGTON ST. NE

CASE HISTORY: Patricia Mortensen Apt EPC Case Planner Testiment only

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

EPC Approval 100219/02 EPC-01144

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 8/21/02

SIGNATURE WAYNE A. CONNELL, ARCHITECT DATE _____

(Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01594</u>	<u>SDP/OP</u>	<u>P(2)</u>	<u>\$ 385</u>
	<u>Advertis fee.</u>		<u>\$ 75.00</u>
			\$
			\$
			\$
			\$
			Total
			<u>\$460.00</u>

Hearing date Nov. 13th '02

Robert Bent 10/17/02
Planner signature / date

Project # 1002119

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- 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
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings *WAC*
- Solid Waste Management Department signature on Site Plan
- 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
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2-copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *one ea. set.*
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures *(EPL)*
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule) *75⁰⁰ Advert. fee.*
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Wayne A. Connell - Architect

 Applicant name (print)
[Signature]

 Applicant signature / date



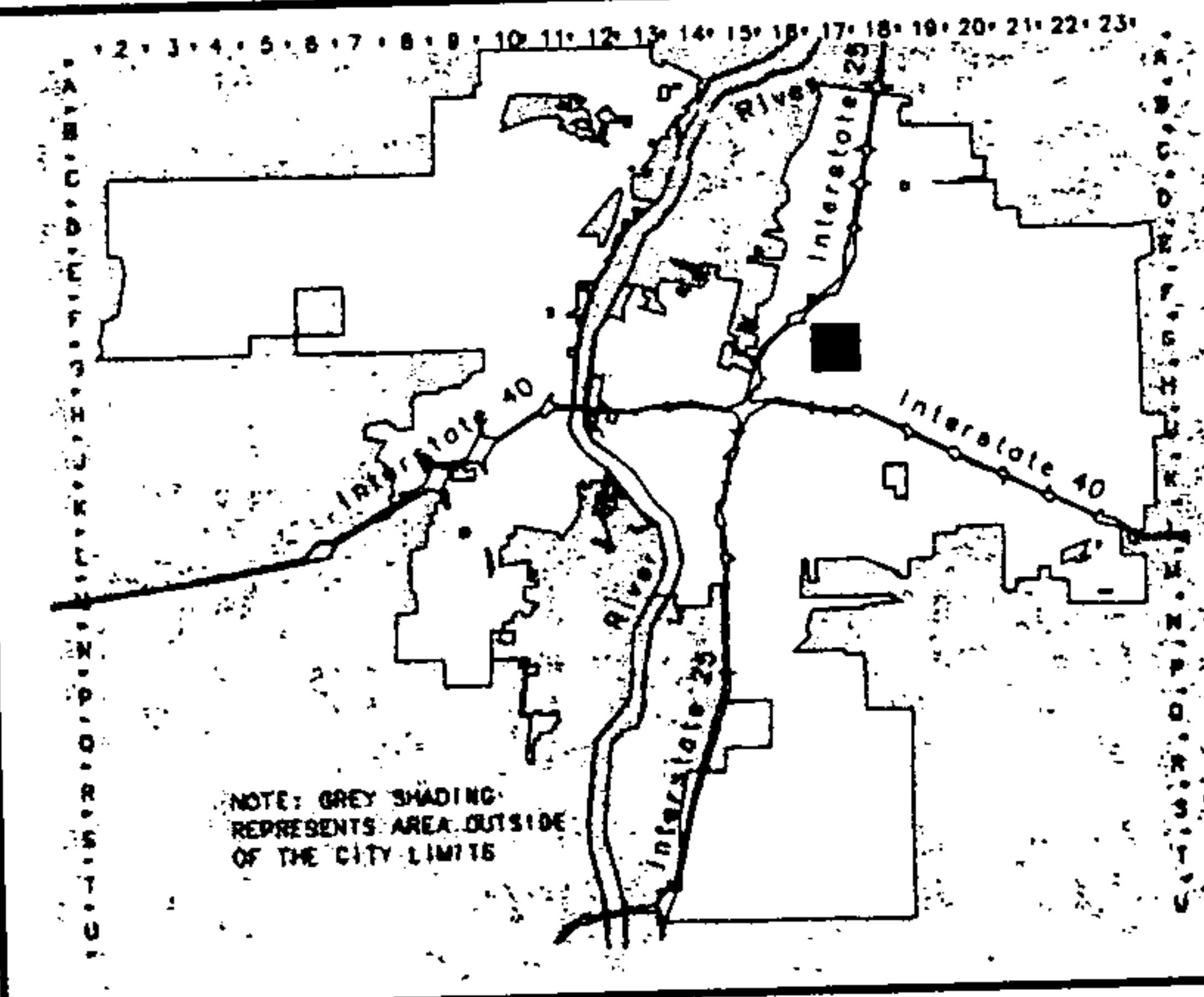
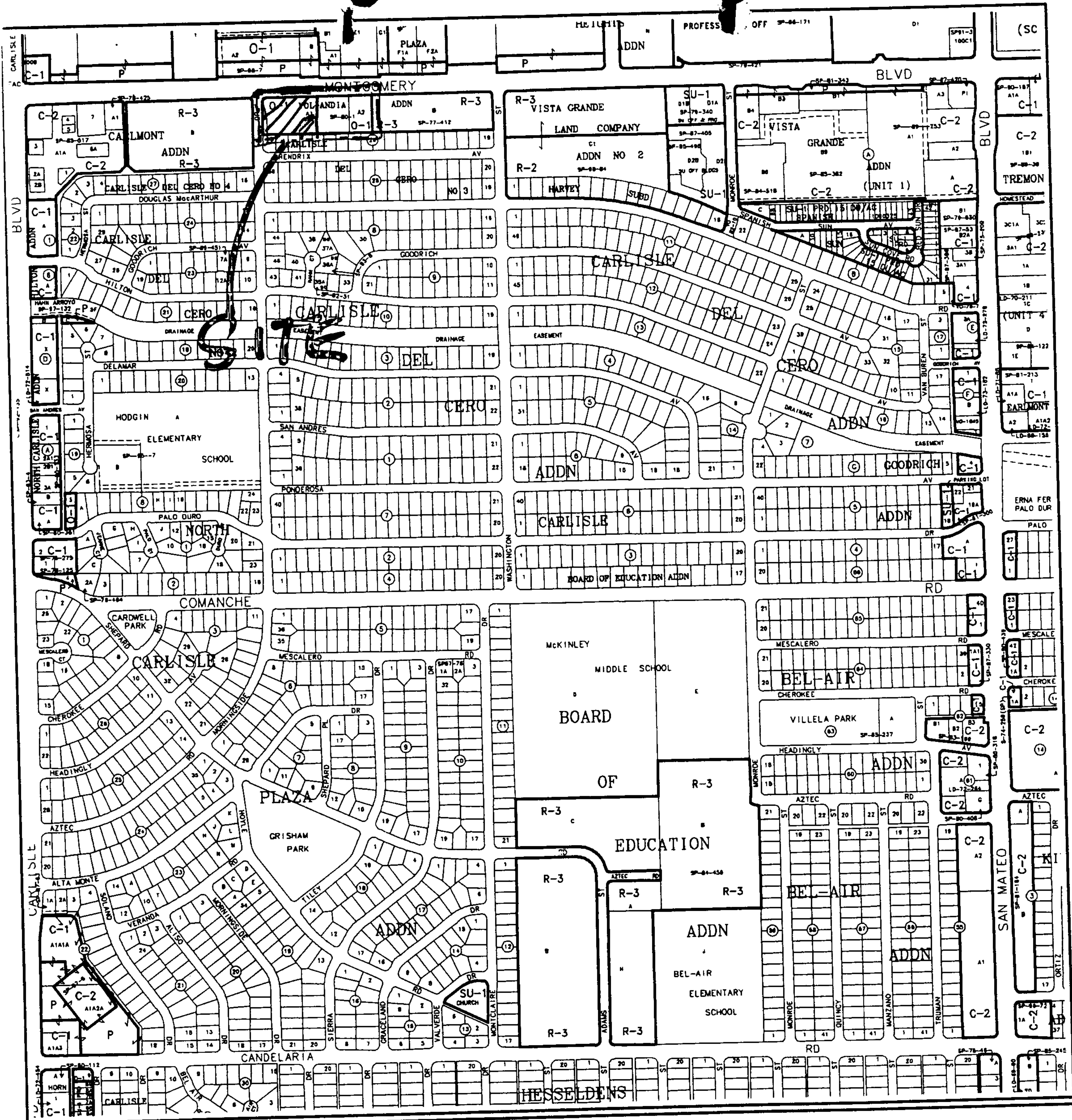
Form revised September 2001

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

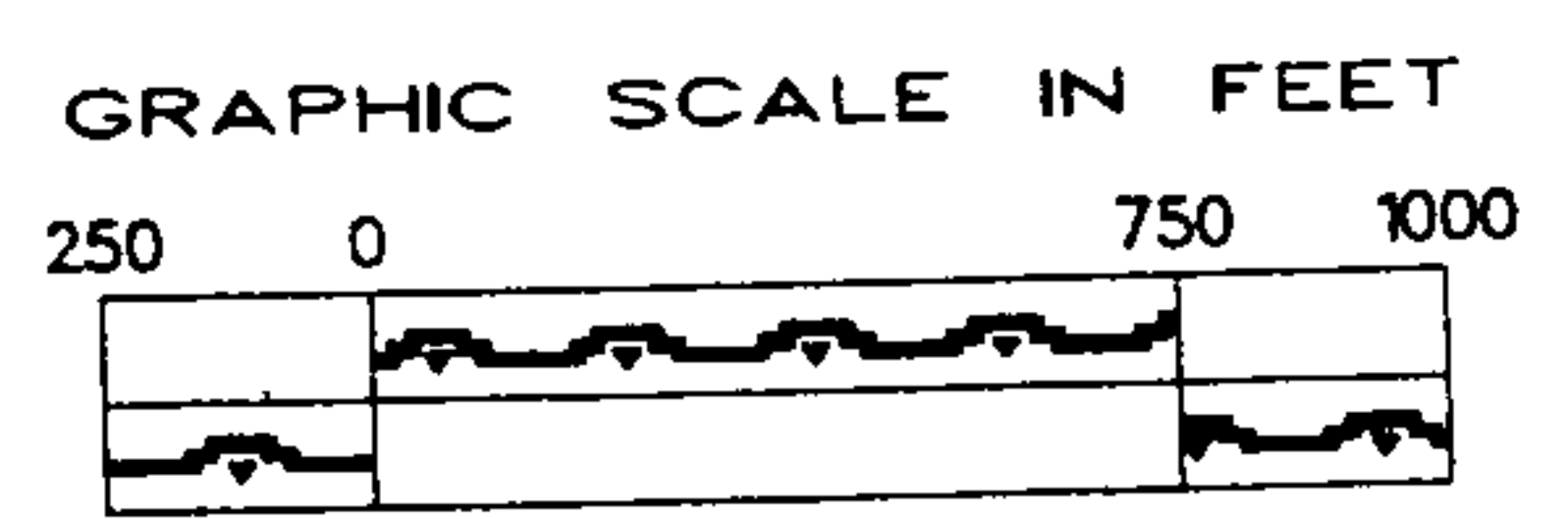
Application case numbers
 02DRB - _____ - 01594
 _____ - _____ - _____
 _____ - _____ - _____

Bordenbert 10-17-02

 Planner signature / date
Project # 1002119



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



Zone Atlas Page
G-17-Z
 Map Amended through April 03, 2002

HUITT-ZOLIARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

October 14, 2002

Development Review Board

Reasons for Request

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119/02EPC-01144 a Zone Map Amendment from O-1 to SU-1 for a Veterinary Clinic and Emergency Veterinary Services.

The conditions of this approval included that the site development plan be delegated to the DRB for approval within six (6) months, at an advertised public hearing.

We have designed the site to meet all of the EPC conditions and City of Albuquerque requirements. This 11,000 sq. ft., single story building, will infill a vacant lot along Montgomery Blvd. at Morningside NE.

Sincerely,



Wayne A. Connell, Architect
Huitt-Zollars, Inc.

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022


October 15, 2002

City of Albuquerque
Development Review Board
600 Second Street NW
2nd Floor
Albuquerque, New Mexico 87103

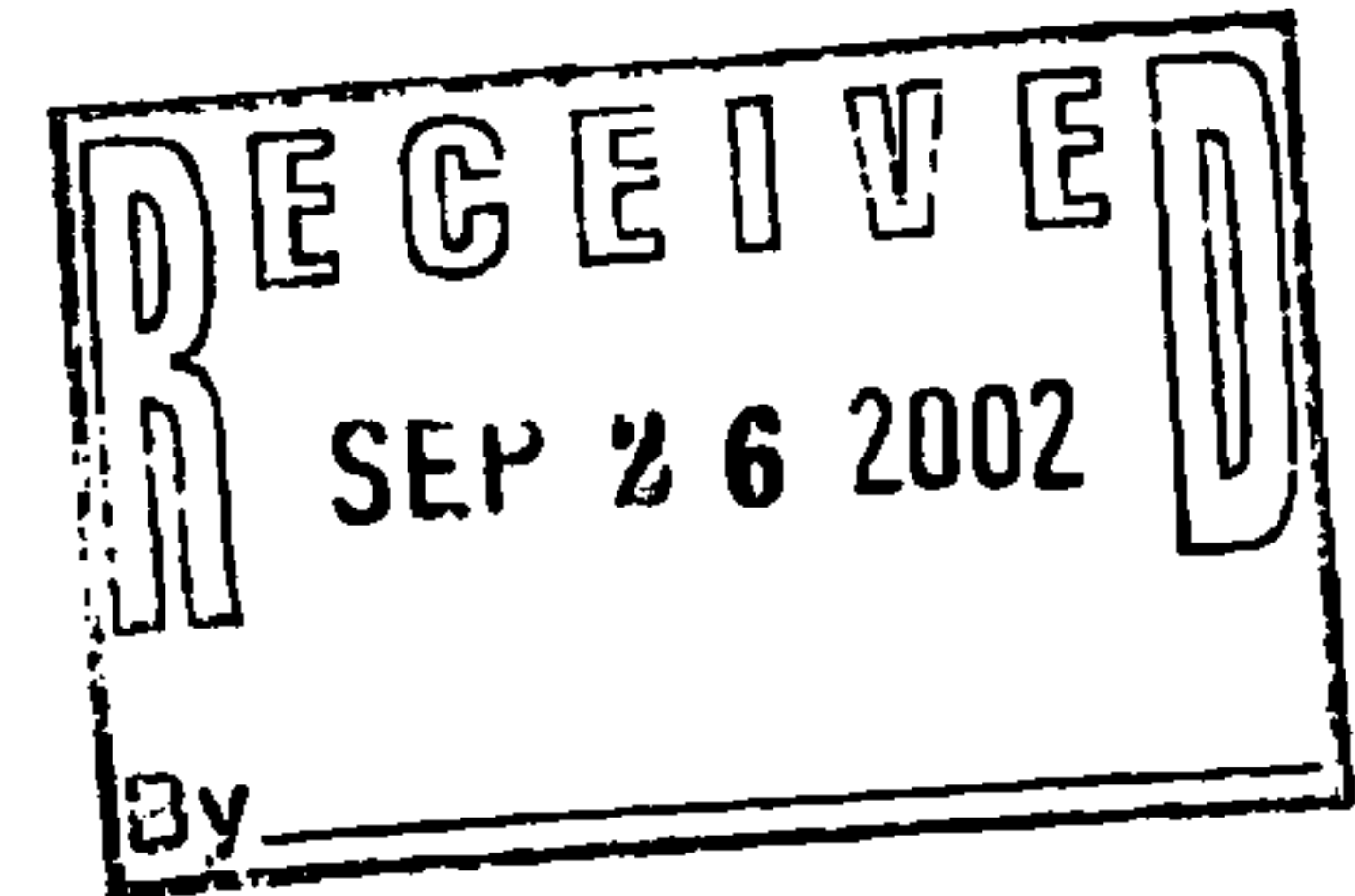
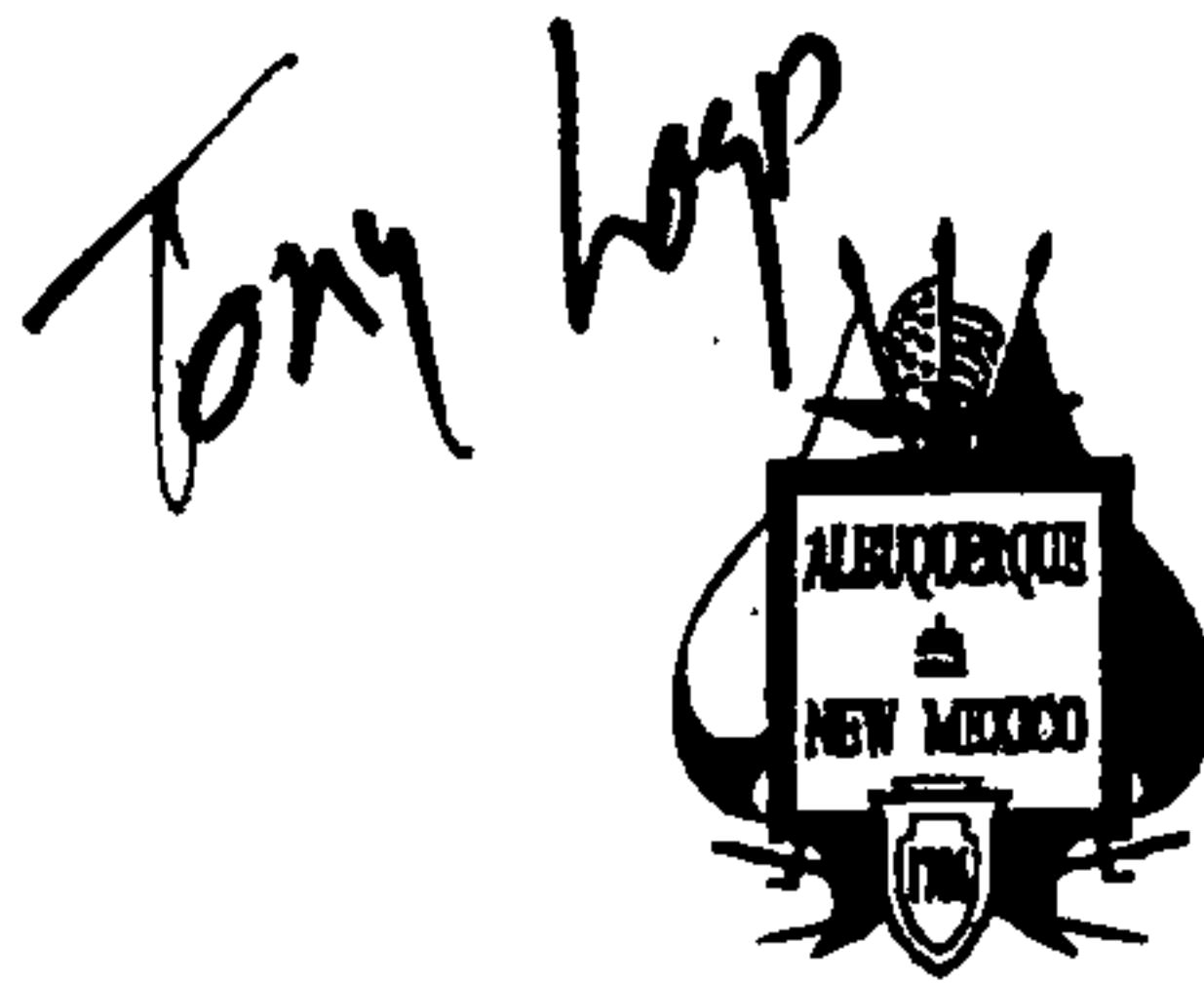
RE: Tracts A-1 and A-2, Vol-Andia Addition;
SE Corner of Montgomery and Morningside NE

Ladies and Gentlemen:

The undersigned is the contract purchaser of the above referenced property, the subject of the above DRB review. Huitt-Zollars, Inc. (Wayne A. Connell) is hereby authorized to act as my agent in an application to the City of Albuquerque, Development Review Board.



Peter Schwarz, DVM



City of Albuquerque
 Planning Department
 Development Services Division
 P.O. Box 1293
 Albuquerque, New Mexico 87103

Date: September 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1002119**
 02EPC-01144 Zone Map Amendment

Peter Schwarz
 5005 Prospect Avenue, NE
 Albuquerque, NM 87110

LEGAL DESCRIPTION: Request the above action(s) for the west 1.25 acres of Tract A1, Vol-Andia Addition, a zone map amendment from O-1 to C-1, located on MONTGOMERY BLVD NE, between MORNINGSIDE DRIVE NE and WASHINGTON STREET NE, containing approximately 1.25 acres. (G-17) Patricia Martinez-Apt, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119 / 02EPC-01144, a Zone Map Amendment from O-1 to SU-1 for O-1 Uses and Veterinary Clinic and Emergency Veterinary Services, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from O-1 (Office/Institutional) to SU-1 for Veterinary Clinic and Emergency Veterinary Services for the west 1.25 acres of Tract A1, Vol-Andia Addition, a vacant tract of land located at the southeast corner of the intersection of Montgomery Boulevard and Morningside Drive NE. This was originally advertised as a zone map amendment to C-1.
2. On September 4th 2002, the applicant amended the application, requesting a zone map amendment from O-1 to SU-1 for Veterinary Clinic and Emergency Veterinary Services, and submitted a Site Development Plan for Building Permit for review and approval.
3. At the hearing, the applicant further amended the application to request a zone map amendment from O-1 to SU-1 for O-1 and Veterinary Clinic and Emergency Veterinary Services.
4. The request complies with the policies of the *Albuquerque/Bernalillo County Comprehensive Plan* by the SU-1 zone category giving the EPC site plan control, ensuring that the location, intensity, and design of new development shall respect existing neighborhood values (Policy d, Established Urban).
5. The request complies with the policies of the *Albuquerque/Bernalillo County Comprehensive Plan* by the SU-1 zone category giving the EPC site plan control, ensuring that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e, Established Urban).

EPC OFFICIAL NOTIFICATION OF DECISION**Project 1002119 / 02EPC-01144****September 20, 2002****Page 2**

6. The request complies with the policies of the *Albuquerque/Bernalillo County Comprehensive Plan* by the SU-1 zone category giving the EPC site plan control, ensuring that service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy i, Established Urban).
7. The request complies with the policies of the *Albuquerque/Bernalillo County Comprehensive Plan* by the SU-1 zone category giving the EPC site plan control, ensuring that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic so that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations (Policy k, Established Urban).
8. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated in the Comprehensive Plan.
9. Approval of this zone map amendment should not be considered a changed community condition to justify future requests that would further increase the amount of commercial zoning within the surrounding area.
10. The Comprehensive City Zoning Code states the appropriateness of a special use to a site is "partly or entirely dependent on the character of the site design". Therefore, section 14-16-2-22 requires a Site Development Plan as part of the zone amendment action; said plan must be approved within 6 months.
11. The informational site plan submitted with the revised request, substantially meets the requirements and standards of a site development plan for building permit.

CONDITIONS:

1. Approval authority for the site development plan is delegated to the DRB for approval within six (6) months, at an advertised public hearing.
2. The site shall be replatted to reflect the new zone boundary line.
3. Roof and/or ground-mounted equipment shall be shielded from view by a parapet or screen wall that is, at minimum, as high as the equipment.
4. Any parking spaces adjacent to and facing a street shall be screened by a 2 ½ ' - 3' high garden wall and/or landscaping berm.
5. Pedestrian pathways and public sidewalks that cross drive aisles or vehicular access points shall be of a patterned material other than asphalt, at least six feet wide.
6. Site plan and access points are subject to approval by the Traffic Engineer.
7. The site plan shall meet the typical requirements that are normally imposed by the EPC.

EPC OFFICIAL NOTIFICATION OF DECISION**Project 1002119 / 02EPC-01144****September 20, 2002****Page 3**

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 4, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Victor J. Chavez
Planning Director

VJC/PMA/nat

cc: John A. Myers, 1401 Central Avenue NW, Albuquerque, NM 87104
Carl R. Soderberg, Hodgin N.A., 4408 Ponderosa NE, Albuquerque, NM 87110
Mary Lou Spells, Hodgin N.A., 4109 San Andres NE, Albuquerque, NM 87110



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: October 15, 2002

TO CONTACT NAME: Wayne Connell
COMPANY/AGENCY: Huitt - Zollars
ADDRESS/ZIP: 6501 Americas Parkway # 550 87110
PHONE/FAX #: 883-8114 / 883-5022

Thank you for your inquiry of 10-15-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A-1 and A-2, Vol - Andia Addition
located on Montgomery Blvd. NE
zone map page(s) G-17

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Hodgen
Neighborhood Association
Contacts: Carl R. Soderberg
4408 Ponderosa NE
881-2485 (W) 87110
Mary Lou Spells
4109 San Andres NE
883-0009 (W) 87110

Neighborhood Association
Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina A. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

HUITT-ZOLLARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

October 15, 2002

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mary Lou Haywood-Spells
4109 San Andres, NE
Albuquerque, New Mexico 87110

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mr. Carl R. Soderberg
4408 Ponderosa, NE
Albuquerque, New Mexico 87110

RE: Tracts A-1 and A-2, Vol-Andia Addition

Dear Ms. Haywood-Spells and Mr. Soderberg:

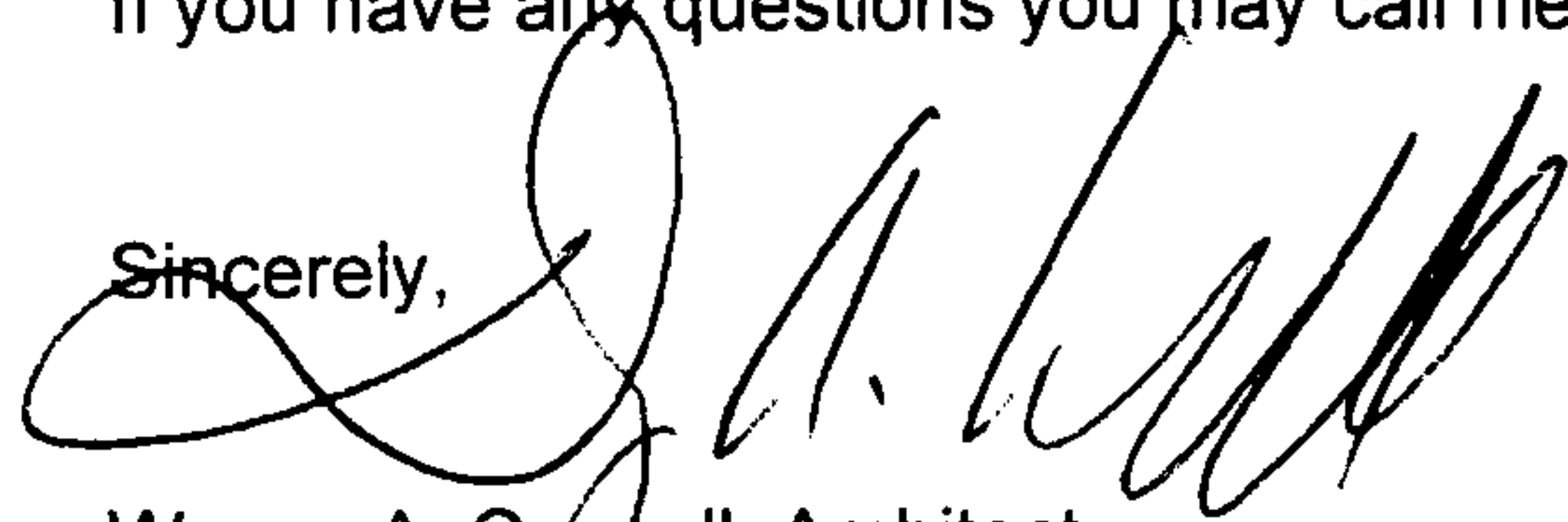
Huitt-Zollars, Inc. (Wayne A. Connell, Architect) represents Peter Schwartz, DVM. Dr. Schwartz has contracted to purchase Tracts A-1 and A-2 of Vol-Andia Addition located at the southwest corner of Montgomery and Morningside. Dr. Schwartz hopes to relocate his veterinary emergency clinic on this site.

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119/02EPC-01144 and change the zoning from O-1 to SU-1 for Veterinary Clinic and Emergency Veterinary Services. They delegated it to a Public Hearing at the Development Review Board for Site Plan for building Permit.

We intend to ask for approval of the Site Plan for Development at that meeting scheduled for November 13, 2002

If you have any questions you may call me at 883-8114.

Sincerely,



Wayne A. Connell, Architect
Huitt-Zollars, Inc.

HUITT-ZOLIARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

October 15, 2002

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mary Lou Haywood-Spells
4109 San Andres, NE
Albuquerque, New Mexico 87110

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Mr. Carl R. Soderberg
4408 Ponderosa, NE
Albuquerque, New Mexico 87110

RE: Tracts A-1 and A-2, Vol-Andia Addition

Dear Ms. Haywood-Spells and Mr. Soderberg:

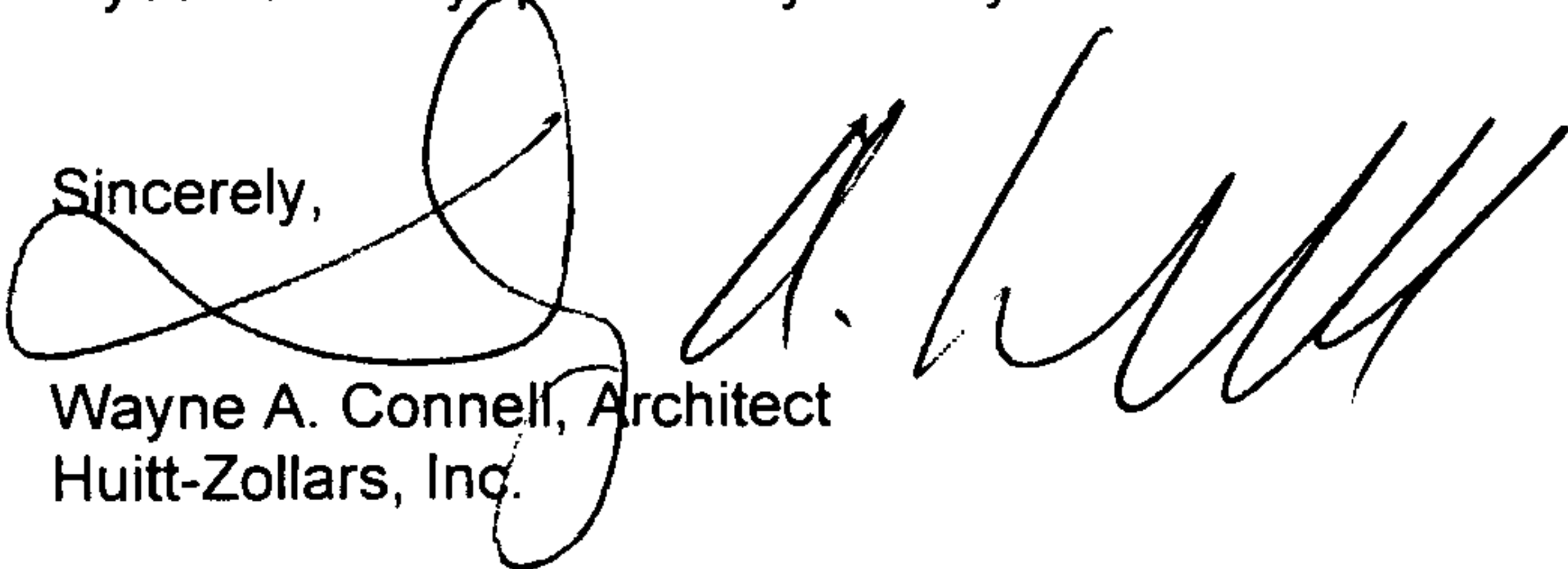
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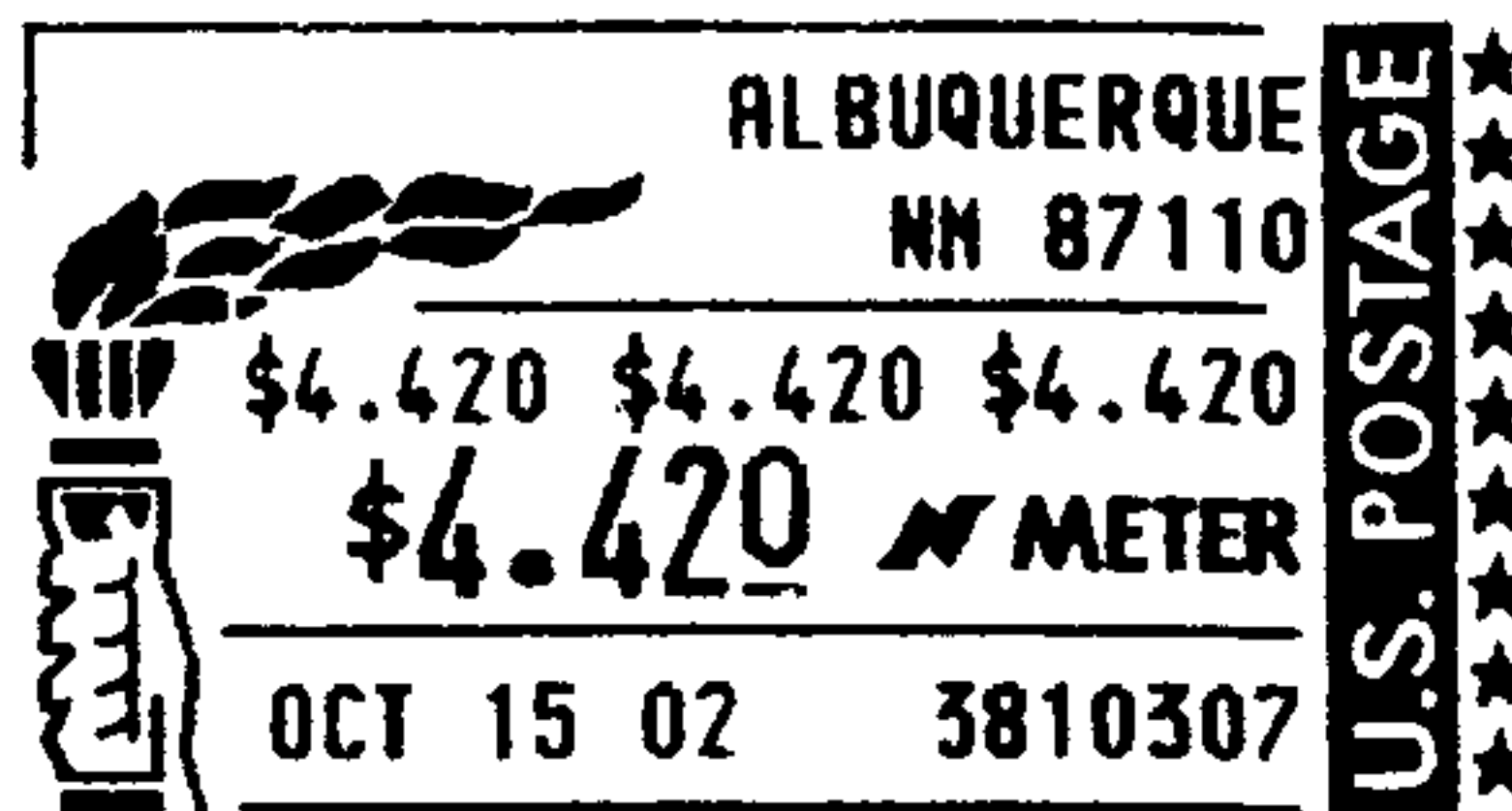
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If you have any questions you may call me at 883-8114.

Sincerely,


Wayne A. Connell, Architect
Huitt-Zollars, Inc.

FIRST CLASS



Z 272 204 340

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Sent to	
Mary Lou Haywood-Spells	
Street & Number	
4109 San Andres NE	
Post Office, State, & ZIP Code	
ABQ, NM 87110	
Postage	\$.37
Certified Fee	2.30
Special Delivery Fee	
Restricted Delivery Fee	
Amount Showing to Post Office	\$ 2.67
Date Delivered	OCT 15 2002
Amount Showing to Addressee	\$ 2.67
Postage & Fees	\$ 2.67
Postmark or Date	ALBUQUERQUE NM 87110

PS Form 3800, April 1995

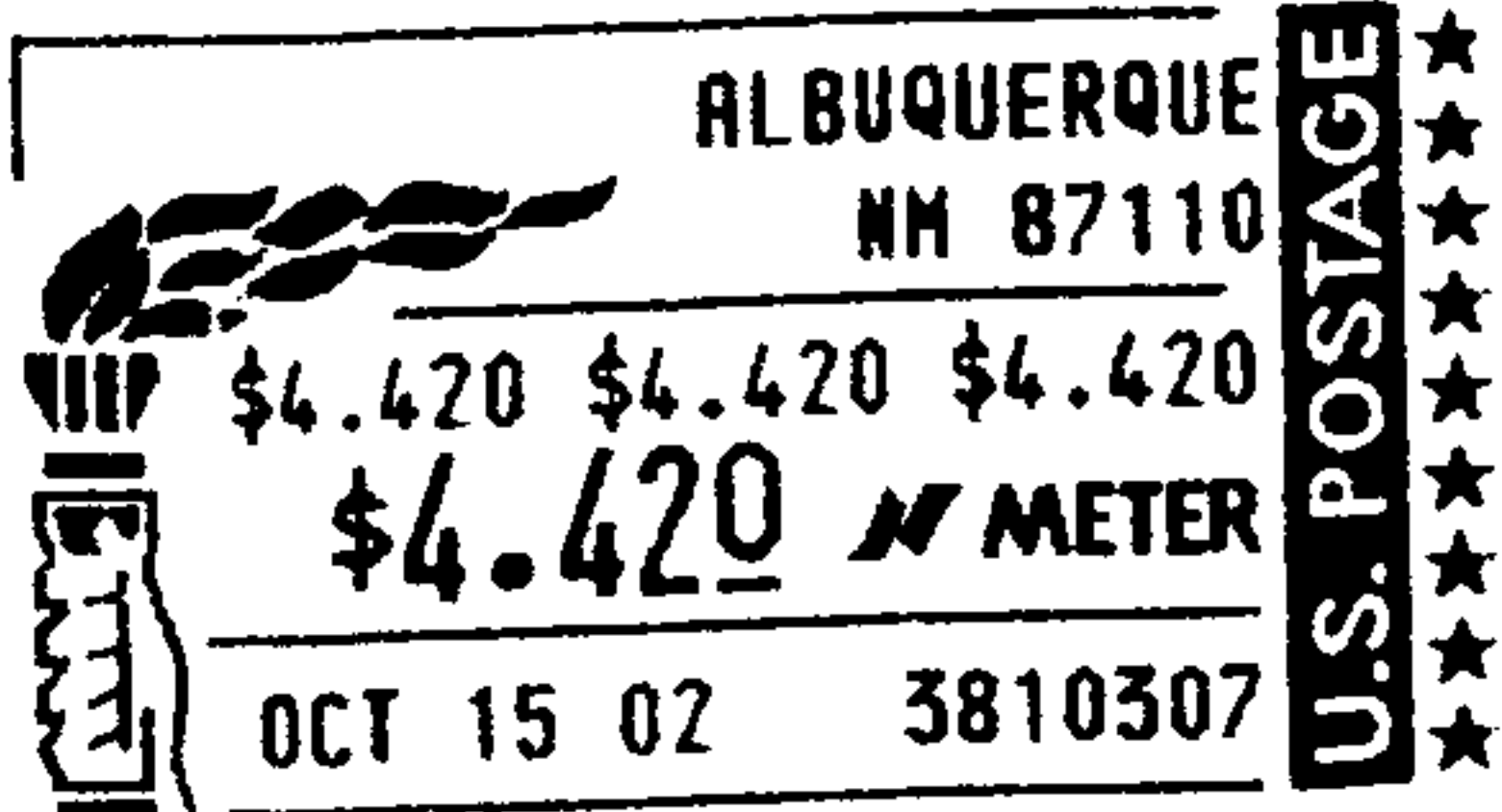
Z 272 204 326

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Sent to	
Mr. Carl R. Soderberg	
Street & Number	
4408 Ponderosa NE	
Post Office, State, & ZIP Code	
ABQ, NM 87110	
Postage	\$.37
Certified Fee	2.30
Special Delivery Fee	
Restricted Delivery Fee	
Amount Showing to Post Office	\$ 2.67
Date Delivered	OCT 15 2002
Amount Showing to Addressee	\$ 2.67
Postage & Fees	\$ 2.67
Postmark or Date	ALBUQUERQUE NM 87110

PS Form 3800, April 1995

FIRST CLASS





City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 - ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. G17
PLANNING DIVISION NO'S: ZONING:
SUBJECT: Veterenary Clinic on Montgomery/Morningside
STREET ADDRESS (IF KNOWN):
SUBDIVISION NAME:

DATE: 8-21-02

DRB:

APPROVAL REQUESTED: Site Plan and Building Permit

ATTENDANCE: Kelly Parker, PE – Design Engineer, Brad Bingham, PE – Sr. Engineer, City of Albuquerque

FINDINGS: Site is allowed free discharge to Montgomery (considered an infill site). Possible floodplain in Montgomery will dictate finish floor elevation.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: *Kelly Parker*
TITLE : *Design Engineer*

SIGNED: *Sr Engineer*
TITLE : *Brad L. Bingham*

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

===== THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER =====

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Veterinary Surgical Specialists of NM ZONE ATLAS/DRNG. FILE #: G-17-Z

DRB #: _____ EPC#: 1002119/02EPC-01144 WORK ORDER #: _____

LEGAL DESCRIPTION: A parcel of land being all of Tracts A-1 and A-2 of the Vol-Andia Addition within Section 2, Township 10 North, Range 3 East, New Mexico Principal Meridian, recorded on Jan 2, 1980 in volume C16, Folio 35.

CITY ADDRESS: City of Albuquerque, Bernalillo County, NM

ENGINEERING FIRM: Huitt-Zollars, Inc. CONTACT: Scott Eddings
 ADDRESS: 333 Rio Rancho Blvd. Suite 101 PHONE: 892-5141
 CITY, STATE: Rio Rancho, New Mexico ZIP CODE: 87124

OWNER: PDS Properties, LLC CONTACT: _____
 ADDRESS: 5005 Prospect Ave. NE PHONE: _____
 CITY, STATE: Albuquerque, New Mexico 87110 ZIP CODE: _____

ARCHITECT: Huitt-Zollars, Inc. CONTACT: Wayne Connell
 ADDRESS: 6501 Americas Parkway NE Suite 550 PHONE: 883-8114
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87110

SURVEYOR: Huitt-Zollars, Inc. CONTACT: Dan Holmes
 ADDRESS: 333 Rio Rancho Blvd. Suite 101 PHONE: (719)561-9125
 CITY, STATE: Rio Rancho, New Mexico ZIP CODE: 87124

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

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERTIFICATION (TCL)
- ENGINEER'S CERT. (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN MEETING ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 8/21/02 BY: BRAD BINGHAM

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

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

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER G-17-Z

REFERRAL # _____

SITE ADDRESS Montgomery / Morningside IVE

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING One

INSTANTANEOUS FLOW REQUIRED 768 GPM

SQUARE FOOTAGE - LARGEST BUILDING 11,395

TYPE CONSTRUCTION II N Sprinkler

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 One

DATE: 10/17/02

FIRE DEPARTMENT INSPECTOR: Steve Lopez

RECEIVED BY: WAYNE A. Connell, Architect TELEPHONE: 883-8114

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

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

- ___ 1. Scale
- | | | |
|-------------------------------------|-----------------|-----------|
| <input checked="" type="checkbox"/> | Under 1.0 acre | 1" = 10' |
| <input checked="" type="checkbox"/> | 1.0 - 5.0 acres | 1" = 20' |
| <input type="checkbox"/> | Over 5 acres | 1" = 50' |
| <input type="checkbox"/> | Over 20 acres | 1" = 100' |
- Other scales as approved by staff
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project. *NOTE*
6. Property lines
7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural
- A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
- B. Square footage of each structure *11,295 SQ FT*
- C. Proposed of each structure
- D. Temporary structures, sign and other improvements
- E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.
- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle and totaled.

- 1. Location
- 2. Arrangements
- 3. Dimensions
- 4. Turning spaces
- 5. Drives
- 6. Aisles
- 7. Ingress
- 8. Egress
- 9. Number of spaces required: 57
Provided: 59
- 10. Handicapped parking, spaces required: 3
Provided: 3

B. Bicycle racks, spaces required: 0
Provided: 0

C. Refuse container and enclosure, if applicable. |

C. Street and Circulation

- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width, flow line to flow line including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed. (None)
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement, in square feet and percent: _____
- 14. Landscaped area provided, in square and percent: _____

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

- B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures (see attached)

(see drawing)

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors MIL. FINISH
- 7. Additional information including, renderings, perspective drawings may be submitted.

(see drawing)

A. Samples

- 1 Presentation Models
- 2. Photos

METAL ROOF

UETEKINAKT SURGICAL BLDG

SIGNATURE® 300 Standard Colors Dr. Schwarz

KYNAR 500® /HYLAR 5000®



COLONIAL RED



NATURAL PATINA



MEDIUM BRONZE



PACIFIC BLUE



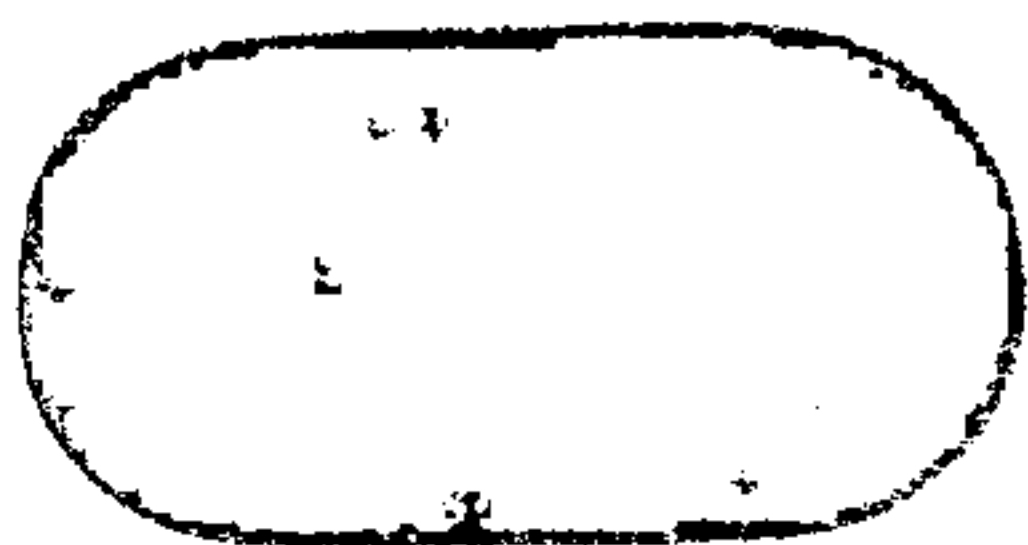
HUNTER GREEN



SNOW WHITE



SLATE GRAY



ALMOND



MIDNIGHT BRONZE



RIVER TEAL



CLASSIC GREEN



EVERGLADE



BROWNSTONE



SEA MIST



TUNDRA



SPRUCE



SCARLET RED



HARBOR BLUE

SIGNATURE® 200 Standard Colors

SILICONIZED POLYESTER



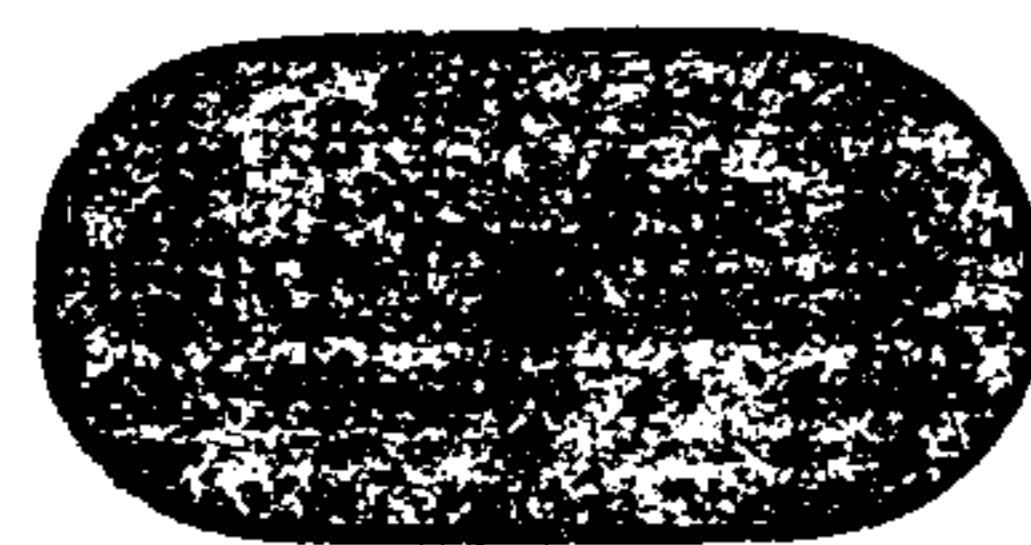
BURNISHED SLATE



*POLAR WHITE



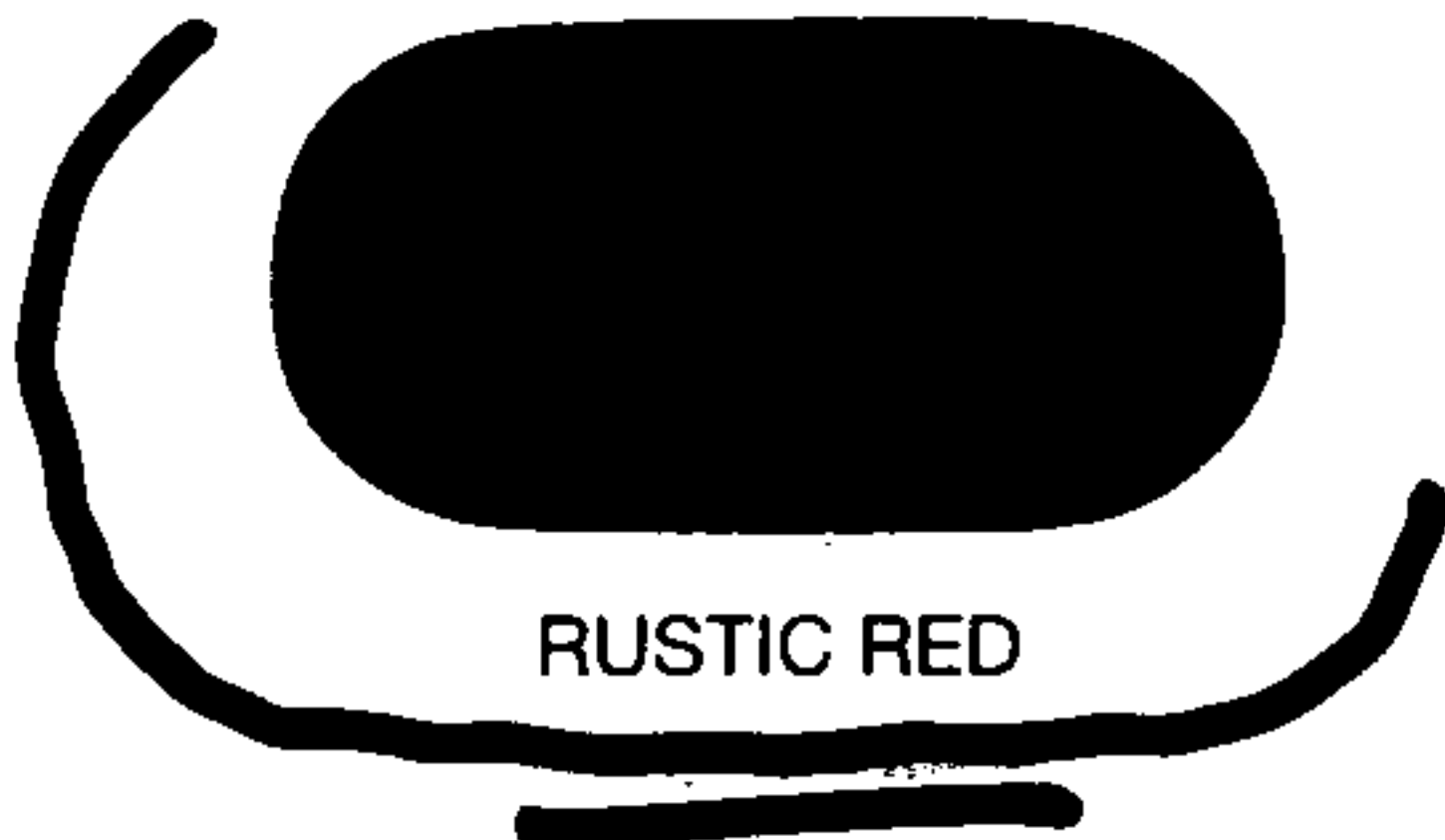
CHARCOAL GRAY



LIGHT STONE



HAWAIIAN BLUE



RUSTIC RED



KOKO BROWN



FERN GREEN



COAL BLACK

*Polar White is a Straight Polyester.

SIGNATURE® 300 Metallic

KYNAR 500® / HYLAR 5000®



COPPER METALLIC



SILVER METALLIC



DOVE METALLIC



SANDSTONE METALLIC

- For the most current information available, visit our Web Site at www.mbc.com
- See product selection chart for gauge and color availability.
- All products available in smooth or embossed finish.
- Heavier gauges, narrower widths, striations and embossing minimize oil canning.
- A 20-year limited paint warranty available for all colors upon written request (outside the Continental United States, please inquire).
- Final color selection should be made from actual color chips.
- Signature® is a registered trademark of MBCI. KYNAR 500® is a registered trademark of ELF Atochem. HYLAR 5000® is a registered trademark of Ausimont.

UETEKINAKY SURFICAL BIKS.

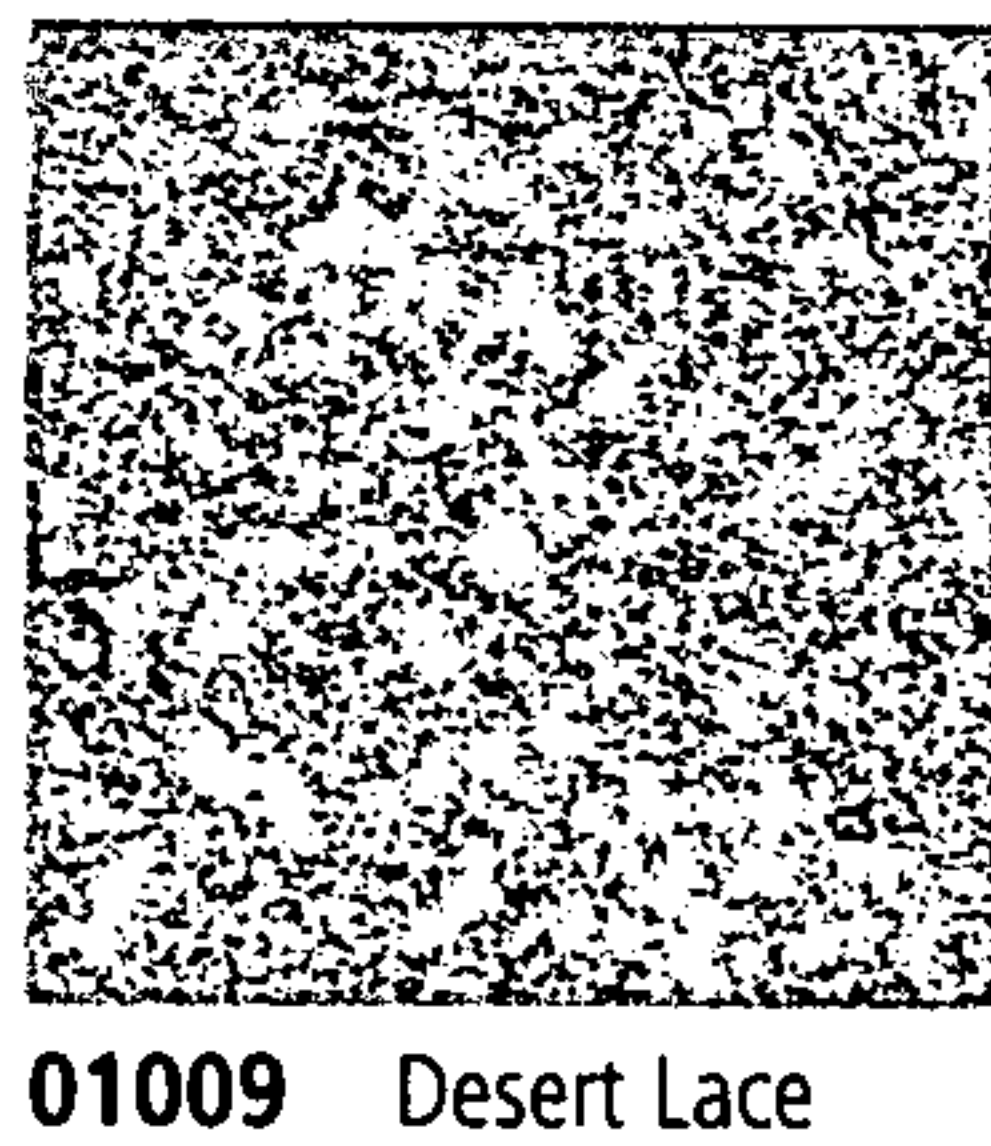
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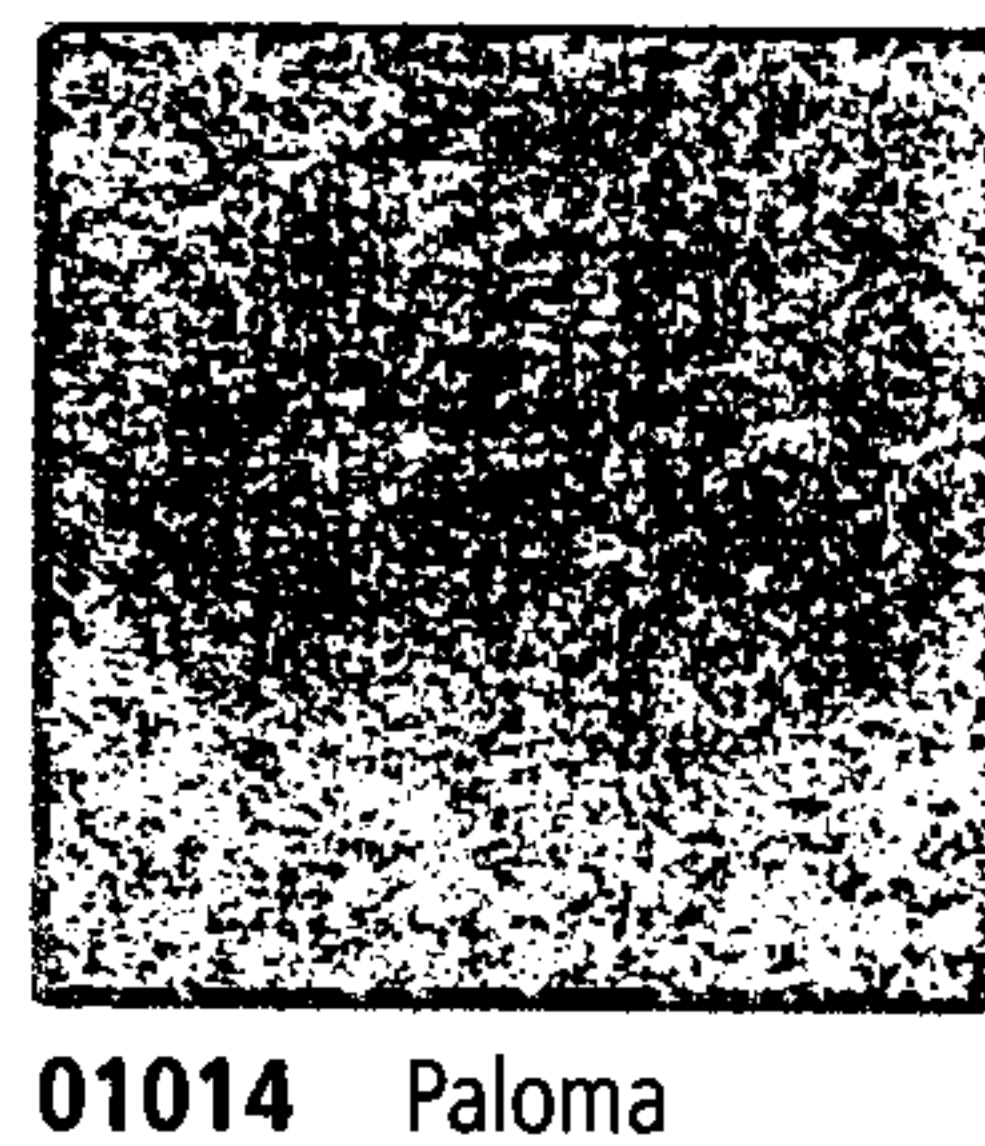
01008 Marble White



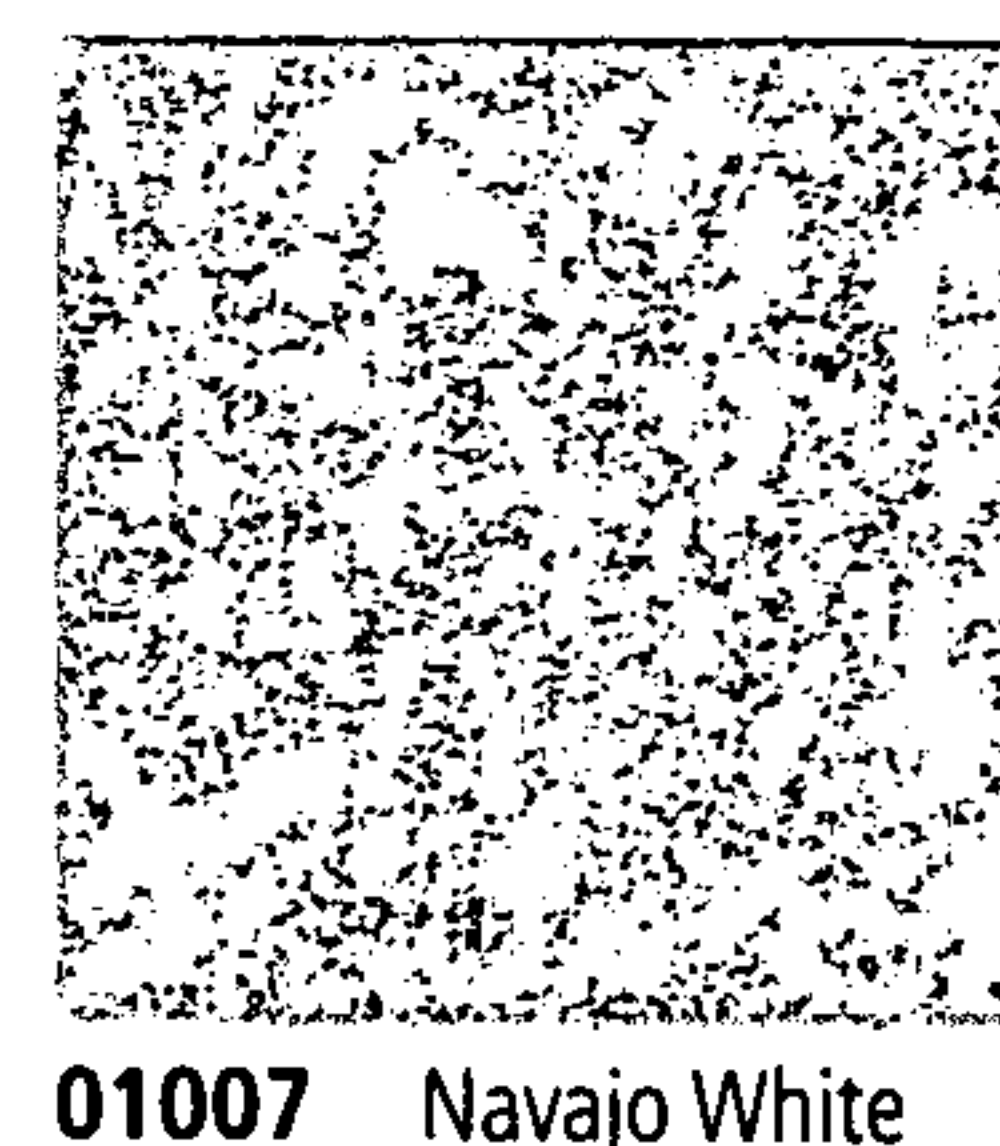
1685 Tijeras



01009 Desert Lace



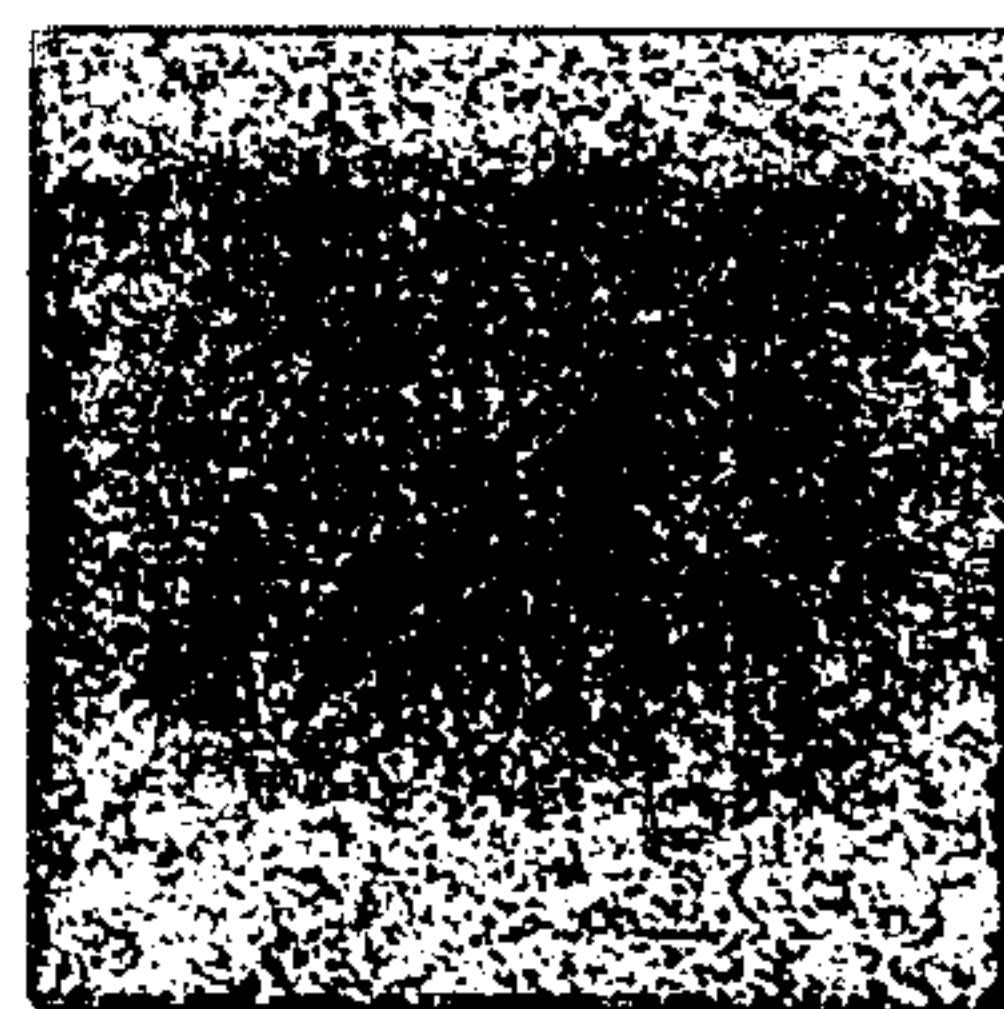
01014 Paloma



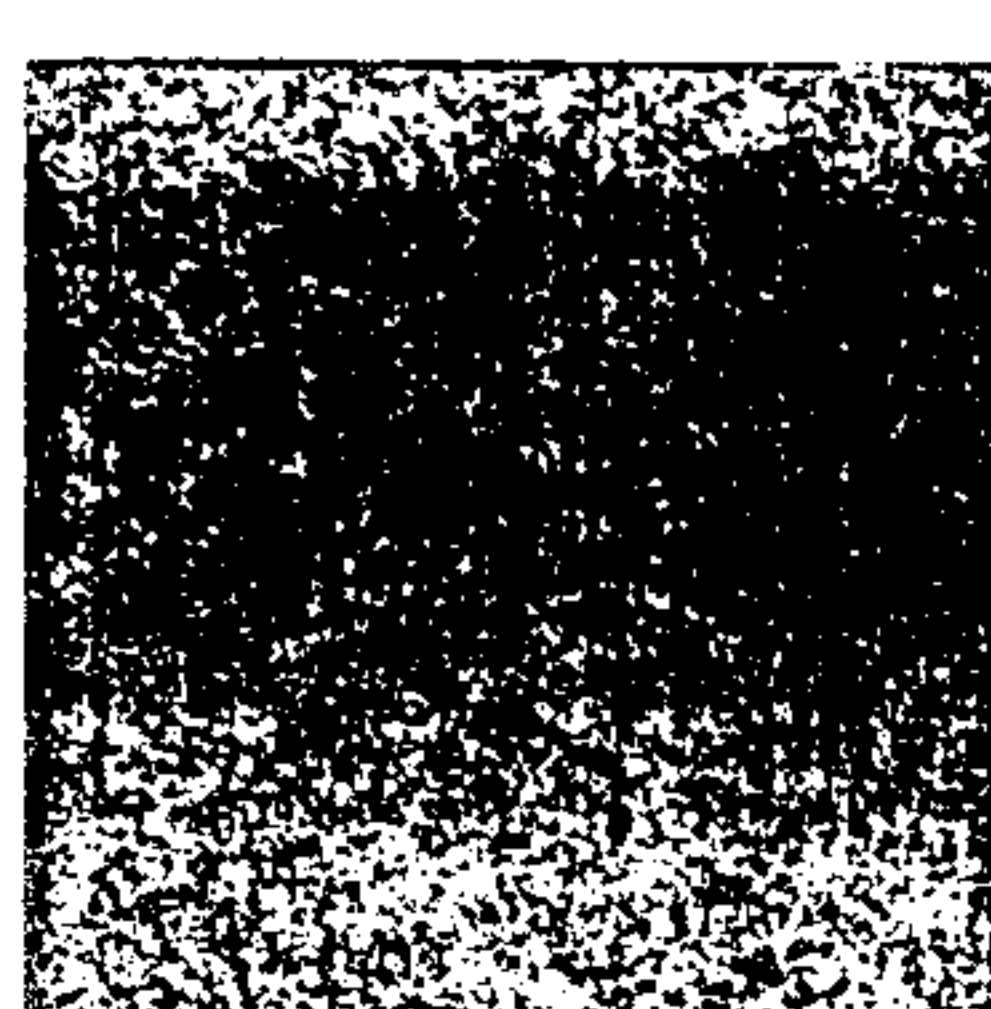
01007 Navajo White



01012 Nambe



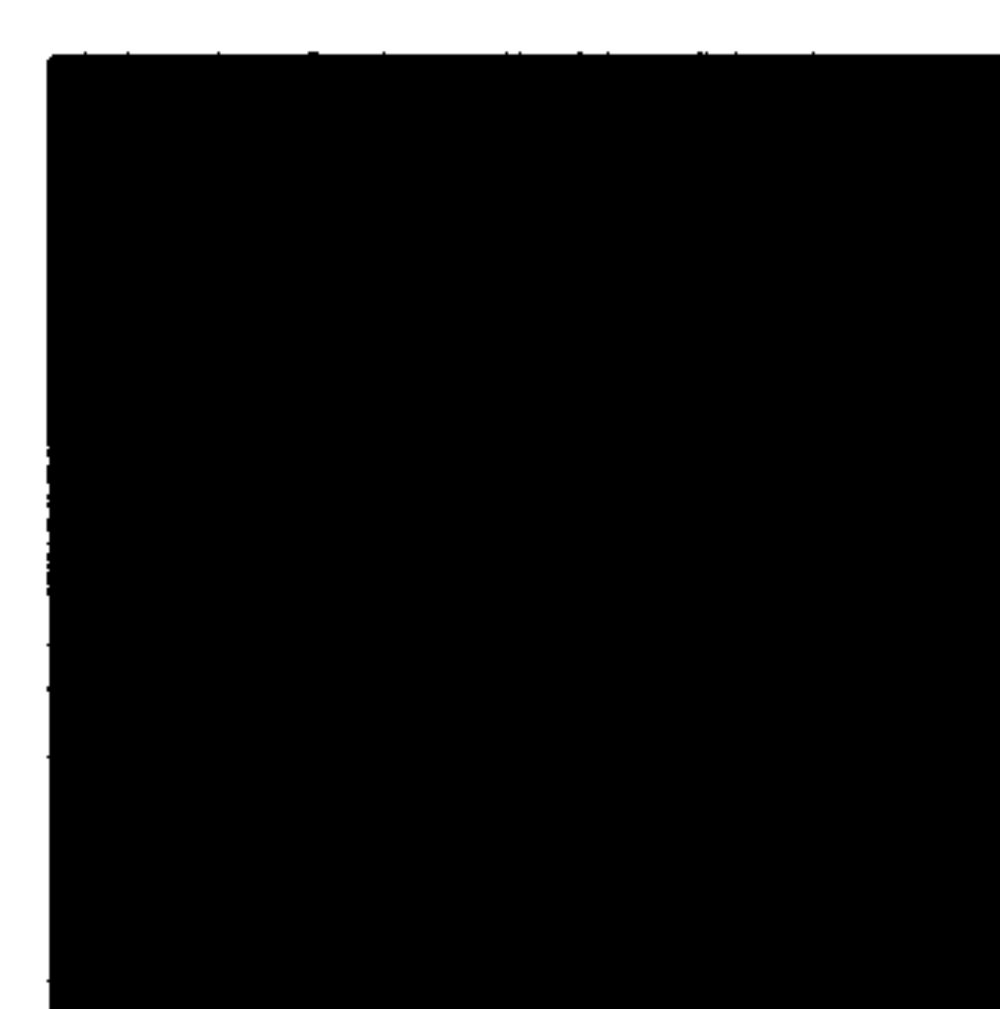
2088 San Juan



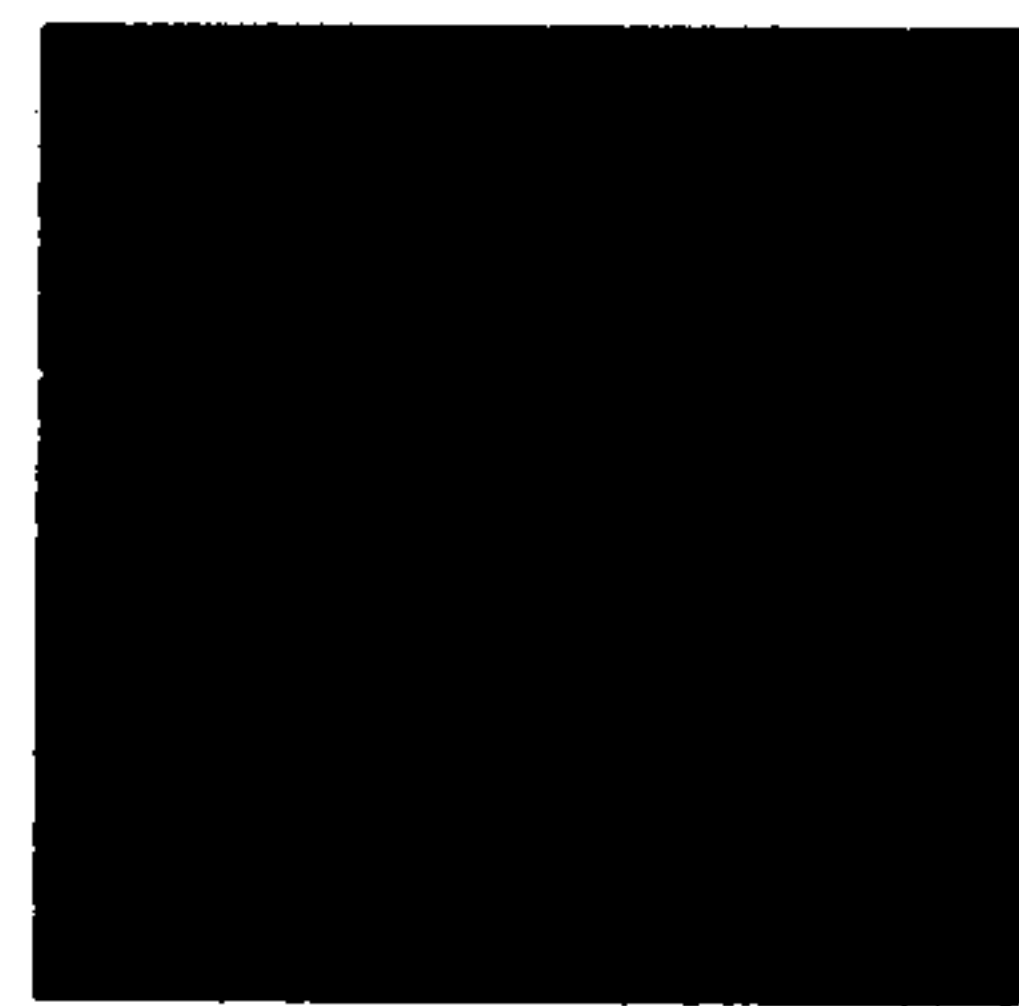
1501 Torreon



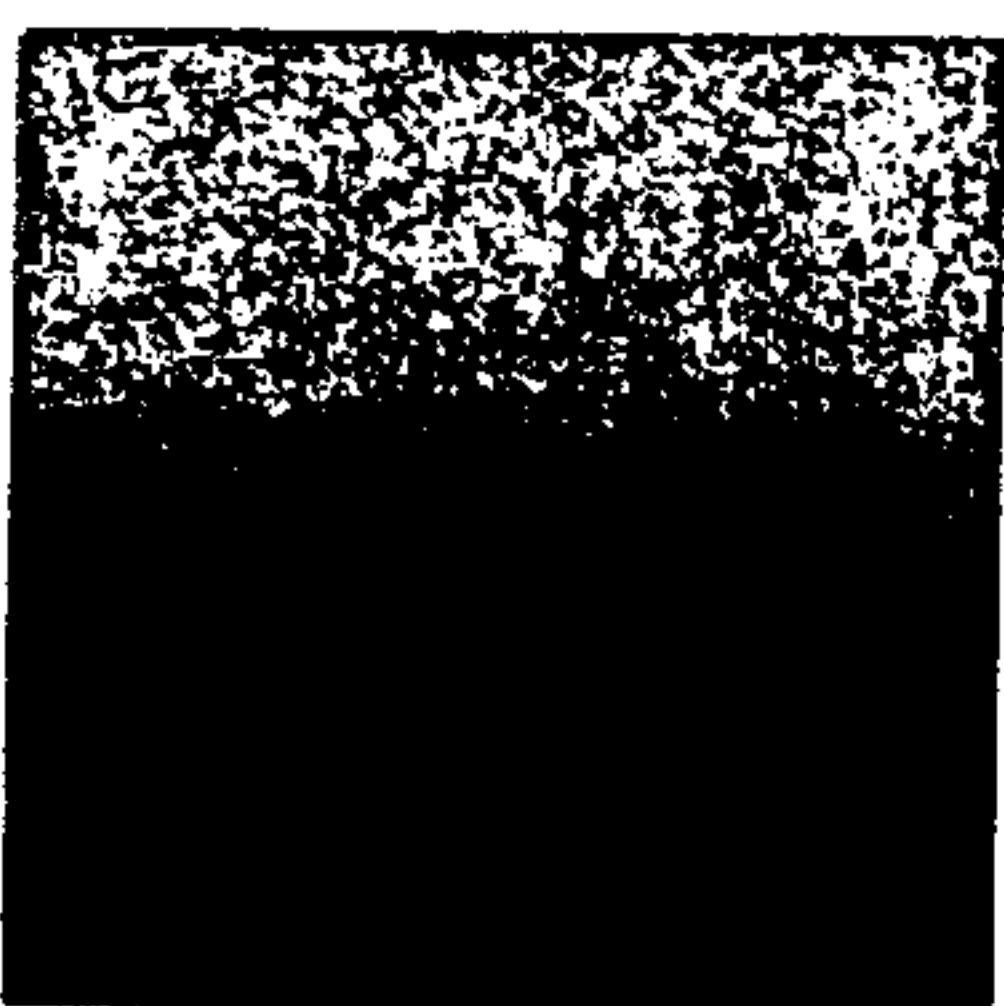
01011 Tumbleweed



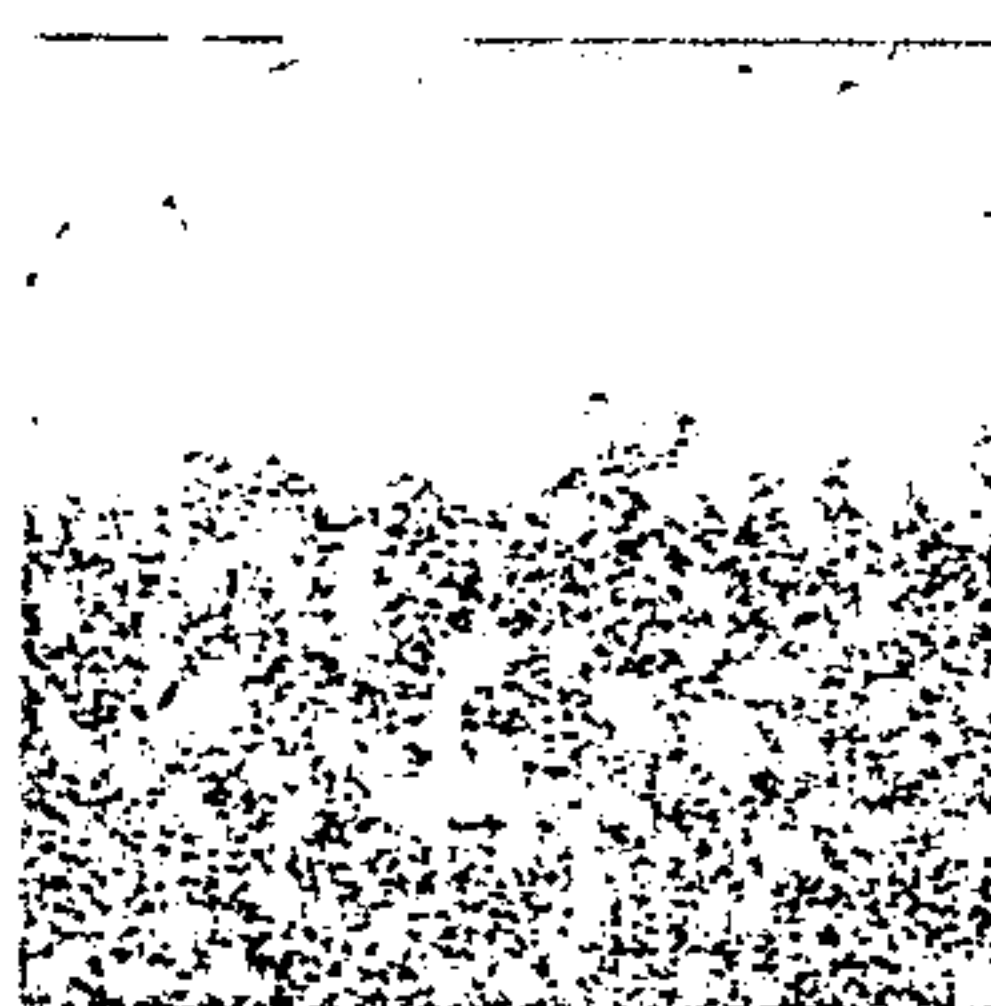
01001 Pecos



01013 Sedona



04527 Duranes



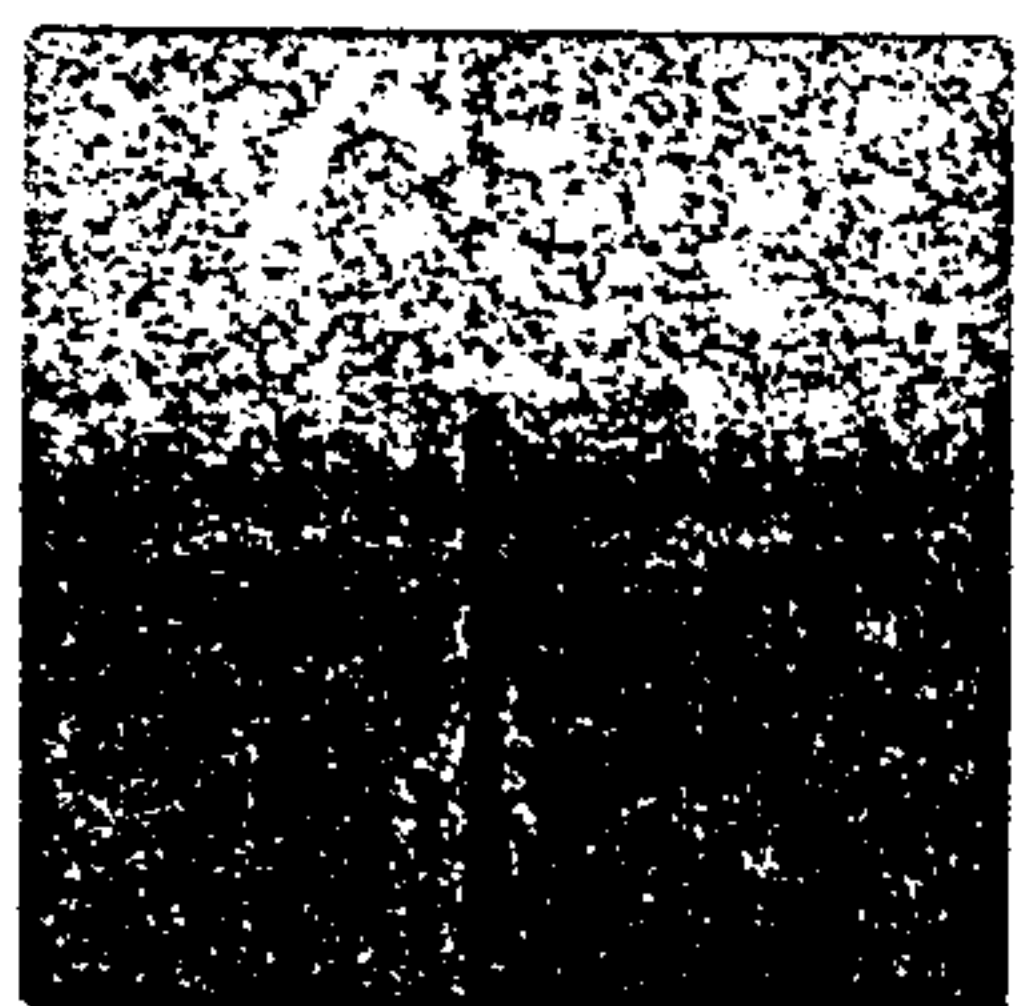
1584 Luna



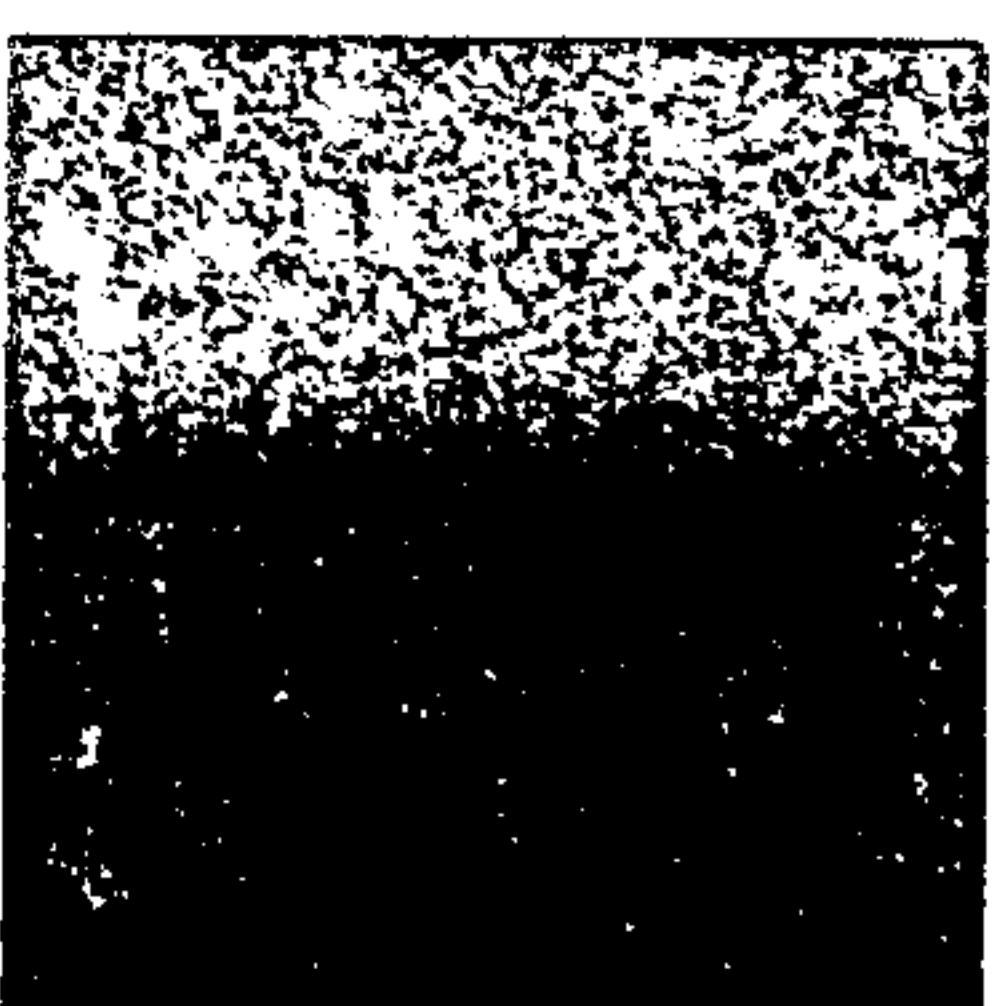
2207 Mesilla



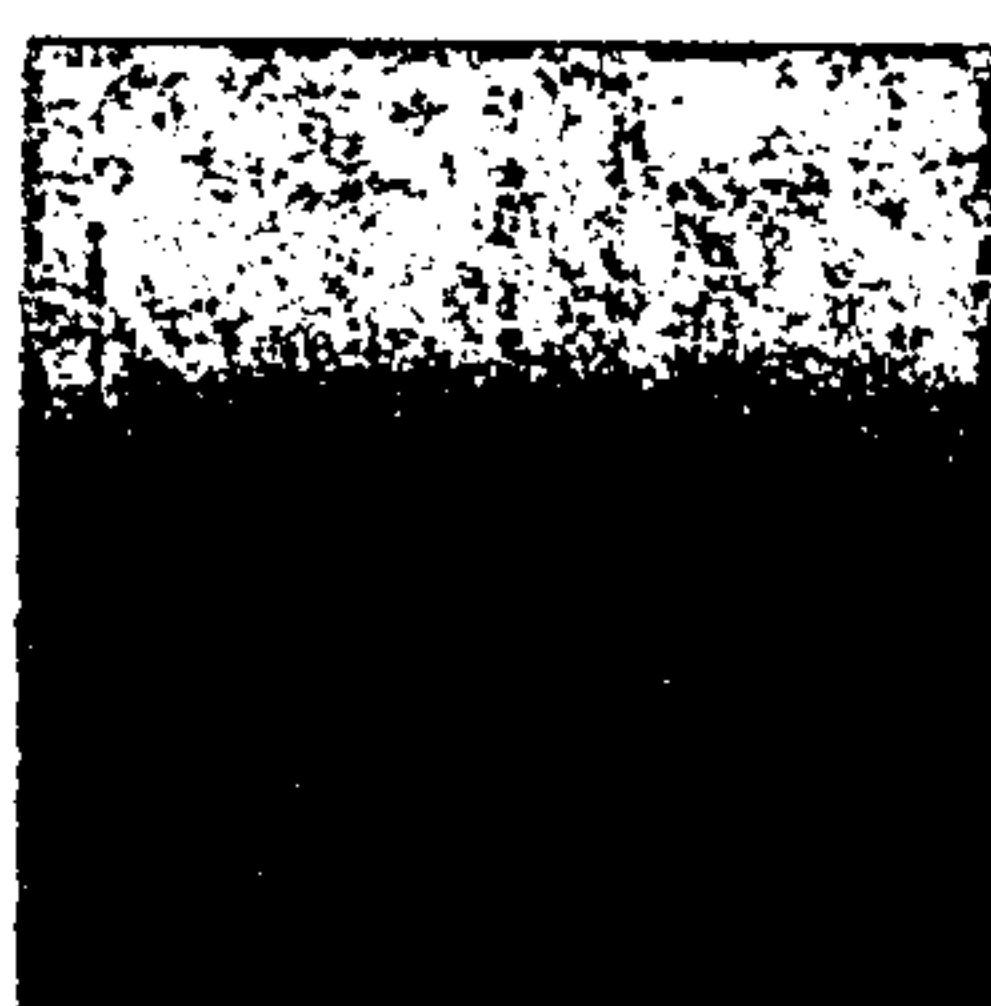
3003 Amarilla



3030 Acoma



2501 Alamo



01016 Mesa Del Sol



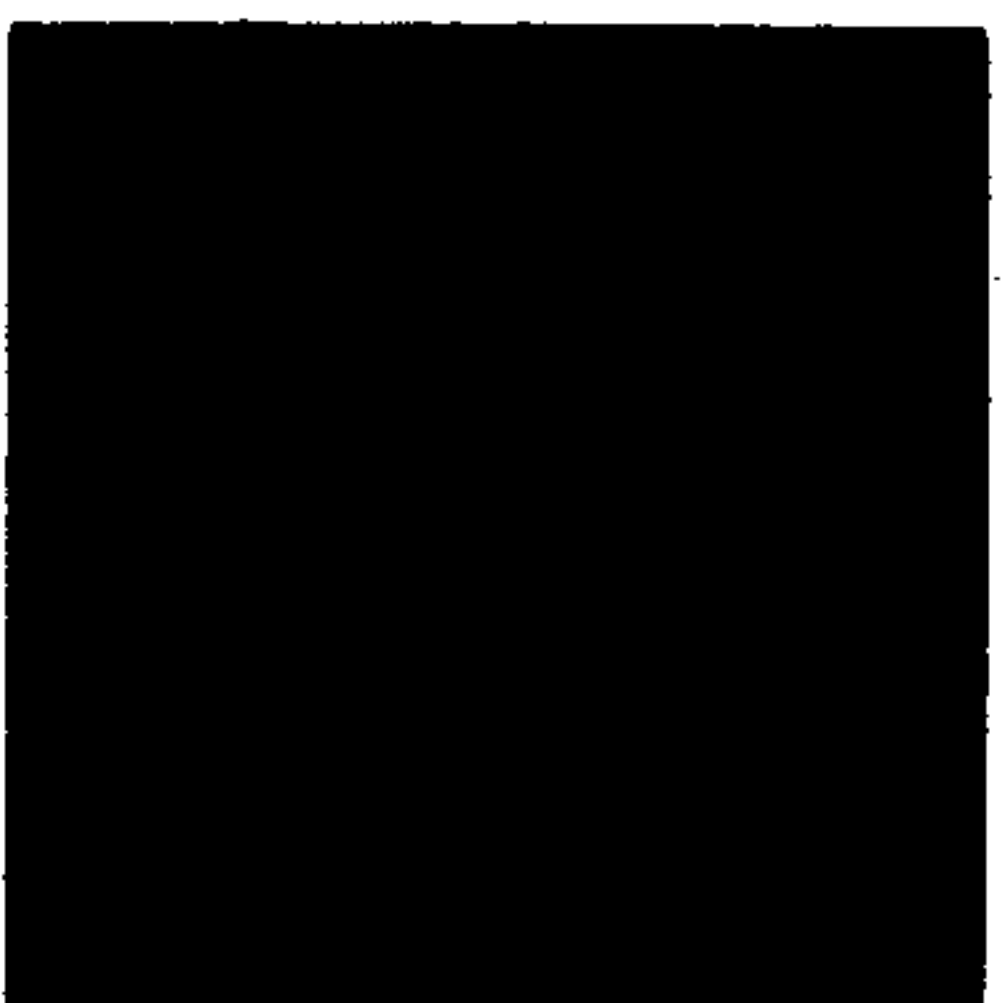
01005 Pueblo



01006 Suede



1616 Sandia



1465 San Antonio



01004 Adobe Brown



4180 Cimmaron



01002 Abiquiu

All of Sto's Southwest stucco finishes and coatings can be tinted to match each of the 25 Southwest colors shown.

Made with only the highest quality pigments, each product offers excellent color performance. Sto's ready-mixed, acrylic-based products offer high quality for lasting beauty and protection.

StoSilco products are acrylic-based and silicone-enhanced to provide even greater resistance to dirt pick-up, which can result in less maintenance.

Sto Powerflex Silco

Our top of the line silicone emulsion, elastomeric textured finish. Highly elastic like Sto Powerflex but enhanced with silicone to provide unequalled weather resistance and durability.

Packaging: 5 gal. pail

Sto Powerflex

An acrylic, elastomeric, textured finish. Its elastic quality bridges hairline cracks.

Packaging: 5 gal. pail

StoSilco® Lastic

All the benefits of Sto Powerflex Silco – elasticity, weather resistance and durability in a coating!

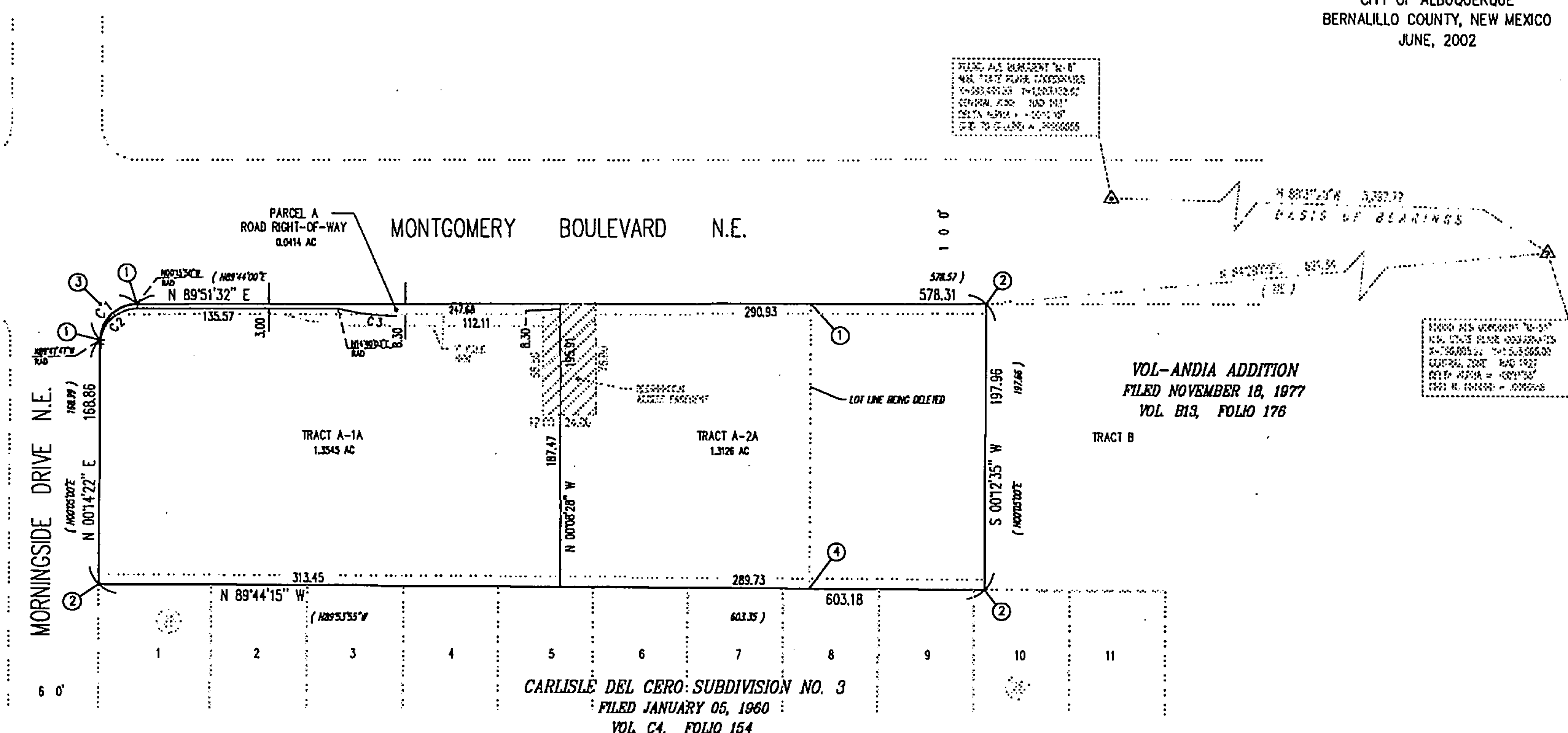
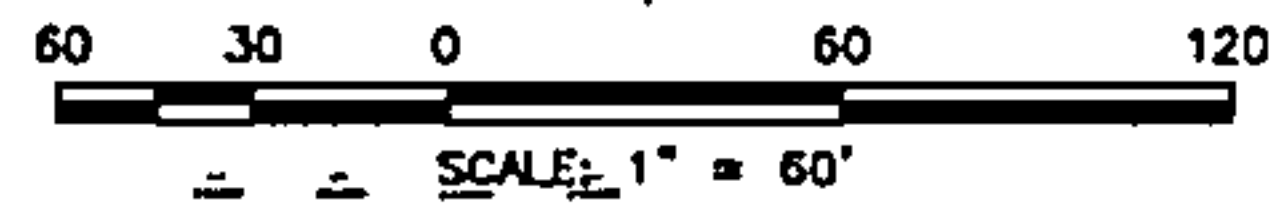
Packaging: 5 gal. pail

Stolastic

An acrylic, elastomeric coating ideal for bridging hairline cracks in stucco surfaces.

Packaging: 5 gal. pail

TRACTS A-1A AND A-2A
 A REPLAT OF TRACTS A-1 AND A-2
VOL-ANDIA ADDITION
 WITHIN NE 1/4, NW 1/4 OF SECTION 2
 T. 10 N., R. 3 E., N. M. P. M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2002



PLS 10042
 N 89°51'32" E
 135.57

N 89°12'35" W
 578.31

10000 AC
 N 89°51'32" E
 135.57

VOL-ANDIA ADDITION
 FILED NOVEMBER 18, 1977
 VOL 813, FOLIO 176

CARLISLE DEL CERO SUBDIVISION NO. 3
 FILED JANUARY 05, 1960
 VOL C4, FOLIO 154

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

- ① Found No. 5 rebar w/ yellow plastic cap - PLS 10042
- ② Found No. 4 rebar (no cap) w/ aluminum strip tag marked PLS 10042 attached
- ③ Found No. 4 rebar (no cap) at PI of curve
- ④ Found concrete nail w/ yellow plastic tag - PLS 10042 in face of cinder block wall

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap LS 9243. Attached brass tag stamped LS 9243 to found points in items 1 and 2 with tie wire.

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	89°31'58"	25.00	39.07	24.80	35.21
	(89°37'00")		(38.12)	(24.79)	(35.25)
C2	89°37'10"	25.00	39.10	24.83	35.24
C3	14°40'03"	156.62	40.10	20.16	39.99

NOTES: UNLESS OTHERWISE INDICATED

AC - ACRES
 P.U.E. - PUBLIC UTILITY EASEMENT
 RAD - RADIAL

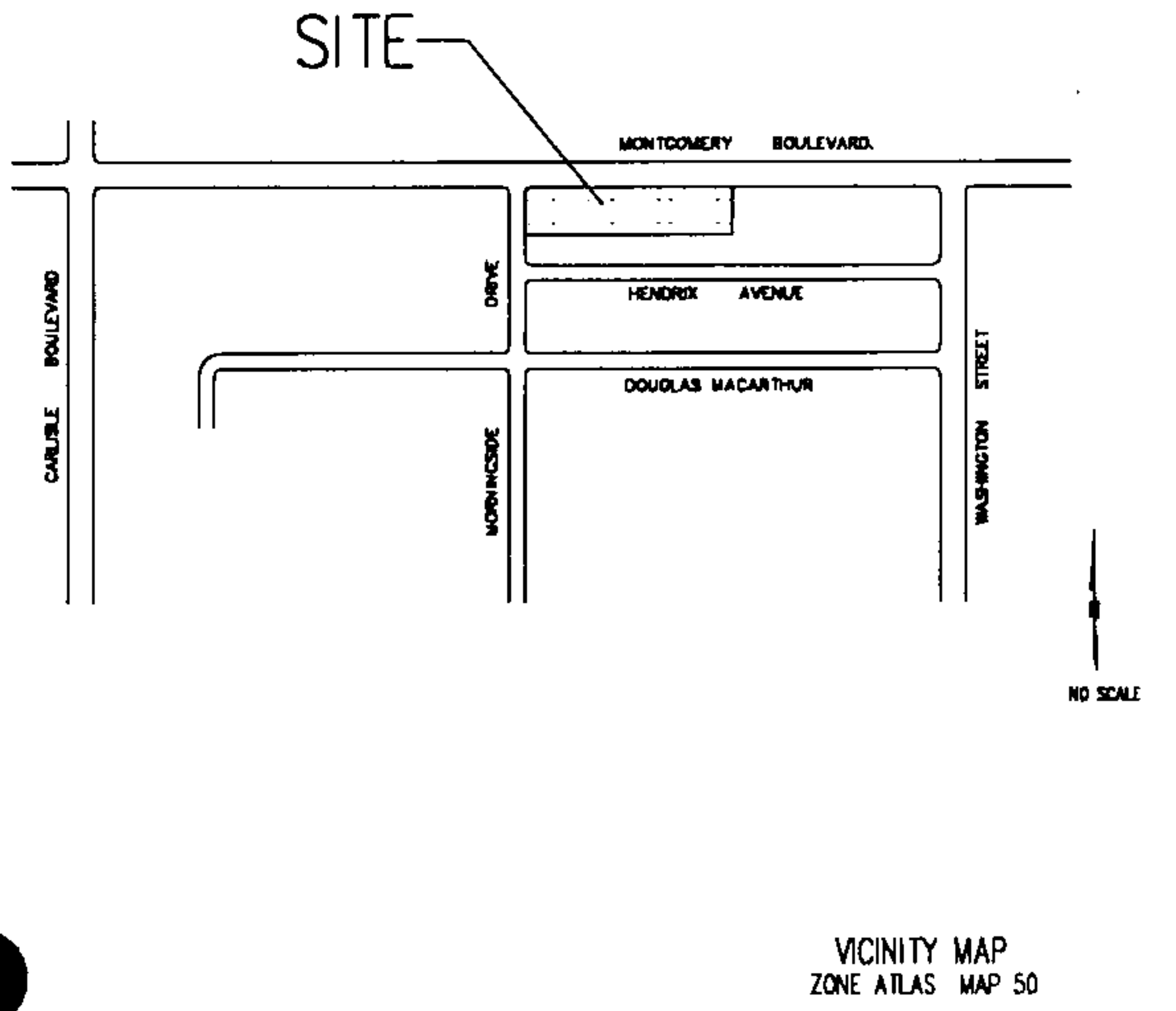
SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243 _____ DATE _____

HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

TRACTS A-1A AND A-2A
 A REPLAT OF TRACTS A-1 AND A-2
VOL-ANDIA ADDITION
 WITHIN NE 1/4, NW 1/4 OF SECTION 2
 T. 10 N., R. 3 E., N. M. P. M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2002



DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A-1 AND A-2 IN THE VOL-ANDIA ADDITION WITHIN SECTION 2, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, RECORDED ON JANUARY 2, 1980 IN VOL. C16, FOLD 35, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT A-2, FROM WHICH THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION PM-5A BEARS N.84°29'00"E. 621.34 FEET; THENCE S.00°12'35"W. 197.96 FEET ON THE EASTERLY BOUNDARY LINE OF SAID TRACT A-2; THENCE N.89°44'15"W. 603.18 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACTS A-1 AND A-2; THENCE N.00°14'22"E. 168.88 FEET ON THE WESTERLY BOUNDARY LINE OF SAID TRACT A-1 TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS S.89°47'47"E.; THENCE 39.07 FEET NORTHEASTERLY ON THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 89°31'37", A RADIUS OF 25.00 FEET AND A CHORD OF 35.21 FEET, A RADIAL LINE FROM THE END OF SAID CURVE BEARS N.00°15'50"W.; THENCE N.89°51'32"E. 578.31 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID TRACTS A-1 AND A-2 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.7085 ACRES, MORE OR LESS, TRACTS A-1A AND A-2A.

SUBDIVISION DATA

ZONE ATLAS NO. 14-9-2 (14-9-2)	PLAT ACRES	2.7085
CASE NO. DRB-94-443	LOT ACRES	2.6671
NO. OF LOTS	PARCEL ACRES	0.0414
NO. OF PARCELS	TRACT ACRES	0
NO. OF TRACTS	STREET ACRES	1.3884
STREET MILES (FULL)		
S.P. TALOS LOG NO. 96-82-12-9723-0019		

APPROVALS

SUBDIVISION CASE NO. _____
 FILED _____ DOC. NO. _____
 VOLUME _____ PAGE _____

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
USWEST COMMUNICATIONS, INC.	DATE
JONES INTERCABLE	DATE
CITY SURVEYOR, ENGINEERING DIVISION	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D	DATE
PARKS AND GENERAL SERVICES	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PROPERTY MANAGEMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

NOTES

- THE PURPOSE OF THIS PLAT IS TO RELOCATE THE LOT LINE BETWEEN TRACTS A-1 AND A-2 AND DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG MONTGOMERY BOULEVARD TO THE CITY OF ALBUQUERQUE. TRACTS A-1A AND A-2A ARE CREATED.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA - 0011'55". BASIS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN ACS "M-5A" AND ACS "M-6" BEING N. 89°31'20" W. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR ACS "M-5A". DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
- ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET LINES UNLESS OTHERWISE INDICATED.
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "M-5A" ELEVATION = 5154.48 LOCATED APPROXIMATELY 820' EAST OF THE NORTHEAST CORNER OF THE PROPERTY IN THE MEDIAN ON MONTGOMERY BLVD AT WASHINGTON STREET.
- ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- USWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM AND USWEST COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

THIS PLAT GRANTS A NEW SEVEN (7) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN TRACT A-1A ADJACENT TO THE NEW RIGHT-OF-WAY LINE.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS SUBDIVIDED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

PDS PROPERTIES, LLC

PETER D. SCHWARTZ, DVM

(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY PETER D. SCHWARTZ, DVM, OWNER OF PDS PROPERTIES, LLC, A LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____
 UPC # _____

BERNALILLO COUNTY TREASURERS OFFICE:

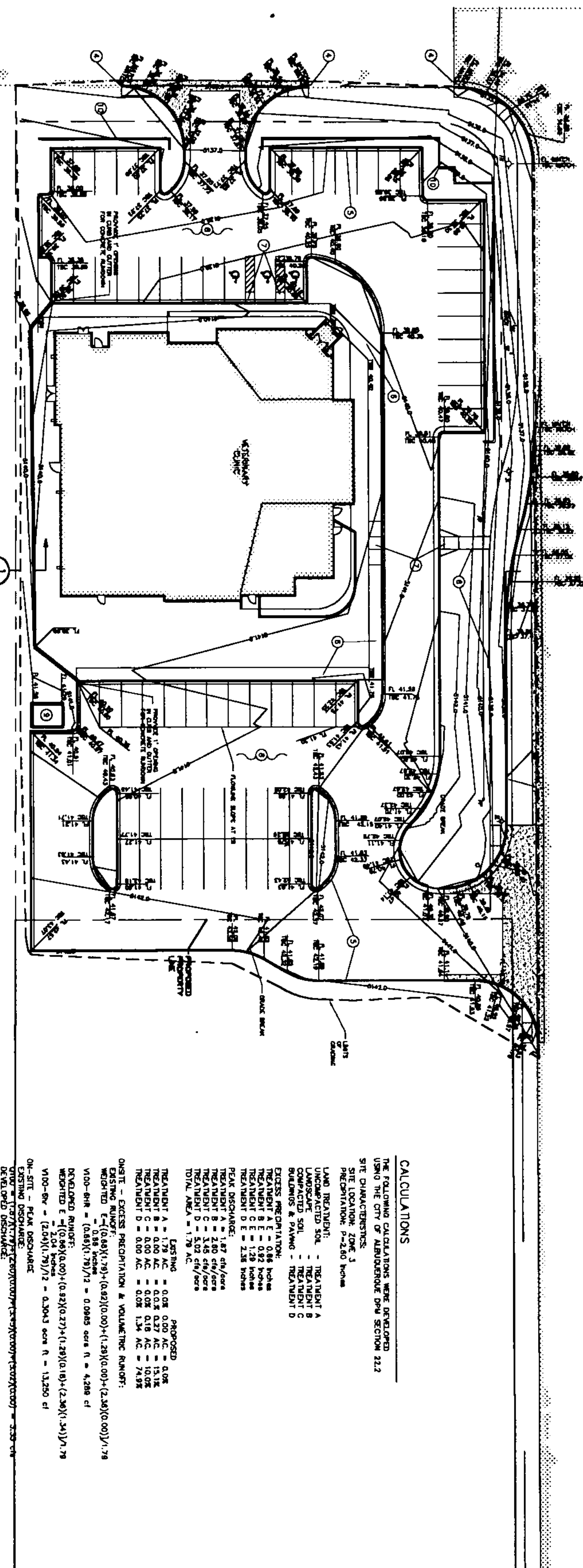
BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243 DATE _____

HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PERMITS, OR UNDERGROUND UTILITY INFORMATION IS NOT SHOWN ON THIS PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL, STONES, FROM THE SITE ARE DISPOSED IN ANY MANNER THAT WOULD BE A HAZARD TO THE PUBLIC. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.

LEGAL DESCRIPTION

1. REMOVE THE "C" INLET GRATE
2. CONSTRUCT VALVE GUTTER PER COA STD. DIM 240
3. CONSTRUCT CURB AND GUTTER PER SITE PLAN
4. CONSTRUCT SHOULDER PER SITE PLAN
5. CONSTRUCT HANDICAP RAMP PER SITE PLAN
6. CONSTRUCT ASPHALT PAVING
7. CONSTRUCT CURB AND GUTTER PER SITE PLAN
8. CONSTRUCT CURB AND GUTTER PER SITE PLAN
9. CONSTRUCT CURB AND GUTTER PER SITE PLAN
10. CONSTRUCT CURB AND GUTTER PER SITE PLAN

KEYED NOTES

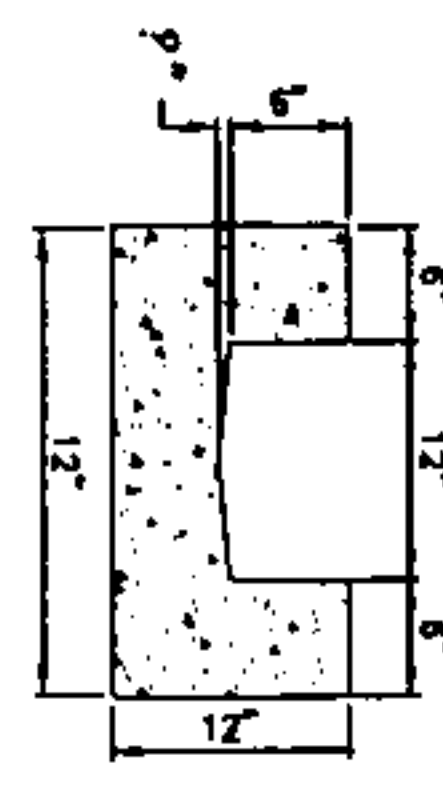
1. REMOVE THE "C" INLET GRATE
2. CONSTRUCT VALVE GUTTER PER COA STD. DIM 240
3. CONSTRUCT CURB AND GUTTER PER SITE PLAN
4. CONSTRUCT SHOULDER PER SITE PLAN
5. CONSTRUCT HANDICAP RAMP PER SITE PLAN
6. CONSTRUCT ASPHALT PAVING
7. CONSTRUCT CURB AND GUTTER PER SITE PLAN
8. CONSTRUCT CURB AND GUTTER PER SITE PLAN
9. CONSTRUCT CURB AND GUTTER PER SITE PLAN
10. CONSTRUCT CURB AND GUTTER PER SITE PLAN

BENCHMARK

CHSEED "C" IN TOP BACK OF CURB BEHIND FOUND DRILL HOLE
 ELEV. = 34.57

CONCRETE RUNDOWN

SCALE: NTS



FLOOD ZONE

PER THE FEMA MAP NUMBER 330002 0023 DATED OCTOBER 14, 1983 THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE AREA. HOWEVER, HUNDREDTH AND BROADWAY WOOD BOWNS THE SITE TO THE NORTH IS DESIGNATED AS BEING IN THE 100-YR 1.000 ZONE.

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
 SITE LOCATION: ZONE 3
 PRECIPITATION: P = 2.60 inches

LAND TREATMENT:
 LANDSCAPE SOIL - TREATMENT A
 COMPACTED SOIL - TREATMENT B
 BERMERS & PARKING - TREATMENT D

EXCESS PRECIPITATION:
 TREATMENT A = 1.87 in/acre
 TREATMENT B = 2.80 in/acre
 TREATMENT D = 5.02 in/acre
 TOTAL AREA = 1.79 AC.

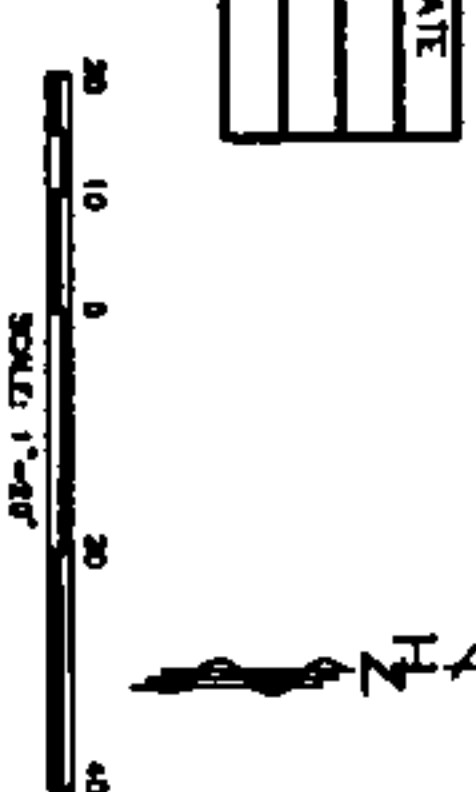
ON-SITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
 TREATMENT A = 1.73 AC x 0.08 AC/AC = 0.08 AC
 TREATMENT B = 0.00 AC x 0.08 AC/AC = 0.00 AC
 TREATMENT C = 0.00 AC x 0.08 AC/AC = 0.00 AC
 TREATMENT D = 0.00 AC x 0.08 AC/AC = 0.00 AC
 TOTAL = 0.08 AC

ON-SITE - PEAK DISCHARGE:
 EXISTING DISCHARGE: 13,250 cfs
 DEVELOPED PEAK DISCHARGE: 8.05 cfs

GENERAL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- ADD 5100 TO SPOT ELEVATIONS
- TOP OF ASPHALT
- TOP BACK OF CURB
- FLOWLINE ELEVATION
- TOP OF SIDEWALK

APPROVALS	NAME	DATE
A.C.E. DESIGN		
INSPECTOR		
ACE FIELD		



GRADING AND DRAINAGE PLAN

**Veterinary Surgical Specialists
of New Mexico**

Abuquerque, New Mexico

HUITT-ZOLIARS

1401 American Parkway NE, Suite 300
 Albuquerque, New Mexico 87109-2872
 Phone (505) 888-0994 Fax (505) 888-0222

PETER D. SCHWARZ, DVM
 VETERINARY SURGICAL
 SPECIALISTS

NO.	REVISION	DATE

SCOTT A. EDWARDS
 REGISTERED PROFESSIONAL ENGINEER
 12856

DATE 08/28/02
DRAWN LH
DESIGNED BE
CHECKED BK
SCALE 1/4" = 1'-0"

PROJECT NO. 14-0894-01
SHEET C2

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

City Of Albuquerque
Treasury Division

10/17/2002 4:21PM LOC: ANEX
RECEIPT# 00029227 WS# 006 TRANS# 0038
Account 441018 Fund 0000 TRSKDM
Activity 4971000
Trans Amt \$460.00
J24 Misc \$75.00
CK \$460.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME

Peter Schwertz DVM

AGENT

WAYNE A. CONNELL

ADDRESS

650/ Americas Pkwy. NE

PROJECT NO.

1002119

APPLICATION NO.

020RB-01594

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75 441018 / 4971000 (Notification)

\$ 460⁰⁰ **Total amount due**

City Of Albuquerque
Treasury Division

10/17/2002 4:21PM LOC: ANEX
RECEIPT# 00029226 WS# 006 TRANS# 0038
Account 441006 Fund 0000
Activity 4983000 TRSKDM
Trans Amt \$460.00
J24 Misc \$385.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from October 29 '02 To Nov. 13th, 2002.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) Oct 15th 2002 (Date)

I issued 2 signs for this application, 10/17/02 (Date), [Signature] (Staff Member)

2



DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01594 (SBP)0201705
P&F

Project # 1002119

Project Name: **VOL-ANDIA ADDITION**

EPC Application No.: 02EPC-01144

Agent: ~~Mark Goodwin & Associates~~

Phone No.: **883-8114**

Wayne Cornell

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN)**, was approved on _____ 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): **Location of trees, etc on SDP for BP**
- See comments dated **5/25/02 Building Dept**
- EPC comments (name) _____

- 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.
- Include 3 copies of the approved site plan along with the originals.**
- 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.**

Project Number **1002119**



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002119

AGENDA ITEM NO: 11

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on plat.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION: *signed IL*

APPROVED X; 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: (FP) SIA (TRANS)

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 29, 2003



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

January 15, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: 11:11 a.m.
A. Changes and/or Additions to the Agenda
B. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000408**
02DRB-01930 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC request(s) the above action(s) for all or a portion of Tract(s) 490 & 491 (to be known as **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-D /14-DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s).REF:DRB-99-21](M-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
2. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

3. **Project # 1002397**
02DRB-01925 Major-Vacation of Public Easements
02DRB-01926 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1 neighborhood commercial zone, located on SOUTH SIDE OF LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan
BldPermit
02DRB-01705 Minor-Prelim&Final Plat
Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

5. **Project # 1002384**
02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way
02DRB-01883 Major-Vacation of Public Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01892 Minor-SiteDev Plan Subd/EPC
02DRB-01893 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] [Deferred from 1/8/03] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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.

6. **Project # 1001760**
03DRB-00018 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES**, zoned SU-2 special neighborhood zone, SU-I for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] [**Juanita Vigil, EPC Case Planner**] (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **Project # 1000624**
03DRB-00020 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK**, zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**
03DRB-00016 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

9. **Project # 1000313**
01DRB-00661 Major-Preliminary Plat
Approval
**ON AGENDA IN ERROR, WILL NOT BE
HEARD**

MARK GOODWIN & ASSOCIATES agent(s) for VASA DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot(s) N/A, Block(s) N/A, Tract(s) N/A PRELIMINARY PLAT APPROVAL/ON OR NEAR HIDDEN VALLEY DRIVE NE BETWEEN SAGEWOOD COURT NE & FENNEL COURT NE, **HIDDEN VALLEY**, zoned SU-1 special use zone, located on, between and containing approximately 11 acre(s). [REF: 01410 00000 00656, 01440 00000 00658, 01440 00000 00659] (L-22)
ON AGENDA IN ERROR, WILL NOT BE HEARD.

10. **Project # 1001205**
03DRB-00019 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for PARADISE RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A2A & unplatted tract, to be known as Paradise Ridge, **PARADISE BLUFF**, zoned R-LT residential zone, located on SO. OF PARADISE BLVD NW, between LYON BLVD. NW and JUSTIN DR. NW containing approximately 23 acre(s). [REF: DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182,02DRB-00341] (B-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001573**
02DRB-00661 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MANUEL & EVELYN TORRES request(s) the above action(s) for all or a portion of Tract(s) 126 & 127, **MRGCD, MAP 31**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD. NW and TEODORO RD. NW containing approximately 2 acre(s). [REF: ZA-80-171, 01DRB-01592] [Indefinitely Deferred from 5/8/02] (F-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval
02DRB-01866 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE GRADING PLAN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS ON THE INTERNAL STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1002339**
02DRB-01958 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] [Deferred from 1/8/03] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A PRIVATE SEPTIC TANK EASEMENT ON LOT 10A4 MUST BE VACATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project #1000716**
03DRB-00025 Extension of Preliminary
Plat

LARRY READ & ASSOCIATES INC., AND CARTESIAN SURVEYS, agent(s), for ADIL RIZVI, request(s) the above action for all or a portion of Lot 30, Tract 3, Block 20, Unit 2, North Albuquerque Acres, **ALEXANDRIA POINT SUBDIVISION**, Quintessence Plat, zoned R-D (City) and located on Alexandria Blvd NE between Eubank Blvd NE and Holbrook NE containing approximately .89 acres and 1.0016 acres. [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [HEARD AS 13A and 13B, COMBINED AT THE DRB MEETING. THE FINAL PLAT REQUEST UNDER APPLICATION #01500-01859 WAS NOT NEEDED AFTER THE COMBINATION] (D-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

THERE ARE NO SKETCH PLAT CASES THIS WEEK...

ADJOURNED: 11:11 A.M.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form **Z**

ZONING

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

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 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: PETER SCHWARZ, DVM PHONE: 883-8387
 ADDRESS: 5005 PROSPECT AVE, NE FAX: 884-6679
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: PURCHASE UNDER CONTRACT
 AGENT (if any): WAYNE A. CONNELL - Huitt-Zollars PHONE: 883-8114
 ADDRESS: 6501 AMERICA'S PKWY, NE, S-550 FAX: 883-5022
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: wconnell@huitt-zollars.com

DESCRIPTION OF REQUEST: ~~SEE~~ FINAL PLAT APPROVAL

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. TRACT A-1A (REPT of A15AZ) Block: _____ Unit: _____
 Subdiv. / Addn. UOL-ANDIA ADDITION
 Current Zoning: 01-1 Proposed zoning: SU-1 FOR VET. SURG.
 Zone Atlas page(s): 9-17-02 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.353 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? N
 UPC No. 101706015951021521 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CORNER of Montgomery Blvd & Morning Star
 Between: CALLISLE BLVD, NE and WASHINGTON ST., NE

CASE HISTORY:

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

02DRB-01594 EPC 02-01144

Check-off if project was previously reviewed by Sketch Plan/Plan or Pre-application Review Team Date of review: Nov. 5, 2002

SIGNATURE [Signature] DATE _____
 (Print) WAYNE A. CONNELL _____ Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - .01705</u>	<u>P&FP</u>	<u>3(3)</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>NOV. 13TH 02</u>				Total \$ <u>285.00</u>

Bobbat 11/05/02
 Planner signature / date

Project # 1002119

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- 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 Official D.R.B. Notice of approval
 - 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.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- 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 on mylar " " "
 - N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule) 285.00
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

Wayne A. Connell - Huitt-Zobars, Inc
 Applicant name (print)
[Signature] 11/05/2002
 Applicant signature / date



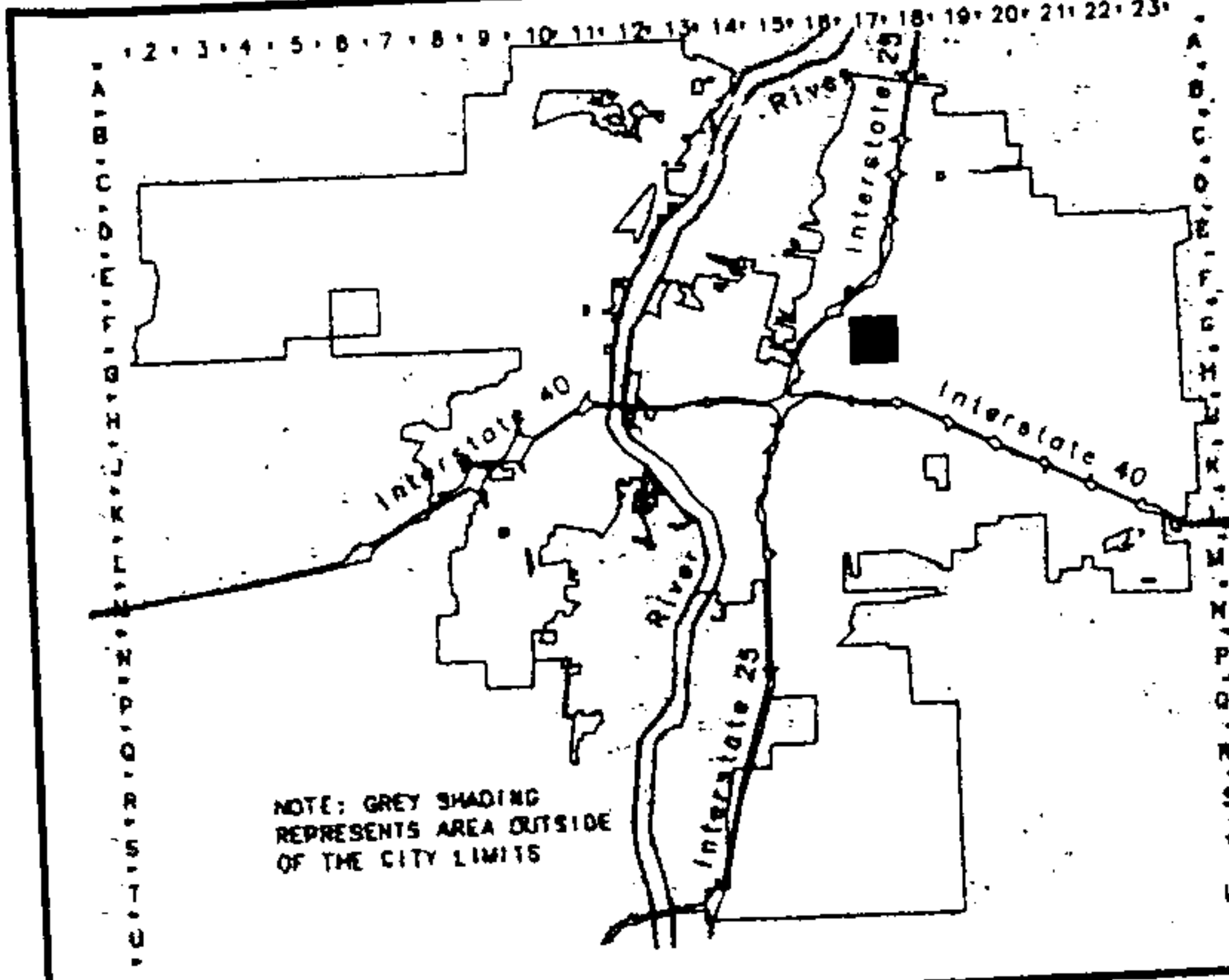
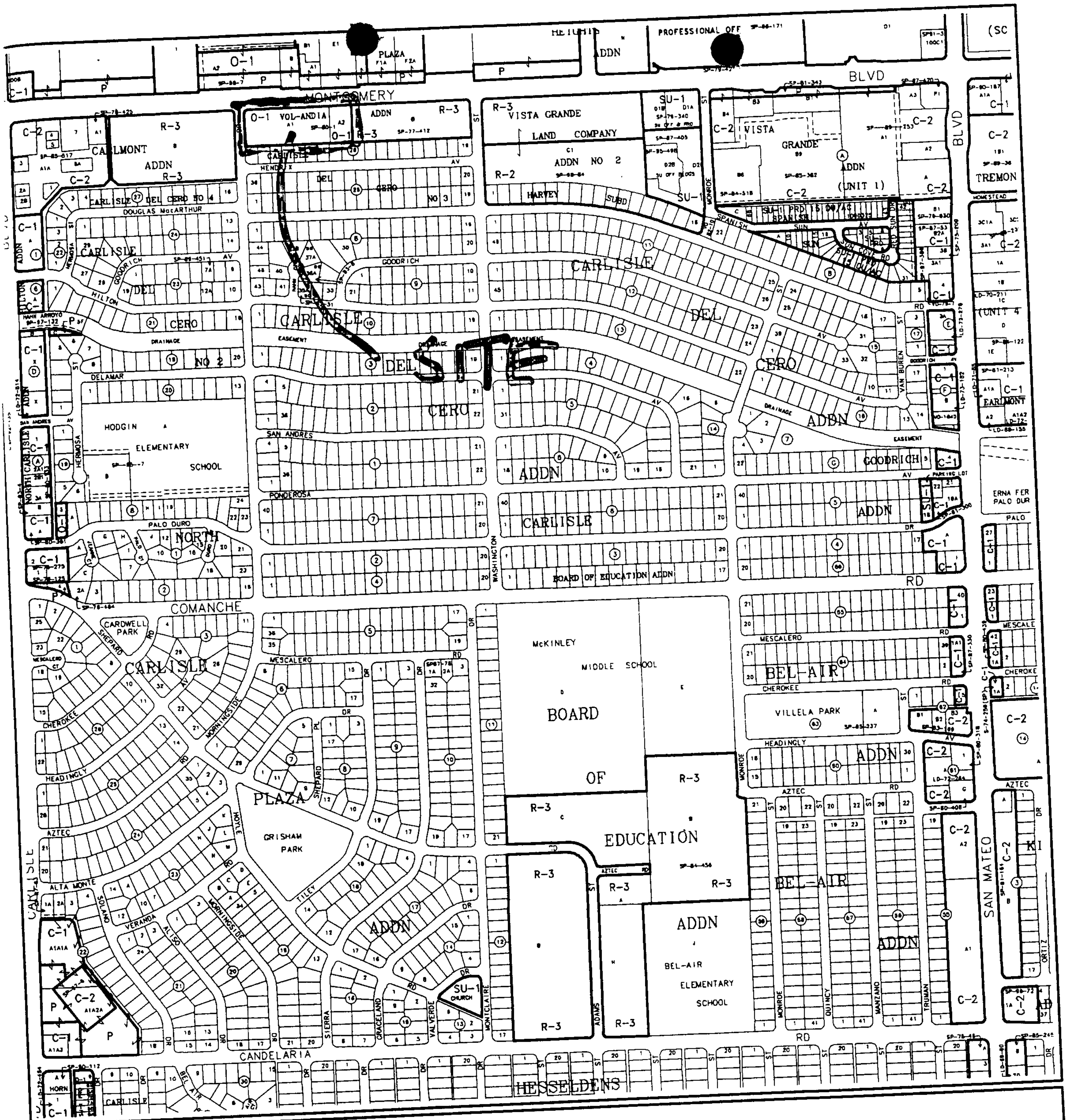
Form revised September 2001

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

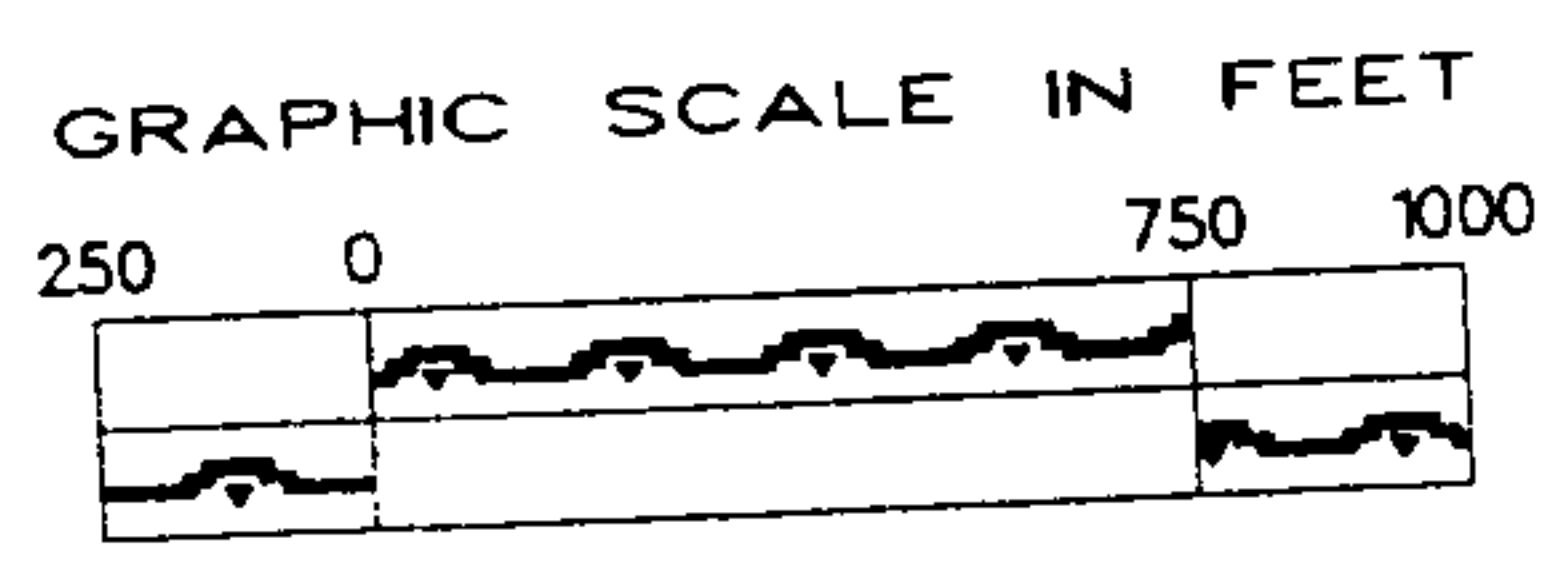
Application case numbers
020PB - 01705

[Signature] 11/5/02
 Planner signature / date

Project # 100219



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
G-17-Z
Map Amended through April 03, 2002

HUITT-ZOLIARS

Huitt-Zollars, Inc. / One Park Square / 6501 Americas Parkway NE / Suite 550 / Albuquerque, New Mexico 87110-5372 / (505) 883-8114 / Fax (505) 883-5022

November 5, 2002

RE: Peter Schwarz DVM, Veterinary Specialty Clinic
Tracts A-1 and A-2, Vol-Andia Addition
SE Corner of Montgomery & Morningside NE

Final Plat Development Review Board

Reasons for Request

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119/02EPC-01144 a Zone Map Amendment from O-1 to SU-1 for a Veterinary Clinic and Emergency Veterinary Services.

O1 for
The conditions of this approval included that the site development plan be delegated to the DRB for approval within six (6) months, at an advertised public hearing.

Sketch Plat was reviewed on Oct. 30, 2002 with comments. These lots are currently vacant and only A-1-1 will be rezoned to SU. The Site Plan for Building Permit is scheduled for the same hearing date of Nov. 13 th.

We have designed the site to meet all of the EPC conditions and City of Albuquerque requirements. This 11,000 sq. ft., single story building, will infill a vacant lot along Montgomery Blvd. at Morningside NE.

Sincerely,


Wayne A. Connell, Architect
Huitt-Zollars, Inc.

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

Peter Schwertz DVM

AGENT

WAYNE CONNELL HWITH ZOLLERS

ADDRESS

6501 Americas Pkwy. NE St. 550

PROJECT NO.

1002119

APPLICATION NO.

\$ 285⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 285⁰⁰ **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division

11/05/2002 10:05AM LOC: ANE
X
RECEIPT# 00023949 WS# 007 TRANS# 0001
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$285.00
J24 Misc 10/28/02 \$285.00
CK \$285.00
CHANGE \$0.00



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002119

AGENDA ITEM NO: 5

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on plat.

Comments on infrastructure list.

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

RESOLUTION:

12-18-02

APPROVED ____; DENIED ____; DEFERRED X; 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

DATE: November 13, 2002



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002119

Item No. 10

Zone Atlas G-17

DATE ON AGENDA 10-30-02

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
-----	---------

- A plan showing the street improvements with respect to the property line is needed.
- Additional right-of-way dedication is likely.
- Plat needs to conform to the site plan, along with the EPC conditions for that site plan.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:




City of Albuquerque

Planning Department
Development Review Board Comments

Meeting Date: October 30, 2002
Agenda Item: 10
Project # 1002119
Application # 02DRB-01608
Subject: Tracts A1 & A2, Vol-Andia Addition

No objection to minor sketch plat.


Sheran Matson, Planning Manager
DRB Member
Telephone: 505-924-3880 Fax: 505-924-3864



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002119

AGENDA ITEM NO: 10

SUBJECT:

- | | | |
|--------------------------------|---------------------------------|-------------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on plat. Applicant should be aware that there is a floodplain in Montgomery and finish floor of project should be 2 feet above flowline.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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

DATE: October 30, 2002

discussal



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 30, 2002

9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: 9:56 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000419**
02DRB-01532 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 1B-1, **RENAISSANCE CENTER**, zoned SU-1 special use zone for SU-1 for R-3, & C-1 uses., located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 11 acre(s). [REF: DRB-97-479, 00110-00460, 00128-00461, 00450-01380, 00450-01381, 00440-01419](F-16) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 4/30/03.**

2. **Project # 1000060**
02DRB-01534 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) D, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on the WEST SIDE OF WOODWARD PL NE, between MOUNTAIN RD NE and LOMAS BLVD. NE containing approximately 25 acre(s). [REF:1000622, 00410-01670] (J-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 10/30/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/27/02.**

02DRB-01576 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) D, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located north of LOMAS BLVD NE, between MOUNTAIN RD NE and LOMAS BLVD NE containing approximately 10 acre(s). [REF: 02DRB-01534] [DEFERRED FROM 10/23/02] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER METER EASEMENT AND FILING OF PREVIOUS PLAT.**

3. **Project # 1000508**
 02DRB-01526 Major-Vacation of Public Right-of-Way
 02DRB-01527 Major-Vacation of Public Easements
 02DRB-01528 Minor-Prelim&Final Plat Approval
 02DRB-01529 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) B1A and Lot 1A, **LENKURT PROPERTIES and TOWNE PARK PLAZA**, zoned SU-1 special use zone for C-1 & SU-1 IP, located on EUBANK BLVD NE, between I-40 EAST and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00128-01182, 01183, 01450-00630, 01420-00632, 01420-00631] (K-21) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND UTILITIES DEVELOPMENT.**
4. **Project # 1002254**
 02DRB-01502 Major-Vacation of Private Easements
 02DRB-01503 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) 2-A, **BUENA VISTA ESTATES**, zoned SU-2 IP, located on SAN PEDRO DR NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s).[REF:AA-97-104] [Listed on the Agenda as Public Easements in error] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER AND AMAFCA.**
5. **Project # 1000570**
 02DRB-01021 Minor-Temp Defer SDWK
 02DRB-01019 Major-Preliminary Plat Approval
 02DRB-01020 Major-Vacation of Public Easements
- MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.**

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.

6. **Project # 1002125**
02DRB-01611 Minor-SiteDev Plan
BldPermit/EPC
- KEVIN GEORGES & ASSOCIATES agent(s) for SOCIETY OF ST. VINCENT DE PAUL request(s) the above action(s) for all or a portion of Lot(s) 15-20, Block 44, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, FOR SU-1, located on IRON AVE SW, between 13TH ST SW and 14TH ST SW containing approximately 1 acre(s). [REF: 02EPC-01157, ZA-90-97, ZA-81-86, Z-89-48] [Len Malry, EPC Case Planner] (K-13) **DELEGATED OFF THE AGENDA ON 10/29/02.**

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

7. **Project # 1001999**
02DRB-01614 Minor-Prelim&Final Plat
Approval
- MARGOT A. GEIST request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 14, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, M7R, located on 11TH ST SW, between GOLD AVE SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 02DRB-00860, 02ZHE-00937] (K-13) **DELEGATED OFF THE AGENDA ON 10/29/02.**
8. **Project # 1001453**
02DRB-01613 Minor-Amnd Prelim Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) E1, **SEDONA @ VENTANA RANCH**, zoned R-LT residential zone, located on the east side of UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 02DRB-01613] [LISTED UNDER PROJECT #1000132 IN ERROR] (B-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH TWO CONDITIONS OF FINAL PLAT APPROVAL. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE PREVIOUSLY APPROVED PRELIMINARY PLAT.**

9. **Project # 1002282**
02DRB-01592 Minor-Exten of SIA for
SDWK

SANDIA PROPERTIES LTD., CO. request(s) the above action(s) for all or a portion of Tract(s) 25 , **BRADFORD HILLS @ VENTANA RANCH**, zoned R-LT residential zone, located on the northeast side of LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). [REF: DRB-98-225, SV-98-39, V-98-68] (B-9) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

10. **Project # 1002119**
02DRB-01608 Minor-Sketch Plat or Plan

WAYNE CONNELL agent(s) for PETER SCHWARZ DVM request(s) the above action(s) for all or a portion of Tract(s) A1 & A2, **VOL-ANDIA ADDITION**, zoned OU-1 office and institution zone, located on PROSPECT AVE NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02DRB-01594, 02EPC-01144] (G-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. ADJOURNED: 9:56 A.M.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action **SK**

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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 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: PETER Schwarz DVM PHONE: 883-8387

ADDRESS: 5005 Prospect AVE NE FAX: 884-6679

CITY: Alb. STATE: NM ZIP: 87110 E-MAIL: _____

Proprietary interest in site: Purchase Under Contract

AGENT (if any): Wayne A. Connell PHONE: 883-8114

ADDRESS: 6501 Amorias PKWY NE FAX: 883-5022

CITY: _____ STATE _____ ZIP _____ E-MAIL: wconnell@huitt-adlars.com

DESCRIPTION OF REQUEST: SKETCH PLAN

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. Tract A-1A (Replat of A1 & A2) Block: _____ Unit: _____

Subdiv. / Addn. VOL - ANDIA ADDITION

Current Zoning: OU-1 Proposed zoning: SU-1

Zone Atlas page(s): 9-17-2 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 1.353 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? NO

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Corner Montgomery Blvd. & Morning Side NE

Between: Cavlisle Blvd NE and Washington St. NE

CASE HISTORY:

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

02DRB - 01594, EPC 02 - 01144

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: Oct 21, 2002

SIGNATURE Wayne A. Connell DATE _____

(Print) _____ Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01608</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Oct 30 2002</u>				Total \$ <u>0</u>

AAA 10/21/02
Planner signature / date

Project # 1002119

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

SKETCH PLAT REVIEW AND COMMENT

- 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.
 - None* 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- 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 Official D.R.B. Notice of approval
 - 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.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- 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
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

Wayne A. Connell, ARCHITECT
 Applicant name (print)

[Signature] 10/21/02
 Applicant signature / date

Huitt-Zollars



Form revised September 2001

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

Application case numbers
02 DRB - 01594

JM 10/21/02
 Planner signature / date

Project # 100 2119

October 14, 2002

RE: Peter Schwarz DVM, Veterinary Specialty Clinic
Tracts A-1 and A-2, Vol-Andia Addition
SE Corner of Montgomery & Morningside NE

**Sketch Plat
Development Review Board**

Reasons for Request

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1002119/02EPC-01144 a Zone Map Amendment from O-1 to SU-1 for a Veterinary Clinic and Emergency Veterinary Services.

The conditions of this approval included that the site development plan be delegated to the DRB for approval within six (6) months, at an advertised public hearing.

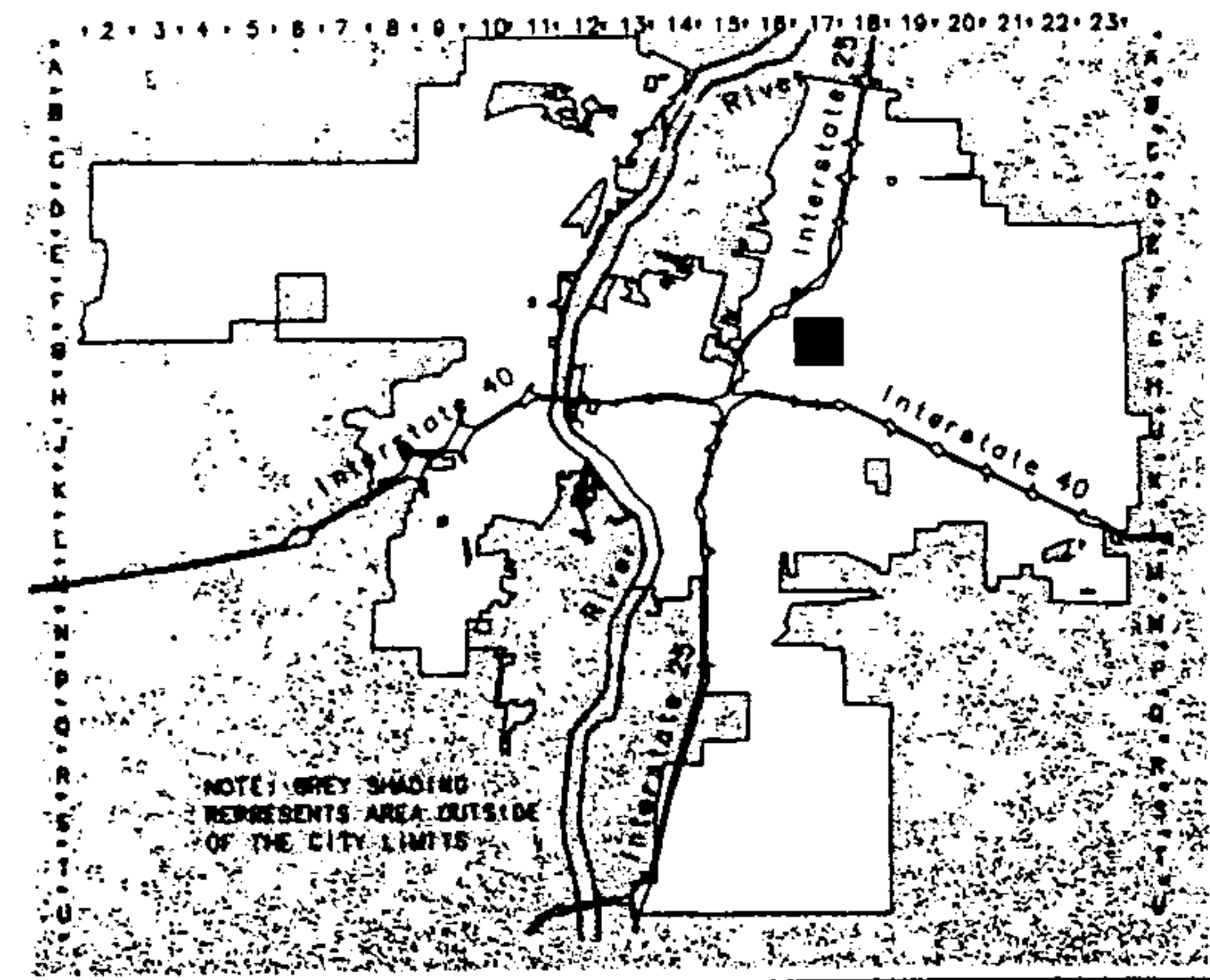
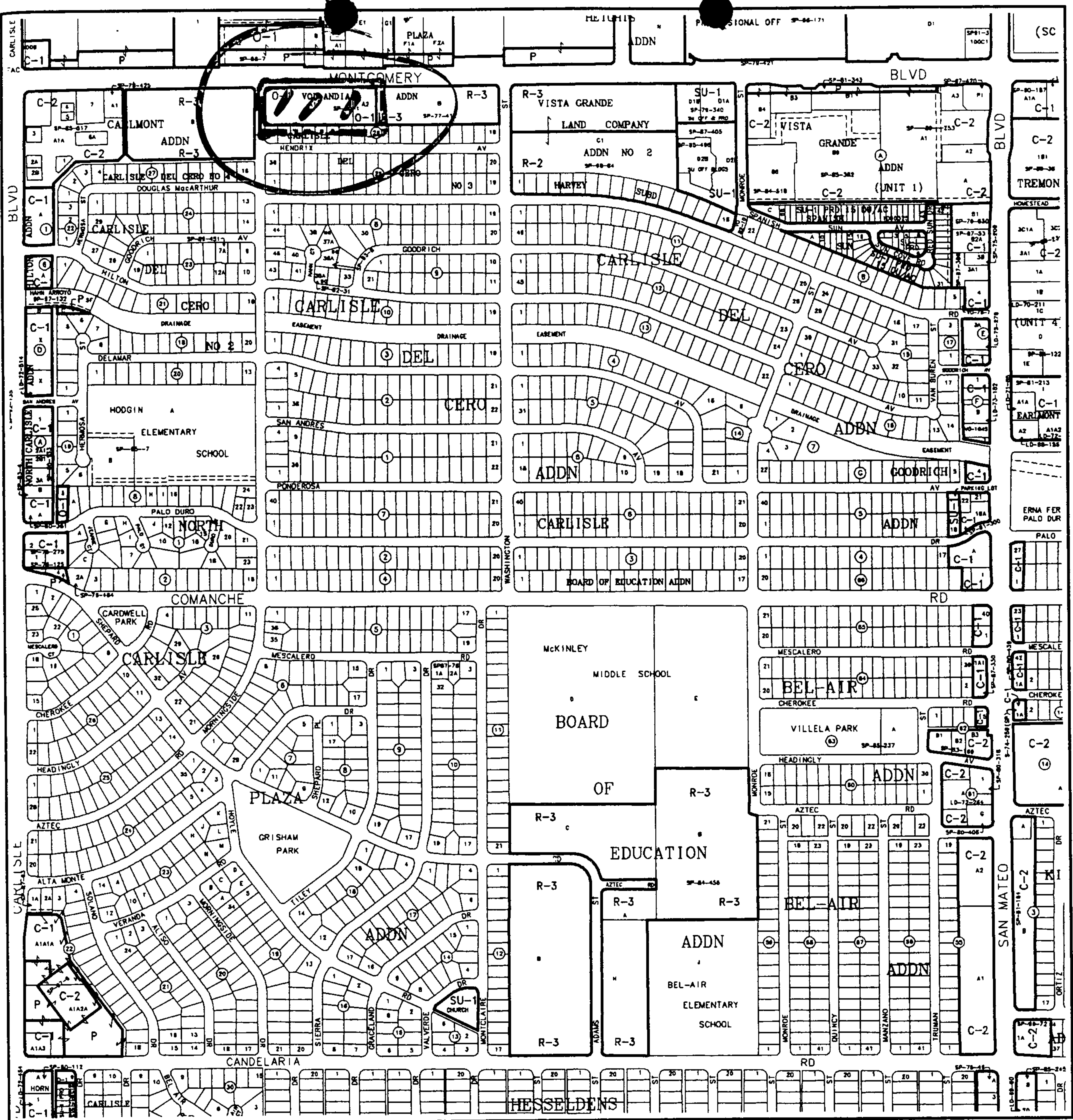
Sketch Plat is being submitted for your review. These lots are vacant.

We have designed the site to meet all of the EPC conditions and City of Albuquerque requirements. This 11,000 sq. ft., single story building, will infill a vacant lot along Montgomery Blvd. at Morningside NE.

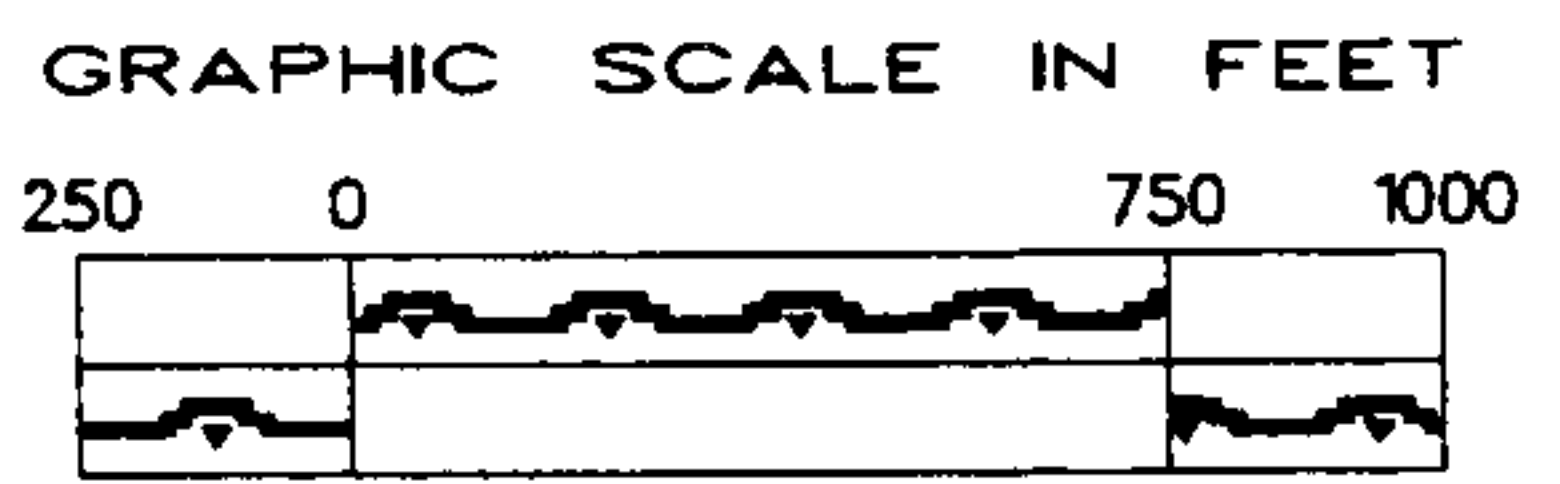
Sincerely,



Wayne A. Connell, Architect
Huitt-Zollars, Inc.



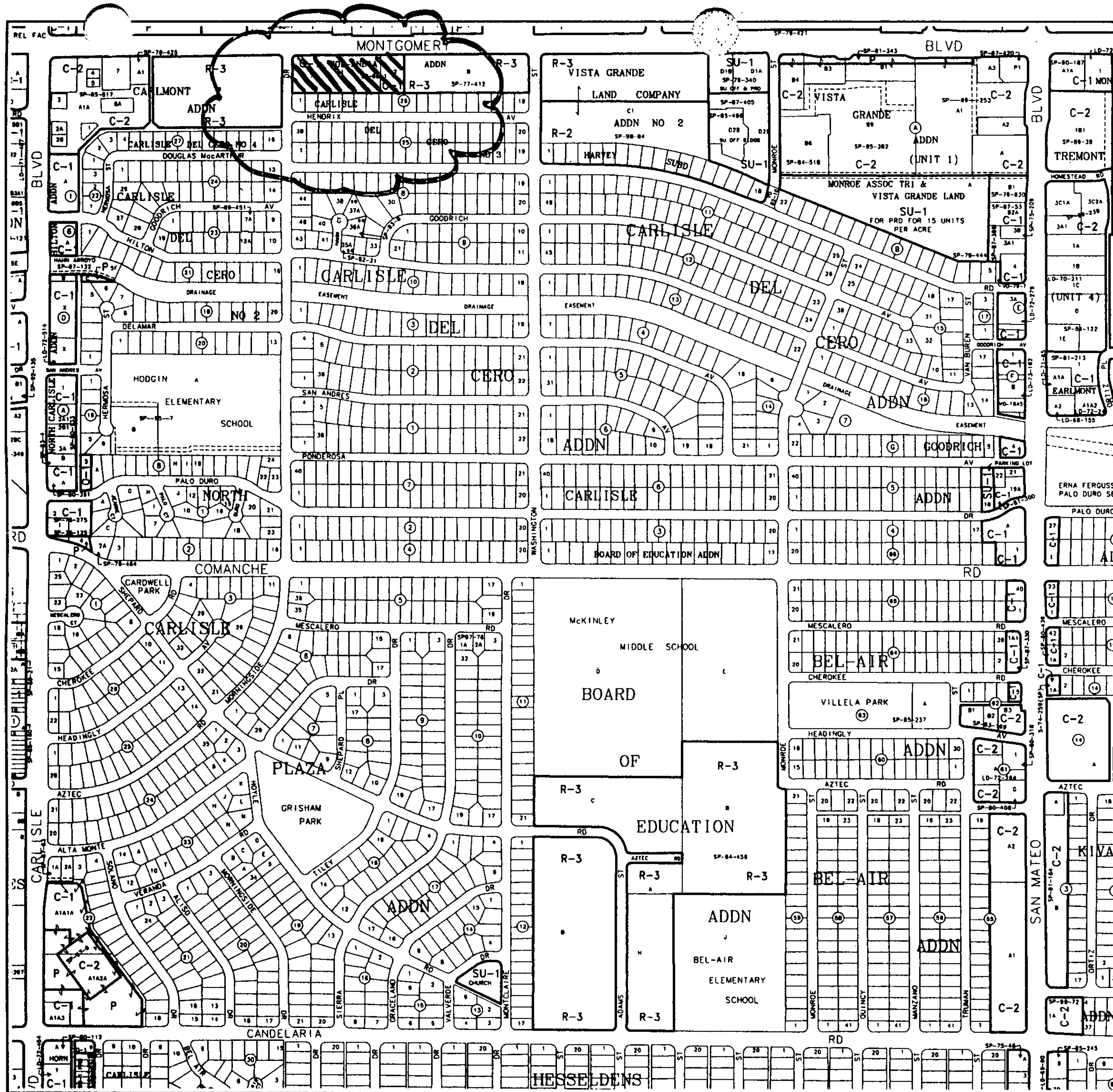
CITY OF
Albuquerque
A lbuquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
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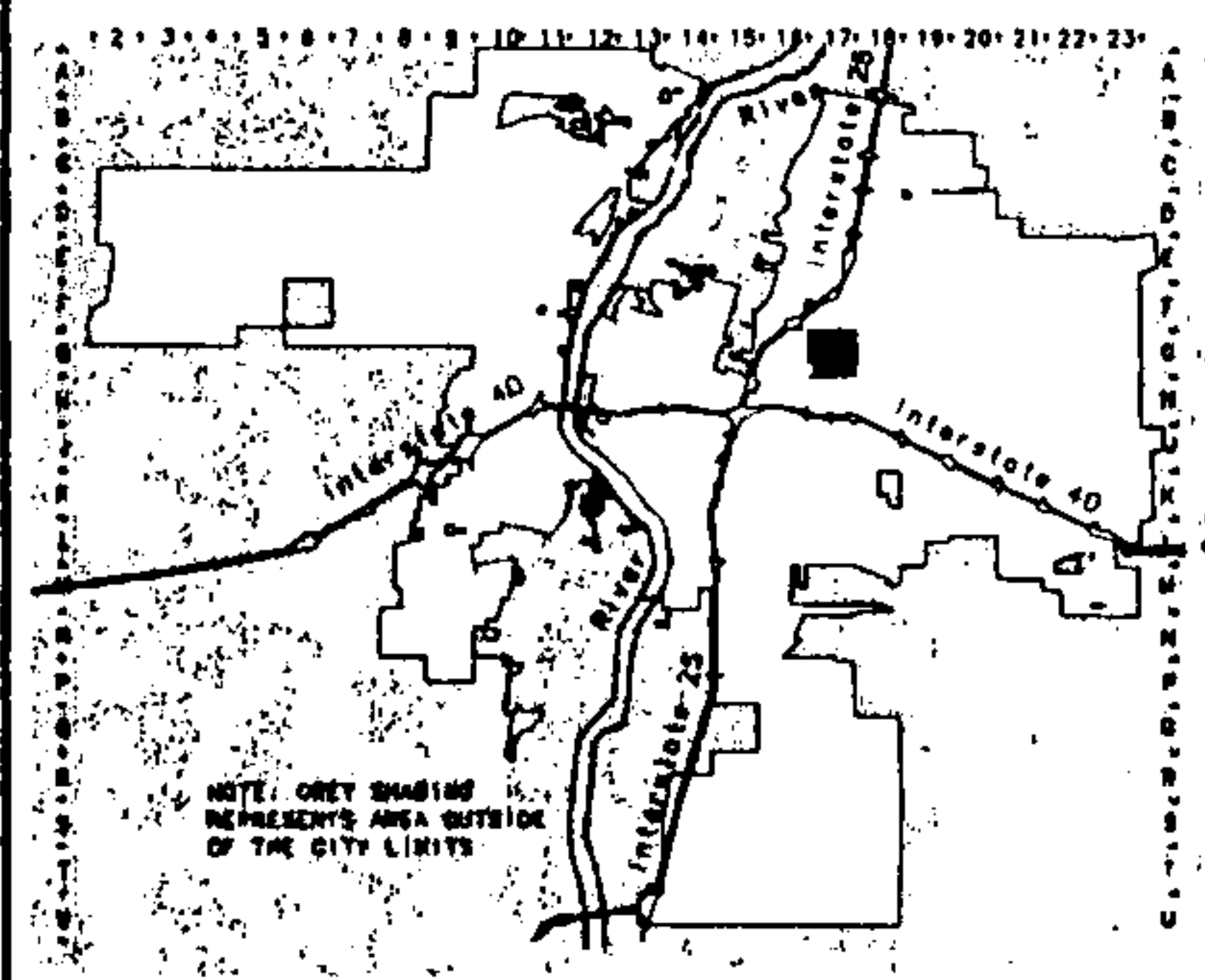
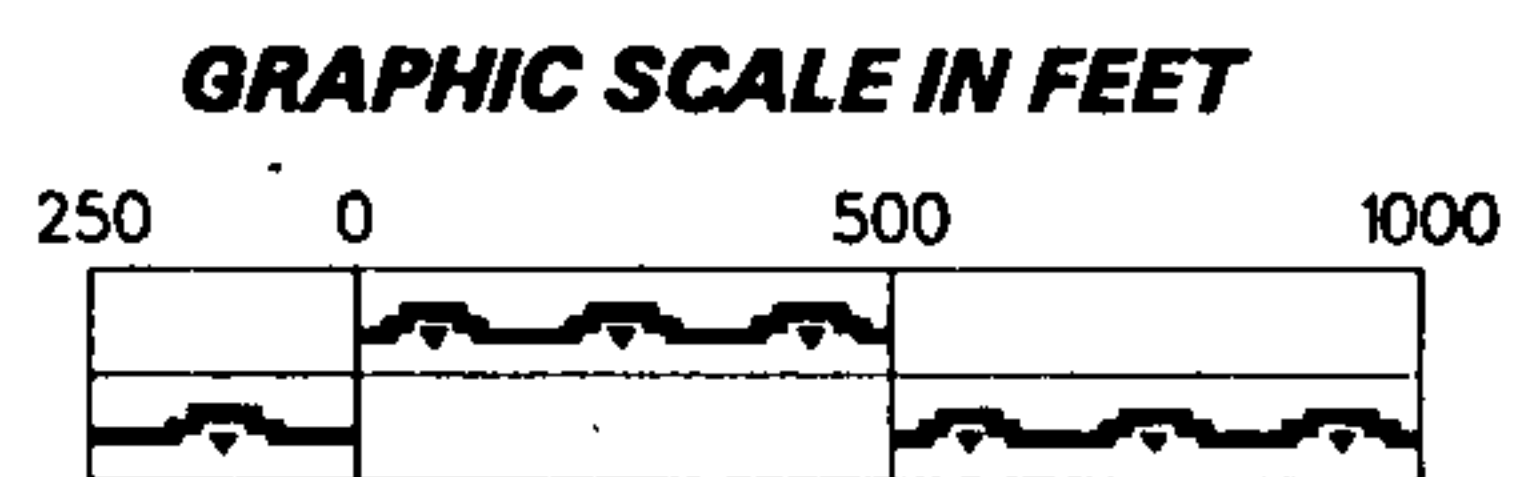
Zone Atlas Page

G-17-Z

Map Amended through April 03, 2002



CITY OF Albuquerque
 A Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page
G-17-Z
 Map Amended through
 September 16, 1999