

#18



COMPLETED DRB CASE ACTION LOG

10/28/05 *SK*
(PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB01554 (P&F)

Project # 1002584

Project Name: St Joseph West Mesa Hospital

Agent: Wilson & Company

Phone No.: 348-4132

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 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): _____

- 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. *To***
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required. *OK***
- Copy of recorded plat for Planning.**

\$7. +5/111

Project Number

1002584

18



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

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- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

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- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

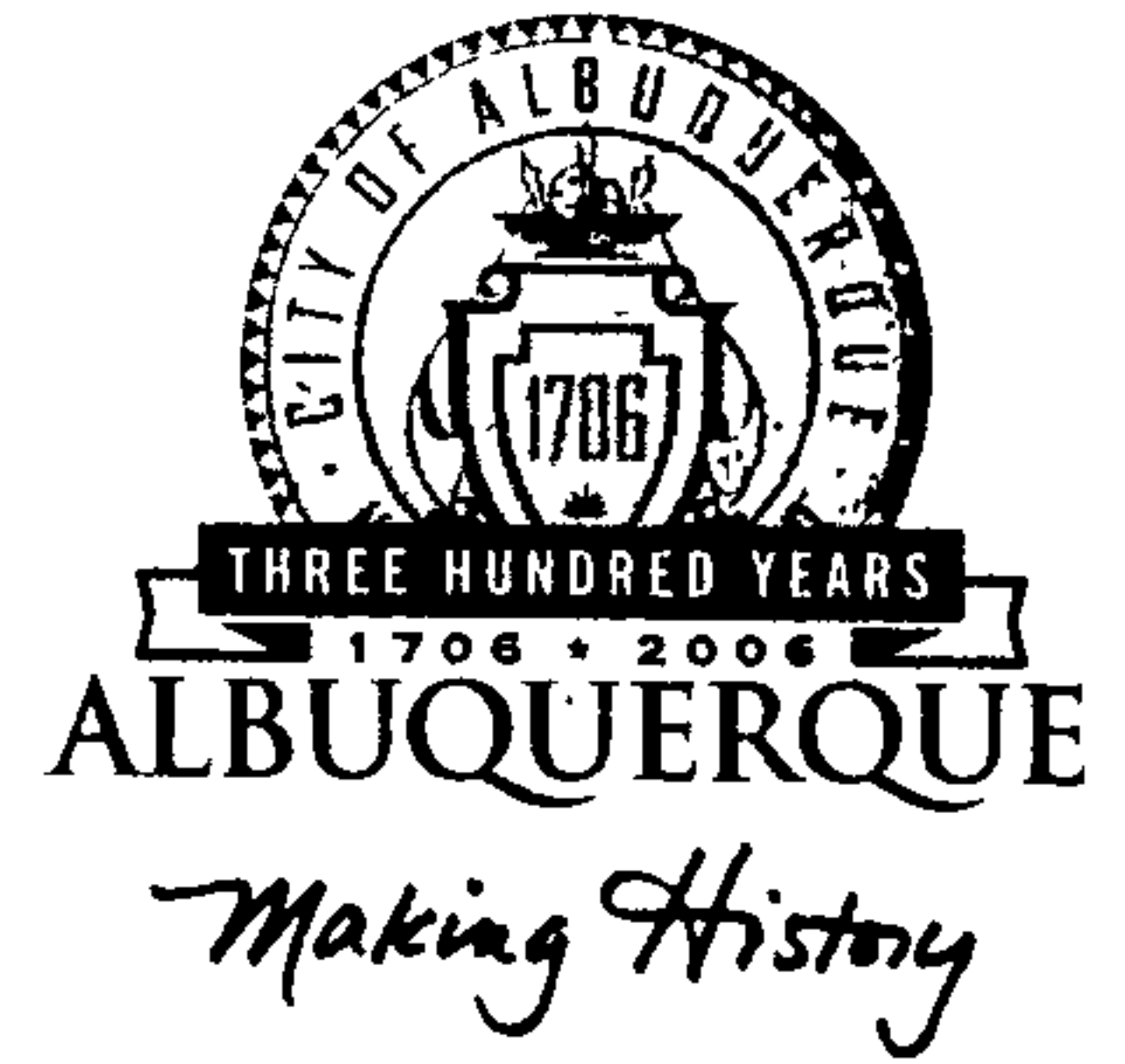
- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

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Project Number 1002584

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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 19, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 19, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:36 A.M.

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

1. **Project # 1003238**
05DRB-01489 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTROYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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.

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan
Subd/EPC
05DRB-01586 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [David Stallworth, EPC Case Planner] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**
05DRB-01590 Minor-SiteDev Plan
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] **[Russell Brito, EPC Case Planner]** (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan
Subd/EPC
05DRB01350 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] **[Carmen Marrone, EPC Case Planner]** *[Was Indef deferred 8/31/05 for platting action]* (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

DRAIN EASEMENT (1B-1) AND RECORDING INFORMATION FOR CROSS ACCESS AGREEMENT AND TO PLANNING TO RECORD.

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

- 9. Project # 1003828**
05DRB-01583 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

- 10. Project # 1004162**
05DRB-01584 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**
05DRB-01570 Minor-Extension of
Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**
05DRB-01556 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A &5-B, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] [*Was Indef Deferred on 2/23/05*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**
16. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47TH ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

20. **Project # 1004480**
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.



1/6
1/6
1/6
1/6

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 11:57 A.M.

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

- 1. **Project # 1002201**
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003573**
05DRB-01379 Major-Amended Grading
Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][*Deferred from 9/28/05 & 10/5/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

4. **Project # 1004272**
05DRB-01447 Major-Vacation of Public
Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, **HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 &

9/21/05] (K-10) THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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.

8. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. **Project # 1003709**
05DRB-01546 Minor-SiteDev Plan
Subd/EPC
05DRB-01547 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned O-1, located on COORS BLVD SW, between 65TH ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] [**Makita Hill, EPC Case Planner**] (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

- 10. Project # 1003530**
05DRB-01552 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] [Russell Brito for Elvira Lopez, EPC Case Planner] (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

- 11. Project # 1003747**
05DRB-01550 Minor-SiteDev Plan
Subd/EPC
05DRB-01551 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1000195**
05DRB-01545 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**
05DRB-01519 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2**, zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05*] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**
05DRB-01522 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

20. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [*Deferred from 10/5/05 & 10/12/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [*Final Plat Indef Deferred from 2/23/05 for SIA*] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

23. **Project # 1003859**
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855, 02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05 & 10/5/05*] (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

25. **Project # 1001235**
05DRB-01539 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

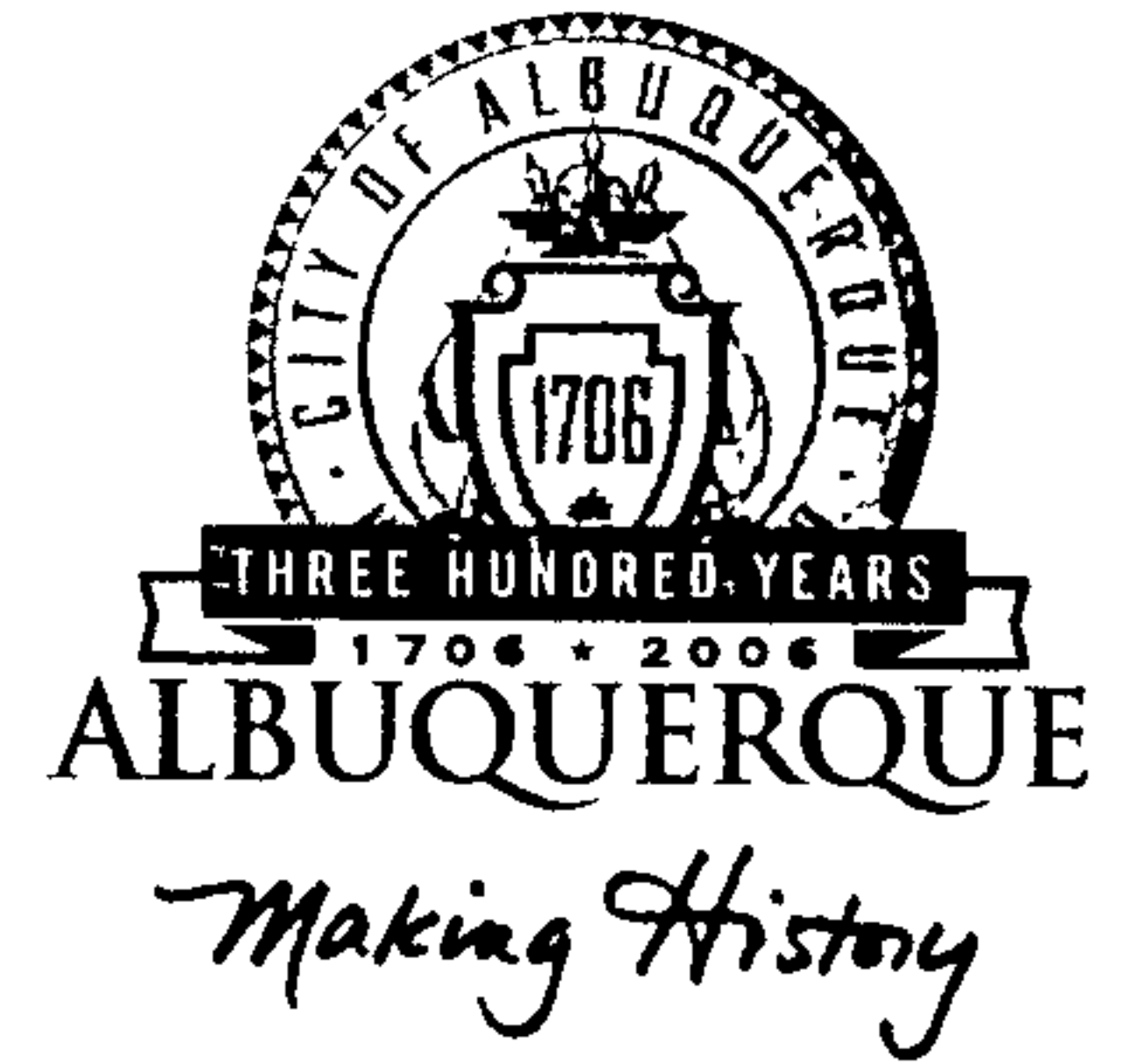
26. **Project # 1004465**
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

~~Cross-lot~~ drainage easement required. *ok*

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹⁰⁻¹⁹⁻⁰⁵ **X**; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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 12, 2005



**City Of Albuquerque
PLANNING DEPARTMENT
October 12, 2005
DRB Comments**

Item # 18

Project # 1002584

Application # 05-01554

RE: St. Joseph West Mesa Hospital/pp & fp

There is no objection to this request.

AGIS dxf is on file dated 3/4/2005.

Applicant may file plat provided that Planning receives a copy to close the file.

- Identify owner who signed the plat.
- Place zoning designation on Subdivision Data.



Andrew Garcia, DRB Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

#21



Completed
3/4/05
es

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: **05DRB-00168 (P&F)**

Project # **1002584**

Project Name: **St Joseph West Mesa Hospital**

Agent: **Wilson & Company**

Phone No.: **348-4035**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on **02/09/05** by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1002584

- TRANSPORTATION: (1) DEFINED ACCESS ELEMENTS
- (2) RECORDING INFORMATION
- (3) PARKING ISSUE (CONSTRICTED w/LOT)
- UTILITIES: _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- PARKS / CIP: _____
- _____
- PLANNING (Last to sign): Bob Garp signature **OK**
- _____
- _____

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

OKay

#21



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: **05DRB-00168 (P&F)**

Project # **1002584**

Project Name: **St Joseph West Mesa Hospital**

Agent: **Wilson & Company**

Phone No.: **348-4035**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on **02/09/05** by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: (1) DEFINED ACCESS ELEMENTS
- (2) RECORDING INFORMATION
- (3) PARKING ISSUE (CONSIDERED w/UT LOT)

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): Bob Gary signature
- _____
- _____
- _____

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

OKay

Project Number 1002584

2584

DXF Electronic Approval Form

DRB Project Case #: 1002584

Subdivision Name: ST JOSEPH WEST MESA HOSPITAL PARADISE HEIGHTS UNIT ONE

Surveyor: CHRISTOPHER S CROSHAW

Contact Person: JENNIFER WHITEY

Contact Information: 348-4132

DXF Received: 3/4/2005

Hard Copy Received: 3/3/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

3-4-05
Date

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

AGIS Use Only
Copied cov 2584 to agiscov on 3/4/2005 Contact person notified on 3/4/2005



4
4
4
4
4

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 9, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
David Flores, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 12:55 p.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub
Right-of-Way
05DRB-00029 Major-Vacation of Public
Easements
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as OAKLAND SOUTH SUBDIVISION) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).
[Deferred from 2/2/05] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of
Pub Right-of-Way
05DRB-00088 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [*Deferred from 1/12/05*] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [*Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**
05DRB-00086 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00166 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub
Right-of-Way
05DRB-00084 Major-Vacation of Public
Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00158 Minor-SiteDev Plan Subd
- DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00165 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat
Approval
05DRB-00033 Major-Vacation of Public
Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00126 Minor-SiteDev Plan
Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

12. **Project # 1003688**
05DRB-00164 Minor- Amended
SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] [Elvira Lopez, EPC Case Planner] (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
 05DRB-00161 Minor-Amnd SiteDev
 Plan BldPermit/EPC
 05DRB-00162 Minor-SiteDev Plan
 Subd/EPC
 05DRB-00163 Minor-SiteDev Plan
 BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00160 Minor-Prelim&Final Plat
 Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
 05DRB-00142 Minor-Temp Defer
 SDWK
- MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] [Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

21. **Project # 1002584** _____
05DRB-00168 Minor-Prelim&Final
Plat Approval

WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL, PARADISE HEIGHTS, UNIT 1**, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375, AA0300579, 04EPC00696, 04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT**, zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or
Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 4, 2005
DRB Comments**

ITEM # 21

PROJECT # 1002584

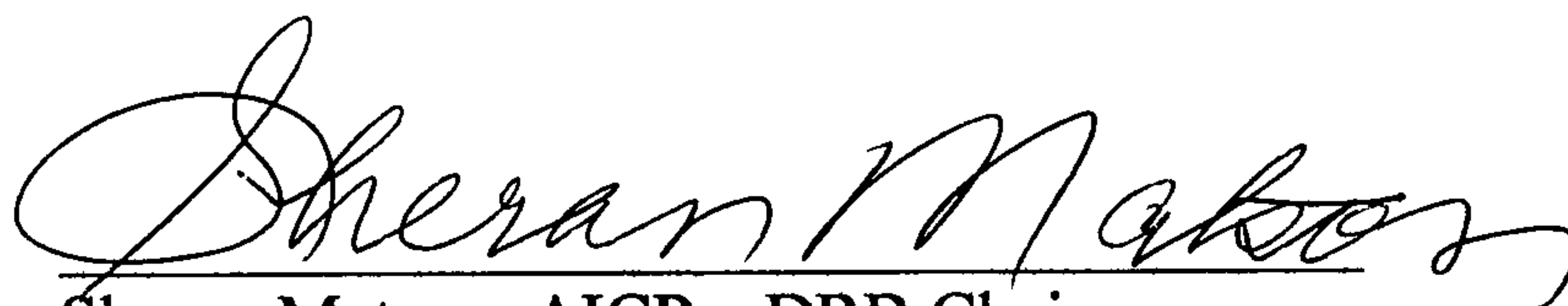
APPLICATION # 05-00168

RE: St Joseph's West Mesa Hospital/plat

*OIC
Now*

In comparing the latest site plan for building permit amendment approved in July 2004, this plat does not agree with the site plan in lot line division.

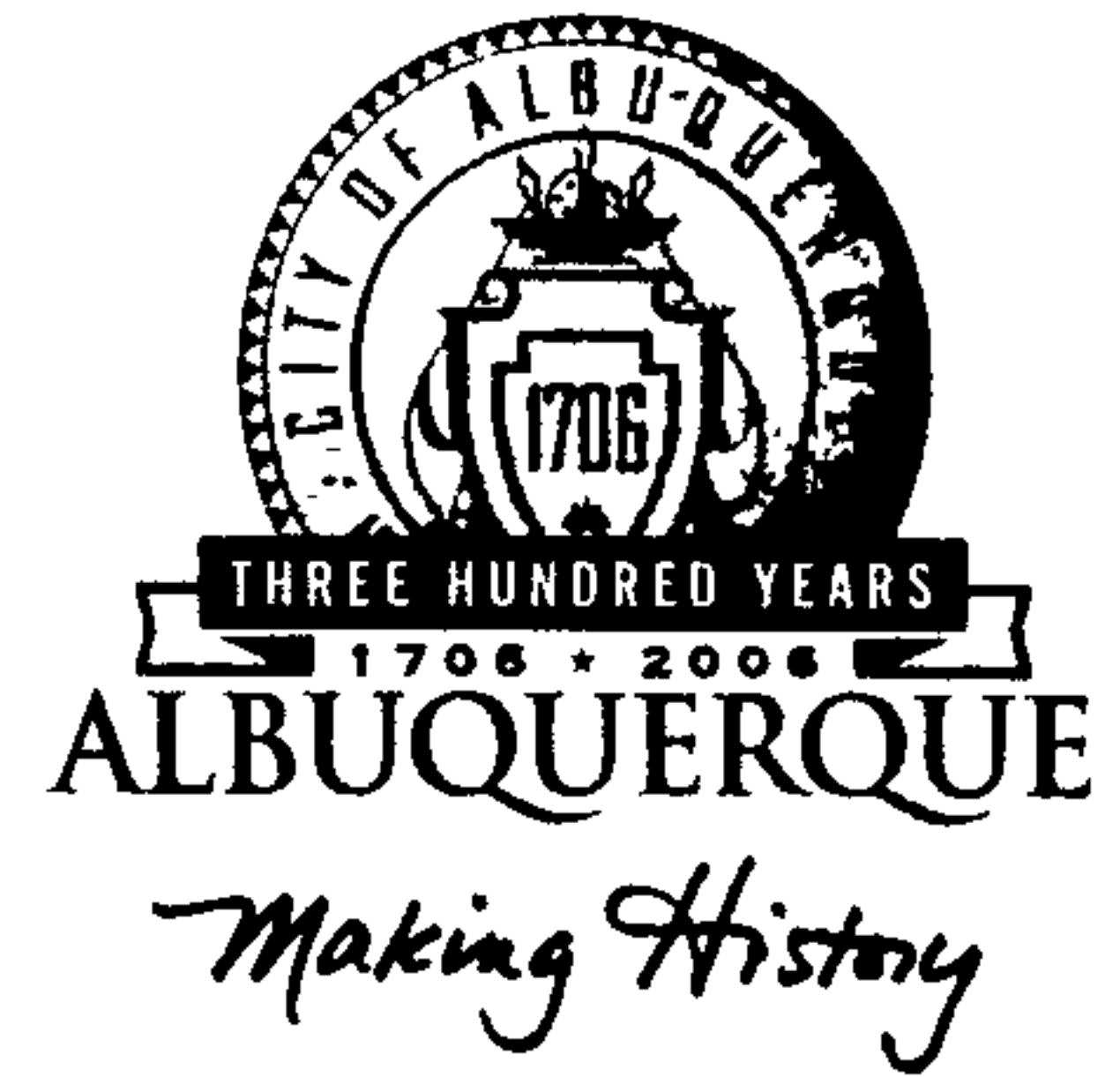
Another amendment to the site plan appears to be needed to make sure it agrees with this plat.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

*PA to Sheran
done*

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 21

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

A private facility covenant for the maintenance of the ponds are required for this platting action.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

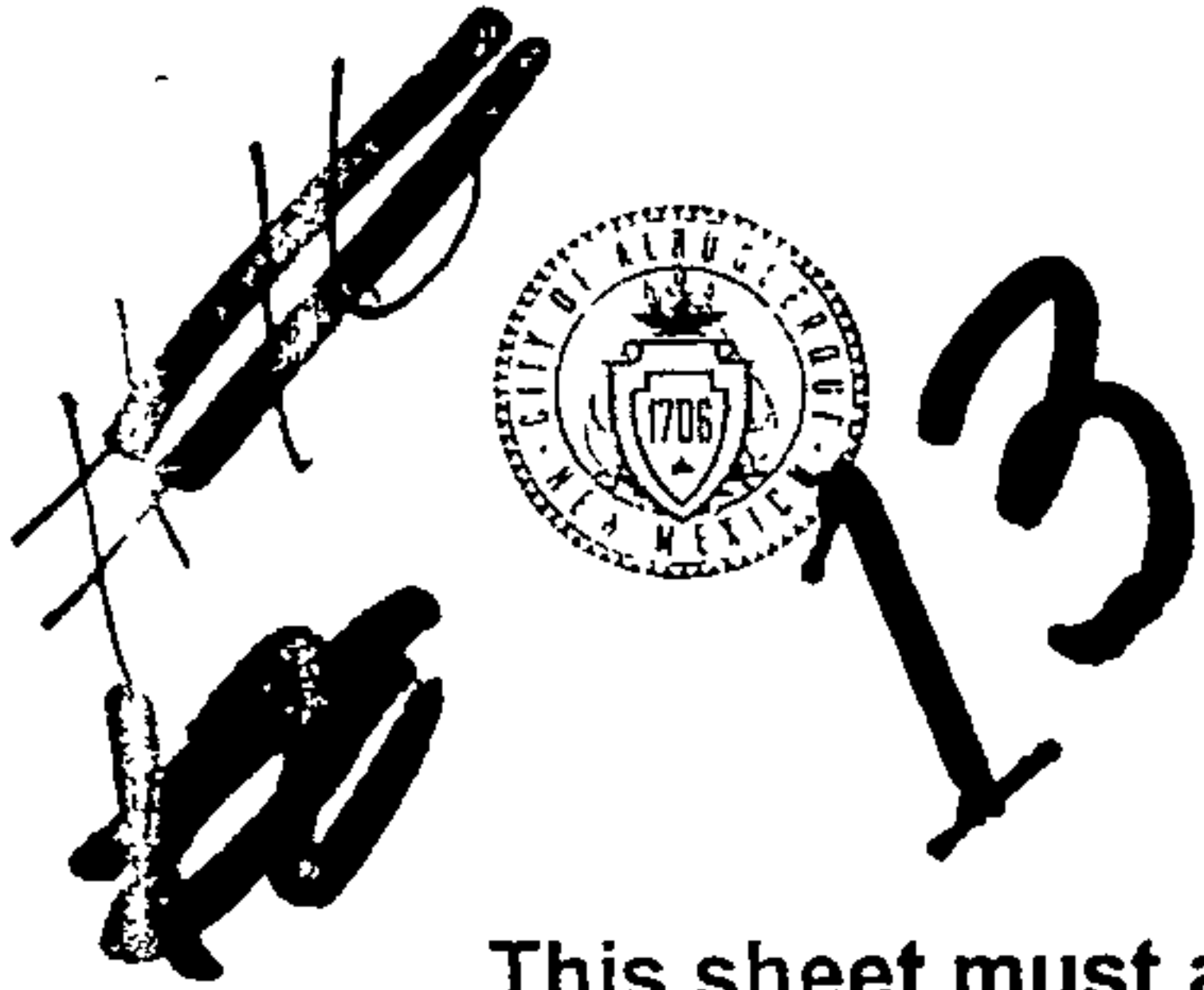
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005



Complete 12-17-04 BJ

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

REVISED 2/5/04

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.: 04DRB-01068 (SBP)

Project # 1002584

Project Name: ST. JOSEPHS WEST MESA

Agent: THE DESIGN GROUP, ERIK HAGEN

Phone No.: 847-6880

Project Number

1002584

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- Five empty checkboxes for transportation comments.

UTILITIES: _____

- Five empty checkboxes for utilities comments.

X CITY ENGINEER / AMAFCA: SIA

- Three empty checkboxes for city engineer comments.

PARKS / CIP: _____

- Five empty checkboxes for parks/cip comments.

PLANNING (Last to sign): _____

- Five empty checkboxes for planning comments.

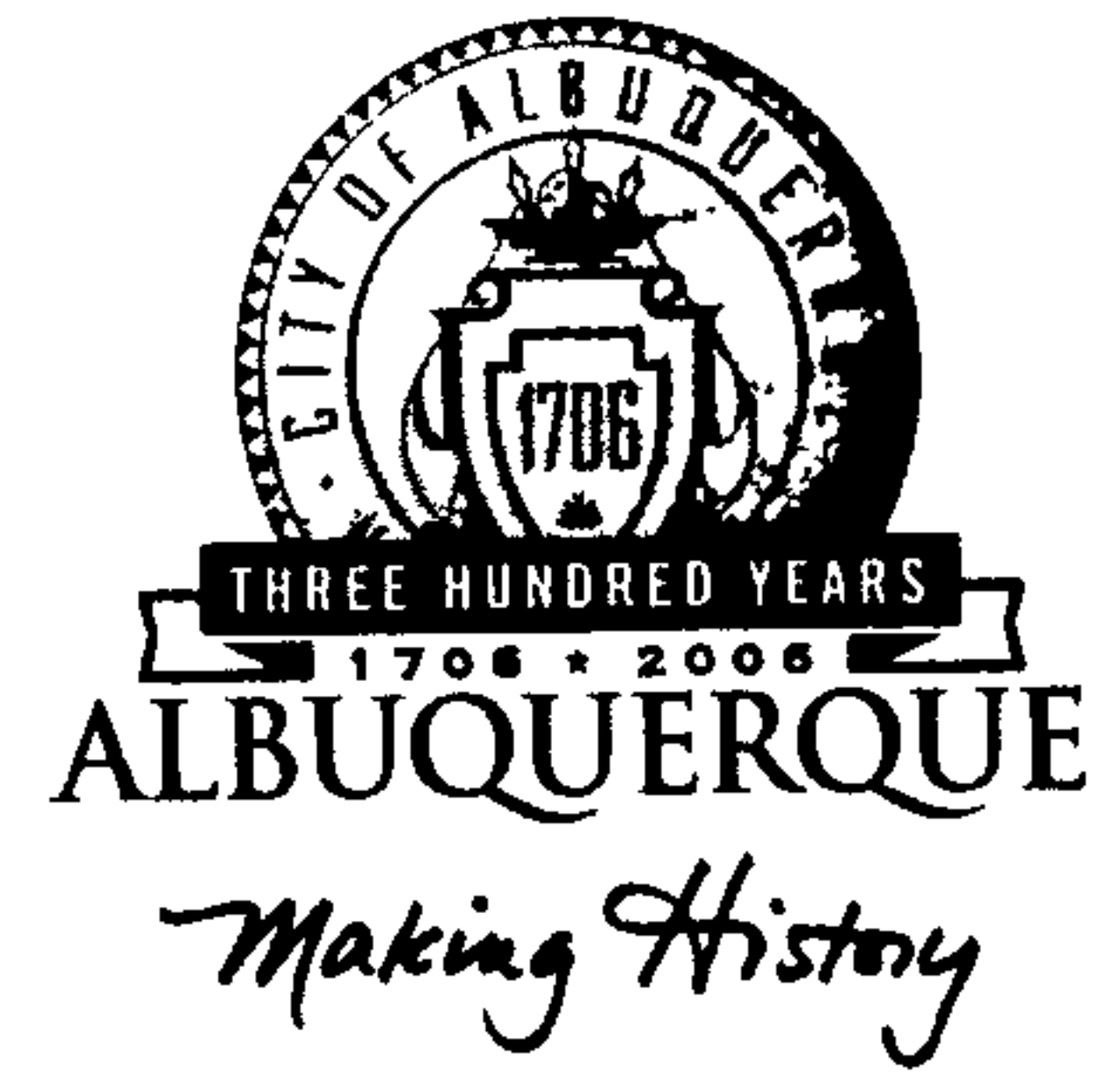
Planning must record this plat. Please submit the following items:

- 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.

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

Received 12/17/04 BJ

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 17

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

A cross-lot private drainage easement is needed.
A private facility covenant is needed for the maintenance of the existing pond.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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: September 15, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 15, 2004
DRB Comments**

ITEM # 17

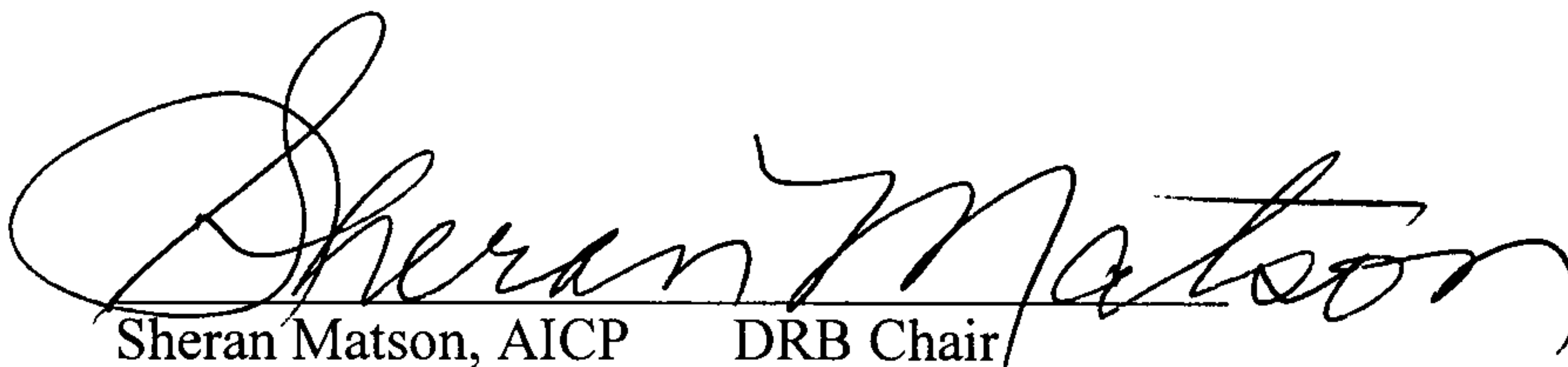
PROJECT # 1002584

APPLICATION # 04-01375

RE: Tract 1-A, St Joseph West Mesa Hospital, Paradise Heights, Unit 1/sketch

Because this property is zoned SU1 for Hospital, there should be an existing EPC approved site plan for subdivision and building permit. This change may require an amendment to the site plan. That amendment will either be completed administratively or at EPC. This decision is made by Planning, most likely Bob Paulsen. He should be contacted before any further action is taken on this proposal.

A replat is also required. However, the SU1 zoning dictates that the site plan actions be completed prior to the replat.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smtason@cabq.gov

2. **Project # 1003531**
04DRB-01034 Major-Street Name Change
AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**

3. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC
CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** [Deferred from 7/28/04] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK
MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**), zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of
Public Easements
04DRB-01049 Major-Preliminary Plat
Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION**, zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506, 02DRB-00337] (*Deferred from 7/28/04*) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04 & 7/28/04*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

7. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04 & 7/21/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

8. **Project # 1002176**
04DRB-00960 Major-Preliminary Plat
Approval
04DRB-00962 Major-Vacation of Public
Easements
04DRB-00969 Minor-Vacation of Private
Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04 & 7/21/04] (L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-01071 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

**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.

9. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**
10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan
Subd/EPC
04DRB-01093 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** [Deferred from 7/14/04 & Indef deferred 7/21/04] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**
04DRB-01127 Minor-Extension of
Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF**, zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements
- SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
17. **Project # 1001763**
04DRB-01136 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB96-279, 02DRB00308, 309, 02DRB00856] (*Deferred from 7/28/04*) (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**
04DRB-01139 Major-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10**, zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**
04DRB-01137 Major-Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8TH ST SW, between 8TH ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat
Approval
- PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION**, zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat
Approval
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat
Approval
- RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH**, zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or Plan
- WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK**, zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

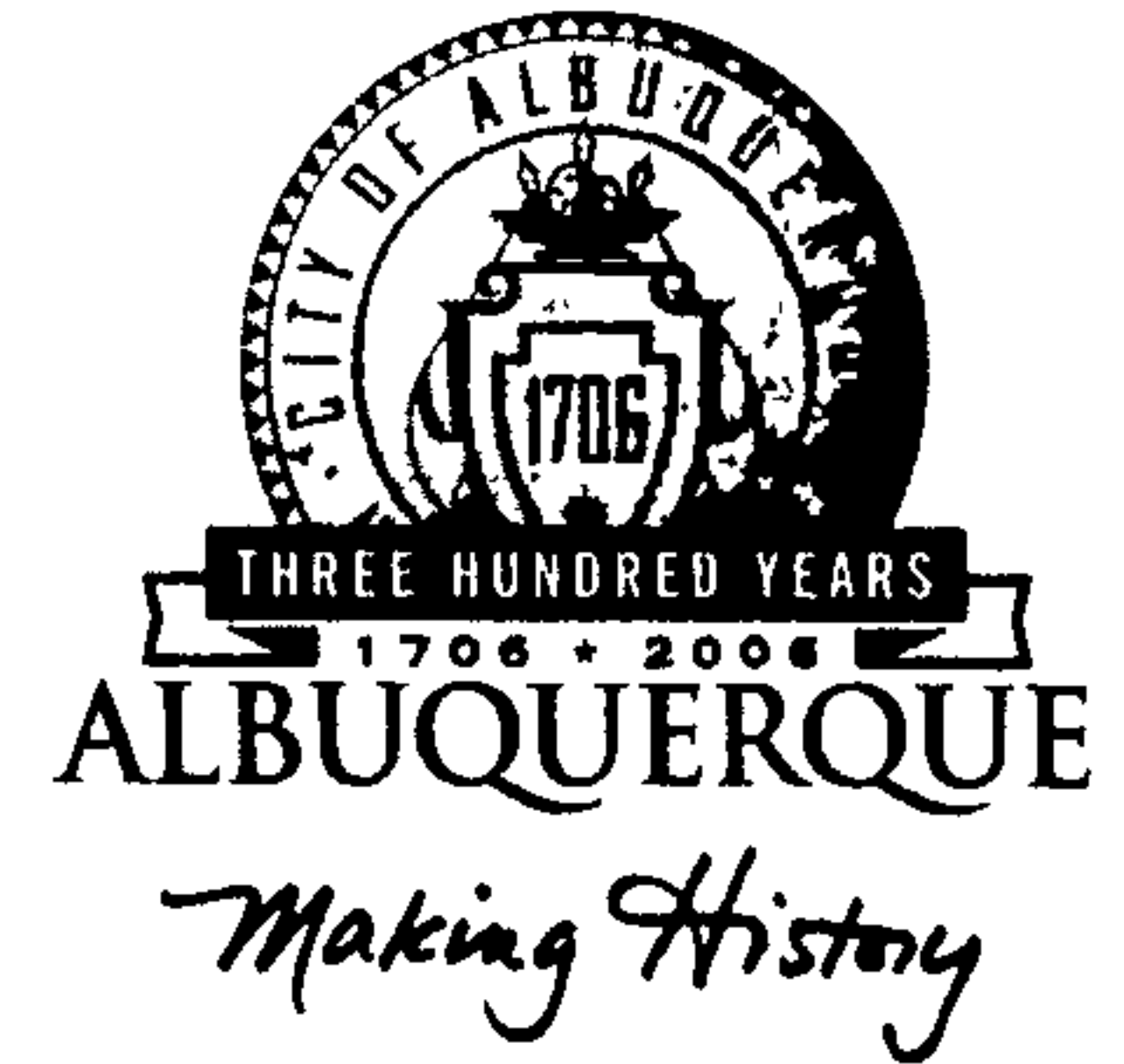
- 30.) **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. **THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.**

ADJOURNED: 12:35 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 13

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004



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

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01068 (SBP)</u>	Project # <u>1002584</u>
Project Name: <u>ST. JOSEPHS WEST MESA</u>	
Agent: <u>THE DESIGN GROUP, ERIK HAGEN</u>	Phone No.: <u>847-6880</u>

Your request for (SDP for SUB), (~~SDP for BP~~), (FINAL PLATS), (MASTER 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: SIA

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002584



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 21, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 9:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001182**
04DRB-00982 Major-Two Year
SIA
CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1000419**
04DRB-00997 Major-Vacation
of Public Easements
04DRB-00998 Minor-Vacation
of Private Easements
- BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF:04EPC00684,00685,03EPC00838,03DRB00590,04DRB01419, 04DRB00207] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003133**
03DRB-02076 Minor-
Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation
of Private Easements
- CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions. **THE PLAT APPROVAL AS WELL AS THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS VOIDED.**
4. **Project # 1003187**
04DRB-00910 Major-Preliminary
Plat Approval
- ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] [Deferred from 7/14/04] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: VACATION OF 20-FOOT ROADWAY EASEMENT ON LOT 1, APPLY FOR A SIDEWALK VARIANCE AND FEE SIMPLE LANGUAGE SHALL BE PLACED ON THE PLAT.**

5. **Project # 1002176**
 04DRB-00960 Major-Preliminary Plat Approval
 04DRB-00962 Major-Vacation of Public Easements
 04DRB-00969 Minor-Vacation of Private Easements
 04DRB-00961 Minor-Temp Defer SDWK
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**
- 04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
 04DRB-01072 Minor-SiteDev Plan Subd/EPC
- BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**
6. **Project # 1003226**
 04DRB-00909 Major-Vacation of Public Easements
 04DRB-00908 Minor-Prelim&Final Plat Approval
- J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

7. **Project # 1002196**
04DRB-00873 Major-Preliminary
Plat Approval
04DRB-00877 Minor-Sidewalk
Waiver
04DRB-00875 Minor-Temp Defer
SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

- 04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003366**
04DRB-00912 Major-Vacation of
Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, TOWN OF ALAMEDA GRANT, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04] (B-12) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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.

9. **Project # 1003548**
04DRB-01090 Minor-SiteDev
Plan BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] [*Deferred from 7/21/04*] (H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/28/04.**
10. **Project # 1000635**
04DRB-01092 Minor-SiteDev
Plan Subd/EPC
04DRB-01093 Minor-SiteDev
Plan BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] [**Debbie Stover, EPC Case Planner**] [*Indef deferred 7/21/04*] (E-12) **INDEFINITELY DEFERRED ON A NO SHOW.**
11. **Project # 1003550**
04DRB-01094 Minor-SiteDev
Plan BldPermit
- DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [*Indef deferred 7/21/04*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

12. **Project #:1002584**
04DRB-01068 Minor-SiteDev
Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (A-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

13. **Project # 1002337**
04DRB-01089 Minor-
Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HUNT-SPECTRUM DEVELOPMENT SITE, WINROCK ADDITION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and I-40 NE containing approximately 12 acre(s). [REF: 02DRB-01708] (J-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CURRENT ZONING AND AGIS DXF FILE.**

14. **Project # 1003549**
04DRB-01091 Minor-
Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION**, zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1003260**
04DRB-00213 Minor-
Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [Was Indefinitely Deferred on 2/25/04] (H-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003112**
04DRB-01005 Major-Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF COLLATZ INC, RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Deferred from 7/14/04 & 7/21/04] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat
or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] (C-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1003543**
04DRB-01083 Minor-Sketch Plat
or Plan

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66 and Easterly portion of playground, Lot(s) 14, **UNIVERSITY HEIGHTS, FIRST UNIT, VICTORY ADDITION**, zoned R-3 residential zone, located on PRINCETON AVE SE, between MC EARL SE and PRINCETON AVE SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

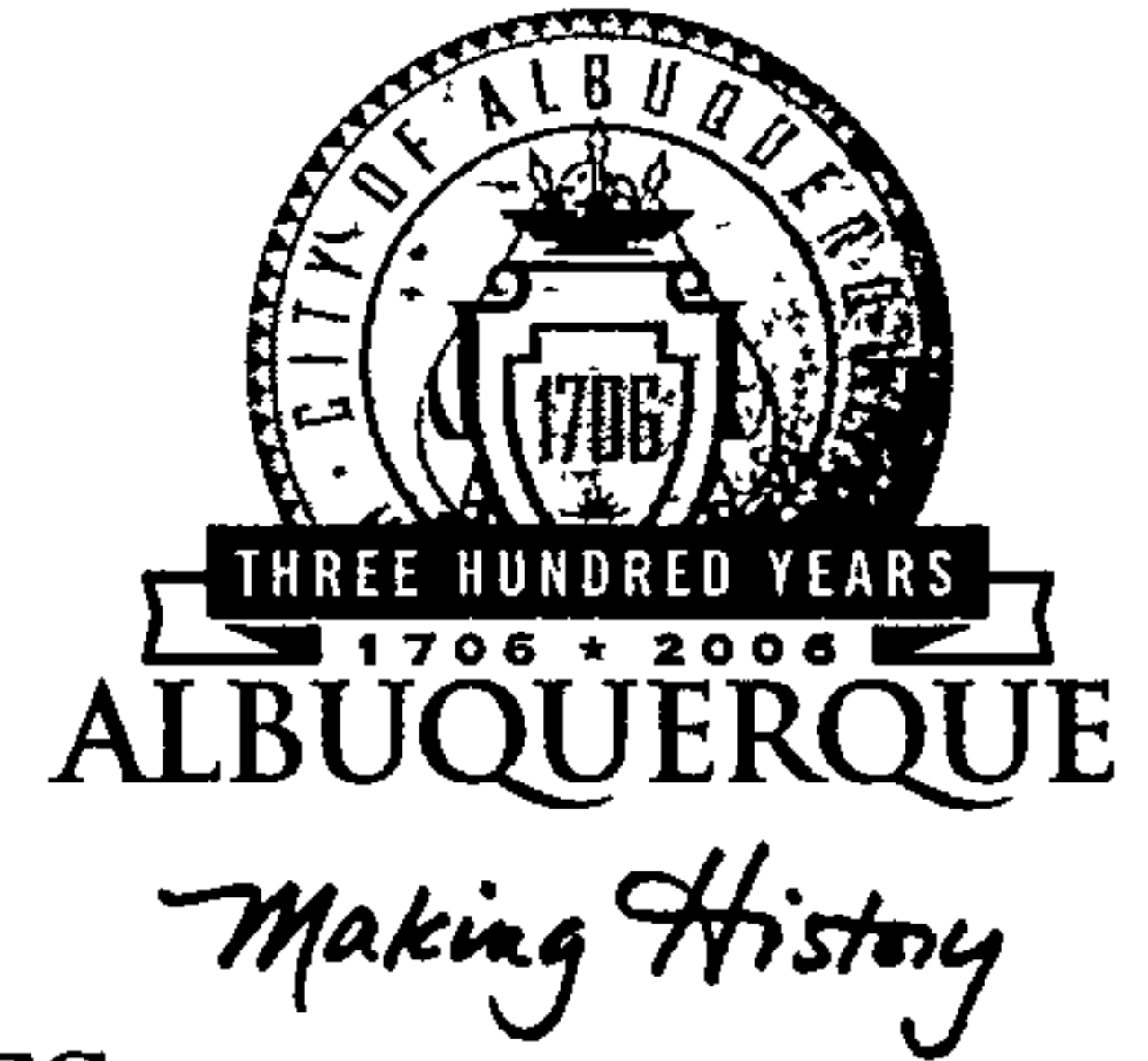
19. **Project # 1003551**
04DRB-01095 Minor-Sketch
Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). (B-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

20. Approval of the Development Review Board Minutes for June 30, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 30, 2004 WERE APPROVED.**

ADJOURNED: 9:50 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 12

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments on Site Plan.

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

indef

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: July 21, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 14, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 2:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**
3. **Project # 1002176**
04DRB-00960 Major-PreliminaryPlat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**
- 04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC
- BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [**Debbie Stover, EPC Case Planner**] [Deferred from 7/14/04] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat
Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-
CONTRACTORS, LLC request(s) the above action(s) for
all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF
NEW MEXICO, (to be known as **MARNA LYNN
SUBDIVISION** zoned R-1, located on MARNA LYNN AVE
NW, between PARADISE BLVD NW and PASEO DEL
NORTE NW containing approximately 2 acre(s). [REF:
04DRB-00037] *[Deferred from 7/14/04]* (C-12)
DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS
OF HORIZON CORPORATION**, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred
from 7/14/04]* (B-11) **DEFERRED AT THE AGENT'S
REQUEST TO 7/28/04.**

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON
CORPORATION REPLAT OF TRACT H**, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC
Case Planner**] *[Deferred from 7/14/04]* (B-11) **DEFERRED
AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval
- J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**
7. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way
- ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**
8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements
- PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.

10. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

11. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan
Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [**Russell Brito, EPC Case Planner for Simon Shima**] (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, M.R.G.C.D. MAP 29, zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] [Debbie Stover, EPC Case Planner] (E-15) THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, VENTANA SQUARE @ VENTANA RANCH, zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] [Debbie Stover, EPC Case Planner] (B-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

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

11
12
13
14
15

18. **Project # 1000908**
04DRB-01064 Minor-Extension of
Preliminary Plat

WILSON & COMPANY agent(s) for LONGFORD @
SUNRISE RANCH SOUTH, LLC request(s) the above
action(s) for all or a portion of Tract(s) 439, **TOWN OF
ATRISCO GRANT, UNIT 3**, zoned R-D residential and
related uses zone, developing area, located on 94th ST
SW, between TOWER RD SW and SAN YGNACIO RD
SW containing approximately 6 acre(s). [REF: 02DRB-
00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9)
**A ONE-YEAR EXTENSION OF THE PRELIMINARY
PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat
Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ
request(s) the above action(s) for all or a portion of Tract(s)
218, **TOWN OF ATRISCO GRANT AIRPORT UNIT**, zoned
C-2 and R-2, located on HANOVER RD NW, between 64th
ST NW and 68th ST NW containing approximately 5
acre(s). (J-10) **INDEFINITELY DEFERRED AT THE
AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND
DEVELOPMENT CORP request(s) the above action(s) for
all or a portion of Tract(s) A, **PARK & DRAINAGE
MANAGEMENT AREA, EL RANCHO ATRISCO
SUBDIVISION, PHASE 2**, TOWN OF ATRISCO GRANT,
zoned R-D residential and related uses zone, developing
area, located on 72ND ST NW, between HANOVER RD NW
and PARKWOOD DR NW containing approximately 8
acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268,
03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10)
**FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF
DELEGATED TO CITY ENGINEER FOR AMAFCA
SIGNATURE.**

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION, and Tract(s) A, LANDS OF ROBERT L. JOHNSON and NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, ALBRIGHT-MOORE ADDITION, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

- 04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3**, zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

24. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION**, zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval
- RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). (*Deferred from 6/30/04*) (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**
27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval
- SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] (*Deferred from 6/30/04 & 7/14/04*) (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

28. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B**, zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTROYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC**, zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

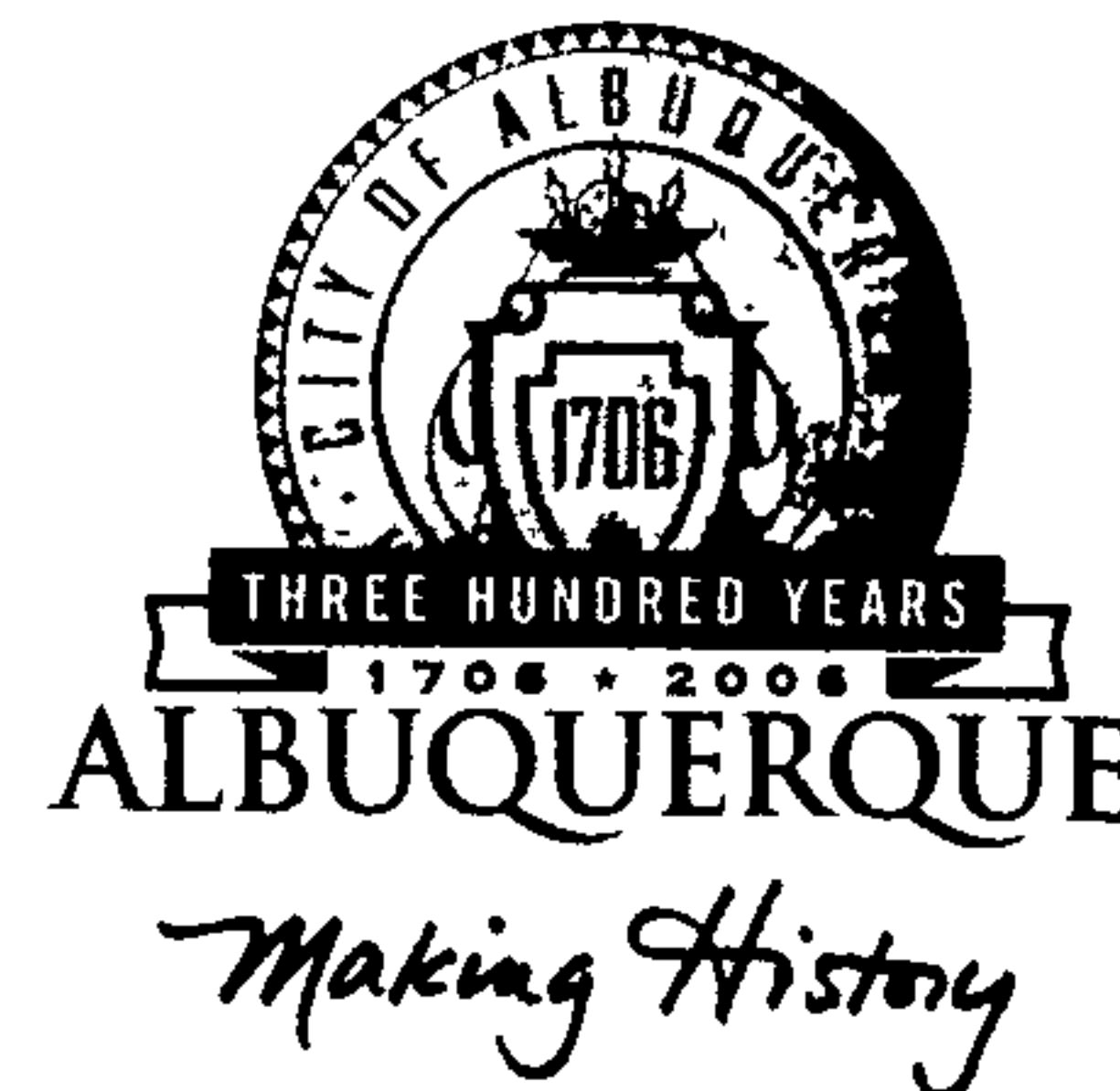
31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002584

AGENDA ITEM NO: 16

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:

P.O. Box 1293

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

Albuquerque, NM

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

7-21-04

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: July 14, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

#16

INTER-OFFICE MEMO

July 13, 2004

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1002584, St. Joseph West Mesa Hospital**

On June 17, 2004, the EPC granted approval of an Amendment to a Site Plan for Building Permit for Lot 1-A, St. Joseph West Mesa Hospital, zoned SU-1 for Hospital & Related Facilities. The amended Site Plan for Building Permit has been delegated to the DRB for final approval. I have reviewed the submitted site plan and find that the applicant has met all of the conditions imposed by the EPC.

If you have any questions regarding this case, please call me at 924-3814.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Lovelace Sandia dba West Mesa Med. Ctr. PHONE: 727 2000
 ADDRESS: 10501 Golf Course Rd SW FAX: 727 2121
 CITY: Alb STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: AHS West mesa Hospital LLC
 AGENT (if any): Wilson Co - Jennifer Whitey PHONE: 348 4132
 ADDRESS: 4900 Lang FAX: 348 4055
 CITY: Alb STATE NM ZIP 87109 E-MAIL: Jennifer.whitey@wilsonco

DESCRIPTION OF REQUEST: Final Plat Approval for Tracts 1A1A & 1A3A
St. Joseph West Mesa Hospital Revising EX 2. tracts

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. Tracts 1A1 & 1A3 Block: _____ Unit: _____
 Subdiv. / Addn. St Joseph west mesa hospital - Paradise Heights Unit 1
 Current Zoning: SN1 Hospital Proposed zoning: N/A
 Zone Atlas page(s): A-12-2 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 5.0323 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101206644815040401 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: 10501 Golf Course Rd. NW
 Between: Golf Course Rd NW and McMahon Boulevard NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 219105
1002584 05DRB-00168

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

SIGNATURE Jennifer Whitey DATE 10/3/05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING

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

Application case numbers

<u>05DRB -</u>	<u>01554</u>	<u>P&F</u>	<u>S(3)</u>	<u>\$ 285.00</u>
_____	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	_____	\$ _____
_____	_____	_____	_____	\$ _____
_____	_____	_____	_____	\$ _____

Hearing date 10/12/05

Total \$ 305.00

Sandy Landley 10/04/05
 Planner signature / date

Project # 1002584

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

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED**

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

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

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

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

JENNIFER WHITEY (AGENT)
Applicant name (print)
J Whitey 10/3/05
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
0522B- 01554

Sandy Handley 10/04/05
Planner signature / date
Project # 1002584

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego
Wilson & Company
Latin America, LLC

October 3, 2005

Development Review Board
City of Albuquerque
Planning Department Development Services
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87102

Re: **Final Plat Submittal**
Tracts 1A1A and 1A3A ST. Joseph West Mesa Medical Center
WCEA File: 5-430-090

To Whom It May Concern:

Wilson & Company, acting as agent on behalf of Golf Course & McMahon, LLC present to the Development Review Board the following Preliminary/Final Plat submittal.

The intent of this submittal is to show the revised location of the "island tract" of Tract 1-A-3-A within the parent Tract 1-A-1. The subject area being re-platted is all within the exterior boundaries of the City of Albuquerque, and is zoned SU-1 (IP uses with Exceptions) is proposed to stay the same.

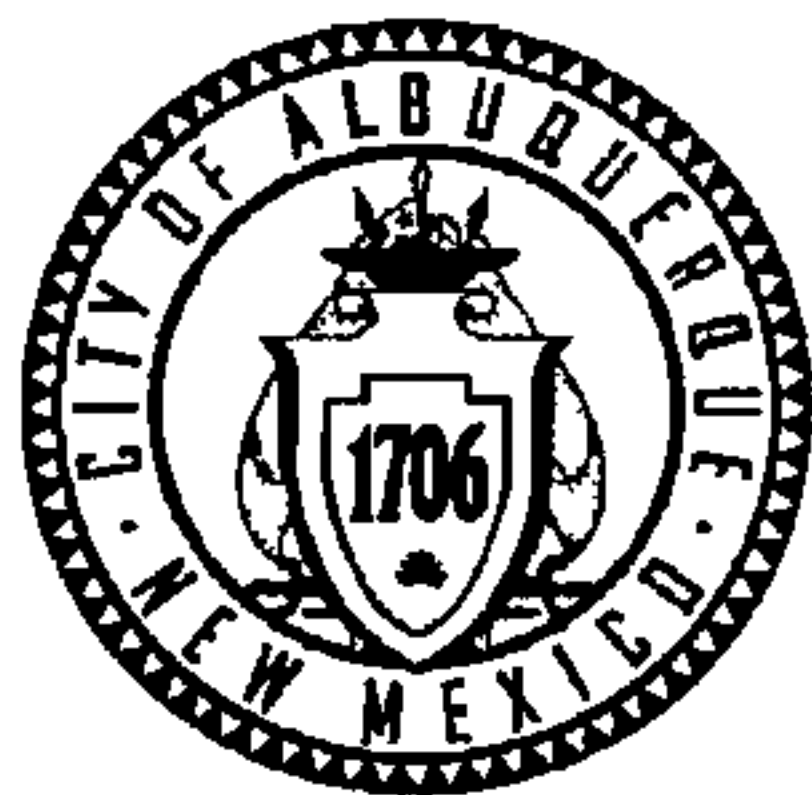
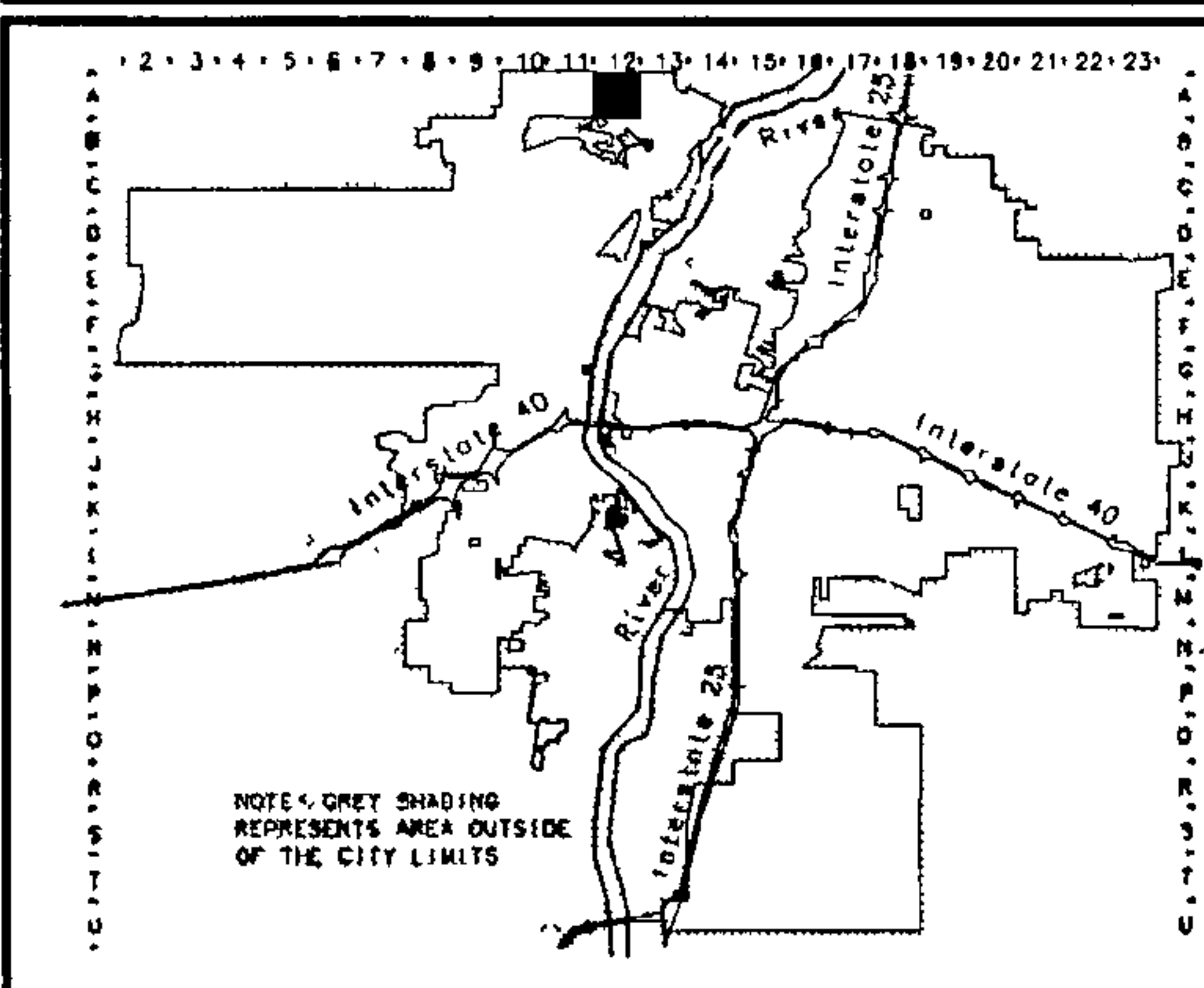
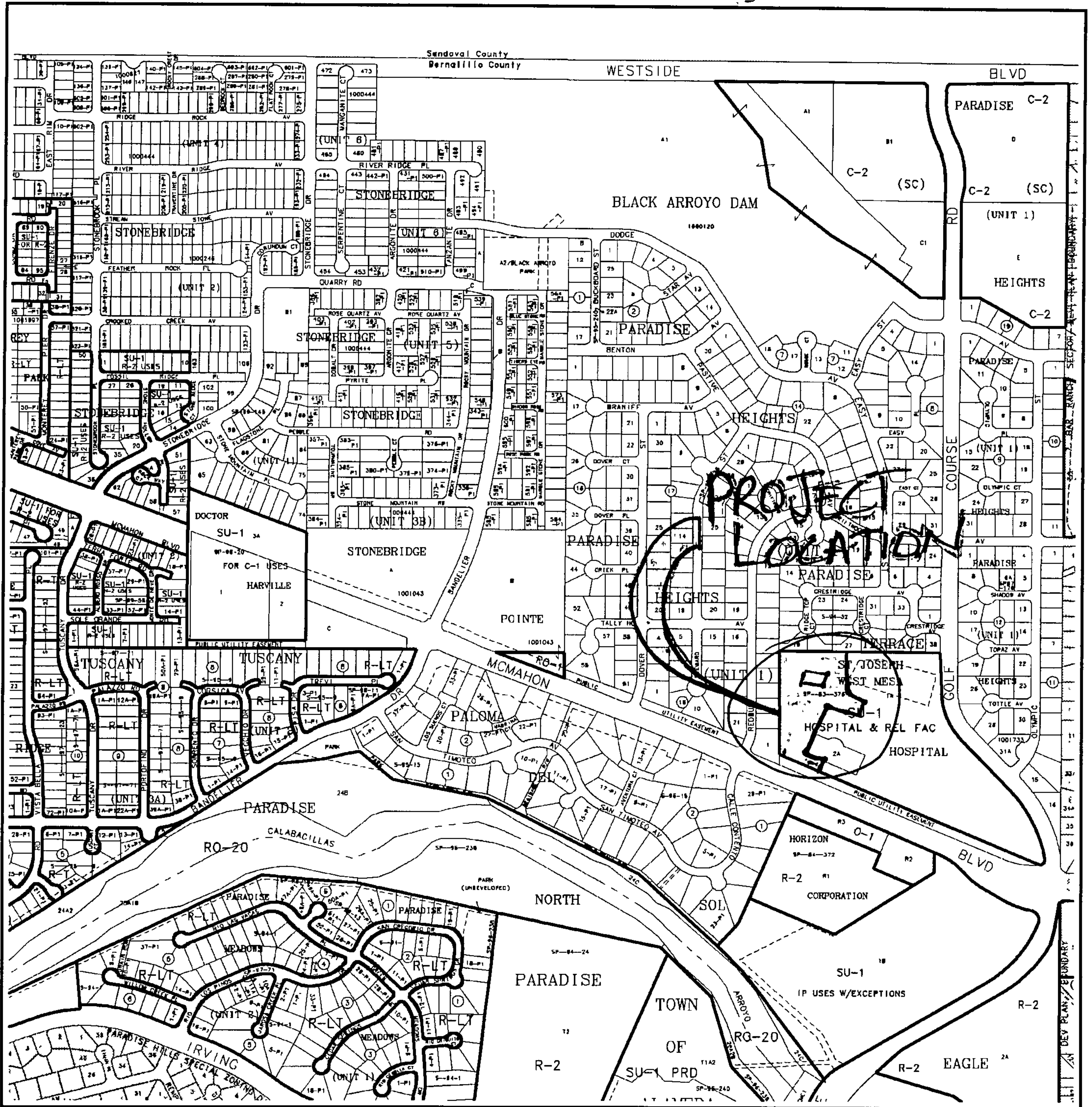
Please contact Jennifer Whitey at 348-4132 if there are questions. Thank you.

WILSON & COMPANY, INC.



Jennifer Whitey, PLS
Wilson & Company, Inc.





Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET
 250 0 750 1000



Zone Atlas Page

A-12-Z

Map Amended through April 02, 2004

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME LOVELACE SANDIA DBA WEST MESA MED CTR
AGENT WILSON & CO
ADDRESS 4900 LANG NE
PROJECT & APP # 1002584/05 DRB 01554
PROJECT NAME ST. JOSEPH WEST MESA HOSPITAL - PARADISE HTS

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

**WILSON
& COMPANY**

P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000



83-62
1011

102404
102404

VOID AFTER 90 DAYS

10/4/2005

PAY:*****305 DOLLARS AND*****00 CENTS \$*****305.00

TWO SIGNATURES REQUIRED OVER \$50,000

TO
THE
ORDER
OF
CITY OF ALBUQUERQUE/PLANNING DEPT.
DEVELOPMENT REVIEW BOARD
600 2ND STREET NW
ALBUQUERQUE, NM 87102 US

MP



DocuCheck™
SECURITY PAPERS

MICROPRINTING
SIGNATURE LINE

COPY VOID
PANTOGRAPH

⑆102404⑆ ⑆10100621⑆0109146348⑆

City Of Albuquerque
Treasury Division

10/4/2005 11:48AM LOC: ANNX
RECEIPT# 00050423 WSH# 007 TRANS# 0025
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$305.00
J24 Misc

\$255.00

\$305.00

\$50.00

Thank You

City Of Albuquerque
Treasury Division

10/4/2005 11:47AM LOC: ANNX
RECEIPT# 00050422 WSH# 007 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$305.00
J24 Misc

\$20.00

Thank You

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME LOVELACE SANDIA DBA WEST MESA MED. CTR
AGENT JENNIFER WHITEY
ADDRESS 9900 LANG
PROJECT & APP # 1002584/05DRB01554
PROJECT NAME ST. JOSEPH WEST MESA HOSPITAL - PARADISE HTS UNIT

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.⁰⁰ 441006/4983000 DRB Actions DEFERRAL

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

**WILSON
& COMPANY**

P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000



83-62
1011

102692
102692

VOID AFTER 90 DAYS

10/18/2005

PAY *****50 DOLLARS AND *****00 CENTS

TO CITY OF ALBUQUERQUE/PLANNING DEPT.
THE DEVELOPMENT REVIEW BOARD
ORDER OF 600 2ND STREET NW
ALBUQUERQUE, NM 87102 US

10/18/2005

RECEIPT# 0004424

Account 4410

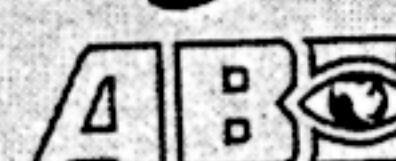
Activity 4983000

Trans Amt

J24 Misc

DUPLICATE
City of Albuquerque
Treasury Division
TWO SIGNATURES REQUIRED OVER \$50,000

James A. Hills
MP



DocuCheck™
SECURITY PAPERS

MICROPRINTING
SIGNATURE LINE

COPY VOID
PANTOGRAPH

⑈ 102692 ⑈ ⑆ 10100062100109146348 ⑈

Thank You

March 4, 2005

DRB # 12584

1002584


Kevin Curran, Esq.
Assistant City Attorney
600 Second Street, NW
P.O. Box 2248
Albuquerque, NM 87103

**RE: Recording of Plat of Tracts 1-A1, 1-A2, 1-A3 and 2-A1, St. Joseph West Mesa
Hospital Paradise Heights - Unit #1**

Dear Mr. Curran:

As you are aware, (1) the referenced plat has been drawn assuming that a proposed conveyance of a right-of-way along Golf Course Road has occurred (with recording information left blank), and (2) we have requested your permission to record such plat even though such right-of-way conveyance has not yet actually occurred. This letter confirms that, upon the closing of the right-of-way transfer, the undersigned will undertake to cause the plat to be revised and re-recorded so that the final plat includes the appropriate recording information with respect to the right-of-way transfer. If such right-of-way transfer does not occur, then upon your request, the undersigned will undertake to revise and re-record the plat to show that such right-of-way transfer did not occur.

LOVELACE SANDIA HEALTH SYSTEM, INC.,
a New Mexico corporation d/b/a West Mesa
Medical Center

By: 
Name: William P. Barnes
Title: Senior Vice President

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Lovelace Sandia dba West Mesa Medical Ctr. PHONE: 727-2000
 ADDRESS: 10501 Golf Course Rd. NW FAX: 727-2121
 CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: AHS West Mesa Hospital, LLC
 AGENT (if any): Wilson + Company - Scott Croshaw PHONE: 3484035
 ADDRESS: 4900 Lang FAX: 3484055
 CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: Scott.Croshaw@Wilsonco.com

DESCRIPTION OF REQUEST: Request Final Plat Approval for the St. Joseph West Mesa Hospital. Creating Three Lots in 20.8220 Acres.

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. Tracts 1A+2A Block: _____ Unit: 1
 Subdiv./Addn. St. Joseph West Mesa Hospital - Paradise Heights Unit 1
 Current Zoning: SU-1, Hospital Proposed zoning: n/a
 Zone Atlas page(s): A-12-2 No. of existing lots: 2 No. of proposed lots: 4
 Total area of site (acres): 20.8220 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-012-066-448-150-4-04-01 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: 10501 Golf Course Rd. NW
 Between: GOLF COURSE Rd NW and MCMAHON BOULEVARD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S, etc.): 04DRB01375
AA03-00579 04EPC00696 04DRB01068 04AA01458

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

SIGNATURE (Print) <u>Christina D. [Signature]</u>	DATE <u>2/1/05</u>	Form revised 9/01, 3/03, 7/03, 10/03, 3/04
FOR OFFICIAL USE ONLY	Application case numbers	Action S.F. Applicant Fees Agent
<input type="checkbox"/> INTERNAL ROUTING	<u>05DRB - 00168</u>	<u>RIF</u> \$ <u>425.00</u>
<input type="checkbox"/> All checklists are complete		<u>CMF</u> \$ <u>20.00</u>
<input type="checkbox"/> All fees have been collected		\$ _____
<input checked="" type="checkbox"/> All case #s are assigned		\$ _____
<input type="checkbox"/> AGIS copy has been sent		\$ _____
<input type="checkbox"/> Case history #s are listed		\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill		\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>2-9-05</u>	Total \$ <u>445.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>2/1/05</u>	
<u>[Signature]</u>	Project # <u>1002584</u>	

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

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D R B approved infrastructure list
 - Copy of the LATEST Official D R B Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE There are no clear distinctions between significant and minor changes with regard to subdivision amendments Significant changes are those deemed by the DRB to require public notice and public hearing
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only Otherwise, bring Mylar to meeting
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

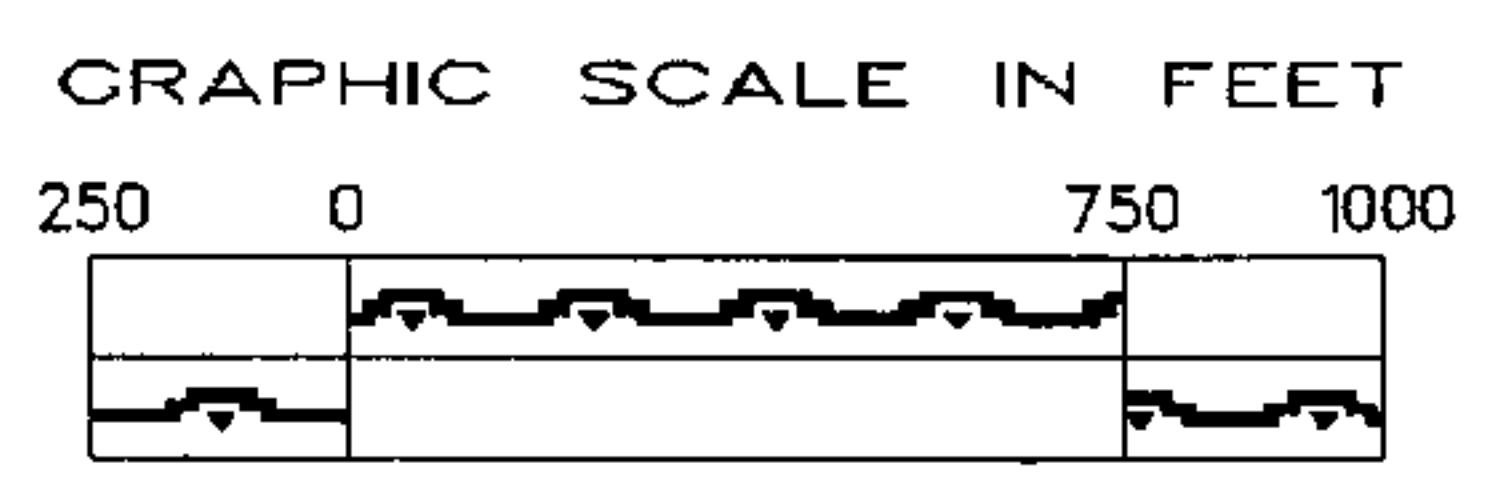
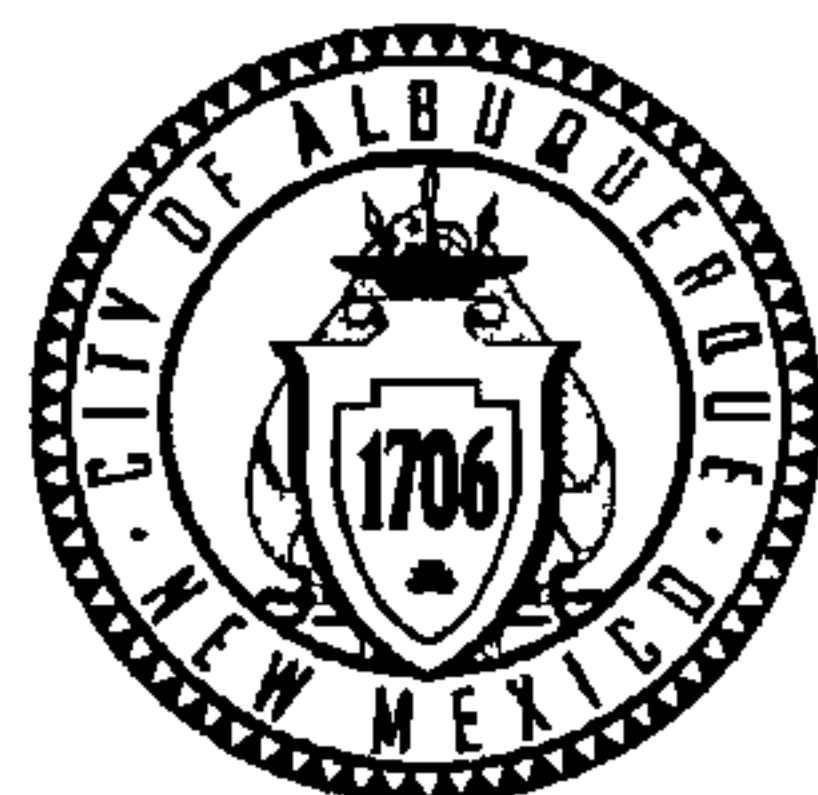
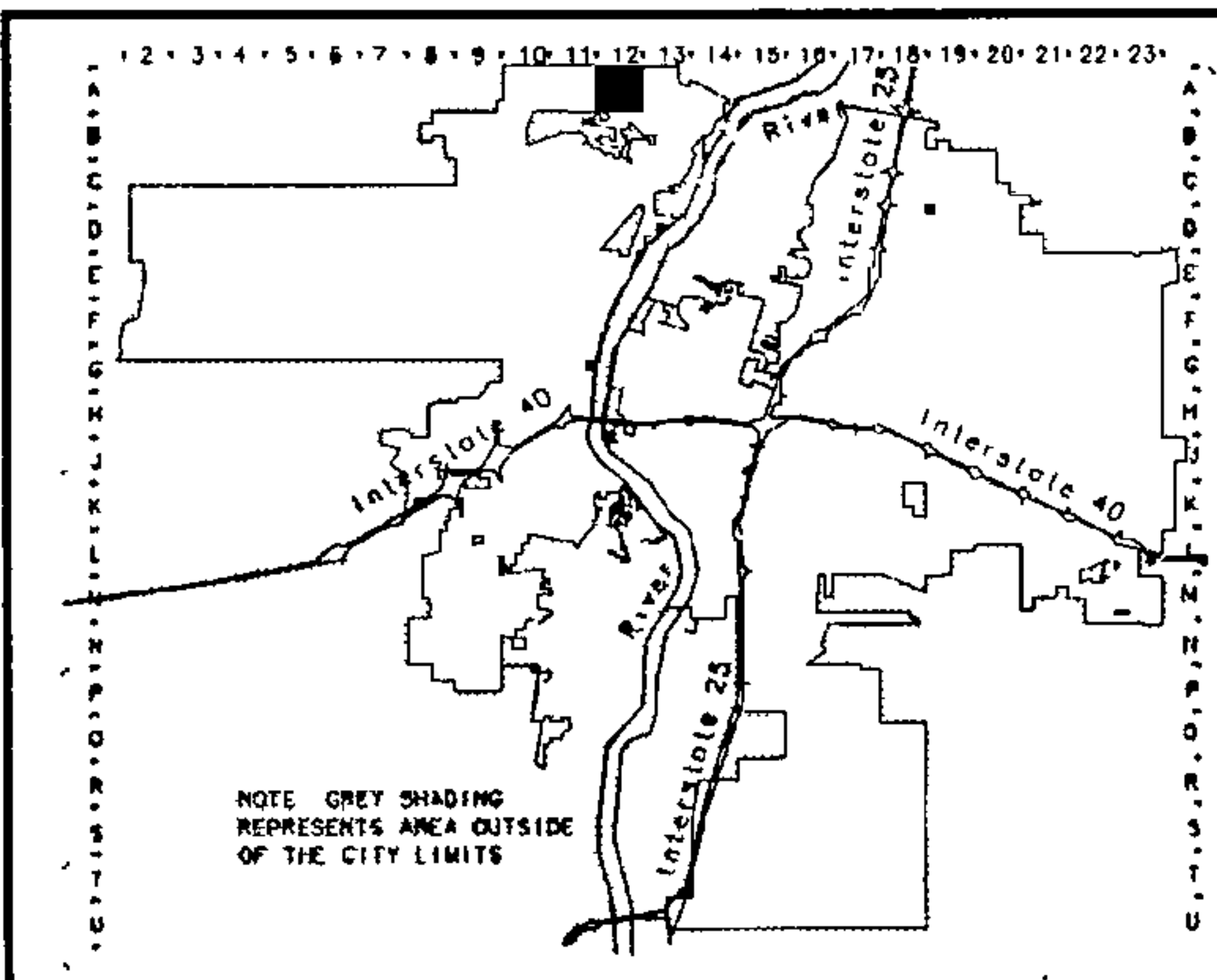
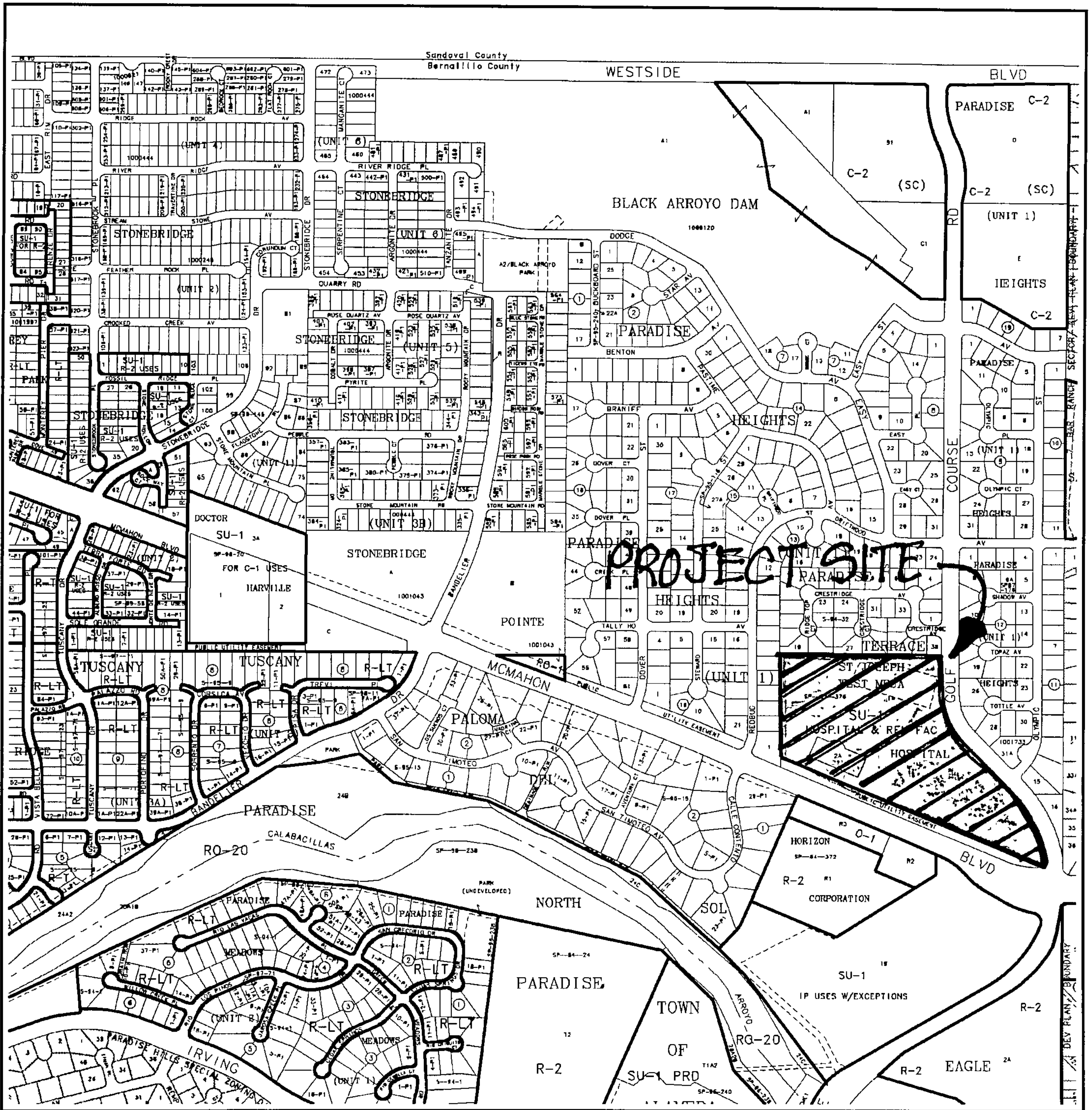
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRISTOPHER S. CROSHAW (AGENT)
 Applicant name (print)
Christopher S. Croshaw 2/1/05
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 OSDRB - 00168

Form revised 8/04 & 1/05
Carole Senora 2/1/05
 Planner signature / date
 Project # 1002584



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

A-12-Z

Map Amended through May 04, 2004

31 January, 2005

Development Review Board
City of Albuquerque
Planning Department Development Services
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87102

Preliminary /
Re: **Final Plat Submittal 1002584**
DRB Project No. ~~1002984~~

**Tracts 1-A-1, 1-A-2, 1-A-3, and 2-A St. Joseph West Mesa Hospital Paradise
Heights - Unit No. One
WCEA File: X4-614-025**

To Whom It May Concern:

Wilson & Company, acting as agent on behalf of the Lovelace Sandia d/b/a West Mesa Medical Center, present to the Development Review Board the following Preliminary/Final Plat submittal.

The intent of this submittal is to show the proposed division of Tract 1A into three separate tracts and granting of public utility easements. The subject area being re-platted is all within the exterior boundaries of the City of Albuquerque, and is zoned SU-1 Hospital is proposed to stay the same.

Please contact Scott Croshaw at 348-4035 if there are questions. Thank you.

WILSON & COMPANY, INC.

Christopher D. Croshaw

C. Scott Croshaw, PS
Survey Manager
Wilson & Company, Inc.



THE HARTMAN + MAJEWSKI
DESIGN GROUP
Architects • Planners • Interior Design
202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242.6880 • Fax 505.242.6881



January 24, 2005

City of Albuquerque
Planning Department- 3rd Floor
600 2nd Street NW
Albuquerque, New Mexico 87103
Ph: (505) 924-33346
Attention: **Bob Paulsen**

Re: **Amendment to Site Development Plan for Subdivision & Building Permit
COA Project #1002584 / 04EPC-00696 / 04DRB-01089
COA File #04-01458**

Project Location: **10501 Golf Course Road NW
Albuquerque, New Mexico 87114**

Owner: **Ardent Health Services dba Sandia Health System
601 Dr. Martin Luther King Jr. Avenue NE
Albuquerque, NM 87102**

Dear Bob,

This correspondence is regarding the most recent amendment to the Site Development Plan for the West Mesa Medical Center (WMMC), dated January 11, 2005. The Site Development Plan covers approximately 19.03 acres located on the northwest corner of Golf Course Road and McMahon Blvd NW.

As a part of the 1/11/05 Site Development Plan Amendment, a subdivision of the proposed Medical Office Building as shown on the attached exhibit should have been included. This subdivision is necessary to allow a ground lease within this proposed subdivision area to exceed twenty-five years in length, a necessary provision to allow the financing of the Medical Office Building to occur. A 1/18/05 meeting between you, Kevin Curran of the City of Albuquerque Municipal Affairs Division, Mark Kury of Centex Concord, and me was held to discuss this proposed subdivision. It was agreed at the meeting that upon DRB approval of a revised final plat with the proposed subdivision, this subdivision will constitute a legal subdivision for a ground lease in excess of twenty-five years.

We respectfully submit this letter and the attached exhibit, and ask that they be appended to the January 11, 2005 Site Development Plan Amendment approval. Thank you for your assistance with this, and please let us know if we can do anything else to assist in your review.

Respectfully submitted,

A handwritten signature in black ink that reads "Mark Wade".

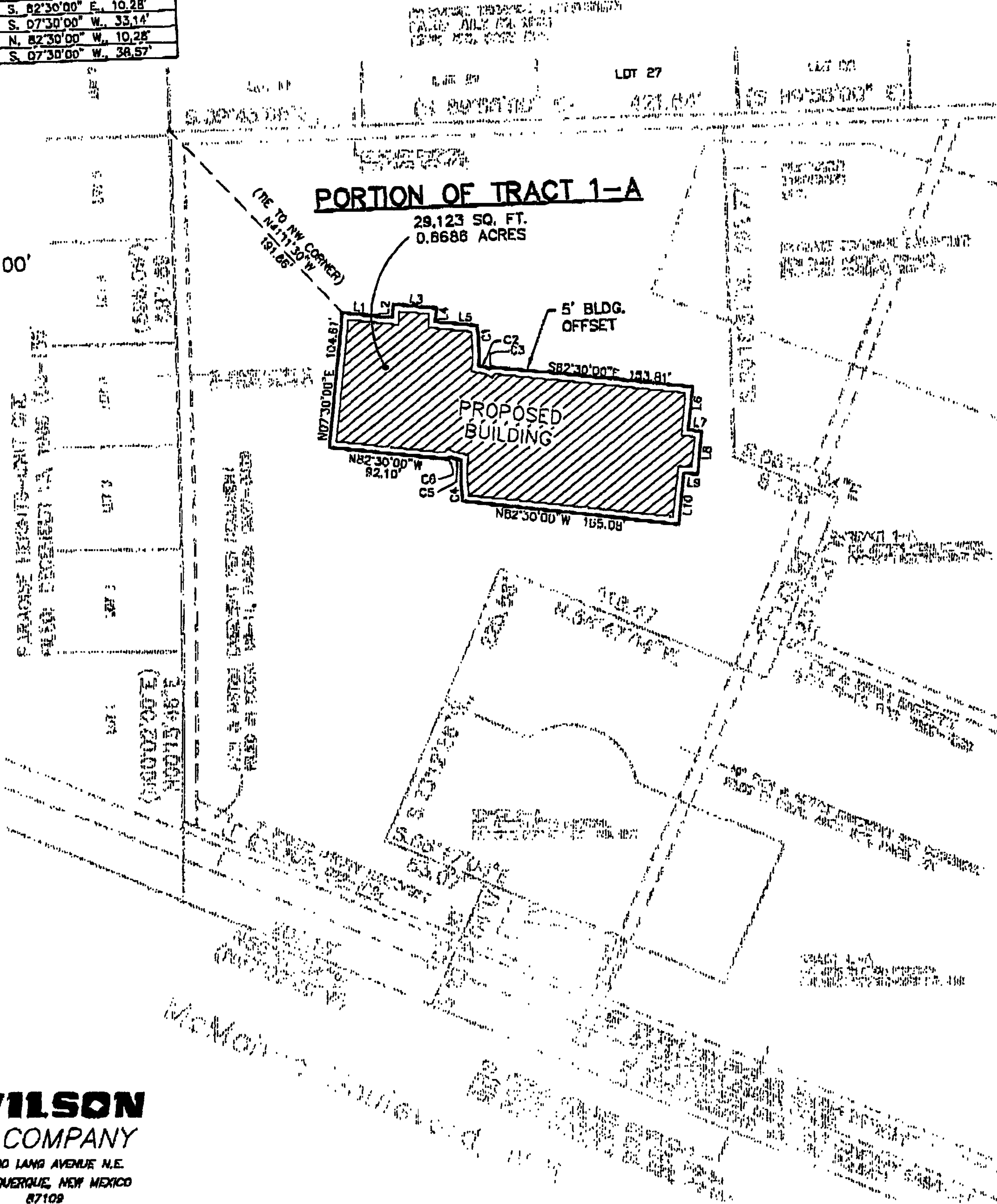
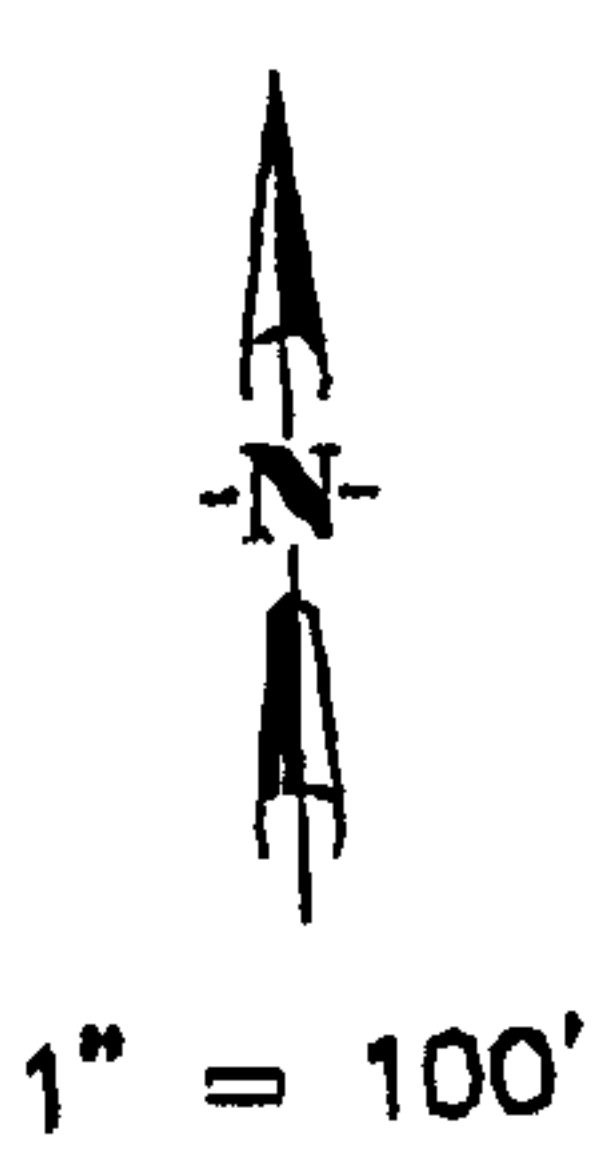
Mark Wade, AIA
WMMC Representative from The Hartman Majewski Design Group

Cc: **Kevin Curran, City of Albuquerque
Mark Kury, Centex Concord
Scott Croshaw, Wilson & Co.**

LINE TABLE	
L1	S. 82°30'00" E., 38.57'
L2	N. 07°30'00" E., 10.28'
L3	S. 82°30'00" E., 33.14'
L4	S. 07°30'00" W., 10.28'
L5	S. 82°30'00" E., 31.67'
L6	S. 07°30'00" W., 32.91'
L7	S. 82°30'00" E., 10.28'
L8	S. 07°30'00" W., 33.14'
L9	N. 82°30'00" W., 10.28'
L10	S. 07°30'00" W., 38.57'

EXHIBIT

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	153.27'	31.25'	11°40'31"	S. 00°34'58" E., 31.19'
C2	37.19'	8.96'	13°48'21"	S. 70°03'19" E., 8.94'
C3	153.27'	2.03'	00°45'37"	N. 33°20'44" E., 2.03'
C4	153.27'	31.25'	11°40'51"	N. 00°34'58" W., 31.19'
C5	37.19'	8.96'	13°48'21"	N. 70°53'19" W., 8.94'
C6	153.27'	2.03'	00°45'37"	S. 33°20'44" W., 2.03'



WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 (305) 348-4000

THE ITMAN + MAJEWSKI
DESIGN GROUP
 Architects • Planners • Interior Design
 202 Central Avenue SE, Suite 200
 Albuquerque, New Mexico 87102
 Tel 505.242.6880 • Fax 505.242.6881



TRANSMITTAL

DATE: January 31, 2005

PROJECT NUMBER: 4003

PROJECT NAME: West Mesa Medical Center Medical Office Building

FROM: Mark Wade, AIA

ATTENTION:

Scott Croshaw
 Wilson & Co.
 4900 Lang Ave. NW
 Albuquerque, NM 87109

Ph: 505.348.4035
 Fax: 505.348.4055

QTY	DATE	DESCRIPTION
1	1/24/05	Letter to Bob Paulsen regarding WMMC plat

REGARDING: Please see attached for your use with your Plat submittal. Mark Kury wants you to get the Owner's signature, submit this letter with the plat to Glen Haikin, and wait for Kevin Curran to get with Glen so that Glen will hopefully sign the plat. Let me know if you have questions.

Thanks,

Mark

SENT BY: Fax.

This fax consists of 3 pages, including this cover sheet.
 Please contact us if you do not receive all the pages from this transmission.

CC: C:\FORMS\Scott Croshaw Fax.doc

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME Lorena Sanders West Mesa Med Ctr

AGENT Wilson & Company

ADDRESS _____

PROJECT & APP # 1002584 / 05 PRB 00168

PROJECT NAME St Joseph West Mesa Hospital

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 425.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 445.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

2/1/2005 12:01PM LOC: ANNX
 RECEIPT# 00035476 WSH 008 TRANSH 0026
 Account 441032 Fund 0110
 Activity 3424000 TRSIMM
 Trans Amt \$445.00
 Counterreceipt Doc # 6/21/04 \$20.00
 J24 Misc
 Thank You

2/1/2005 12:01PM LOC: ANNX
 RECEIPT# 00035477 WSH 008 TRANSH 0026
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$445.00
 J24 Misc \$425.00
 CK \$355.00
 CA \$90.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Centex Concord - Mr. Mark Kury PHONE: 704-319-2210
 ADDRESS: 4500 Cameron Valley Parkway FAX: 704-319-2215
 CITY: Charlotte STATE NC ZIP 28211 E-MAIL: mkury@centexconcord.net
 Proprietary interest in site: site developer List all owners: Ardent Health Services, Inc.
 AGENT (if any): Wilson & Company - Scott Croshaw PHONE: 505-348-4000
 ADDRESS: 4900 Lang Ave. NE FAX: 505-348-4035
 CITY: Albuquerque, NM STATE NM ZIP 87109 E-MAIL: cscroshaw@wilsonco.com

DESCRIPTION OF REQUEST: Sketch Plat - Minor Subdivision of Tract 1-A

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 1-A Block: n/a Unit: 1
 Subdiv. / Adn. St. Joseph West Mesa Hospital, Paradise Heights, Unit 1
 Current Zoning: SU-1, Hospital Proposed zoning: n/a
 Zone Atlas page(s): A12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 20 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-012-066-448-150-4-04-01 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: NW corner of Golf Course Rd. and McMahon Blvd.
 Between: and 10501 Golf Course Rd NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-8-90
AA 03-00579 04EPC00696 04EPC01068

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/7/04

SIGNATURE Christopher D. Church DATE 9/7/04
 FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Applicant Fees	Agent
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-</u>	<u>-01375 SK</u>	<u>\$(3)</u>	<u>\$</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"/> MAGIS 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 checked="" type="checkbox"/> F.H.D.P. density bonus				Total	
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$	<u>0</u>

Hearing date 9-15-04

Robert L. ... 9-7-04 Project # 1002584

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year.

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

Scott Crshaw

Christopher D. Crshaw Applicant name (print)
9/7/04 Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB-01375

Bobbie Soule 9-7-04
Planner signature / date

Project # 1002584



4900 Lang Ave. NE
Albuquerque, NM 87109
P.O. Box 94000, 87199-4000
505-348-4000
505-348-4055 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

2 September, 2004

City of Albuquerque, Development Review Board
600 2nd Street NW
Plaza del Sol
Albuquerque, New Mexico 87102

Re: Sketch Plat Request – Site Subdivision, St. Joseph West Mesa Hospital, Tract 1-A,
Paradise Heights Unit 1

To Whom It May Concern:

Wilson & Company, agent on behalf of Ardent Health Services and Centex Concord requests Review of Sketch Plat for Minor Site Subdivision of St. Joseph West Mesa Hospital, Tract 1-A, Paradise Heights Unit 1. Our client's intention is to subdivide Tract 1-A into two separate tracts s outlined on our sketch. A new medical office building (MOB) is proposed for the proposed tract/lot to the west. Our Attached is the application and check list.

Should you have any questions, please do not hesitate to contact me.

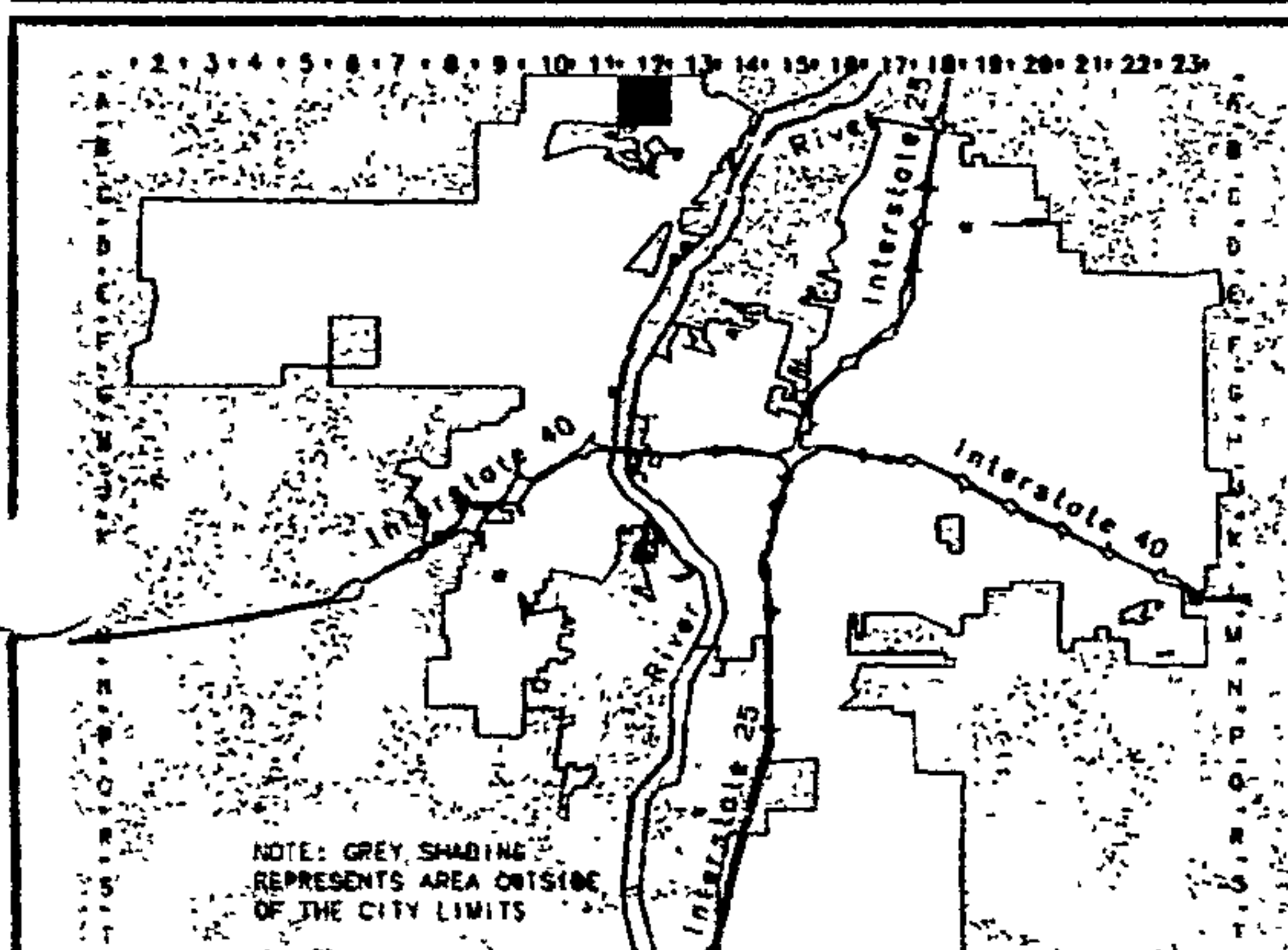
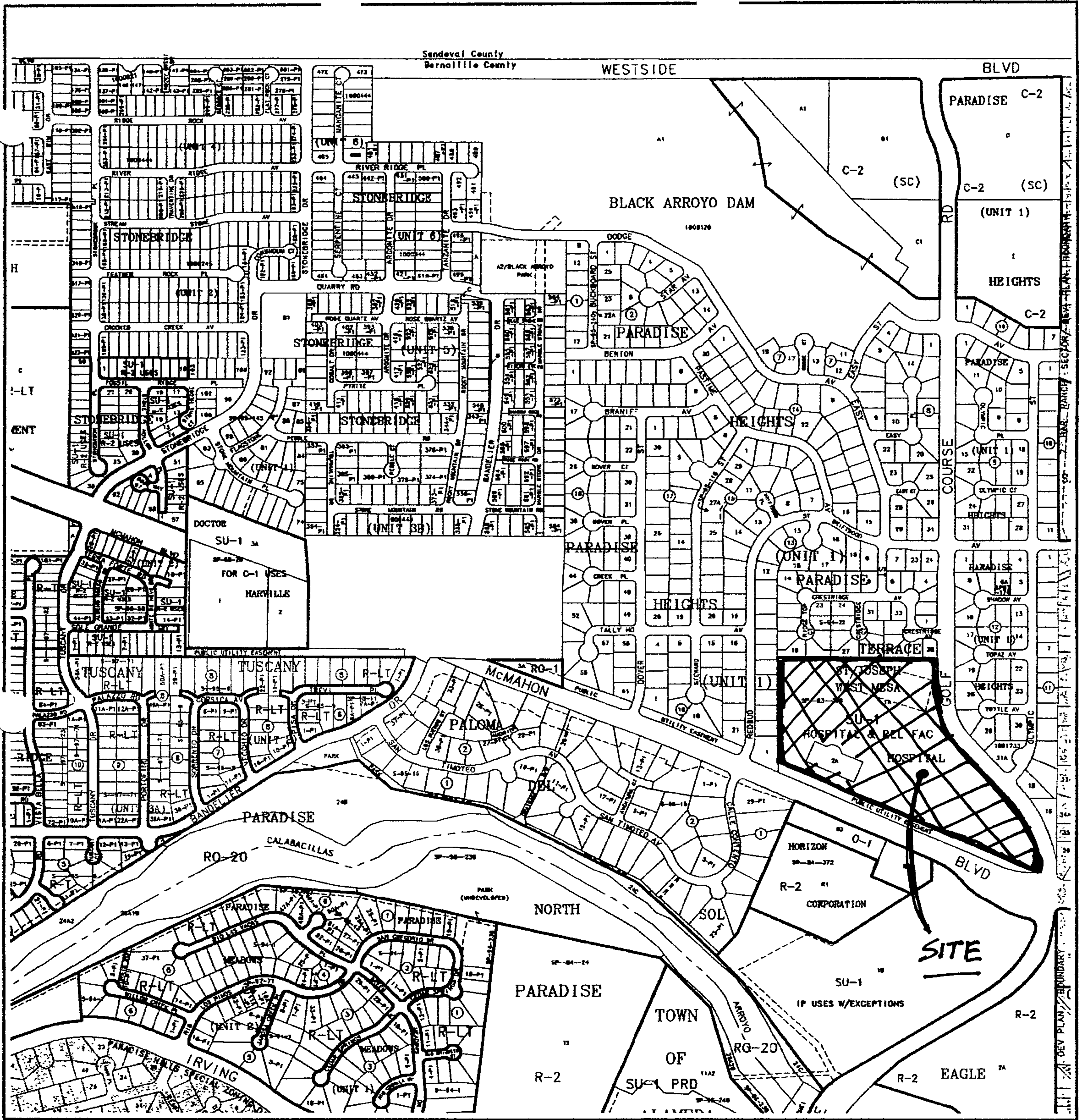
WILSON & COMPANY

A handwritten signature in black ink, appearing to read "Christopher D. Croshaw".

C. Scott Croshaw, P.S.
Survey Operations Manager

csc/CSC

cc: Wilson & Company
File



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

A-12-Z

Map Amended through January 21, 2003

**FIGURE 12
INFRASTRUCTURE LIST**

Date Submitted: 7/9/2004
 Date Site Plan Approved: 7/28/04
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1002584
 DRB Application No.: 04-01060

ORIGINAL

3

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

West Mesa Medical Center Medical Office Building
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1A of Paradise Heights Unit 1 Bernalillo County Town of Alameda, Albuquerque, NM
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
			PAVING				/	/	/
			11' Deceleration Lane (150' LENGTH)	Golf Course Road	South of Crestridge Avenue	North entrance on Golf Course Road	/	/	/
			STORM DRAIN				/	/	/
			Type A Curb Inlet	Golf Course Road entrance			/	/	/
		18" Dia.	RCP Storm Drain	Golf Course Road entrance	New curb inlet	46 LF south to existing curb inlet	/	/	/
			Modify existing curb inlet	Golf Course Road entrance			/	/	/
		18" Dia	RCP Storm Drain	Golf Course Road entrance	Existing curb inlet	24 LF west to new SD manhole	/	/	/

ORIGINAL

SA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			SANITARY SEWER (NMUI)				/	/	/
		4' Dia	Sanitary Sewer Manhole	Crestridge Avenue			/	/	/
		8" Dia	PVC Sanitary Sewer	West of Golf Course Road	North property line	133 LF north to Crestridge Ave (west of Golf Course)	/	/	/
			DRAINAGE				/	/	/
			Double Sidewalk Culvert	Northwest corner of Golf Course/McMahon intersection			/	/	/
		3" Dia.	3-Drain Lines	Northwest corner of Golf Course/McMahon intersection			/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT/OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS** **NEW MEXICO UTILITIES INC.**

Angela Valdez (Agent) *J. Matson* 7/28/04 *Christina Sandoval* 7/28/04 *Bob Gay* 7-21-04

on & Company, Inc. Engineers & Architects *[Signature]* 7-28-04 *[Signature]* *[Signature]*

1 Lan Ave. NE, Albuquerque, NM 87109 *Roger A. Green* 7/28/04 *[Signature]* *[Signature]*

Angela Valdez *[Signature]* 7/28/04 *[Signature]* *[Signature]*

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME SANDIA HEALTH SYSTEMS
AGENT DESIGN GRP. ERIK HAGEN
ADDRESS _____
PROJECT & APP # 1002584 / 04ORB-01068
PROJECT NAME ST. JOSEPH WEST MESA HOSP.

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

THE HARTMAN AND MAJEWSKI DESIGN GROUP
202 CENTRAL AVE. SE, STE. 200
ALBUQUERQUE, NM 87102

2022

DATE 7.19.04 95-654/1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 50.00

FIFTY AND 00/100

DUPLICATE DOLLARS
City Of Albuquerque
Treasury Division

NEW MEXICO BANK & TRUST
P.O. Box 1048
Albuquerque, NM 87103
505-830-8100

FOR WM MOB DRB SUBMITTAL

7/20/2004 RECEIPT# 0028911 ACTIVITY# 441006 FUND# 0110
Trans. Amt. \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

11002022 10700654 110612



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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.

APPLICANT INFORMATION:

NAME: ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS PHONE: 505-727-2001
 ADDRESS: 10501 GOLF COURSE RD. NW FAX: 505-727-2222
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): ERIK HAGEN W/ THE DESIGN GROUP PHONE: 505-242-6880
 ADDRESS: 202 CENTRAL SW #200 FAX: 505-242-6881
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: EHAGEN@DESIGNGROUPNM.COM

DESCRIPTION OF REQUEST: EPC DELEGATED SIGN-OFF TO DRB FOR SITE PLAN FOR BLDG. PERMIT FOR 2-STORY, 47,000 SF MEDICAL OFFICE BUILDING

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 1-A Block: --- Unit: 1
 Subdiv. / Addn. ST. JOSEPH WEST MEGA HOSPITAL PARADISE HEIGHTS
 Current Zoning: SU-1 FOR HOSPITAL Proposed zoning: SU-1 FOR HOSPITAL
 Zone Atlas page(s): A-12 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 19.03 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1012066448150 90401 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER OF GOLF COURSE RD.
 Between: _____ and MEMPHON BLVD

CASE HISTORY: Carmen Malone EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
1002584, 2-88-90, 03-AA-00579, 04 EPC-00696

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

SIGNATURE [Signature] DATE 6/6/04
 (Print) ERIK HAGEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB-01068</u>	<u>SBP</u>	<u>PC(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonys	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
Hearing date <u>7-14-04</u>		Total <u>\$ _____</u>		
Planner signature / date <u>[Signature] 7-6-04</u>		Project # <u>1002584</u>		

OVERSIZE
Agent told
(? at counter)
that since this
size was what went
to EPC we would
accept this time
only. Claire

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- 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) 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
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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) 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) 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
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- 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 (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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.

ERIK HAGEN
Applicant name (print)

Erik Hagen
Applicant signature / date



Form revised September 2001

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

Application case numbers
04 DRB- -01068

[Signature] 7-6-04
 Planner signature / date

Project # 1002584

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

Under 1.0 acre	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	

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.

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

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:

Provided:

10. Handicapped parking, spaces required:

Provided:

B. Bicycle racks, spaces required:

Provided:

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.

~~NA~~ 6. Rail spurs, if applicable

~~NA~~ 7. Location of traffic signs and signals related to the functioning of the proposal.

8. Bikeways

~~NA~~ 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.
 - 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: 102,392SF 15%
14. Landscaped area provided, in square and percent: 191,925SF 26%

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.

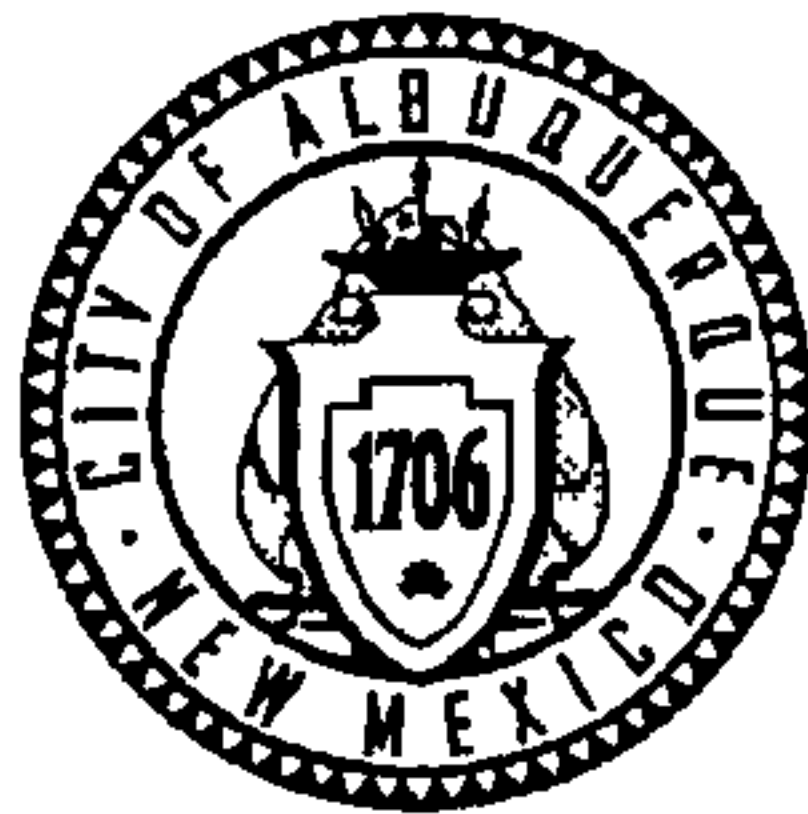
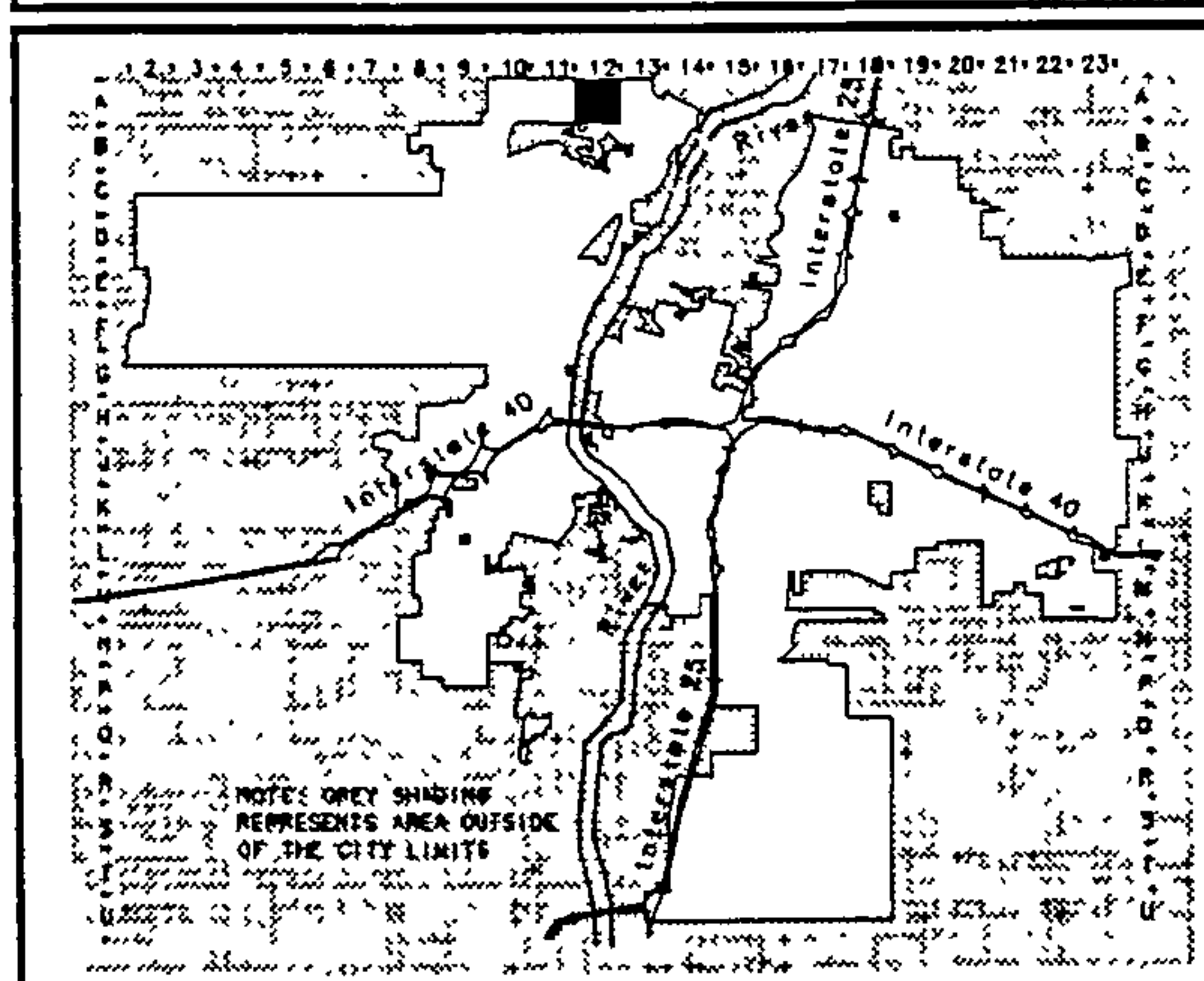
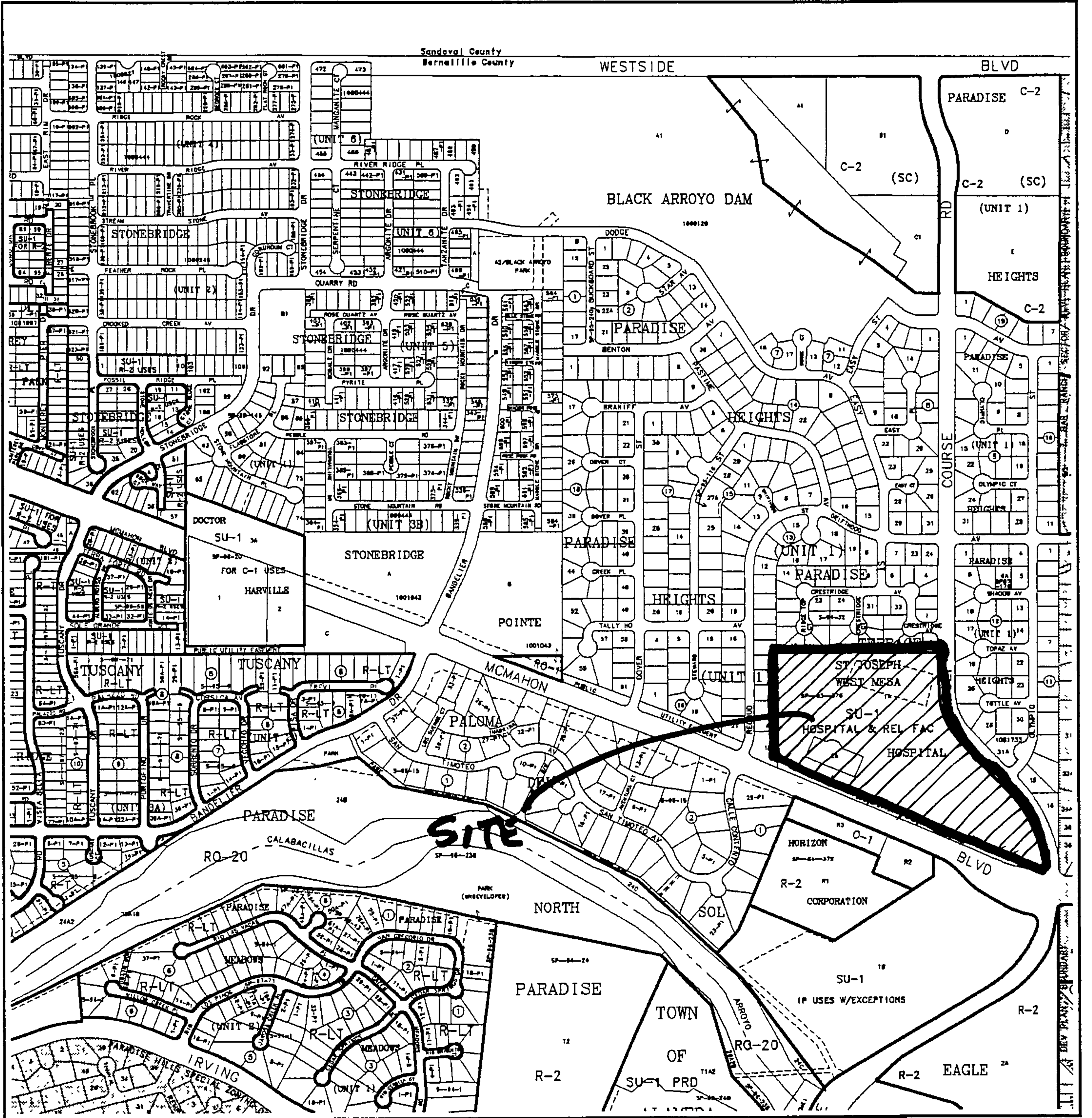
SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

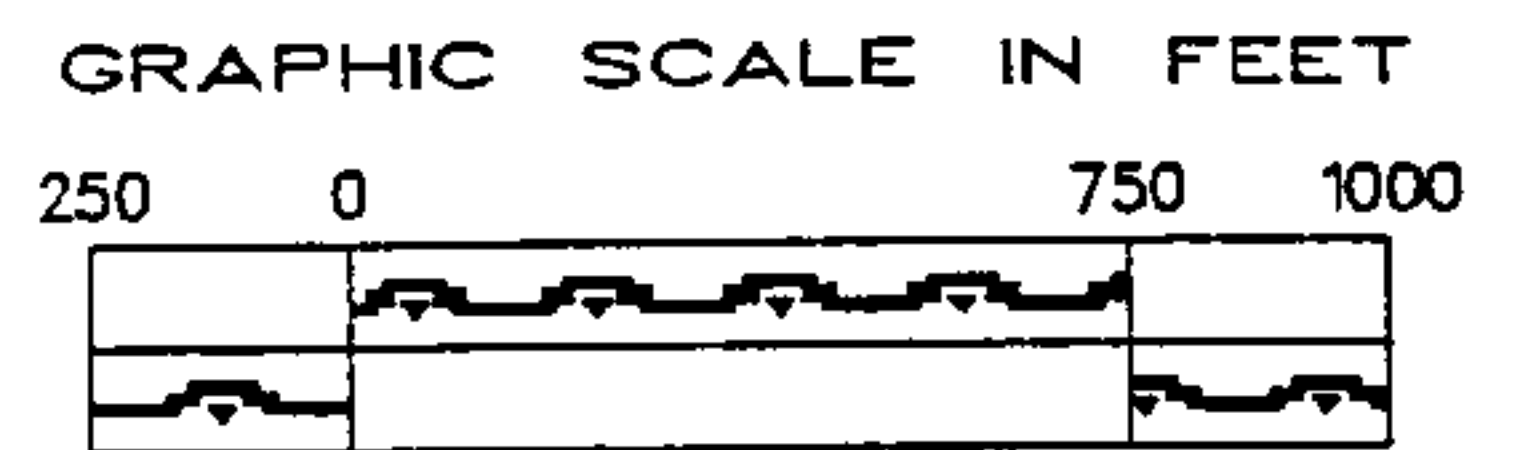
- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors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

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.
 - A. Samples
 - NA. 1 Presentation Models
 - 2. Photos



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

A-12-Z

Map Amended through April 02, 2004

WEST MESA

MEDICAL CENTER

May 6, 2004

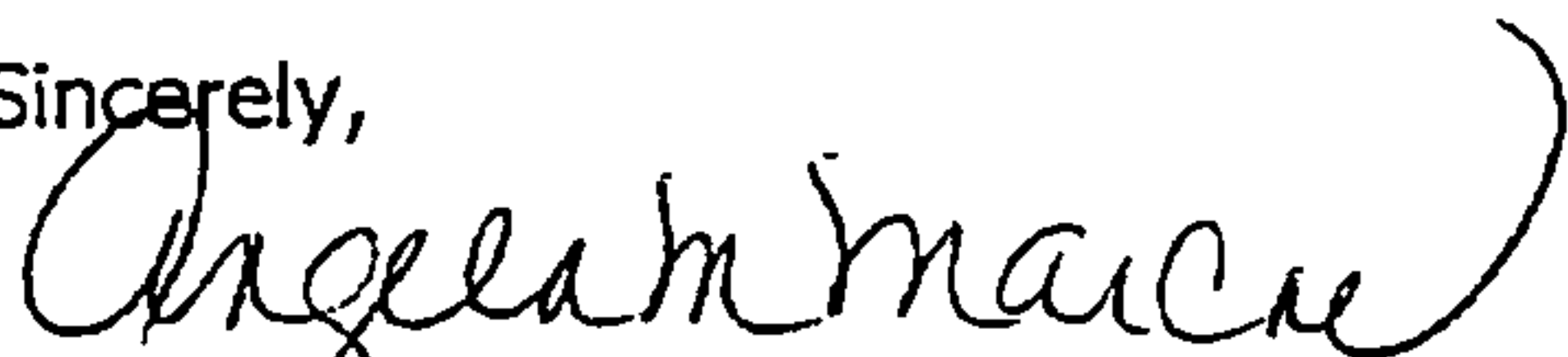
Mr. Russell Brito
City of Albuquerque
Planning Department
600 2nd Street NW
Plaza Del Sol
Albuquerque, NM 87102

Dear Mr. Brito,

I, Angela Marchi, Chief Executive Officer for West Mesa Medical Center, have authorized The Design Group and its representatives, Doug Majewski and Erik Hagen to represent the medical center as the architects and owner agents in dealings with the City of Albuquerque. They are allowed to collect information created by the City of Albuquerque, to discuss the options with the medical center staff, and to respond as representatives to the City in all matters concerning the proposed phase II and phase III Medical Office Building, as well as future phases of the site development.

Should you have any questions, please contact me at (505) 727-2001.

Sincerely,



Angela M. Marchi, CHE
Chief Executive Officer
West Mesa Medical Center

Cc:
Doug Majewski
Erik Hagen

 **LOVELACE SANDIA HEALTH SYSTEM**

10501 Golf Course Rd. NW • Albuquerque, New Mexico 87114
PO Box 25555 • Albuquerque, New Mexico 87125
505.727.2001



July 6, 2004

City of Albuquerque
Attn. Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87103
Ph: (505) 924-3860

Re: EPC Delegation to DRB for Site Development Plan for Building Permit
COA Project #1002584/04EPC-00696

Project Location: 10501 Golf Course Road NW
Albuquerque, New Mexico 87114

Owner: Ardent Health Services dba Sandia Health System
601 Dr. Martin Luther King Jr. Avenue NE
Albuquerque, NM 87102

To whom it may concern,

Regarding the development within the West Mesa Medical Center, approximately 19.03 acres located on the northwest corner of Golf Course Road and McMahon Blvd NW. Site Development Plan originally approved in 1988 (Z-88-90) and subsequent Administrative Amendment in 2003 (03-AA-00579).

Per the attached Official Notification of Decision, the EPC unanimously approved our amendment to the Site Plan for Building Permit subject to the listed conditions and delegating final sign-off authority to the DRB.

All conditions listed in the EPC notification have been addressed on the associated/attached drawings with the exception of comments 9C & 9G. Beyond that, there have been no further revisions/additions to the drawings.

Regarding item 9C: There are currently no public transportation lines or facilities adjacent to the West Mesa Medical Center property. However, currently the City of Albuquerque is reconstructing McMahon Blvd. and Golf Course Rd. along both sides of the West Mesa Medical Center property. The work includes new sidewalks, bike paths and associated curb-cuts and handicapped accessible ramps. Any revision to the work that the city has done or will do that the Medical Center alters will comply with item 9C of the Official Notification of Decision.

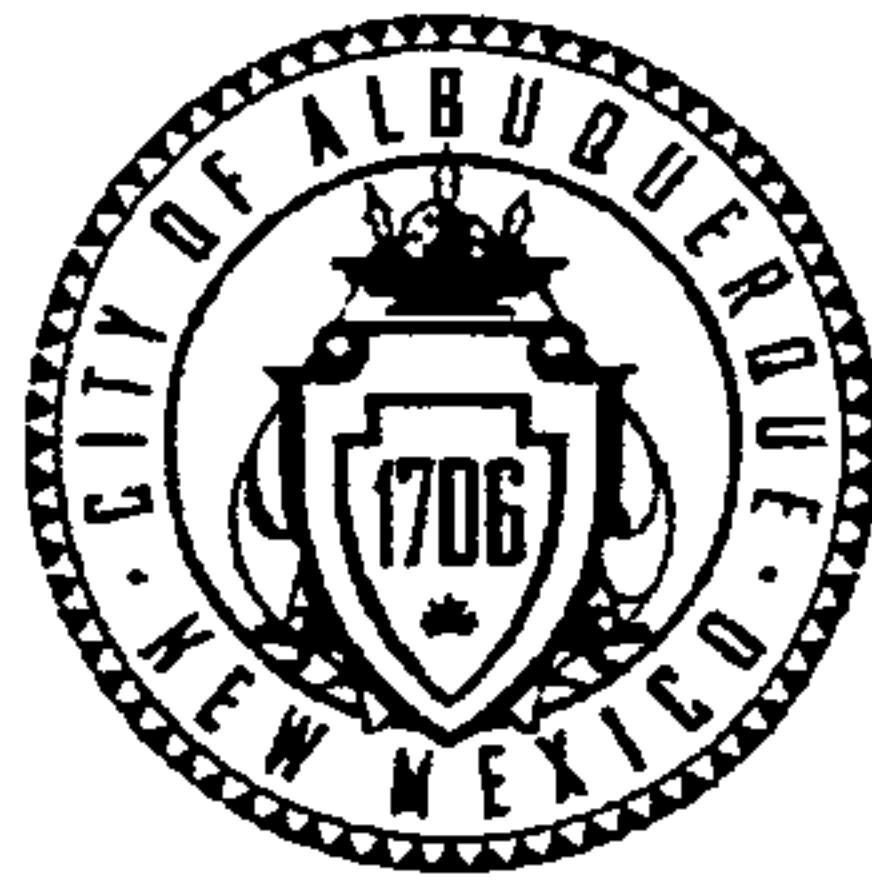
Regarding item 9G: At this time, the site is not being subdivided so there is no need for a Cross Access Agreement.

We respectfully submit the accompanying documents for your review and approval. Please let us know if we can do anything else to assist in your review.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Erik Hagen'.

Erik Hagen, AIA
WMMC Representative



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

Date: June 18, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002584**
04EPC-00696 EPC Site Development Plan-
Amendment to Building Permit

Angela March, Sandia Health Systems
10501 Golf Course Rd. NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of
Tract(s) 1A, **St. Joseph West Mesa Hospital**,
zoned SU-1 for Hospital & Related Facility,
located on GOLF COURSE NW and
MCMAHON NW, containing approximately 20
acres. (A-12) Carmen Marrone, Staff Planner

On June 17, 2004 the Environmental Planning Commission voted to approve Project 1002584/04EPC 00696, an amendment to a site plan for building permit, for Lot 1-A, St. Joseph West Mesa Hospital, zoned SU-1 for Hospital & Related Facilities, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site plan for building permit for Lot 1-A, St. Joseph West Mesa Hospital, to construct a 2-story, 47,000 square-foot medical office building as part of Phase II and III development.
2. The original site plan that was approved by the EPC in 1988 (Z-88-90).
3. The subject site is zoned SU-1 for Hospital & Related Facilities and contains approximately 19 acres.
4. The subject site is located in the area designated Established Urban per the *Comprehensive Plan*. The request furthers the goals and policies of the *Comprehensive Plan* by proposing a use that is consistent with neighborhood expectations for the site per the current zoning (Policy 5d) and by providing site design that is appropriate to the plan area (Policy 5l).
5. The subject site is located within the Ellison/Golf Course Neighborhood Center as described on page 104 of the *West Side Strategic Plan (WSSP)*. The request is in line with the goals for this Neighborhood Center by providing office, medical and related uses in the Center as recommended on page 104.

6. The subject site is under the jurisdiction of the *Westside-McMahon Land Use and Transportation Guide*, which is part of the *WSSP*. The request meets the requirements of Sections 2 and 4-G of the *Guide* by providing bicycle and pedestrian paths within the site and along McMahon Boulevard to encourage these uses. In addition, the proposed hospital-related uses are in compliance with the “institution” designation of the site per Attachment A of the *Guide*.
7. There is no known neighborhood opposition to the request.

CONDITIONS:

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 changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. PARKING:
 - a. Replace the term “efficiency” with the term “net leasable space”.
 - b. Remove the calculation “125,500 sf / 900 sf per doctor”.
 - c. The hospital parking calculations shall be corrected as follows:

130 beds / 1 space per 2 beds	=	65 spaces
26 doctors / 5 spaces per doctor	=	130 spaces
TOTAL SPACES REQUIRED	=	195 spaces
 - d. Replace “200 sf per person and 300 sf per person” with “1 space per 200 sf” and “1 space per 300 sf”.
 - e. Provide an additional 11 bicycle parking spaces. Additional bike racks should be located adjacent to the hospital and the existing office building.
 - f. Provide a detail of the bike racks.
3. PEDESTRIAN WALKWAYS:
 - a. Maintain a clear 6’ wide path along the following sidewalks by either widening the sidewalks to 8’ or providing wheel stops, 2’ from the edge of the sidewalk to prevent vehicles from hanging over the sidewalks:
 - the sidewalk adjacent to the western façade,
 - the sidewalk connecting the proposed building to the existing office building, and
 - the sidewalk connecting the proposed building to the hospital.

- b. The sidewalk along the southern façade shall be widened to a minimum of 8' to meet design regulation 14-16-3-
4. Add the following text to Note 4 on the site plan: "The maximum height of a light pole, measured from the finished grade to the top of the pole, within 100 feet of a residential zone, shall be 16 feet." And will shield all light fixtures that are adjacent to residential areas.
5. Provide a 6' high wall along the north property line to screen vehicles from adjacent residential development.
6. Replace the color "dark ironspot" on the Elevation Plan with the common color "dark brown".
7. Provide 10 seats near the north and/or south facades in the form of benches, raised planters, raised steps or other features that meet the intent of Section 14-16-3-18.C.3
8. Provide a minimum of 300 sf of outdoor space with seating and shade covering 25% of the outdoor space for the benefit of the employees.
9. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Based on the previously approved EPC site plan (building square footage) compared to the proposed site plan (building square footage) a Traffic Impact Study (TIS) is not required. The net change is a reduction in building square footage, resulting in fewer trips generated under the previously approved site plan. However, should the proposal change, a new TIS determination is required.
 - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - d. At first proposed driveway west of Golf Course Rd. on McMahan Blvd., show how the existing parking lot will be modified with the addition of the new/relocated driveway.
 - e. The second driveway west of Golf Course Rd. on McMahan Blvd. should be 36' to 40' in width, consistent with driveways one and three. However, if the second driveway is existing and for emergency vehicles only then it can remain as shown except it should be signed for emergency vehicles only.
 - f. Dimension proposed access drive on Golf Course Rd. as 30' in width.
 - g. Provide cross access agreement between tracts, if applicable.
 - h. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
JUNE 17, 2004
PROJECT #1002584
PAGE 4 OF 4

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 2, 2004 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 Richard Dineen
Planning Director

RD/CM/ac

cc: Erik Hagen, The Design Group, 202 Central SE, #200, Albuquerque, NM 87102
Gary Clarke, Cottonwood Heights, 10309 Dunbar St. NW, Albuquerque, NM 87114
Cristel Wagner, Cottonwood Heights, 10316 Dunbar NW, Albuquerque, NM 87114
Jerome Romero, Paradise Heights, 10601 Olympic St. NW, Albuquerque, NM 87114
Minna Dimmick, Paradise Heights, 10536 Calle Sombra Ct. NW, Albuquerque, NM 87114
Joann Hunter, Saragossa, 6500 Calle Alba NW, Albuquerque, NM 87114
Carol Murphy, Saragossa NA, 10404 Vista del Sol NW, Albuquerque, NM 87114
Julia Wilson, Horizon Hills, 5705 Carmen Rd. NW, Albuquerque, NM 87114
Jolinda Balmes, Horizon Hills, 10590 Vista Bella Pl. NW, Albuquerque, NM 87114

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ARDENT Health Svcs
AGENT ERIK HAGEN / The Design Group
ADDRESS 202 Central 87102
PROJECT & APP # 1002584 / 04DRB 01068
PROJECT NAME St Joseph West Mesa Hosp.

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

7/6/2004 12:11PM LOC: ANNX
RECEIPT# 00025520 WS# 006 TRANS# 0022
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00