



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 12, 2014

Project# 1003272

14DRB-70065 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

RIO GRANDE ENGINEERING agent(s) for TITAN INVESTMENTS LLC request(s) the above action(s) for Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA W/C3 USES, located on HIGH ASSESTS WAY BETWEEN TAYLOR RANCH RD AND ALL SAINTS RD containing approximately 1.54 acre(s). (C-13)I

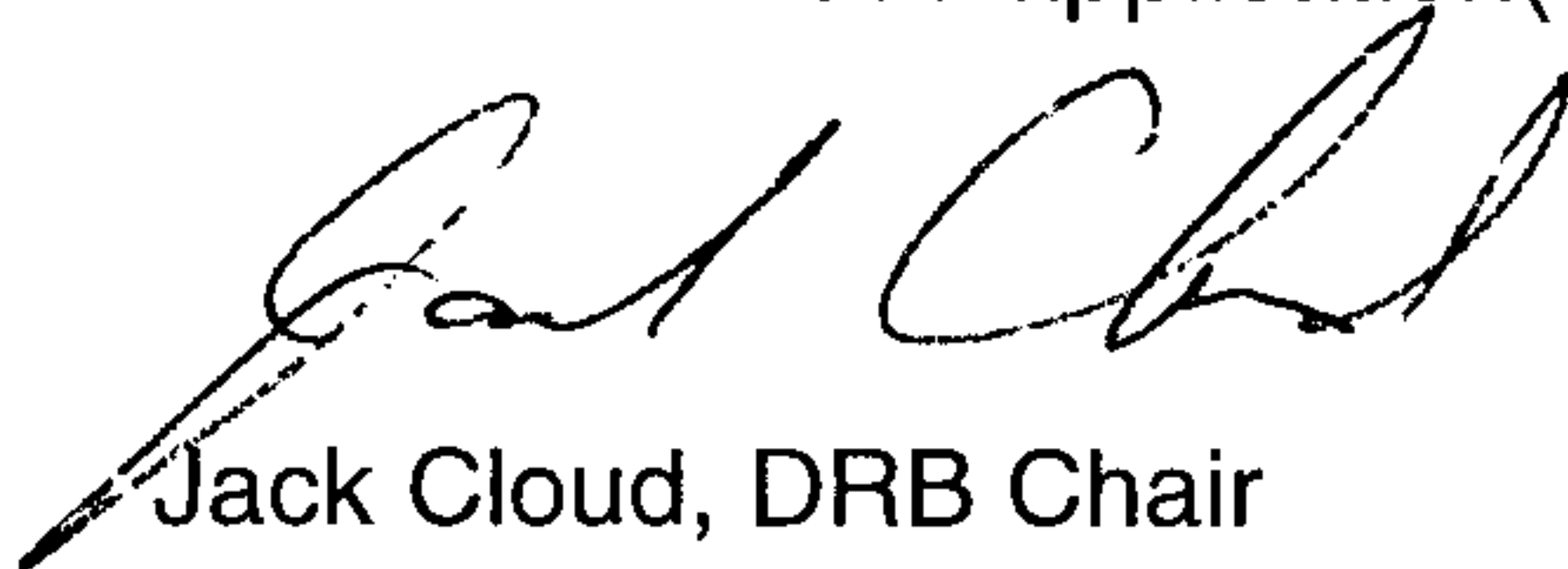
At the March 12, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 20, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Cc: RIO GRANDE ENGINEERING
File

3. **Project# 1008265**
10DRB-70109 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

CLAUDIO VIGIL ARCHITIECTS agent(s) for
BRUNACINI DEVELOPMENT LLC request(s) the
referenced/ above action(s) for all or a portion of Lots
A-2-A and A-3-A, **JOURNAL CENTER PHASE 2,
UNIT 2** zoned IP, located north of RUTLEDGE RD NE
and west of SNAPROLL ST NE containing
approximately 5.41 acre(s). (D-16, D-17) [Deferred from
5/5/10, 6/2/10, 8/25/10, 11/17/10, 2/23/11, 5/4/11, 8/24/1,
11/16/11, 1/25/12] **INDEFINITELY DEFERRED.**

4. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY
HOSPITALITY request(s) the referenced/ above
action(s) for all or a portion of Lot(s) 4-A-1-A,
ALBUQUERQUE WEST Unit(s) 2, zoned SU-1 PDA
& C-3, located on HIGH ASSETS WAY NW bewteen
ALL SAINTS RD NW and EAGLE RANCH RD NW,
south of PASEO DEL NORTE NW containing
approximately 1.5401 acre(s). (C-13) [Deferred from
4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1,
7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11, 9/28/11,
10/12/11, 11/2/11, 11/30/11, 12/7/11, 1/4/12, 2/1/12, 2/29/12,
3/7/12, 3/21/12, 4/11/12, 4/18/12] **THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION WAS
APPROVED WITH FINAL SIGN-OFF DELEGATED TO
CITY ENGINEER FOR SIA AND TO PLANNING FOR
15-DAY APPEAL PERIOD.**

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

5. **Project# 1003684**
12DRB-70124 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s)
for PAUL ALLEN HOMES request(s) the above action(s)
for all or a portion of Lot(s) SEE APPLICATION,
Tract(s) SEE APPLICATION, **ANASAZI RIDGE
Unit(s) 1 & 2**, zoned R-1, located on MCMAHON
BETWEEN ANASAZI RIDGE AND WESTSIDE
containing approximately 40.349 acre(s). (A-10) **A TWO
YEAR EXTENSION TO THE AGREEMENT FOR THE
DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project# 1004607**
12DRB-70123 AMENDMENT TO
INFRASTRUCTURE LIST

WILSON AND COMPANY INC agent(s) for KB HOME,
NM INC request(s) the above action(s) for all or a portion
of **VISTA VIEJA UNITS 3 & 4** zoned RD, located on
GROUNDSEL RD NW BETWEEN ALBERICOQUE
AND VISTA TERRAZA DR NW containing
approximately 77.85 acre(s). (D-9) **THE AMENDMENT TO
THE INFRASTRUCTURE LIST WAS APPROVED.**



DRB CASE ACTION LOG (Site Plan - Building Permit)

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

DRB Application No.: 11DRB-70074 Project # 100327Z
Project Name: ALBUQUERQUE WEST
Agent: DAC Enterprises Phone No.: _____

Your request was approved on 4-25-12 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: - P/S

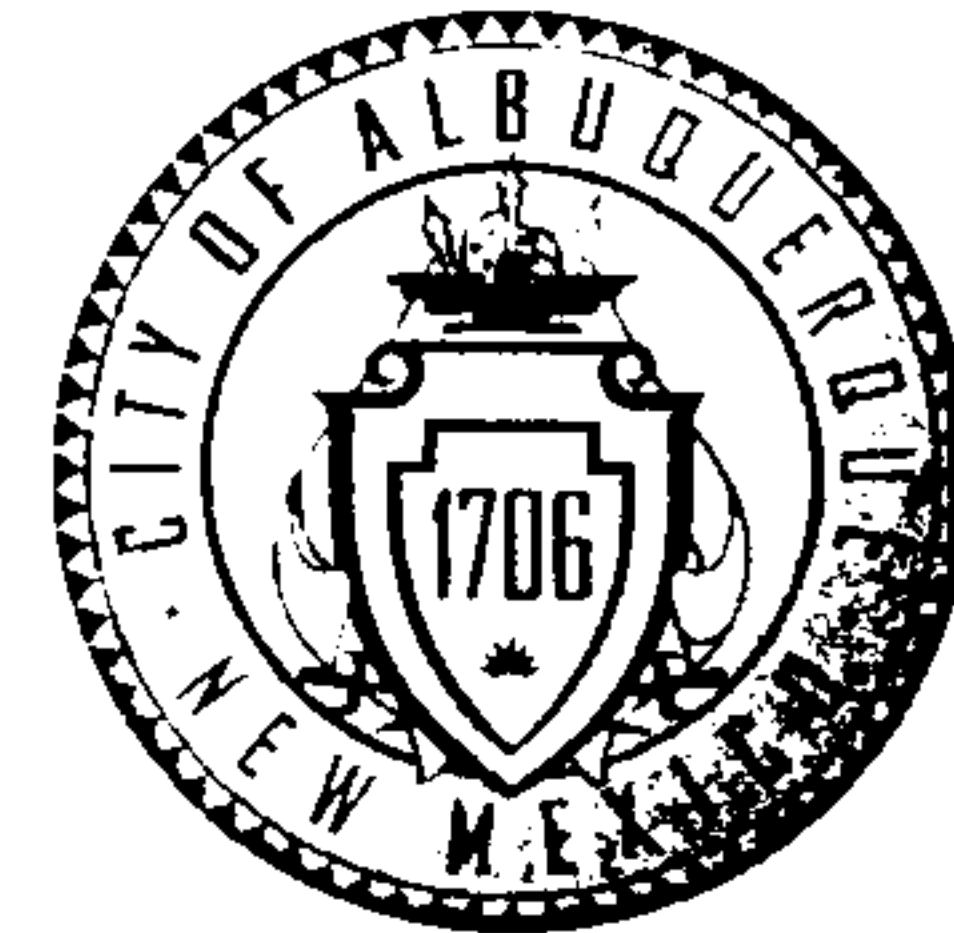
PARKS / CIP: _____

PLANNING (Last to sign): - P/S

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

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

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003272

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Hydrology has an approved Grading and Drainage Plan stamp date 11-22-11. It should be in the Site Plan for Building Permit.

It appears the street does not have curb and gutter at the south east corner of the site. Since the curb and gutter is new, the project is setting grade and the Improvements are to be built per Work Order.

PO Box 1293

Albuquerque **RESOLUTION/COMMENTS:**

NM 87103

www.cabq.gov

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 2-1-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003272

AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

The most recent aerial information (2010) indicates that the All Saints is missing curb and gutter as well as sidewalk. This will require an infrastructure list.

Please clarify existing versus proposed conditions.

The proposed sidewalk must be built at the property line, not at back of curb.

Sidewalk is required along entire frontage.

Local roadways (including private roadways) must have a 4-foot sidewalk with a 6-foot setback from back of curb.

The sidewalk on the adjacent lot is offset from the curb. Please revise the plan accordingly.

Define all line types.

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication maybe required.

Keyed notes H & M define private access easements; clarify the location of these easements and provide recording information.

Is All Saints Road missing curb and gutter? Clarify.

Label the compact parking spaces by placing the words “compact” on the pavement of each space.

For passenger vehicles, the minimum end island radius is 15 feet.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: FEBRUARY 1, 2012

Project# 1003272
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DAC ENTERPRISES INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [*Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11, 9/28/11, 10/12/11, 11/2/11, 11/30/11, 12/7/11, 1/4/12, 2/1/12*] **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**


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

7. **Project# 1007095**
12DRB-70038 EPC APPROVED SDP
FOR BUILD PERMIT 

J. KORY BAKER, ARCHITECT agent(s) for EIGHTY SIXTH LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF BARRETT** zoned SU-2/RD 9 DU/AC, located on 86TH ST SW BETWEEN SAN IGNACIO SW AND SAGE SW containing approximately .994 acre(s). (L-9)[*Deferred from 2/15/12*]**THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH DELEGATION TO PLANNING FOR THE FILING OF THE PLAT. THE INFRASTRUCTURE LIST WILL BE TIED TO THE PLAT**

8. **Project# 1009089**
12DRB-70049 EPC APPROVED SDP
FOR BUILD PERMIT


CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS L.L.C. agent(s) for NM ALBUQUERQUE REALTY LLC request(s) the above action(s) for all or a portion of Block(s) A Tract(s) 45, **HUNNING HIGHLANDS** zoned SU-1, located on MARTIN LUTHER KING BETWEEN ELM AND HIGH containing approximately 1.277 acre(s). (K-15) [*Deferred from 2/22/12*]**DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**

9. **Project# 1001206**
12DRB-70002 MINOR - SDP FOR
BUILDING PERMIT 

TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK RANCH**, zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [*Deferred from 1/11/12, 1/25/12, 2/1/12, 2/8/12, 2/15/12, 2/22/12*]**THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED.**


2. **Project# 1005280**
12DRB-70003 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

ISAACSON AND ARFMAN PA agent(s) for PETERSON INV-MCMAHON, LLC request(s) the referenced/ above action(s) for all or a portion of **MCMAHON MARKETPLACE** zoned SU-1 FOR C-1 Uses, located in the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [*Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11, 9/28/11, 10/12/11, 11/2/11, 11/30/11, 12/7/11, 1/4/12*] **DEFERRED TO 2/29/12 AT THE AGENT'S REQUEST.**

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

4. **Project# 1001206**
12DRB-70002 MINOR - SDP FOR
BUILDING PERMIT 

TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK FIELD RANCH** zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [*Deferred from 1/11/12, 1/25/12*] **DEFERRED TO 2/8/12 AT THE AGENT'S REQUEST.**

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

5. **Project# 1009115**
12DRB-70018 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for ROBERT FRIGGENS request(s) the above action(s) for all or a portion of Lot(s) 8, 10, AND PROTION OF LOT 12, **LIVINGSTON PLACE ADDITION** zoned RA-2, located on 1218 LOS ARBOLES AVE NW containing approximately 2 acre(s). (G-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR REVISED EXHIBIT AND TO PLANNING FOR AGIS DXF.**



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

August 10, 2011 9:00 AM

MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Hydrology**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004355**
11DRB-70190 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)
WILSON AND COMPANY INC agent(s) for KB HOME
NEW MEXICO, INC request(s) the referenced/ above
action(s) for **VISTA VIEJA SUBDIVISION Unit 2**,
zoned RD, located on VISTA DEL SOL DR NW between
GO WEST RD NW and SCENIC RD NW containing
approximately 40.86 acre(s). (D-9) **A SIX MONTH
EXTENSION FOR THE FINANCIAL CONTRIBUTION
FOR THE BOCA NEGRA DAM WAS APPROVED.**
2. **Project# 1008830**
11DRB-70143 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
GARCIA/ KRAEMER & ASSOC. agent(s) for S.M.
QURAIISHI/ AFRA CONSTRUCTION request(s) the
referenced/ above action for Tract 3E, **TOWN OF
ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR
C-2 USES AND CAMP GROUND, located on the north
side of VOLCANO RD NW between 98TH ST NW and
102ND ST NW containing approximately 5.3103 acre(s).
(K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11] **DEFERRED
TO 8/24/11 AT THE AGENT'S REQUEST.**
3. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
DAC ENTERPRISES, INC agent(s) for LEGACY
HOSPITALITY request(s) the referenced/ above action(s)
for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE
WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on
HIGH ASSETS WAY NW between ALL SAINTS RD NW
and EAGLE RANCH RD NW, south of PASEO DEL
NORTE NW containing approximately 1.5401 acre(s). (C-
13) [Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1,
7/13/11, 7/27/11] **DEFERRED TO 8/24/11 AT THE
AGENT'S REQUEST.**

3. **Project# 1008281**
11DRB-70181 VACATION OF PUBLIC
RIGHT-OF-WAY

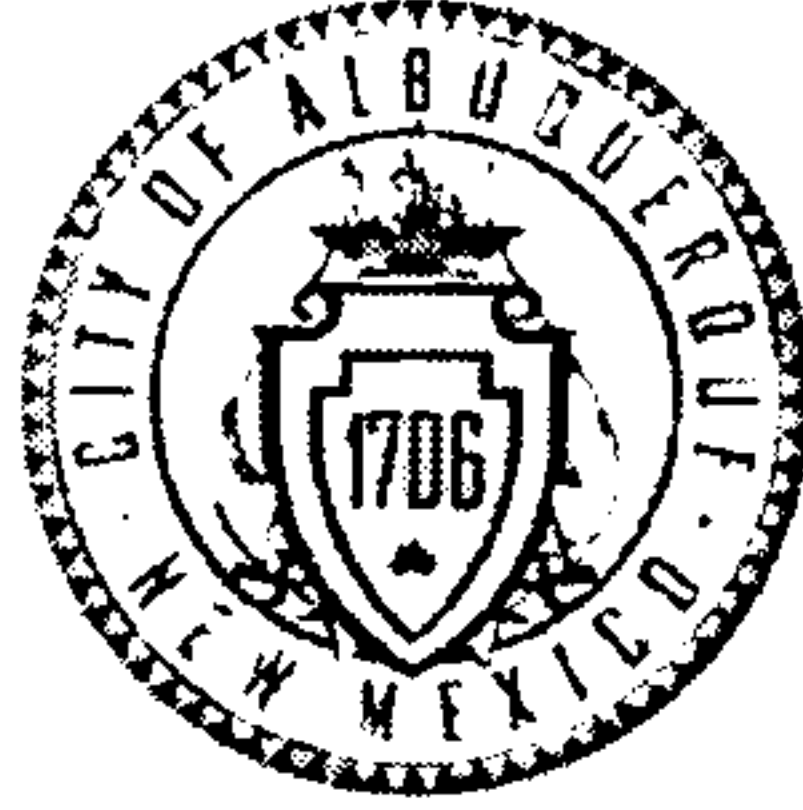
TIERRA WEST LLC agent(s) for BROGDON, LLC request(s) the referenced/ above action(s) for the east-west alley adjacent to Lot(s) 1, 2, 3A, 6, & 23, Block(s) 10, **FAIR GROUNDS ADDITION** located south of ACOMA RD SE between CALIFORNIA ST SE and ARIZONA ST SE containing approximately 1.37 acre(s). (K-18) **THE VACATION WAS RECOMMENDED FOR APPROVAL TO CITY COUNCIL AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. ~~Project# 1008882~~
11DRB-70179 STREET NAME CHANGE

STILLBROOKE HOMES agent(s) for STILLBROOKE HOMES request(s) the referenced/ above action(s) for KUMAIL COURT for Lot(s) 1-P1 – 8-P1, **KUMAIL SUBDIVISION** zoned RD 7, located on the north side of OAKLAND AVE NE just west of WYOMING BLVD NE. ~~(C-19) THE STREET NAME CHANGE WAS APPROVED.~~

5. ~~Project# 1003272~~ \
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW between ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [*Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11*] **DEFERRED TO 8/10/11 AT THE AGENT'S REQUEST.**



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DEVELOPMENT REVIEW BOARD
Action Sheet

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

July 13, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1000662**
11DRB-70140 MAJOR – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for THE HOME
DEPOT request(s) the referenced/ above action for
Tract 2B-2, **RENAISSANCE CENTER** zoned
SU-1/ C-2 USES, located on the southwest corner
of RENAISSANCE BLVD NE and ALEXANDER
BLVD NE containing approximately 1.1267 acre(s).
(F-16) [Deferred from 6/15/11, 6/22/11] **DEFERRED
TO 7/20/11 AT THE AGENT'S REQUEST.**
- 2: **Project# 1003272 ;**
11DRB-70074 MAJOR – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY
HOSPITALITY request(s) the referenced/ above
action(s) for all or a portion of Lot(s) 4-A-1-A,
ALBUQUERQUE WEST Unit(s) 2, zoned SU-1
PDA & C-3, located on HIGH ASSETS WAY NW
between ALL SAINTS RD NW and EAGLE
RANCH RD NW, south of PASEO DEL NORTE
NW containing approximately 1.5401 acre(s). (C-
13) [Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11,
6/15/11] **DEFERRED TO 7/27/11 AT THE
AGENT'S REQUEST.**

3. **Project# 1000650**
11DRB-70096 - SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
11DRB-70097 - AMENDED SITE
DEVELOPMENT PLAN FOR
SUBDIVISION
11DRB-70098 - PRELIMINARY/ FINAL
PLAT APPROVAL

TIERRA WEST LLC agent(s) for WWB, LLC request(s) the referenced/ above action(s) for Lot 1-A-2, **LANDS OF LAMONICA & WENK** zoned SU-1 FOR C-1 PERMISSIVE USES ET. AL>, located on the east side of COORS BLVD SW between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 1.69 acre(s). (P-10) [Deferred from 5/18/11, 6/1/11, 6/8/11] **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.**

4. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

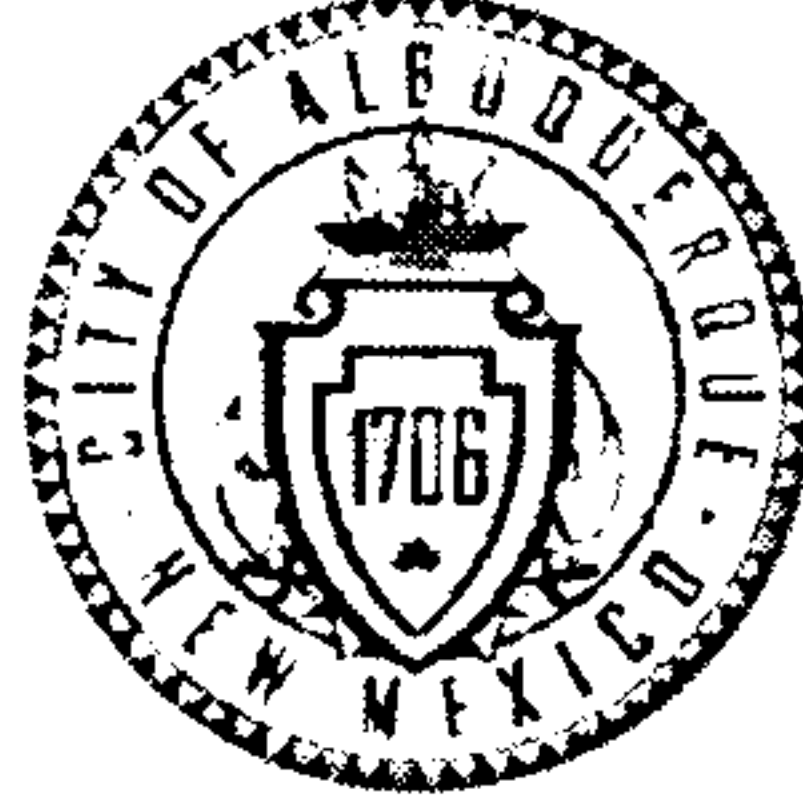
DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW between ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11] **DEFERRED TO 7/13/11 AT THE AGENT'S REQUEST.**

5. **Project# 1008797**
11DRB-70114 VACATION OF PUBLIC
EASEMENT
11DRB-70116 VACATION OF PUBLIC
RIGHT-OF-WAY
11DRB-70117 SIDEWALK WAIVER
11DRB-70118 TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
11DRB-70119 PRELIMINARY PLAT
11DRB-70120 SITE DEVELOPMENT
PLAN FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 1 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 18.8023 acre(s). (C-9) [Deferred from, 6/1/11] **DEFERRED TO 6/29/11 AT THE AGENT'S REQUEST.**

6. **Project# 1008798**
11DRB-70115 PRELIMINARY PLAT
11DRB-70121 SIDEWALK WAIVER
11DRB-70122 TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for TAOS AT THE TRAILS, LLC request(s) the referenced/ above action(s) for a portion of Lot(s) 7-P1 thru 113-P1, **TAOS AT THE TRAILS UNIT 2** [T.B.K.A: TAOS UNIT 2 at the TRAILS] zoned R-D (proposed SU-2/ VTSL), located on the west side of UNIVERSE BLVD NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 7.31 acre(s). (C-9) [Deferred from, 6/1/11] **DEFERRED TO 6/29/11 AT THE AGENT'S REQUEST.**



**DEVELOPMENT REVIEW BOARD
AGENDA**

**June 8, 2011 9:00 AM
MEMBERS:**

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

**Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000650**
11DRB-70096 - SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
11DRB-70097 - AMENDED SITE
DEVELOPMENT PLAN FOR
SUBDIVISION
11DRB-70098 - PRELIMINARY/ FINAL
PLAT APPROVAL
TIERRA WEST LLC agent(s) for WWB, LLC request(s)
the referenced/ above action(s) for Lot 1-A-2, **LANDS OF
LAMONICA & WENK** zoned SU-1 FOR C-1
PERMISSIVE USES ET. AL>, located on the east side of
COORS BLVD SW between LAMONICA RD SW and
RIO BRAVO BLVD SW containing approximately 1.69
acre(s). (P-10) [*Deferred from 5/18/11, 6/1/11*] **DEFERRED
TO 6/15/11 AT THE AGENT'S REQUEST.**

2. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
DAC ENTERPRISES, INC agent(s) for LEGACY
HOSPITALITY request(s) the referenced/ above action(s)
for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE
WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on
HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW
and EAGLE RANCH RD NW, south of PASEO DEL
NORTE NW containing approximately 1.5401 acre(s). (C-
13) [*Deferred from 4/27/11, 5/11/11, 6/1/11*] **DEFERRED TO
6/15/11 AT THE AGENT'S REQUEST.**

6. **Project# 1000650**
11DRB-70096 - SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
11DRB-70097 - AMENDED SITE
DEVELOPMENT PLAN FOR
SUBDIVISION
11DRB-70098 - PRELIMINARY/ FINAL
PLAT APPROVAL

TIERRA WEST LLC agent(s) for WWB, LLC request(s) the referenced/ above action(s) for Lot 1-A-2, **LANDS OF LAMONICA & WENK** zoned SU-1 FOR C-1 PERMISSIVE USES ET. AL>, located on the east side of COORS BLVD SW between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 1.69 acre(s). (P-10) [Deferred from 5/18/11] **DEFERRED TO 6/8/11 AT THE AGEN'TS REQUEST.**

7. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW between ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [Deferred from 4/27/11, 5/11/11] **DEFERRED TO 6/8/11 AT THE AGEN'TS REQUEST.**

8. **Project# 1002962**
11DRB-70003 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

THE TRAILS LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned RD, located on either side of RAINBOW BLVD NW between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). (C-9) [Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/1, 4/13/11, 4/20/11, 5/4/11] **DEFERRED TO 6/15/11 AT THE AGEN'TS REQUEST.**

9. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) [Deferred from 2/9/11, 2/23/11, 3/9/11, 3/16/11, 3/23/11, 4/13/11, 4/20/11, 5/4/11] **DEFERRED TO 6/15/11 AT THE AGEN'TS REQUEST.**

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

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7. **Project# 1008695**
11DRB-70141 EPC APPROVED SDP
FOR BUILD PERMIT

BILL BURKE III ARCHITECT agent(s) for EL PASO LOS ANGELES LIMOUSINE EXPRESS INC request(s) the above action(s) for all or a portion of Lot(s) E-2, **SUNDT'S INDUSTRIAL AREA** zoned M-2, located on SW CORNER OF CANDELARIA AND PAN AMERICAN FREEWAY SOUTH containing approximately 2.01 acre(s). (H-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1000606**
11DRB-70089 EPC APPROVED SDP
FOR BUILD PERMIT

ZIA ENGINEERING & ENVIRONMENTAL agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B-1, **SYCAMORE PLAZA** zoned C-2 (SC), located on CORNER OF ACADEMY AND WYOMING (E-19, E-20, F-19, F-20) [*Deferred from 4/20/11*] **DEFERRED TO 6/1/11 AT THE AGENT'S REQUEST.**

DEFERRED TO 6/1/11

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

9. **Project# 1007490**
11DRB-70133 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HUITT-ZOLLARS, INC. agent(s) for CAUWELS AND STUVE REALTY AND DEVELOPMENT ADVISORS request(s) the above action(s) for all or a portion of Tract(s) 3B-1A, 3B-2A AND 3B-2B, **LAND OF IHS ACQUISITION NO. 120, INC** zoned SU-2 HOSPITAL AND MEDICAL OR SU-2 located on HORIZON BLVD BETWEEN ALAMEDA AND JEFFERSON containing approximately 10.985 acre(s). (B-17 AND C-17) [*Deferred from 5/18/11*] **DEFERRED TO 6/1/11 AT THE AGENT'S REQUEST.**

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

10. **Project# 1008826**
11DRB-70142 SKETCH PLAT REVIEW
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for D ELECTRIC INC request(s) the above action(s) for all or a portion of Tract(s) DIA, **INTERSTATE INDUSTRIAL TRACT** zoned M-1, located on ELLISON ST NE BETWEEN MASTHEAD AND JEFFERSON containing approximately 4.45 acre(s). (D-17 & E-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Other Matters: None.

ADJOURNED: 9:25

DRB 5/25/11



.94
.44
.44
.44

DEVELOPMENT REVIEW BOARD
Action Sheet

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

April 27, 2011 9:00 am
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Acting Hydrology P.E.

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003102**
11DRB-70079 VACATION OF PUBLIC UTILITY EASEMENT
11DRB-70080 VACATION OF PRIVATE ACCESS EASEMENT
11DRB-70094 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
BOHANNON HUSTON INC agent(s) for LA VIDA LLENA request(s) the referenced/ above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL- PALMER** zoned SU-1/ RETIREMENT CTR, located on the southwest corner of the intersection of LAGRIMA DE ORO NE and JUAN TABO BLVD NE, north of MONTGOMERY BLVD NE containing approximately 1.9089 acre(s). (F-21) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15 DAY APPEAL PERIOD AND TO RECORD.**

2. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13)**DEFERRED TO 5/11/11 AT THE AGENT'S REQUEST.**

2. **Project# 1003272**

11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [Deferred from 4/27/11] **DEFERRED TO 5/25/11 AT THE AGENT'S REQUEST.**

3. **Project# 1003612**

11DRB-70076 VACATION OF PUBLIC
RIGHT-OF-WAY
11DRB-70077 MINOR – TEMPORARY
DEFERRAL OF SIDEWALK CONST
11DRB-70078 MAJOR - PRELIMINARY
PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the referenced/ above action(s) for all or a portion of 94TH STREET NW AND **J09 37, TOWN OF ATRISCO GRANT, SECTION 16, TOWNSHIP 10N, RANGE 2E**, zoned SU-2/R-LT, located on the south side of ENDEE RD NW between 98TH ST NW and 94TH ST NW containing approximately 7.0386 acre(s). (J-9) [Deferred from 4/27/11] At the May 11, 2011, **Development Review Board meeting, The tempororay deferral of sidewalk construction was approved. With the signing of the infrastructure list dated May 11, 2011, and with an approved grading plan engineer stamp dated 5/5/11, the preliminary plat was approved. The vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.**

4. **Project# 1008656**

11DRB-70068 VACATION OF PUBLIC
DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN
VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY
DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3**, zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) [Deferred from 4/27/11] **DEFERRED TO 5/25/11 AT THE AGENT'S REQUEST.**

5. **Project# 1004071**

11DRB-70045 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[Deferred from 3-23-11, 4/27/11] **DEFERRED TO 5/25/11 AT THE AGENT'S REQUEST.**



#1003272

#2

Date: 4-27-11

**DRB PUBLIC HEARING
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

1. Name: Sam Bagman for J. Harren Address: 111 Lenox N.W. #030 PER
2. Name: _____ Address: _____
3. Name: _____ Address: _____
4. Name: _____ Address: _____
5. Name: _____ Address: _____
6. Name: _____ Address: _____
7. Name: _____ Address: _____

This project is in the Northwest Area Command.

Steve Sink
APD Crime
Prevention
924-3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1003272 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/Explain:
- Traffic control devices/Explain:
- Burglaries/Explain:
- Speeding violations/Explain:
- Lighting issues/Explain:
- Maintenance of landscaping/Explain:
- Robbery/Explain:
- Assault/Explain:
- Shoplifting/Explain:
- Accidents in the parking lot/Explain:
- A higher probability of crimes during evening/weekend hours/Explain:
- Commercial burglary/Explain:
- Rape/Explain:
- Adequate security/Explain:
- Alarm security/Explain:
- Alarm response i.e. false alarms, etc/Explain:
- Transients/Explain:
- Need for neighborhood association/Explain:

Lighting proposed in the parking appear to be in conflict with landscaping design. Recommend eliminating tree plantings in parking lot islands with pole lights. Also, wall-mounted lights should be added to the north, east and west sides of the building.

The proposed landscaping immediately adjacent to the main entrance should be reduced in scope to provide more natural surveillance when approaching or leaving the building. The bushes variety proposed in front of windows should be changed - lower at maturity 3' maximum.

Other: Video surveillance equipment should be installed to cover all parking lots, walkways, common areas, maintenance areas and building entry/exit points. Images should be monitored and recorded for historical and real-time use.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: April 27, 2011

Project# 1003272

Zone Atlas Page: C-13

App# JIDRB 70074

Notification Radius: 261'

Cross Reference and Location: High Assets Way NW Between
All Saints St NW and Paseo Del Norte NW

Applicant: Fatrel Kassar d/b/a Legacy Hospitality
6501 Eagle Rock NE Suite B-5
Alb, NM 87113

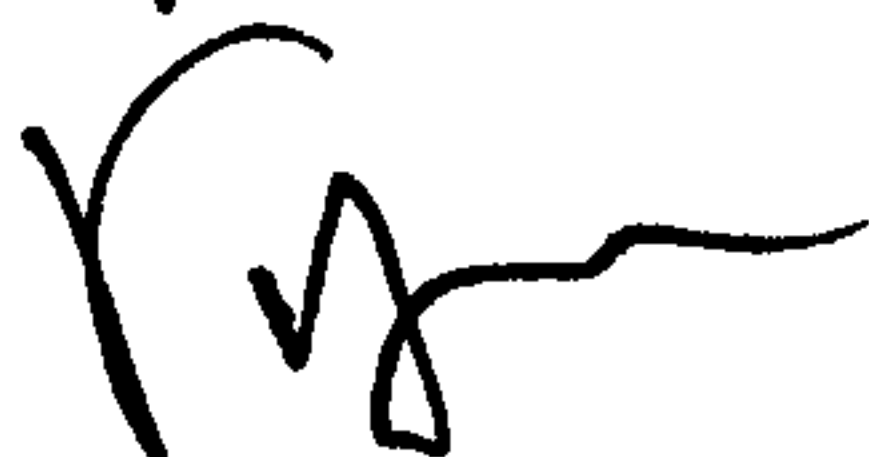
Agent: DAC Enterprises, Inc.
PO Box 16658
Alb NM 87191

Special Instructions:

Notice must be mailed from the
City's 15 day's prior to the meeting.

Date Mailed: 4-28-11

Signature:

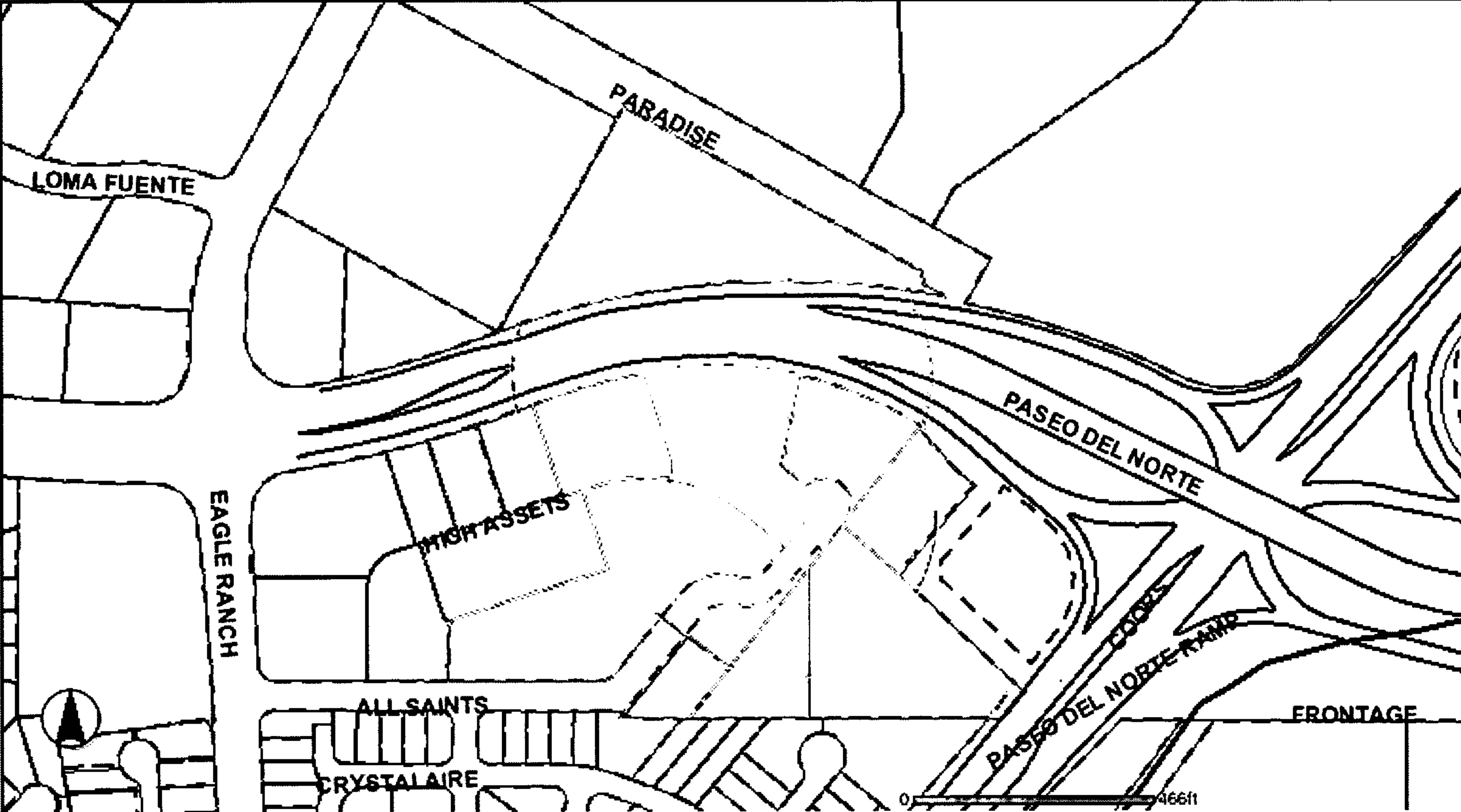




CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2010 AIR PHOTO

Refresh Map

 Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP					
Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNE STAT
1	101306409824530904	TITAN INVESTMENTS LLC	PO BOX 94088	ALBUQUERQUE	NM
2	101306407821630903	ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA	6301 INDIAN SCHOOL RD NE SUITE 890	ALBUQUERQUE	NM
2	101306407424620000	EXPRESSIONS OF LIFE INC	8151 HIGH ASSETS WAY NW	ALBUQUERQUE	NM

Buffer [SEARCH](#) [REFRESH](#) [HELP](#) [MAIN PAGE](#) [CONTACT GIS TEAM](#)

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101306409824530000	TITAN INVESTMENTS LLC	PO BOX 94088	ALBUQUERQUE	NM	87199	V	A1A	LT 4-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WEST UNIT TWO CONT 1.5415 AC	
2	101306407821630000	ZIA TRUST INC CUSTODIAN JASON A SHAFFER IRA	6301 INDIAN SCHOOL RD NE SUITE 890	ALBUQUERQUE	NM	87193	V	A1A	LT 3-A-1-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WEST UNIT TWO CONT 2.8677 AC	
3	101306407424630000	EXPRESSIONS OF LIFE INC	9151 HIGH ASSETS WAY NW	ALBUQUERQUE	NM	87120	C	A1A	LT 3-A-2-A PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WEST UNIT TWO CONT 1.0000 AC	
4	101306413323530000	ALL SAINTS LUTHERAN CHURCH	4800 ALL SAINTS RD	ALBUQUERQUE	NM	87114	V	A1A	LUTHERAN CHURCH SITE PARADISE HILLS EXCL NE'LY PORTOUT TO RW FOR PASEO DEL NORTE CONT .7720 AC	
5	101306411924230000	GROOVY PROPERTIES LLC	303 PASEO DE PERALTA	SANTA FE	NM	87501	C	A1A	LT 4-A-2 PLAT OF ALBUQUERQUE WEST UNIT 2 LT 4-A-1 & 4-A-2 CONT 0.9230 AC M/L OR 40,206 SQ FT M/L	
6	101306412920530000	ALL SAINTS LUTHERAN CHURCH	4800 ALL SAINTS RD	ALBUQUERQUE	NM	87114	C	A1A	TR IN NW NE SW SEC 18 T11N R3E CONT 2.5000 AC	
7	101306410519830000	ALL SAINTS LUTHERAN CHURCH	4800 ALL SAINTS RD	ALBUQUERQUE	NM	87114	C	A1A	T11N R3E SEC 18 TRACT IN N OF SW CONT .6230 AC	
8	101306409119930411CA	PUBLIC SERVICE CO OF NM	ALVARADO SQUARE	ALBUQUERQUE	NM	87158	C	A1A	THE REMAINING PORT OF TR C-1 REPLAT OF TRS A-1 THRU D-1 OF EAGLE RANCH CONT 0.4636 AC M/L OR 20,194 SQ FT M/L	
9	101306409028520000	TEXICO CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS	PO BOX 1366	CORRALES	NM	87048	V	A1A	TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2 (BEING AREPLAT OF TR A UNIT 2 ALBUQUERQUE WEST UNIT ONE & A PORTION OF LOT 3 BLK 'E' ALBUQUERQUE WEST) CONT 3.4816 AC	
10	101306405622330000	ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA	6301 INDIAN SCHOOL RD NE SUITE 890	ALBUQUERQUE	NM	87110	V	A1A	LT 2-A-1-B-2-B-3 PLAT FOR LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A ALBUQUERQUE WEST UNIT TWO CONT 1.2161 AC	
11	101306409520530000	R J SCHAEFER ENTERPRISES C/O HIGH ASSETS	10457 OWENS CIR	WESTMINISTER	CO	80021	V	A1A	SLY PORTS OF LTS 3 & 4 BLK F ALBUQUERQUE WEST SUBD (SOUTH OF ALL SAINTS RD) CONT 15,440 SQ FT +/-	
12	101306405823230000	ROMERO GEOFFREY R & MICHAEL J & MARY BARTHELEMY	9131 HIGH ASSETS WAY NW SUITE C	ALBUQUERQUE	NM	87120	V	A1A	LT 2-A-1-B-2-A PLAT FOR ALBUQUERQUE WEST UNIT TWO LOTS 3-A-1, 3-A-2, 2-A-1-B-2-A & 2-A-1-B-2-B CONT .5000 AC	

OR CURRENT OWNER
TITAN INVESTMENTS LLC
PO BOX 94088
ALBUQUERQUE, NM 87199

OR CURRENT OWNER
GROOVY PROPERTIES LLC
303 PASEO DE PERALTA
SANTA FE, NM 87501

OR CURRENT OWNER
ALL SAINTS LUTHERAN CHURCH
4800 ALL SAINTS RD
ALBUQUERQUE, NM 87114

OR CURRENT OWNER
ZIA TRUST INC CUSTODIAN SHAFFER JASON A
IRA
6301 INDIAN SCHOOL RD NE SUITE 890
ALBUQUERQUE, NM 87110

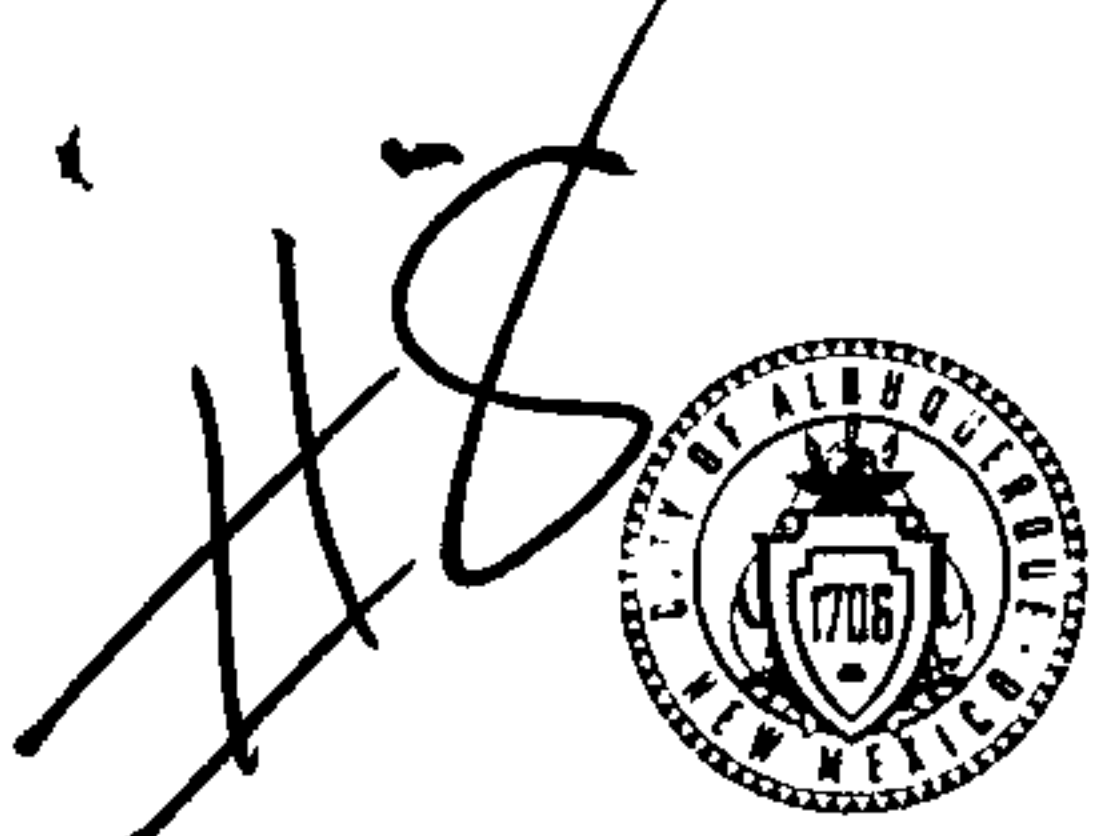
OR CURRENT OWNER
ROMERO GEOFFREY R & MICHAEL J & MARY
BARTHELEMY
9131 HIGH ASSETS WAY NW SUITE C
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
EXPRESSIONS OF LIFE INC
9151 HIGH ASSETS WAY NW
ALBUQUERQUE, NM 87120

OR CURRENT OWNER
PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE, NM 87158

OR CURRENT OWNER
TEXICO CONFERENCE ASSOCIATION OF
SEVENTH-DAY ADVENTISTS
PO BOX 1366
CORRALES, NM 87048

HEARING DATE: 4-27-11 (SRP)



COMPLETED 12/20/06 STT
DRB CASE ACTION LOG (SITE PLAN B.P.)
REVISED 9/28/05

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

DRB Application No.: 06DRB-01741 (SBP) Project # 1003272
Project Name ALBUQUERQUE WEST UNIT 2
Agent: Charlie Otero Architect Phone No.: 254-2232

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/20/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - S.W. 120'x16 HIGH ASSETS BUILD NOTE
- REMOVE SPACE 23 Deleted UMR
- ADA STALL - Made 8' UMR
- PARKING BUMPERS (changed to 6' UMR)
- 3 copies
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): address 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.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1003272

06DRB-01740 Minor-Preliminary Plat
Approval

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19, 06DRB-01687] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003272**
06DRB-01741 Minor-SiteDev Plan
BldPermit

CHARLIE M OTERO ARCHITECT agent(s) for EXPRESSIONS OF LIFE INC. request(s) the above action(s) for all or a portion of Lot(s) 3-A-2-A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on HIGH ASSETS WAY NW, between EAGLE RANCH and COORS RD NW containing approximately 1 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

- 10. Project # 1003257**
06DRB-01720 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2**, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). *[Deferred from 12/20/06]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

- 11. Project # 1004228**
06DRB-01723 Minor-Extension of
Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 05DRB-01765 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments] [Indef deferred on 12/20/06 for SIA]* (F-15) **FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

12. **Project # 1000418**
06DRB-00349 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case] [Final Plat was Indef deferred for the SIA]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003778**
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

14. **Project # 1004091**
06DRB-01685 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for **UNPLATTED LANDS OF AMALGAMATED PARTNERS**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR NMU INC SIGNATURE, P-1 LOT DESIGNATIONS AND TO RECORD THE PLAT.**

15. **Project # 1005262**
06DRB-01745 Minor-Prelim&Final Plat
Approval

DON E GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION**, zoned R-3 residential zone, located on ALVARADO DR NE, between HANNETT NE and ASPEN NE containing approximately 1 acre(s). [REF: 06DRB-01653] (J-18) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES AND TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1005302**
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 12/20/06*] (L-14) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

17. **Project # 1005236**
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION**, zoned SU-1, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). [*Deferred from 12/20/06*] (K-22) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

18. **Project # 1005282**
06DRB-01713 Minor-Sketch Plat or Plan

ANISSA HOGELAND agent(s) for MIKE HOSNI request(s) the above action(s) for all or a portion of Tract(s) A-26-B1, **CACY SUBDIVISION**, zoned SU-1 special use zone, located on COORS BLVD NW, between QUAIL NW and PHEASANT NW containing approximately 2 acre(s).(G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 13, 2006. **THE DRB MINUTES FOR DECEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 20, 2006

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: 11:00 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 # 1000965**
06DRB-01658 Major-Two Year SIA
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). (F-11) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003673**
06DRB-01660 Major-Vacation of Public Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). [Deferred from 12/20/06] [REF: 05DRB-01212] [Deferred from 12/20/06] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

3. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01282 Minor-Subd Design (DPM)
Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

5. Project # 1002739

06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *Deferred from 12/6/06 & 12/13/06 & 12/20/06* (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *Deferred from 11/29/06 & 12/6/06 & 12/13/06* (P-8) **THE AMENDED PRELIMINARY PLAT AND THE AMENDED GRADING PLAN DATED 12/8/06 AND THE AMENDED**

INFRASTRUCTURE LIST DATED 12/20/06 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARLY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS 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.

6. **Project # 1004801**
06DRB-01748 Minor-SiteDev Plan
Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and OSUNA NE containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* [Stephanie Shumsky, EPC Case Planner] (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

7. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [Petra Morris, EPC Case Planner] *[Deferred from 12/13/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNERS INITIALS AND AND 3 COPIES OF PLAN.**



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Charlie Otero

FAX NUMBER: 883-3161 # PAGES 4

SENT BY: Sheran Matson, DRB Chair DATE: 12/18/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003272 APPLICATION NO: 06DRB017A1

*Expressions of Life
Planning's comments only*

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 20, 2006
DRB Comments**

ITEM # 8

PROJECT # 1003272

APPLICATION # 06DRB-01741

RE: Lot 3-A-2-A, Albq. West, Unit 2, spbp

1. Please correct the misspellings on the site plan sheet in the legend.
2. The SPBP Checklist lists the order for the site plan sheets. This site plan does not follow that order.
3. The property lines are not clearly defined as required in the Checklist.
4. Solid Waste Management's signature was required with the application submittal. Planning's copy does not have that signature. Please make sure his signature is on your original you bring to the hearing.
5. Planning strongly suggests that the concrete block retaining walls have colored block if they are visible. This will improve the look of the site.
6. The sheet with the floor plans should be removed from the SPBP. DRB does not approve floor plans.
7. Will the buildings have building mounted signs? If so, they must be shown.

8. The design standards in the Albuquerque West Unit 2 Site Plan for Subdivision allow monument signs only to identify projects and only on Eagle Ranch Road or Paseo del Norte. These two lots must have building mounted signs complying with the requirements of the SPS. Those signs must appear on the elevations sheets.
9. Landscape Plan:
 - The property lines & easements are missing from the Landscape Plan.
 - The scale is not the same as the site plan.
 - Both the Flowering Pear and the Cottonwood are actually high water use trees. Given the climate, these two trees should be accent trees and lower water use trees should be substituted.
 - The New Mexico Olive appears on the legend but has no symbol nor does it appear on the plan.
 - The square footage of each landscaped area is a requirement which is not met.
 - "SFB" does not identify the type of gravel to be used. Also, a minimum depth of 3" is required.
 - The landscape calculations do not meet City requirements. The groundcover requirement of 75% is not counted in the total landscape provided.
 - The Austrian Pine should be 8' minimum height.
10. Provide color renderings of the two buildings. Some of the color combinations do not seem compatible nor do they seem to meet the intent of the SPS Architectural Design.

Page 3, ABQ West Unit 2

11. How does this project meet the intent of the SPS Architectural Theme & Design?
12. The site plan sheet should be titled "Site Plan for Building Permit". Each sheet should have the title of that page in the "Sheet #" box.
13. The Landscape Plan does not follow the requirements of "Buffering" in the SPS,
14. Pedestrian connections using patterned concrete, etc. from buildings to the adjacent roads are required per the SPS. See Section 10 of the SPS.

It's likely this site plan will face deferral on Wednesday due to these comments and any comments other DRB members may have.

Call me if you have questions.



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

ASEO DEL

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C13

SU-1

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8
1003272
12/20/2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 20, 2006
DRB Comments**

ITEM # 8

PROJECT # 1003272 APPLICATION # 06DRB-01741

RE: Lot 3-A-2-A, Albq. West, Unit 2, spbp

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8. The design standards in the Albuquerque West Unit 2 Site Plan for Subdivision allow monument signs only to identify projects and only on Eagle Ranch Road or Paseo del Norte. These two lots must have building mounted signs complying with the requirements of the SPS. Those signs must appear on the elevations sheets.
9. Landscape Plan:
 - The property lines & easements are missing from the Landscape Plan.
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Page 3, ABQ West Unit 2

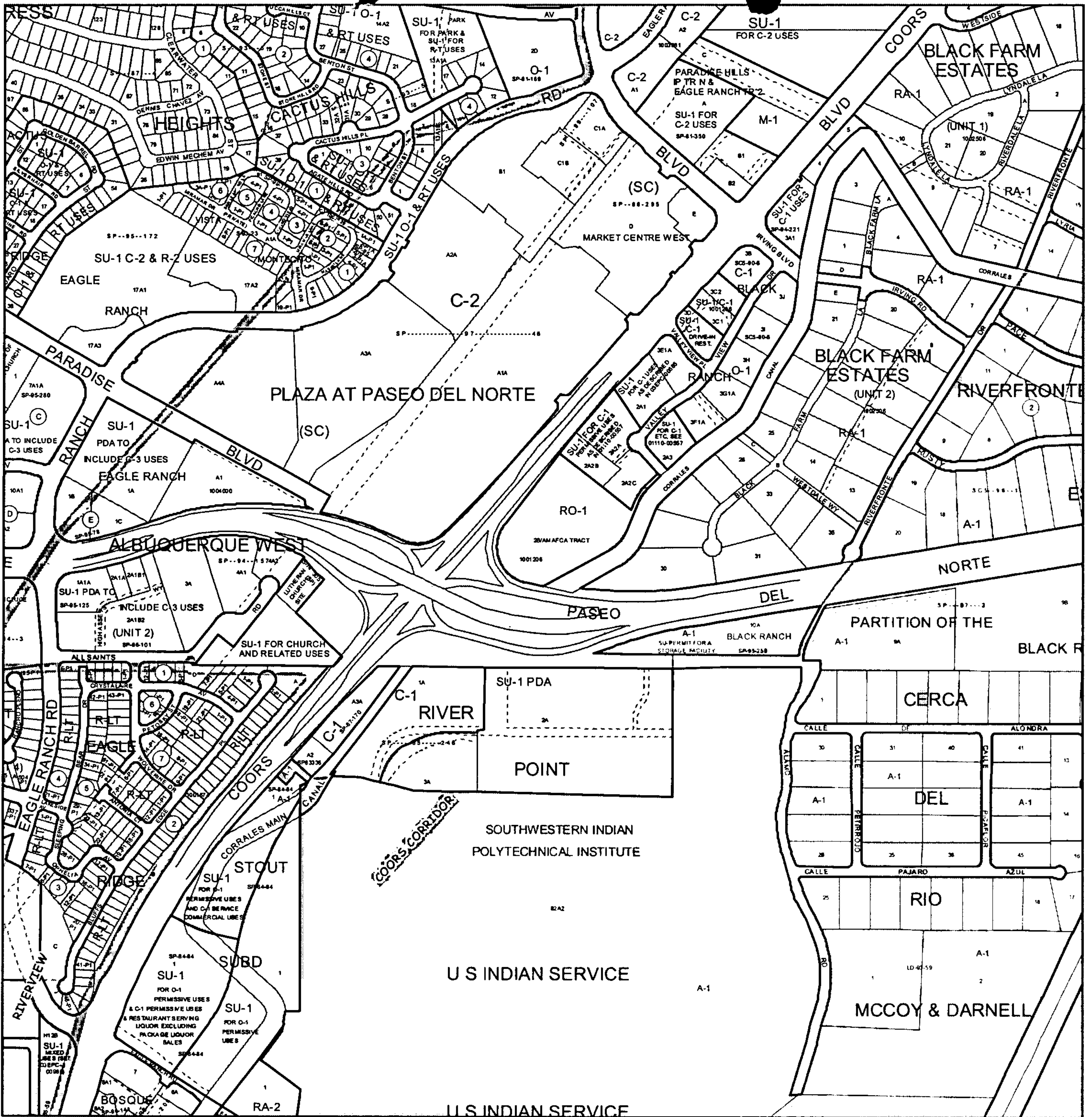
11. How does this project meet the intent of the SPS Architectural Theme & Design?
12. The site plan sheet should be titled "Site Plan for Building Permit". Each sheet should have the title of that page in the "Sheet #" box.
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14. Pedestrian connections using patterned concrete, etc. from buildings to the adjacent roads are required per the SPS. See Section 10 of the SPS.

It's likely this site plan will face deferral on Wednesday due to these comments and any comments other DRB members may have.

Call me if you have questions.



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



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-13-Z

Selected Symbols

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

0 750 1,500 Feet



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

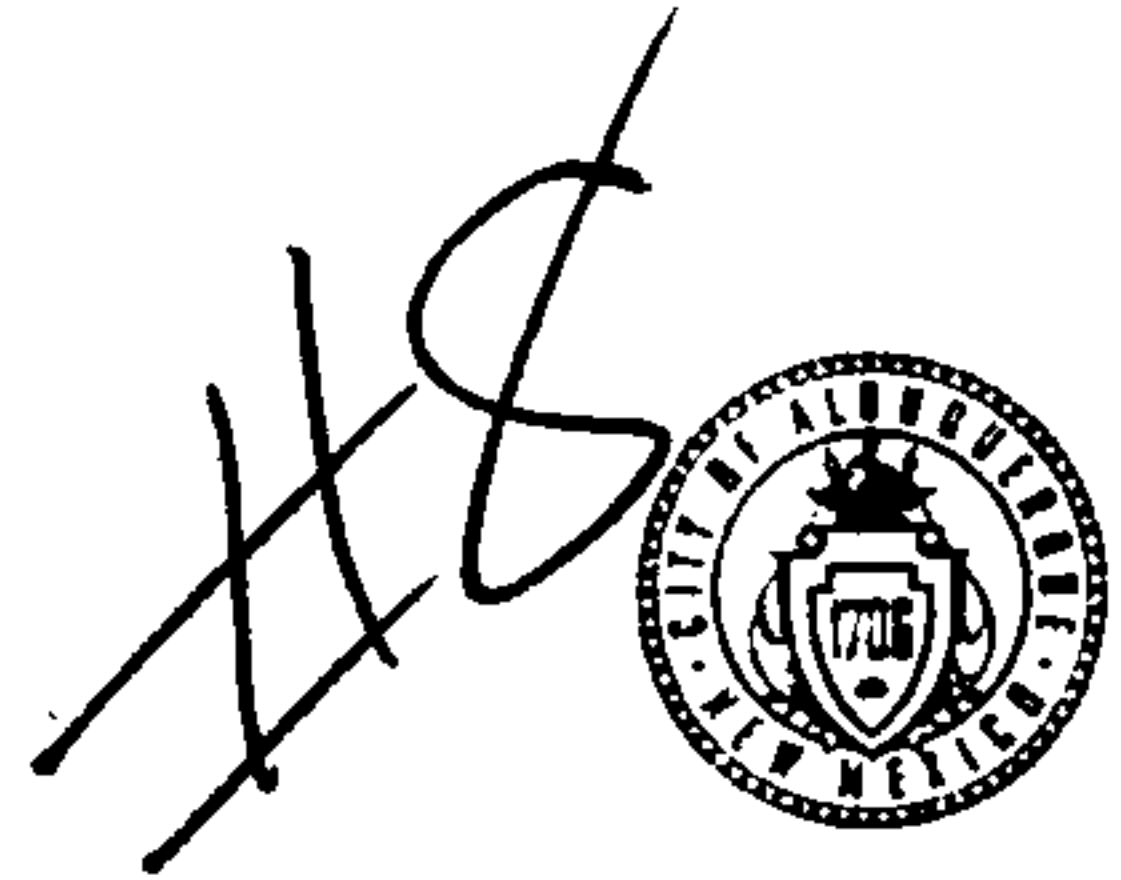
RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 20, 2006



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

REVISED 6/28/05

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.: 06DRB-01741 (SBP)
Project Name ALBUQUERQUE WEST UNIT 2
Agent: Charlie Otero Architect

Project # 1003272
Phone No.: 254-2232

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/20/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - S.W. 120'x16' HIGH ASSETS BUILD NOTE
- REMOVE SPACE 25
- ADA STALL
- PARKING BUMPERS
- UTILITIES: _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): address comments
- 3 Copies.
- _____
- _____

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

Project Number 1003272



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

REVISED 9/28/05

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

DRB Application No.: 06DRB-01682 (SBP)
Project Name: ALBUQUERQUE WEST, UNIT 2
Agent: Claudio Vigil

Project # 1003272
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/20/06 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): 3 copies

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

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

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1003272

06DRB-01740 Minor-Prelim&final Plat
Approval

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19, 06DRB-01687] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003272**
06DRB-01741 Minor-SiteDev Plan
BldPermit

CHARLIE M OTERO ARCHITECT agent(s) for EXPRESSIONS OF LIFE INC. request(s) the above action(s) for all or a portion of Lot(s) 3-A-2-A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on HIGH ASSETS WAY NW, between EAGLE RANCH and COORS RD NW containing approximately 1 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. **Project # 1003257**
06DRB-01720 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2**, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). *[Deferred from 12/20/06]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

11. **Project # 1004228**
06DRB-01723 Minor-Extension of
Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

05DRB-01765 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments] [Indef deferred on 12/20/06 for SIA]* (F-15) **FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

12. **Project # 1000418**
06DRB-00349 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case] [Final Plat was Indef deferred for the SIA]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003778**
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

14. **Project # 1004091**
06DRB-01685 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for **UNPLATTED LANDS OF AMALGAMATED PARTNERS**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR NMU INC SIGNATURE, P-1 LOT DESIGNATIONS AND TO RECORD THE PLAT.**

15. **Project # 1005262**
06DRB-01745 Minor-Prelim&Final Plat
Approval

DON E GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION**, zoned R-3 residential zone, located on ALVARADO DR NE, between HANNETT NE and ASPEN NE containing approximately 1 acre(s). [REF: 06DRB-01653] (J-18) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES AND TO PLANNING TO RECORD.**

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

16. **Project # 1005302**
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). [Deferred from 12/20/06] (L-14) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

17. **Project # 1005236**
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION**, zoned SU-1, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). [Deferred from 12/20/06] (K-22) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

18. **Project # 1005282**
06DRB-01713 Minor-Sketch Plat or Plan

ANISSA HOGELAND agent(s) for MIKE HOSNI request(s) the above action(s) for all or a portion of Tract(s) A-26-B1, **CACY SUBDIVISION**, zoned SU-1 special use zone, located on COORS BLVD NW, between QUAIL NW and PHEASANT NW containing approximately 2 acre(s).(G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 13, 2006. **THE DRB MINUTES FOR DECEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 20, 2006

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: 11:00 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 # 1000965**
06DRB-01658 Major-Two Year SIA
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). (F-11) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003673**
06DRB-01660 Major-Vacation of Public Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *[Deferred from 12/20/06]* [REF: 05DRB-01212] *[Deferred from 12/20/06]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

3. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

5. **Project # 1002739**

06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *Deferred from 12/6/06 & 12/13/06 & 12/20/06* (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

06DRB-01635 Minor-Amnd Prelim Plat Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *Deferred from 11/29/06 & 12/6/06 & 12/13/06* (P-8) **THE AMENDED PRELIMINARY PLAT AND THE AMENDED GRADING PLAN DATED 12/8/06 AND THE AMENDED**

INFRASTRUCTURE LIST DATED 12/20/06 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARLY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS 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.

6. **Project # 1004801**
06DRB-01748 Minor-SiteDev Plan
Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and OSUNA NE containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* [Stephanie Shumsky, EPC Case Planner] (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

7. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [Petra Morris, EPC Case Planner] *[Deferred from 12/13/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNERS INITIALS AND AND 3 COPIES OF PLAN.**



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 20, 2006

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9,
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

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

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

8. **Project # 1003272** _ _
06DRB-01682 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

9. **Project # 1005247**
06DRB-01686 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

J. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements

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

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME
NEW MEXICO INC request(s) the above action(s) for
ANDERSON HEIGHTS, UNIT 5A, zoned RD/RLT, located
on 118TH ST SW, between DENNIS CHAVES BLVD SW
and COLOBEL AVE SW containing approximately 41
acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 &
12/13/06]* (P-8) **DEFERRED AT THE BOARD'S
REQUEST TO 12/20/06.**

06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB
HOME NEW MEXICO INC request(s) the above action(s)
for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**,
zoned RD, R-LT, located on 118TH ST SW, between
DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW
containing approximately 69 acre(s). [REF: 05DRB-01832,
05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 &
12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S
REQUEST TO 12/20/06.**

7. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for
ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s)
the above action(s) for all or a portion of Tract(s) RR-3A,
RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO
GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1,
R-LT, located on DENNIS CHAVEZ BLVD SW, between
MEADE AVE SE and 118TH ST SW containing
approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-
01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [*Deferred from 12/13/06*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/06.**

07

4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public
Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 13, 2006, 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: 11:15 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 # 1005255**
06DRB-01629 Major-Vacation of Pub
Right-of-Way

DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

19. **Project # 1005257**
06DRB-01688 Minor-Sketch Plat or Plan

ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [Deferred from 12/6/06] (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1003441**
06DRB-01684 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION**, zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1005267**
06DRB-01673 Minor-Prelim&Final Plat
Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1003757**
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] *[Final Plat Indef deferred for SIA 10/25/06]* (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [**Petra Morris, EPC Case Planner**] [*Deferred from 12/13/06*] (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001999**
06DRB-01689 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION**, zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

12-20-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1153
CONNECTION TEL 9p8421330
SUBADDRESS
CONNECTION ID CLAUDIO VIGIL AR
ST. TIME 12/08 12:42
USAGE T 01'54
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Phil Robinson

FAX NUMBER: 842-1330 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1008272 APPLICATION NO: _____

*Albuquerque West
my comments only.
Call if you have questions*



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Phil Robinson

FAX NUMBER: 842-1330 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 12/08/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1008272 APPLICATION NO: _____

*Albuquerque West
my comments only.
Call if you have questions*

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 13, 2006
DRB Comments

ITEM # 8

PROJECT # 1003272

APPLICATION # 06DRB-01682

RE: Lot 2-A-1-B-2-B-2/Albuquerque West Unit 2/SPBP

✓ The site plan sheet title should read "Site Development Plan for Building Permit".

✓ Please remove the EPC paragraph in the signature block .

✓ The scale is missing from the site plan sheet.

✓ The trash enclosure is missing the gate. Type & materials is required as well as the height and width. The split face wall looks like stucco.

✓ Move the signature block to the right side of the page. Some shifting will allow this to happen.

No How high is the site retaining wall? Because it faces a street, design approval is required.

✓ The Landscape Plan shows 6572 square feet(25%) to be landscaped. The site plan sheet has different totals.

✓ The street trees along All Saints Way should be two varieties rather than just one to conform to the Street Tree Ordinance. Variety is always more interesting anyway.

No The EPC approved SPS requires 10% more parking spaces than the number normally required. Do the spaces on this plan reflect that additional 10%?

✓ The minimum height for evergreen trees is 8 feet per the approved SPS.

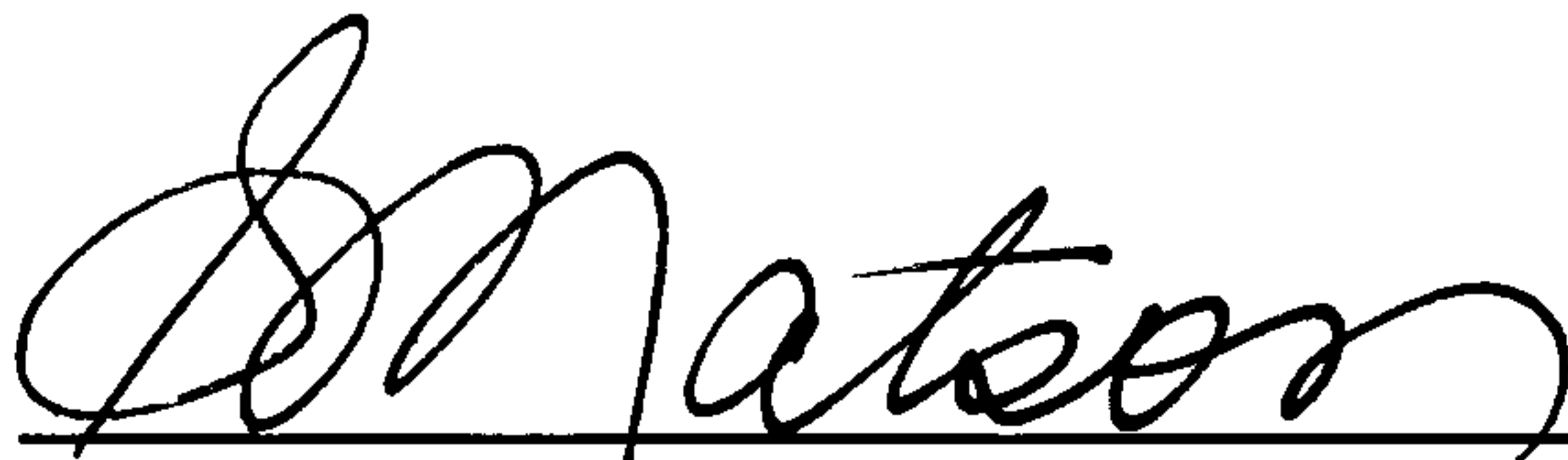
✓ Outdoor patio spaces are required per the approved SPS. Creation of a patio area on the south side is logical.

✓ The color palette should be placed in the middle of the Elevations Sheet for better visibility & to avoid the possibility of being cropped off the page.

→ It is impossible to determine what the color combinations are for each unit or how these colors are proposed to be used.

→ What is unique or unusual about these units?

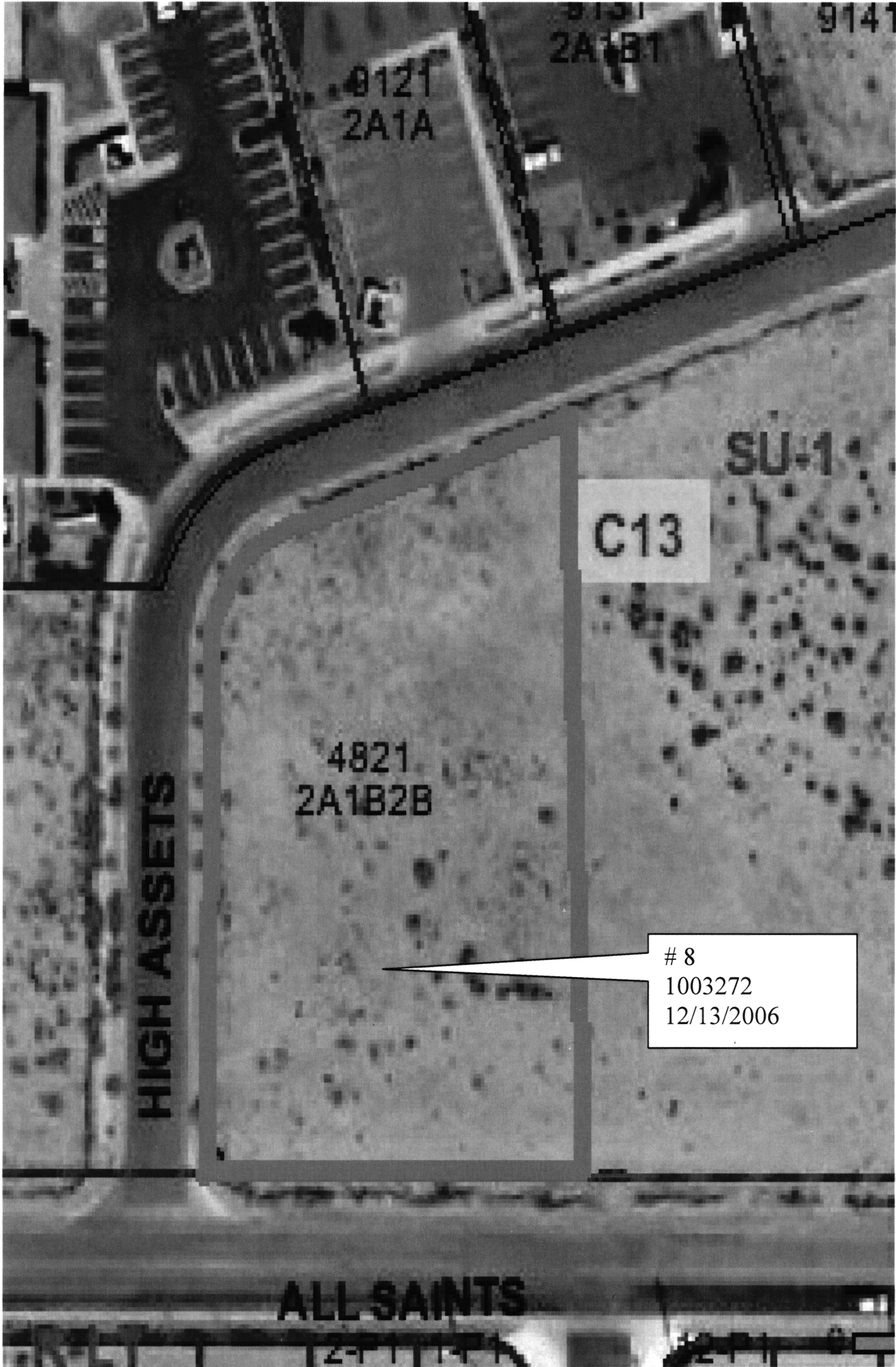
To avoid possible deferral, provide a revised site plan by Monday at noon.



Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov



0121
2A1A

9131
2A1B1

9141

SU-1

C13

4821
2A1B2B

HIGH ASSETS

8
1003272
12/13/2006

ALL SAINTS

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 13, 2006
DRB Comments**

ITEM # 8

PROJECT # 1003272

APPLICATION # 06DRB-01682

RE: Lot 2-A-1-B-2-B-2/Albuquerque West Unit 2/SPBP

The site plan sheet title should read "Site Development Plan for Building Permit".

Please remove the EPC paragraph in the signature block .

The scale is missing from the site plan sheet.

The trash enclosure is missing the gate. Type & materials is required as well as the height and width. The split face wall looks like stucco.

Move the signature block to the right side of the page. Some shifting will allow this to happen.

How high is the site retaining wall? Because it faces a street, design approval is required.

The Landscape Plan shows 6572 square feet(25%) to be landscaped. The site plan sheet has different totals.

The street trees along All Saints Way should be two varieties rather than just one to conform to the Street Tree Ordinance. Variety is always more interesting anyway.

The EPC approved SPS requires 10% more parking spaces than the number normally required. Do the spaces on this plan reflect that additional 10%?

Page 2, ABQ WEST SPBP

The minimum height for evergreen trees is 8 feet per the approved SPS.

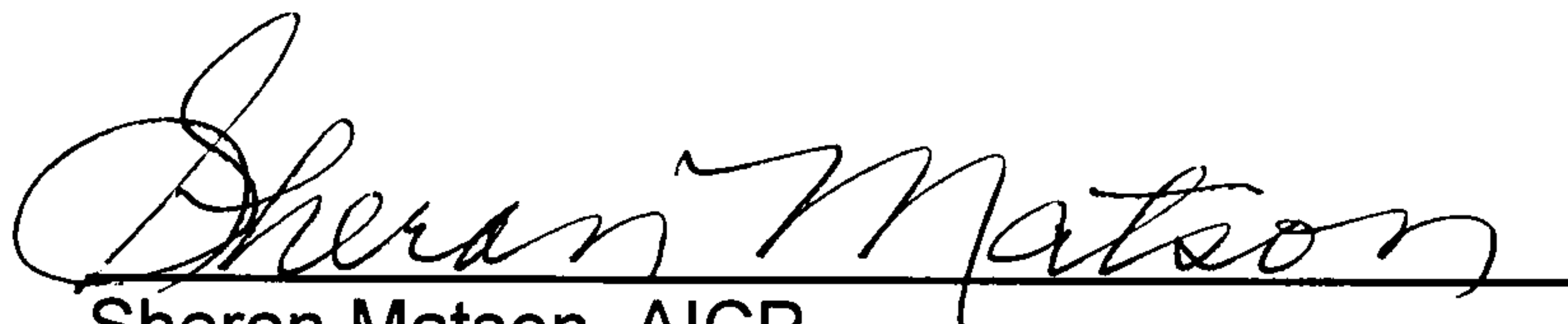
Outdoor patio spaces are required per the approved SPS. Creation of a patio area on the south side is logical.

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It is impossible to determine what the color combinations are for each unit or how these colors are proposed to be used.

What is unique or unusual about these units?

To avoid possible deferral, provide a revised site plan by Monday at noon.

A handwritten signature in cursive script that reads "Sheran Matson". The signature is written in black ink and is positioned above a horizontal line.

Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov

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

#9

PAID RECEIPT

APPLICANT NAME Claudio Vigil
AGENT "
ADDRESS 1801 Rio Grande Blvd NW
PROJECT & APP # 1003272 / 06 DRB-01682
PROJECT NAME Alb West Unit 2

\$ 441032/3424000 Conflict Management Fee
\$ 50.⁰⁰ 441006/4983000 DRB Actions DRB 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.

EAGLE ASSETS, LLC
P O BOX 67185
ALBUQUERQUE, NM 87114

1005
95-7045/3122

DATE Dec 19, 2006

PAY TO THE ORDER OF City of Albuquerque
Fifty Dollars DOLLARS

City of Albuquerque
Treasury Division

12/20/2006
X
REC'D WITH 00058701 WASH 002 TRASH 0002
Account 441006 Fund 0110
Act with Waiver
TRSLJS MP

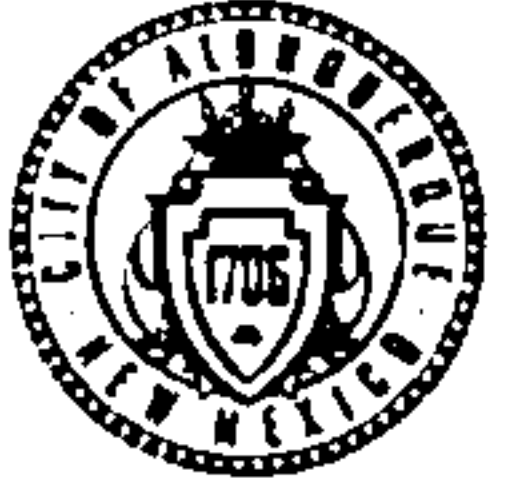
First Federal Bank
4301 The 25 Way N.E., Albuquerque, NM 87105

FOR Submittal Fee

11001005113122704501080036520115
CHANGE \$0.00
\$50.00
\$50.00

Thank You

#17



Complete Ag 3/12/07

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

REVISED 9/28/05

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

DRB Application No.: 06DRB-01509 (SBP)
Project Name: ALBUQUERQUE WEST, UNIT 2
Agent: Claudio Vigil Architects

Project # 1003272
Phone No: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Sidewalk easement along High Asset *ok*
- Sidewalk easement along Eagle Ranch *ok*
- pictures of pavement curve *ok*
- 3 Copies *ok*
- SIA *ok*
- Amend site plan
- UTILITIES: resolution of sewer service.
-
-
-
-
- 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.**
 - 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 1003272

#7



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

REVISED 9/28/05

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

DRB Application No.: 06DRB-01509 (SBP)

Project # 1003272

Project Name: ALBUQUERQUE WEST, UNIT 2

Agent: Claudio Vigil Architects

Phone No: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/25/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Sidewalk easement along High Asset
 Sidewalk easement along Eagle Ranch
 pictures of pavement curve
 3 Copies
 SIA
 Amend site plan
- UTILITIES: resolution of sewer service.
-
-
-
- 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.**
 - 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 1003272

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.

7. **Project # 1003272** →
06DRB-01509 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) 2-A-1-B-2-B-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS NW containing approximately 1 acre(s). [REF: 06DRB01253] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS ALONG HIGH ASSETS AND EAGLE RANCH ROAD, PICTURES OF PERMANENT CURVE AND UTILITIES DEVELOPMENT FOR RESOLUTION OF SEWER SERVICE AND 3 COPIES OF THE SITE PLAN.**
8. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [*Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06*] (C-9) **WITHDRAWN AT THE AGENT'S REQUEST.**
9. **Project # 1004872**
06DRB-01491 Minor-SiteDev Plan
BldPermit/EPC
- DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). [**Catalina Lehner, EPC Case Planner**] [*Deferred from 10/18/06*] (R-16) **WITH THE SIGNING OF THE**

5. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

2. **Project # 1002984**
06DRB-01386 Major-Vacation of Pub
Right-of-Way

ROBERT J. POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1, located on KIMBERLITE NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat
Approval
06DRB-01412 Major-Vacation of Public
Easements
06DRB-01413 Minor-Subd Design (DPM)
Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713,, 04DRB-01723] [*Deferred from 10/25/06*] (F-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005179**
06DRB-01417 Major-Amnd SiteDev Plan
BldPermit

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE OFFICE OF SENIOR AFFAIRS, request(s) the above action(s) for all or a portion of Lot(s) 1-A-2, ATRISCO BUSINESS PARK, UNIT 2 (to be known as **LOS VOLCANES FITNESS CENTER**) zoned SU-1 FOR SENIOR CENTER, located on LOS VOLCANES RD NW, between AIRPORT NW and COORS NW containing approximately 3 acre(s). (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING ISSUES AND SIDEWALK EASEMENT QUESTION AND PLANNING FOR 3 COPIES OF THE PLAN AND COMMENTS IN THE FILE.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 25, 2006 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: 1:50 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 # 1001562**
06DRB-01408 Major-Two Year SIA MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22) **TWO YEAR SIA WAS APPROVED.**

NORTH FRONTAGE RD NE and UNIVERSITY BLVD NE containing approximately 7 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005221**
06DRB-01520 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC., agent(s) for JOURNAL PUBLISHING COMPANY request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B (to be known as **JOURNAL CENTER, TRACTS 5-B-1-A-1-B, 5-B-1-A-2-B & 5-B-1-B-2**) zoned IP, located on JEFFERSON ST NE and TIBURON ST NE containing approximately 12 acre(s). (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for October 18, 2006. **THE DRB MINUTES FOR OCTOBER 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:50 P.M.

23. **Project # 1003991**
06DRB-01513 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for FD SAGE MARKET PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT, located on Snow Vista Blvd SW between Sage Rd SW and Reba Ave SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESOLVING ISSUES WITH EXISTING 20-FOOT WATER LINE EASEMENT AND 7-FOOT PUE EASEMENT ON TRACT A AND PLANNING FOR HOME OWNER'S ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT AND TO RECORD.**

24. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] [*Deferred from 10/11/06 & Deferred at the Board's request from 10/18/06*] (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR NATIONAL PARK SERVICE LETTER AND PLANNING TO RECORD. THIS PLAT IS NOT WITHIN THE BOUNDARIES OF THE PETROGLYPH NATIONAL MONUMENT.**

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

25. **Project # 1005220**
06DRB-01519 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for JOHN S. PALONI request(s) the above action(s) for **UNPLATTED LAND**, zoned M-1, located on MENAUL BLVD NE, between the

FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.

- 21. Project # 1004240**
06DRB-01524 Major-Final Plat Approval
06DRB-01525 Minor-Subd Design (DPM)
Variance

ADVANCED ENGINEERING AND CONSULTING agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 & A-2, **LANDS OF E. MAS**, zoned SU-1 for C-1 and R-1, located on Indian School Rd NW between Meadow View Dr NW and Rio Grande Blvd NW containing approximately 5 acre(s). [REF: 05DRB-00918] (H-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ADJUSTMENTS AND A NOTE TO ADD CURB AND SIDEWALK MAINTENANCE AND PLANNING FOR AGIS DXF FILE AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 22. Project # 1003004**
06DRB-01512 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D & 41, ATRISCO GRANT UNIT 3 (to be known as **STINSON PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PAYMENT AND TO PLANNING TO RECORD.**

18. **Project # 1003523**
06DRB-01529 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for MONTEREY LAND GROUP II, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31, 32 & 33, LANDS OF ATRISCO GRANT, UNIT 3 (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2/RLT, located on 98th St NW between Endee Rd NW and Interstate 25 containing approximately 14 acre(s). [REF: 05DRB01369] (J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION IF SIDEWALK WAIVER IS NOT NEEDED, ENTRADA VISTA ENTRANCE, TRACT A DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE AND MAINTENANCE AND BENEFICIARIES OF ALL HOME OWNERS ASSOCIATION TRACTS (FIX NOTE), AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004675**
06DRB-01518 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MONTEREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND and SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 28 acre(s). [REF: 06DRB-00836, 06DRB-01026, 01027, 01028, 01029 & 01030] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

20. **Project # 1002567**
06DRB-01523 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING 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 (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

15. **Project # 1004924**
06DRB-01514 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) B, **FEDERAL PLAZA**, zoned SU-1 FOR O-1 USES, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06DRB-01181, 06DRB-01274, 06DRB-01273] (G-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE OF NOTE 14 PUBLIC SIDEWALK EASEMENT.**

16. **Project # 1004739**
06DRB-01511 Minor-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, Trails, Unit 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**), zoned SU-2-UR, located on Oakridge St NW between Rainbow Blvd NW and Universe Blvd NW containing approximately 19 acre(s). [REF: 06DRB-01382, 06DRB-01383, 06DRB-01384] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD.**

17. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES UNIT 3** (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

12. Project # 1003757
06DRB-01522 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/25/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. Project # 1005219
06DRB-01516 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on Wyoming Blvd SE between Central Ave SE and Zuni Rd SE containing approximately 2 acre(s). (K-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND DRIVE PAD CONSOLIDATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. Project # 1005147
06DRB-01527 Minor-Prelim&Final Plat
Approval

B. KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **UNIT 3 MCDONALD ACRES**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 06DRB-01342] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

INFRASTRUCTURE LIST DATED 10/25/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND COMPLETION OF AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.

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

10. **Project # 1000029**
06DRB-01517 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for all or a portion of Lot(s) C and B-1A-1, **DUKE CITY LUMBER COMPANY ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on Bellamah Ave NW between 19th St NW and 18th St NW containing approximately 25 acre(s). [REF: 05DRB-01681] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1001656**
06DRB-01510 Minor-Prelim&Final Plat Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) A & L, Parcels 1-5, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 Airport Related Facilities, located west of Paseo De Vulcan NW and north of Double Eagle II Airport containing approximately 3, 489 acre(s). [REF: 02DRB00710] (C-4, C-5, D-5, D-6, E-4, E-5, E-6, G-4, G-5 & G-6) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHOWING OF ACCESS FOR PARCELS 1-5 AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT AND TO RECORD.**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

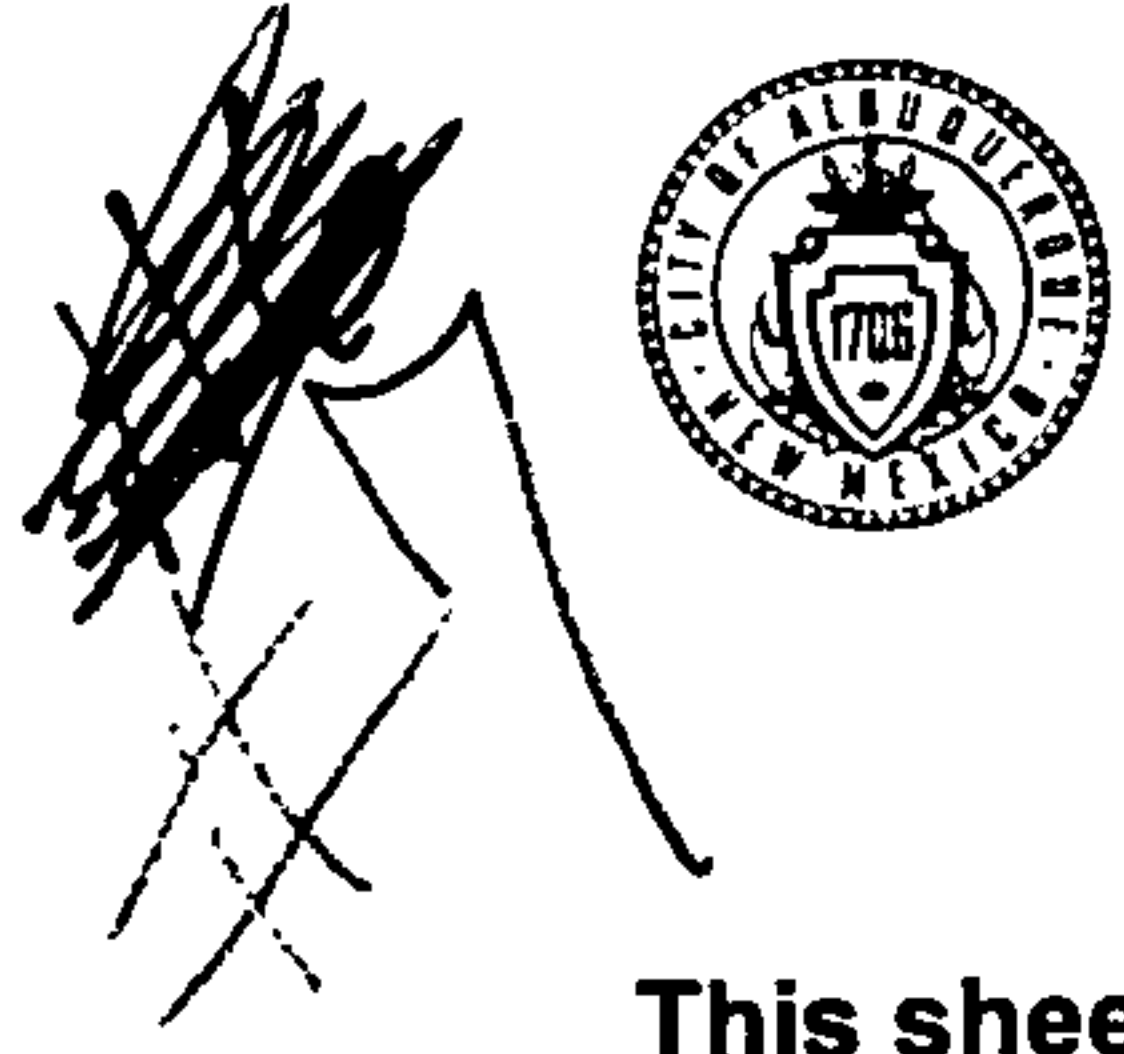
RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 25, 2006



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

REVISED 9/28/05

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

DRB Application No.: 05DRB-01657 (SBP)
Project Name: ALBUQUERQUE WEST UNIT 2
Agent: Jim Miller Architect

Project # ~~4004395~~ 1003272
Phone No.: 345-1312

Your request for (SDP for SUB); (SDP for BP), (FINAL PLATS); (MASTER DEVELOP. PLAN), was approved on 9/20/06 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 comments
3 copies

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

Project Number 100 ~~4395~~ 3272

5. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/20/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

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

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

6. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s).**[Catalina Lehner, EPC Case Planner][Deferred from 8/2/06, 8/16/06,8/30/06,9/6/06 & 9/13/06]** (K-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REMOVE THE UTILITIES ON THE SITE PLAN FOR SUBDIVISION AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: A REVISED WALL DESIGN MUST BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1003272**
05DRB-01657 Minor-SiteDev Plan
BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s)[REF:DRB-94-849 [*Indef deferred from 11/2/05*]] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESPOND TO WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1004355**
06DRB-01340 Major-Final Plat Approval

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 05DRB-01235, 05DRB-01236, 06DRB-00527] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR FINALIZATION OF THE SIA AND AMAFCA'S SIGNATURE AND PLANNING FOR HOME OWNER ASSOCIATION PRESIDENT'S SIGNATURE AND TO RECORD THE PLAT.**

9. **Project # 1005148**
06DRB-01343 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for KATHLEEN GORMAN & MOLLY BRACK request(s) the above action(s) for all or a portion of Lot(s) 22, **MCDONALD ACRES SECOND UNIT**, zoned R-1, located on 12TH ST NW, between PHOENIX ST NW and LOS ARBOLES AVE NW containing approximately 1 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

2. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat
Approval
06DRB-01235 Major-Vacation of Public
Easements
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] [Deferred from 9/20/06] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat
approval
06DRB-00943 Minor- Temp Deferral of
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

4. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat
Approval
06DRB-00855 Major-Vacation of Public
Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. [Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06] (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 20, 2006

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: 11:30 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 # 1003364**
06DRB-01232 Major-Amnd SiteDev Plan
BldPermit

FANNING BARD TATUM ARCHITECTS agent(s) for NADEEM MULL request(s) the above action(s) for all or a portion of Lot(s) 1-A-4, Block(s) 10, NORTH ALBUQUERQUE ACRES (to be known as **LOUISIANA - PASEO**), zoned SU-2 MIXED USES, located on PASEO DEL NORTE NE, between LOUISIANA NE and HOLLY NE containing approximately 1 acre(s). [**Carmen Marrone, EPC Case Planner**] (C-19) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE AMENDED SITE DEVELOPMENT PLAN.**

13. **Project # 1005127**
06DRB-01301 Minor-Sketch Plat or Plan

RIO GRANDE SURVEYING COMPANY agent(s) for CRAIG H & JANE A KENNEDY request(s) the above action(s) for all or a portion of Tract(s) 10, **VOLCANO CLIFFS, UNIT 10**, zoned R-1 residential zone, located on ROSA PARKS RD NW, between FACIEL NW and MOQUI NW containing approximately 5 acre(s). (D-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005137**
06DRB-01326 Minor-Sketch Plat or Plan

FRANK VENAGLIA of VILLA DE CAPO request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005147**
06DRB-01342 Minor-Sketch Plat or Plan

KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **MCDONALD ACRES, UNIT 3**, zoned R-1, located on 9TH ST NW, between PHOENIX ST NW and LA POBLANA NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for September 6 and September 13, 2006. **THE DRB MINUTES FOR SEPTEMBER 6 AND SEPTEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

10. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 9/27/06.**

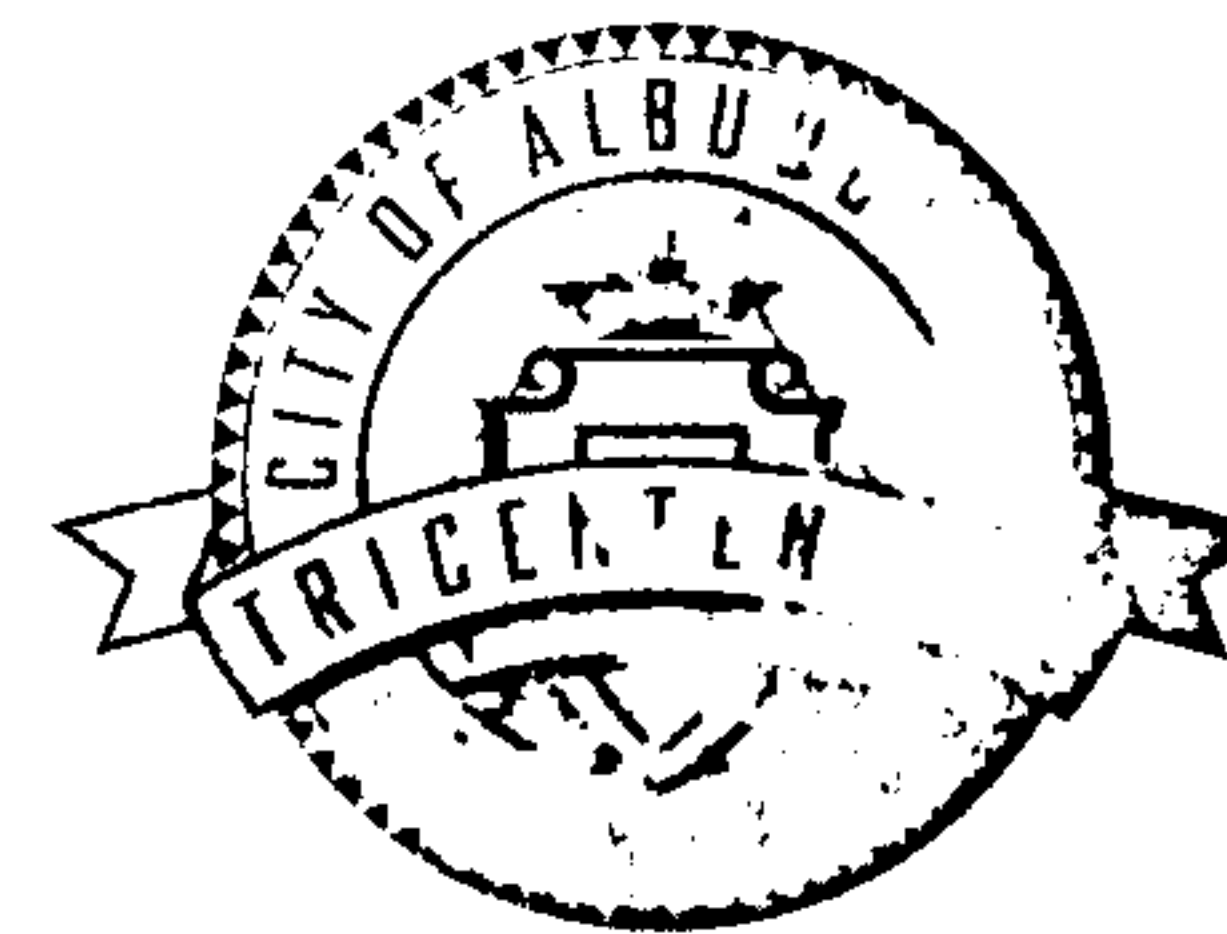
11. **Project # 1000418**
06DRB-00349 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

12. **Project # 1003857**
06DRB-01300 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for MIKE GONZALES request(s) the above action(s) for Tract(s) 31-B-1, M.R.G.C.D. MAP 41 & Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES (to be known as **BARELAS TOWNHOMES**) zoned SU-2 for RT - C2, located on SIMPIER LANE SW, between 4TH ST SW and 8TH ST SW containing approximately 2 acre(s). [REF: 04DRB-01973, 06DRB-00442] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003272

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 20, 2006

CITY OF ALBUQUERQUE
Planning Department
November 2, 2005
DRB Comments

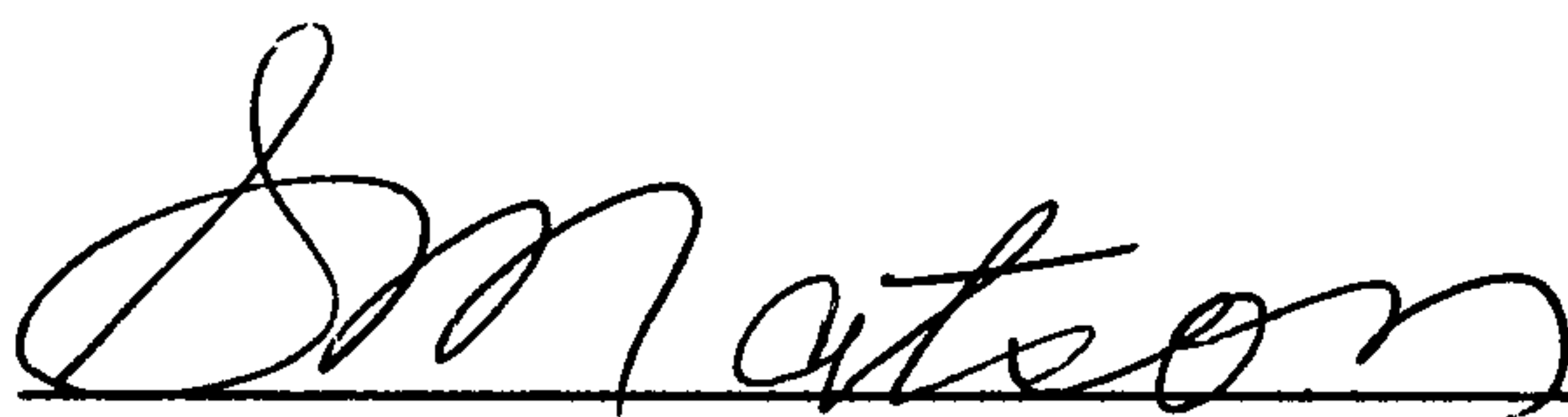
ITEM # 6

PROJECT # 1004393 APPLICATION # 05-01354

RE: Lot 2A1B2A /Albuquerque West, Unit 2/spbp

Left a voice message on 10/28/05 asking why my fax from 9/8/05 was not responded to.

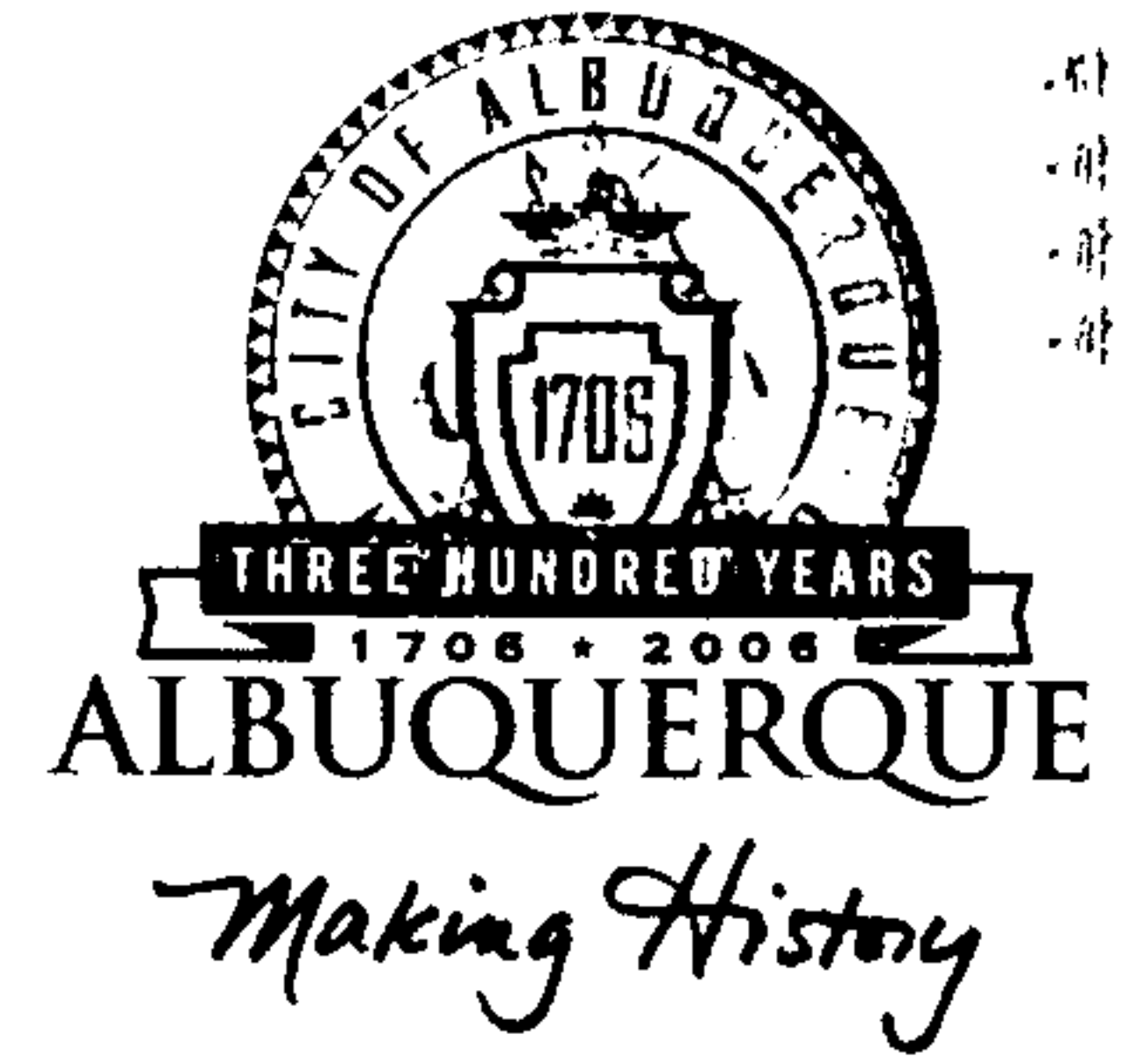
EPC must approve the site plan for subdivision before we approve this plat or the site plan for building permit according to the annexation agreement.



Sheran Matson, AICP DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004393

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ^{IndoF} X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 2, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 7, 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.

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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: 10:50 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

THERE ARE NO ADVERTISED CASES THIS WEEK

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.

1. Project # 1004166

05DRB-01353 Minor-SiteDev Plan
BldPermit/EPC

DCSW ARCHITECTS INC agent(s) for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A, **THE ALBUQUERQUE HISPANO CHAMBER OF COMMERCE** and Lot(s) 2, Block(s) D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R-1 & SU-2/NCR, located on 4TH ST SW,

between BARELAS RD SW and CROMWELL AVE SW containing approximately 1 acre(s). [REF: 05ZHE01065, 05EPC00753, DRB-99-298, ZA-84-257, 05EPC00751, 05EPC00752] [Carmen Marrone, EPC Case Planner] (L-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR REPLAT, CARMEN MARRONE'S SIGNATURE, 3 COPIES OF THE SITE PLAN AND A NEW UTILITY PLAN.**

2. Project # 1000195

05DRB-01358 Minor-SiteDev Plan
Subd/EPC

05DRB-01359 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for Lot(s) A, Tract(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

05DRB-01356 Minor-Prelim&Final Plat
Approval

05DRB-01357 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for TRACT(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS FOR SHARED DRIVES. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004244**
05DRB-01373 Minor-SiteDev Plan
BldPermit/EPC

PA ARCHITECTS agent(s) for SAINT PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, ST. PAULS UNITED METHODIST CHURCH, MESA VILLAGE ADDITION, zoned SU-1 special use zone, located on CONSTITUTION AVE NE, between MOON NE and EUBANK NE containing approximately 5 acre(s). [REF: 05DRB01176, 05DRB01085] [Catalina Lehner, EPC Case Planner] (J-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 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) A-1, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [Russell Brito for Elvira Lopez, EPC Case Planner] [Deferred from 8/17/05 & 8/31/05] (M-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/1/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 05DRB-01384 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC, request(s) the above action(s) for all or a portion of Tract(s) A1 & A, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MINOR**

**COMMENTS AND PLANNING FOR AGIS DXF FILE AND
PLANNING TO RECORD.**

5. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05] (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

6. **Project # 1004408**
05DRB-01381 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, B & E, **MATTHEW MEADOWS ADDITION**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between MATEO PRADO NW and GARDEN PARK CR NW containing approximately 4 acre(s). (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK CONSTRUCTION AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

7. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE,

between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] [Deferred from 9/7/05] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

8. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [Indef Deferred from 9/7/05] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9/17/05

9. **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] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

10. **Project # 1002778**
05DRB-01383 Major-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNITS 1 & 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW

and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB-01461] (B-8) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

- 11. Project # 1002322**
05DRB-01372 Minor-Extension of Preliminary Plat

RESOURCE TECHNOLOGY INC agent(s) for ACME REAL ESTATES FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 90TH ST SW, between SUNSET GARDENS RD SW and CENTRAL AVE SW containing approximately 9 acre(s). [REF: 02DRB01666, 03DRB00420, 03DRB00349, 04DRB01396] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 12. Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (*Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT*) [*Indef deferred from 9/7/05*] (E-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. **Project # 1004392**
05DRB-01352 Minor-Sketch Plat or Plan
AMBROSE CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 1, **VOLCANO CLIFFS, UNIT 7**, zoned R-1 residential zone, located on MOJAVE NW, between POJOAQUE NW and UNSER NW containing approximately 1 acre(s).(E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004405**
05DRB-01371 Minor-Sketch Plat or Plan
GARY D. GARDEY agent(s) for DAVID W. MCCARTY request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 23, **ALBUQUERQUE HIGHLANDS**, zoned R-1, C-2 AND O-1, located on LOMAS BLVD NE, between SAN PEDRO NE and SAN MATEO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004407**
05DRB-01376 Minor-Sketch Plat or Plan
FRANK P PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 24, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 24, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 7, 2005
DRB Comments**

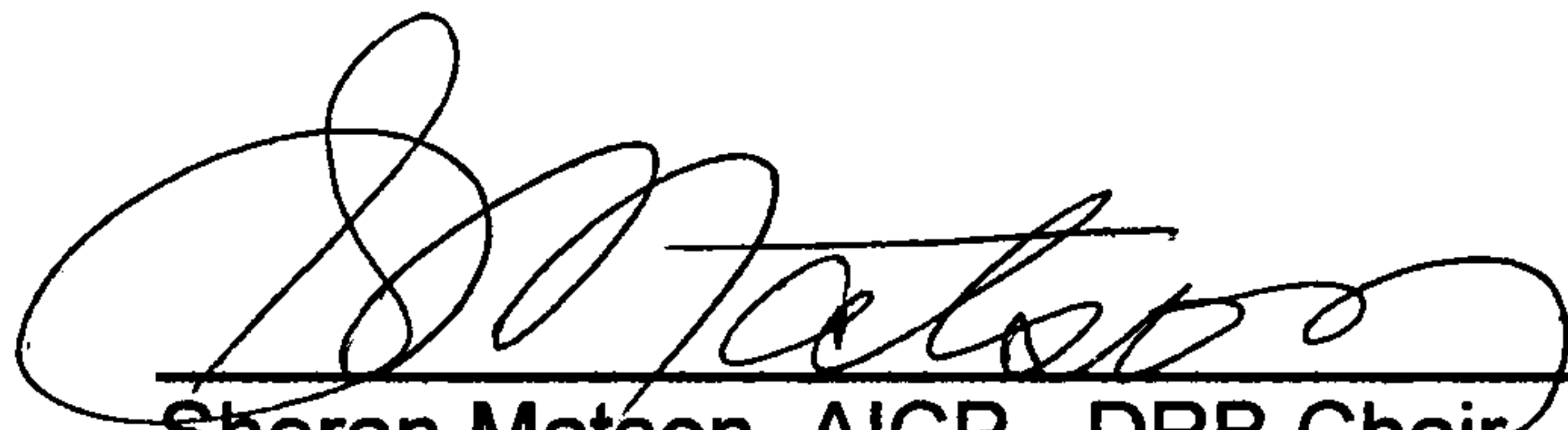
Item # 8

Project # 1004393 Application # 05-01354

RE: Albuquerque West, Unit 2/minor plat

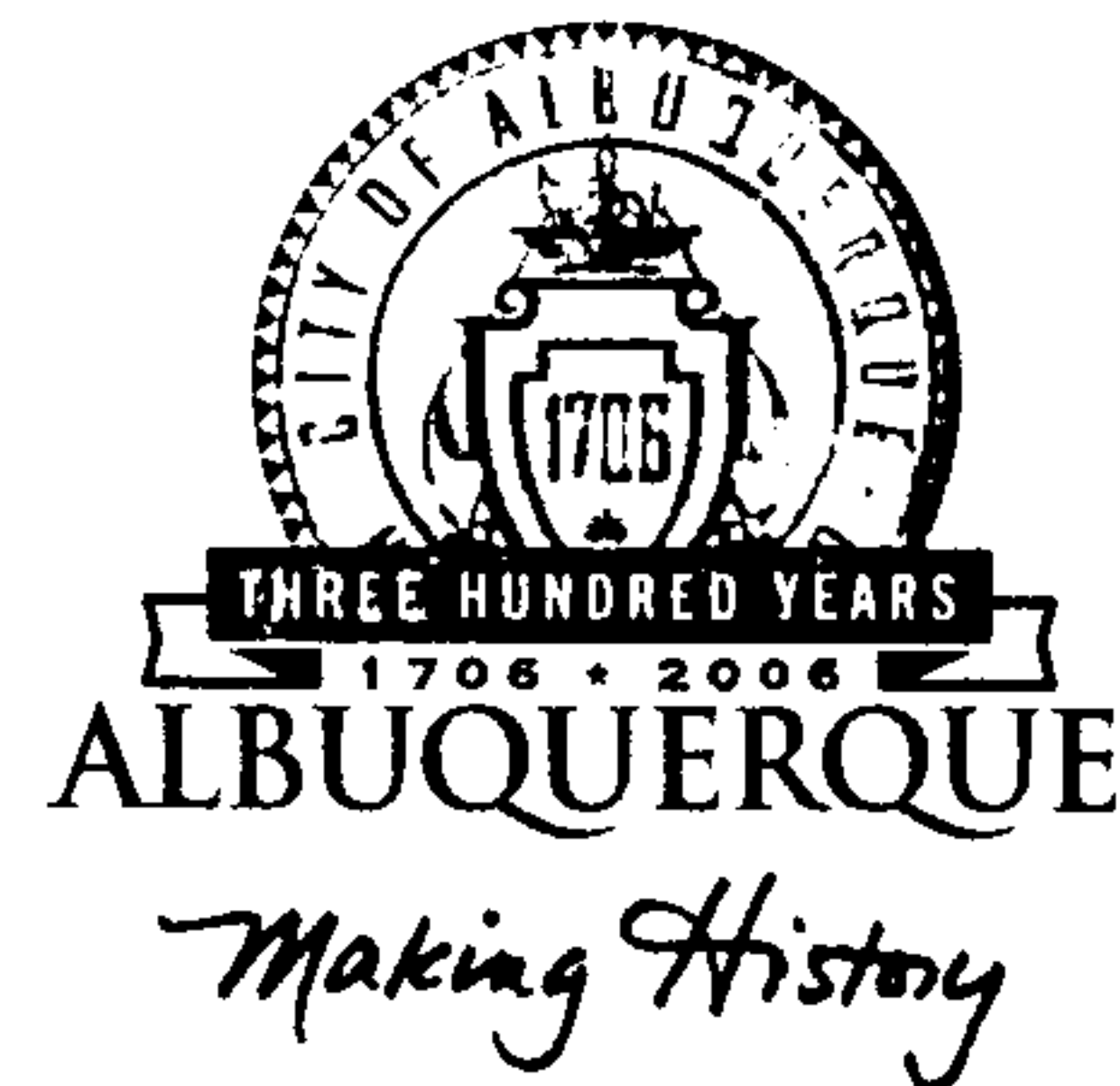
This property is zoned SU-1 for PDA to include C-3 uses. Therefore, the EPC required site plan must be approved and signed off by DRB before the plat is approved. This decision is in conformance with Section 3.b of Exhibit A of the annexation agreement of which this property is a part. AX83-89.

It is strongly suggested the agent request indefinite deferral of this platting application until the EPC approval of the SPS occurs. The SPS must include Design Standards with which individual SPBPs must comply.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004393

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

~~An approved drainage report is required for Preliminary Plat approval.~~
~~An approved infrastructure list is required for Preliminary Plat approval.~~

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ^{Indef} 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: September 7, 2005

4393

DXF Electronic Approval Form

DRB Project Case #: 1004393

Subdivision Name: ALBUQUERQUE WEST UNIT 2 LOTS 3A1, 3A2, 2A1B2A & 2A1B2B

Surveyor: TIMOTHY ALDRICH


Contact Person: JUSTIN THOR SIMENSON

Contact Information: 268-8828

DXF Received: 8/29/2005

Hard Copy Received: 8/26/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

08-29-2005
Date

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

AGIS Use Only

Copied fc **4393** to agiscov on **8/29/2005** Contact person notified on **8/29/2005**

Site Plan Missing

2ND SITE
PLAN MISSING



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING PHONE: 505.321.9099
 ADDRESS: PO BOX 93924 FAX: _____
 CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineer:

APPLICANT: TITAN INVESTMENTS LLC PHONE: _____
 ADDRESS: PO BOX 94088 FAX: _____
 CITY: ALB STATE NM ZIP 87199 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2-year extension of SIA approval for site plan

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

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

Lot or Tract No. LOT 4-A-1-A Block: _____ Unit: 2
 Subdiv/Addn/TBKA: ALBUQUERQUE WEST
 Existing Zoning: SU1 PDA W/C3 USES Proposed zoning: SU1 PDA W/C3 USES MRGCD Map No. _____
 Zone Atlas page(s): C13 UPC Code: 101306409824530904

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): _____
11DRB7007 -- PROJECT#1003272

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.54

LOCATION OF PROPERTY BY STREETS: On or Near: HIGH ASSESTS WAY
 Between: ALL SAINTS RD and ALL SAINTS RD

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

SIGNATURE DAVID SOULE DATE _____

(Print Name) DAVID SOULE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB 70065</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.00</u>

Hearing date March 12, 2013

[Signature] 3-4-14
 Staff signature & Date

Project # 1003272

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

minor per Tech

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. M
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts *Per Chairman*
- Sign Posting Agreement *Per Chair*
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

7ere m...

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

David Soli
 Applicant name (print)
DS
 Applicant signature / date



Form revised October 2007

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

Application case numbers
14DRB 700005

Vega 3-4-14
 Planner signature / date
 Project # 1003272

February 14, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval
Lot 4A1A Albuquerque West Unit 2
Project # 1003272
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of a two year extension to the infrastructure list approval. The proposed development had gone dormant, due to the lack of end user. The developer is actively pursuing a user and desires to keep the site plan and infrastructure list active.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

3. **Project# 1008265**
10DRB-70109 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for
BRUNACINI DEVELOPMENT LLC request(s) the
referenced/ above action(s) for all or a portion of Lots
A-2-A and A-3-A, **JOURNAL CENTER PHASE 2,
UNIT 2** zoned IP, located north of RUTLEDGE RD NE
and west of SNAPROLL ST NE containing
approximately 5.41 acre(s). (D-16, D-17) [Deferred from
5/5/10, 6/2/10, 8/25/10, 11/17/10, 2/23/11, 5/4/11, 8/24/11,
11/16/11, 1/25/12] **INDEFINITELY DEFERRED.**

~~4.~~ **Project#-1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY
HOSPITALITY request(s) the referenced/ above
action(s) for all or a portion of Lot(s) 4-A-1-A,
ALBUQUERQUE WEST Unit(s) 2, zoned SU-1 PDA
& C-3, located on HIGH ASSETS WAY NW between
ALL SAINTS RD NW and EAGLE RANCH RD NW,
south of PASEO DEL NORTE NW containing
approximately 1.5401 acre(s). (C-13) [Deferred from
4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/11,
7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11, 9/28/11,
10/12/11, 11/2/11, 11/30/11, 12/7/11, 1/4/12, 2/1/12, 2/29/12,
3/7/12, 3/21/12, 4/11/12, 4/18/12] **THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION WAS
APPROVED WITH FINAL SIGN-OFF DELEGATED TO
CITY ENGINEER FOR SIA AND TO PLANNING FOR
15 DAY APPEAL PERIOD.**

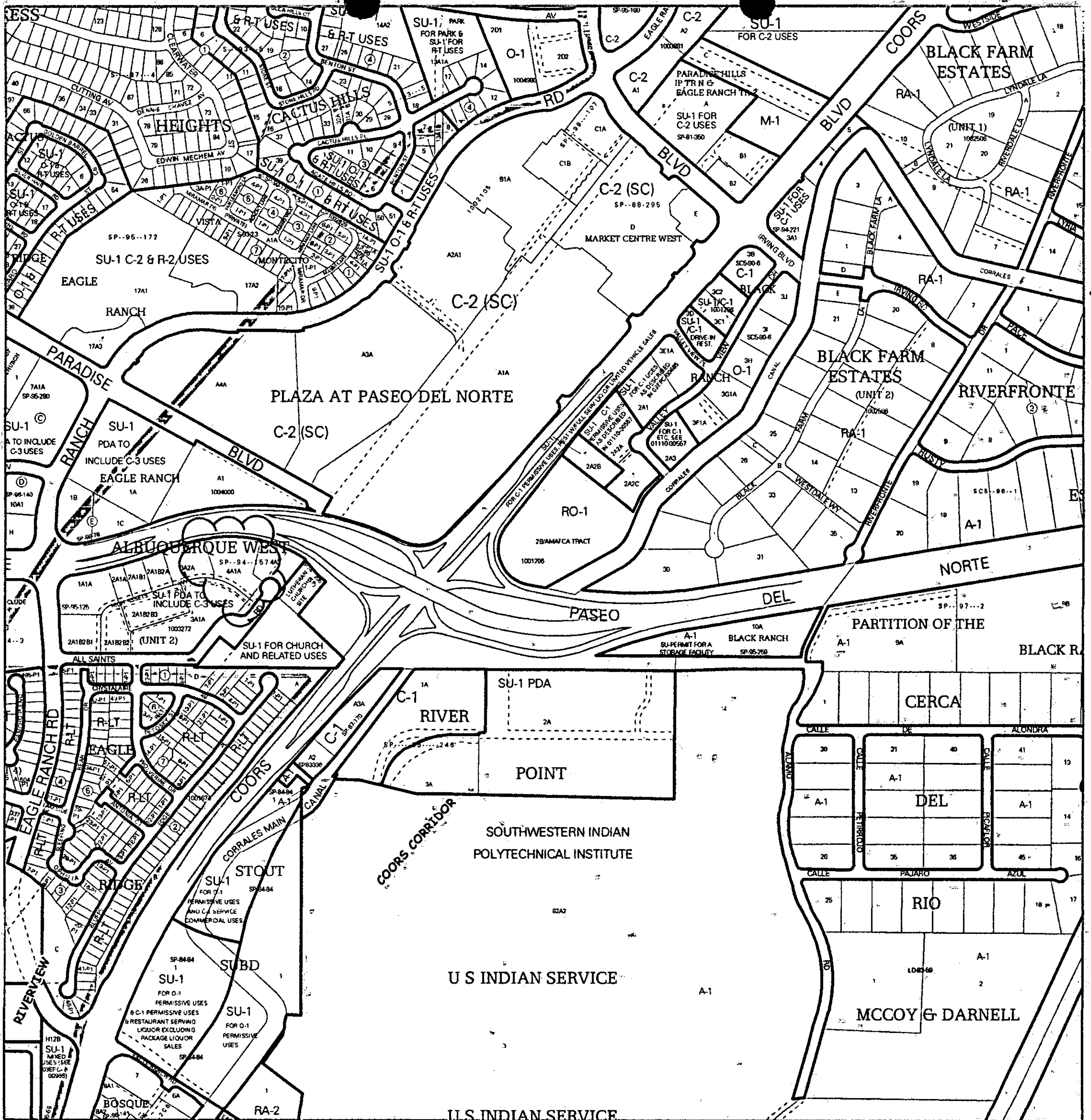
MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1003684**
12DRB-70124 EXT OF SIA FOR TEMP
DEFR SDWK CONST

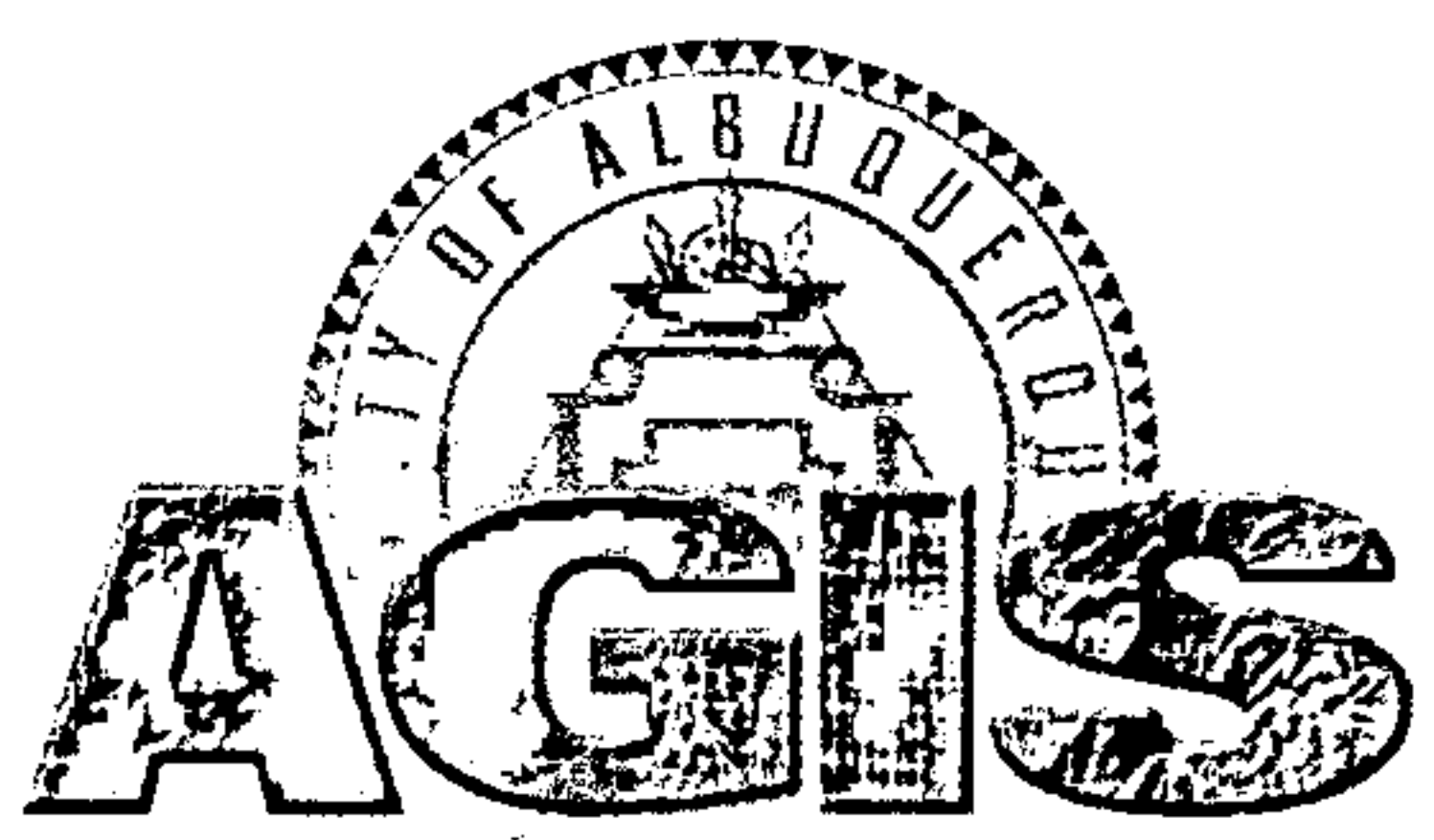
MARK GOODWIN AND ASSOCIATES, P.A. agent(s)
for PAUL ALLEN HOMES request(s) the above action(s)
for all or a portion of Lot(s) SEE APPLICATION,
Tract(s) SEE APPLICATION, **ANASAZI RIDGE
Unit(s) 1 & 2**, zoned R-1, located on MCMAHON
BETWEEN ANASAZI RIDGE AND WESTSIDE
containing approximately 40.349 acre(s). (A-10) **A TWO
YEAR EXTENSION TO THE AGREEMENT FOR THE
DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project# 1004607**
12DRB-70123 AMENDMENT TO
INFRASTRUCTURE LIST

WILSON AND COMPANY INC agent(s) for KB HOME,
NM INC request(s) the above action(s) for all or a portion
of **VISTA VIEJA UNITS 3 & 4** zoned RD, located on
GROUNDSEL RD NW BETWEEN ALBERICOQUE
AND VISTA TERRAZA DR NW containing
approximately 77.85 acre(s). (D-9) **THE AMENDMENT TO
THE INFRASTRUCTURE LIST WAS APPROVED.**

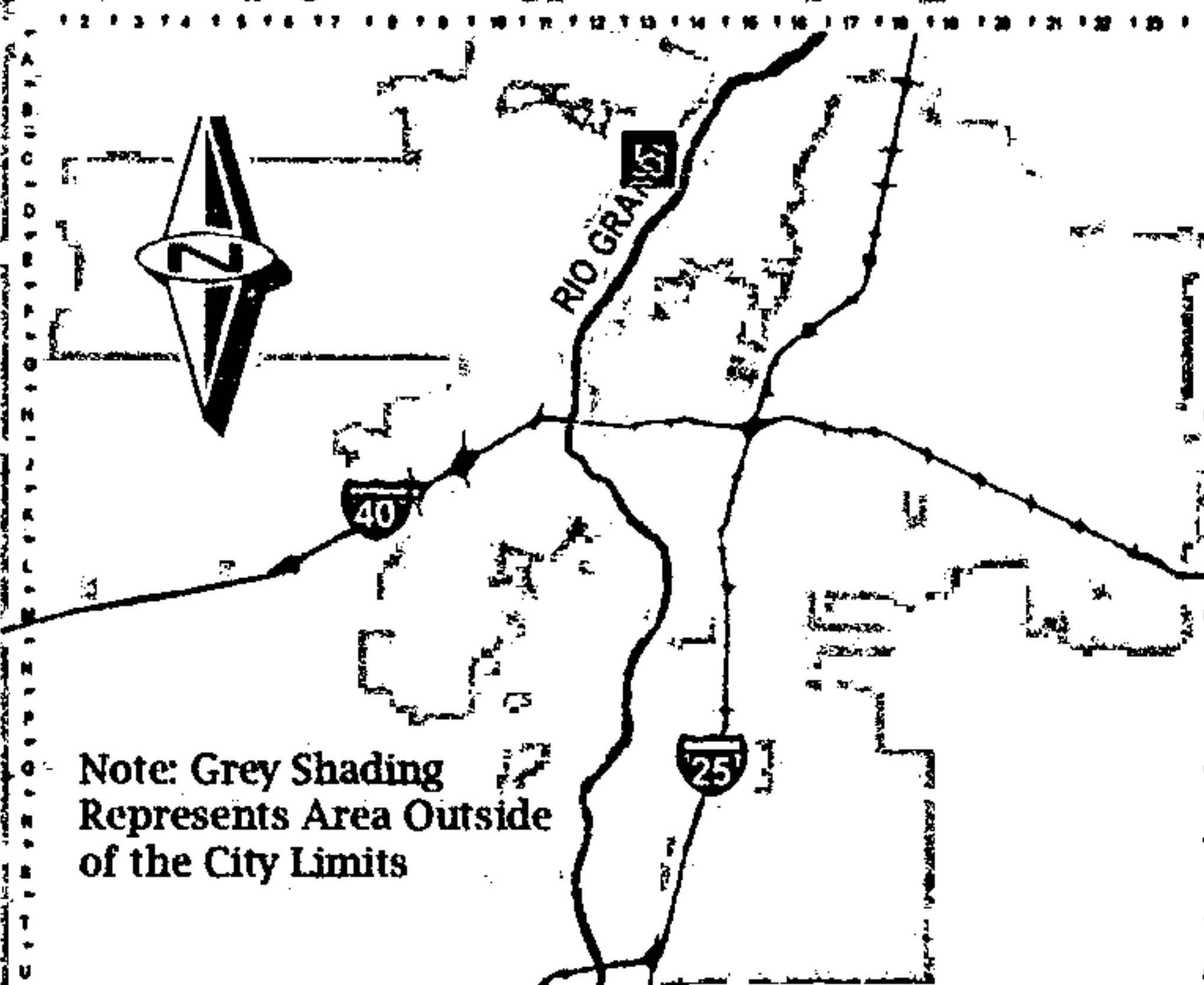


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-13-Z

Selected Symbols

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

0 750 1,500 Feet

David Soule

From: Cloud, Jack W. [jcloud@cabq.gov]
Sent: Thursday, February 13, 2014 3:46 PM
To: David Soule
Subject: RE: PROJECT#1003272

You would use Form S(2), but because this is not significant infrastructure it can be treated as a Minor / one week turnaround action –

On the Form S(2) cross out the word “MAJOR” and write over it the word MINOR – you can mark the Office of Community & Neighborhood and Sign Posting Agreement items as N/A –

From: David Soule [mailto:david@riograndeengineering.com]
Sent: Thursday, February 13, 2014 1:37 PM
To: Cloud, Jack W.
Subject: RE: 11DRB7007--PROJECT#1003271

Sorry, it is 1003272

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Thursday, February 13, 2014 1:16 PM
To: David Soule
Subject: RE: 11DRB7007--PROJECT#1003271

The referenced numbers are incomplete and/ or inaccurate –
What is the site address?

From: David Soule [mailto:david@riograndeengineering.com]
Sent: Wednesday, February 12, 2014 5:34 PM
To: Cloud, Jack W.
Subject: 11DRB7007--PROJECT#1003271

Jack we need to extend the infrastructure list on this project, is this a major action- form S(2)?
David

2/13/2014

Current DRC
Project Number: _____

FIGURE 12

Date Site Plan Approved: 4-25-12
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

DRB Application No.: 11DRB70074 // Project #1003272

**LT 4-A-1-A ALBUQUERQUE WEST UNIT TWO
PROPOSED NAME OF ~~PROJECT~~ OR SITE DEVELOPMENT PLAN**

**LT 4-A-1-A ALBUQUERQUE WEST UNIT TWO
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
		8"	curb and Gutter w/fillet and Handicap ramp	All Saints Street/ High Assets way	existing at high assets	existing at All Saints	/	/	/
		6'	Sidewalk	Paseo del norte	west property line	east property line	/	/	/
		6'	Sidewalk	High Assests Way	west property line	east property line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

Street lights per City requirements.

- 1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee
- 2 _____
- 3 _____

AGENT / OWNER

DAVID SOULE
NAME (print)

RIOGRANDE ENGINEERING
FIRM

David Soule
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 4-25-12
DRB CHAIR - date

[Signature] 04/25/12
TRANSPORTATION DEVELOPMENT - date

[Signature] 04/25/12
UTILITY DEVELOPMENT - date

[Signature] 4-25-12
CITY ENGINEER - date

Carl S. Dument 4-25-12
PARKS & RECREATION - date

AMAFCA - date

- date

- date

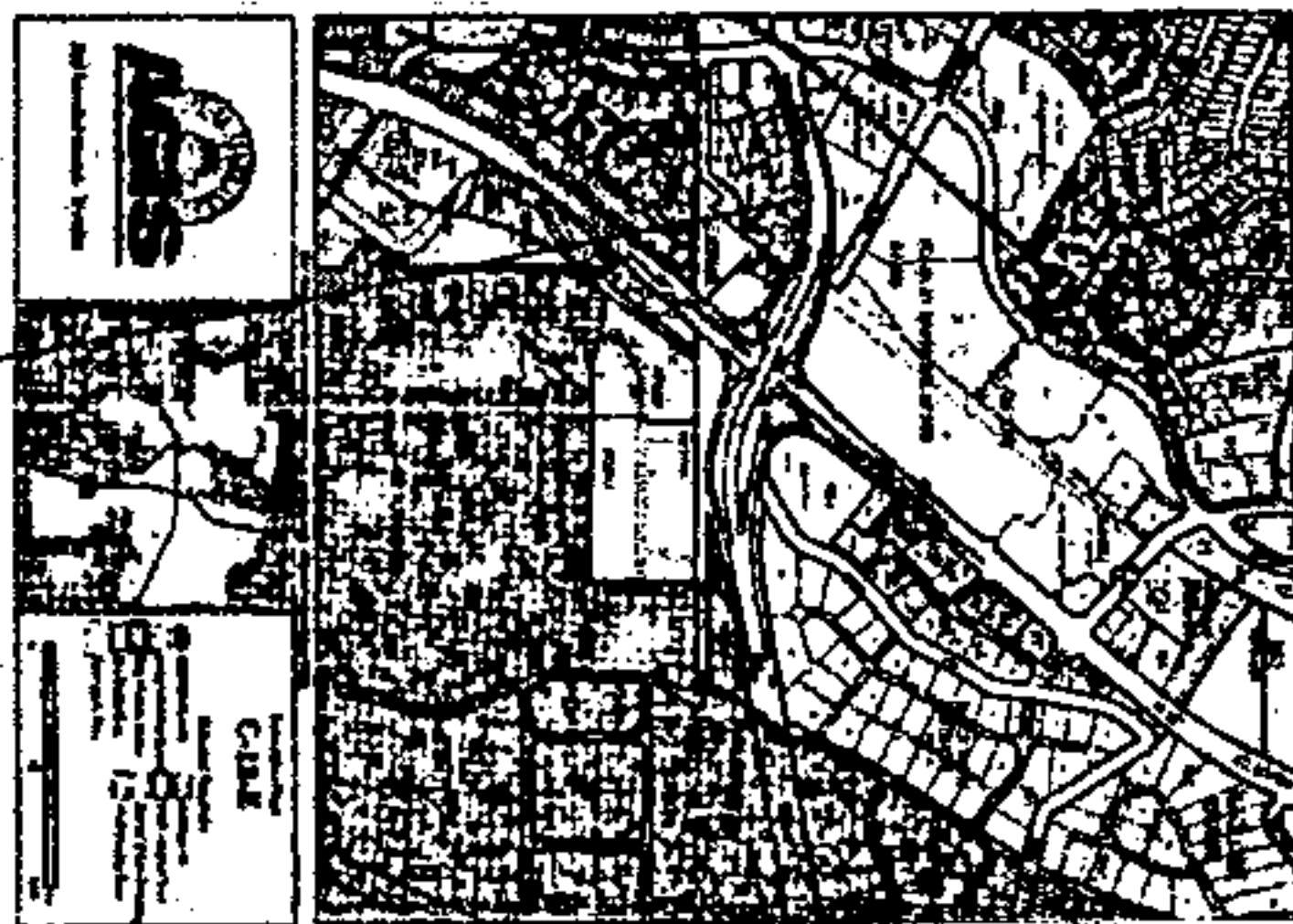
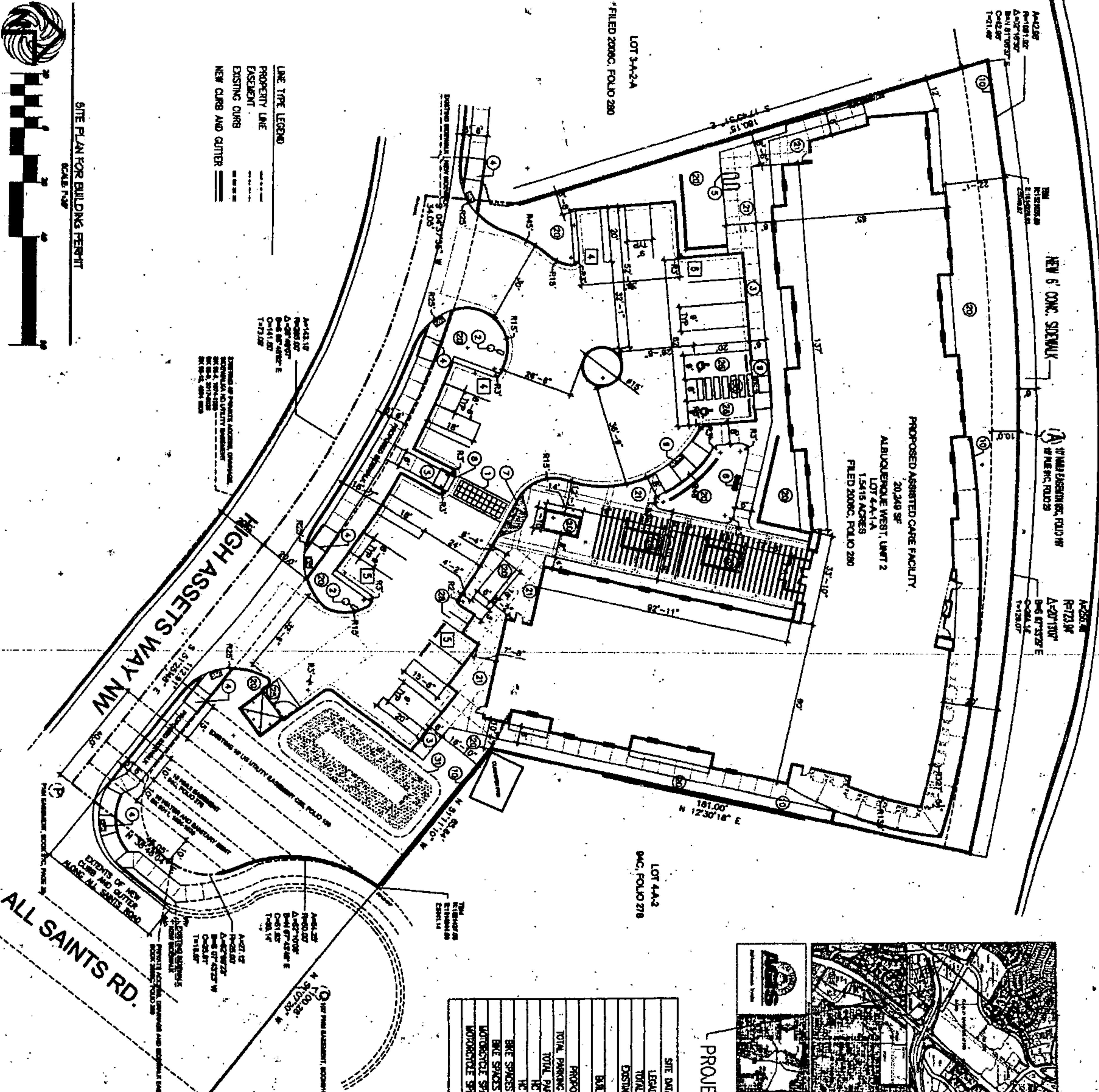
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SITE PLAN FOR BUILDING PERMIT
SCALE: N/A

LINE TYPE LEGEND
PROPERTY LINE
EXISTING CURB
NEW CURB AND GUTTER



PROJECT LOCATION

SITE DATA TABLE	
LOT DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A
TOTAL ACRES	1.5415 ACRES
EXISTING ZONING	
BUILDING SIZE	20,249 SF TOTAL
PROPOSED USES	ASSISTED CARE FACILITY
TOTAL PARKING PROVIDED	21 SPACES
TOTAL PARKING REQUIRED	1 SPACE PER 2 BEDS (41 PROP. BEDS) = 21 REQ. SPACES
HC PROVIDED	2 LIC (INCLUDING 2 VAN ACCESSIBLE)
HC REQUIRED	1 HC SPACES
BRE SPACES PROVIDED	5 BRE SPACES
MONITORING SPACES PROVIDED	2 SPACES
MONITORING SPACES REQUIRED	1 SPACES

- KEYED NOTE
- ① 6' INTERNALLY COLORED, AND TEXTURED CONC. FOOTPRINT CROSSWALK RE: DETAIL 7/A/1.1
 - ② LIGHT POLE LOCATION RE: DETAIL 3/A/1.1
 - ③ PROPOSED 6' CONC. SIDEWALK RE: CIVIL FOR RFO
 - ④ CITY STD. 2441 RAMP W/ TRUNCATED EDGES
 - ⑤ INDICATES BKE BACK LOCATION (5 BKE CHANOT) RE: DETAIL 11/A/1.2
 - ⑥ BENCH LOCATION RE: DETAIL 3/A/1.2
 - ⑦ HANDICAP RAMP RE: 15/A/1.1
 - ⑧ HANDICAP RAMP RE: 16/A/1.1
 - ⑨ HANDICAP RAMP RE: 12/A/1.1
 - ⑩ INDICATES PROPOSED RETAINING WALL RE: CIVIL PLAN FOR RFO
 - ⑪ INDICATES LANDSCAPE PLANNING AREA C/L TO FRONT/FOOTPRINT RE: SITEPLAN FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR RFO
 - ⑫ CONC. SIDEWALK RE: DET 14/A/1.1
 - ⑬ RE: SITE PLAN FOR ADJUT LAYOUT
 - ⑭ 6' HIGH CONC. ISLAND RE: DET 5/A/1.1
 - ⑮ RE: SITE GRADING PLAN FOR RFO
 - ⑯ REFUSE ENCLOSURE RE: DET 4/A/1.3
 - ⑰ H.C. PARKING STALL RE: DET 8/A/1.2
 - ⑱ WHEELSTOP RE: DET 5/A/1.2
 - ⑳ INDICATES PROPOSED HANDICAP PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS RE: DET: 7/A/1.2
 - ㉑ NOT USED
 - ㉒ PAINTED STRIPING/SIGNING AS INDICATED WITHIN SITEPLAN
 - ㉓ 4' HIGH CONC. SLAT FENCE

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Introduction (Use required) () YES () NO. If Yes, then a set of approved (Use) plans with a seal shall be required for any construction within Public Right-of-Way or for construction of public improvements.

DBA SITE DEVELOPMENT/CON. SERVICE AGENCY

DATE: 04/25/12
DATE: 04/25/12
DATE: 04/25/12

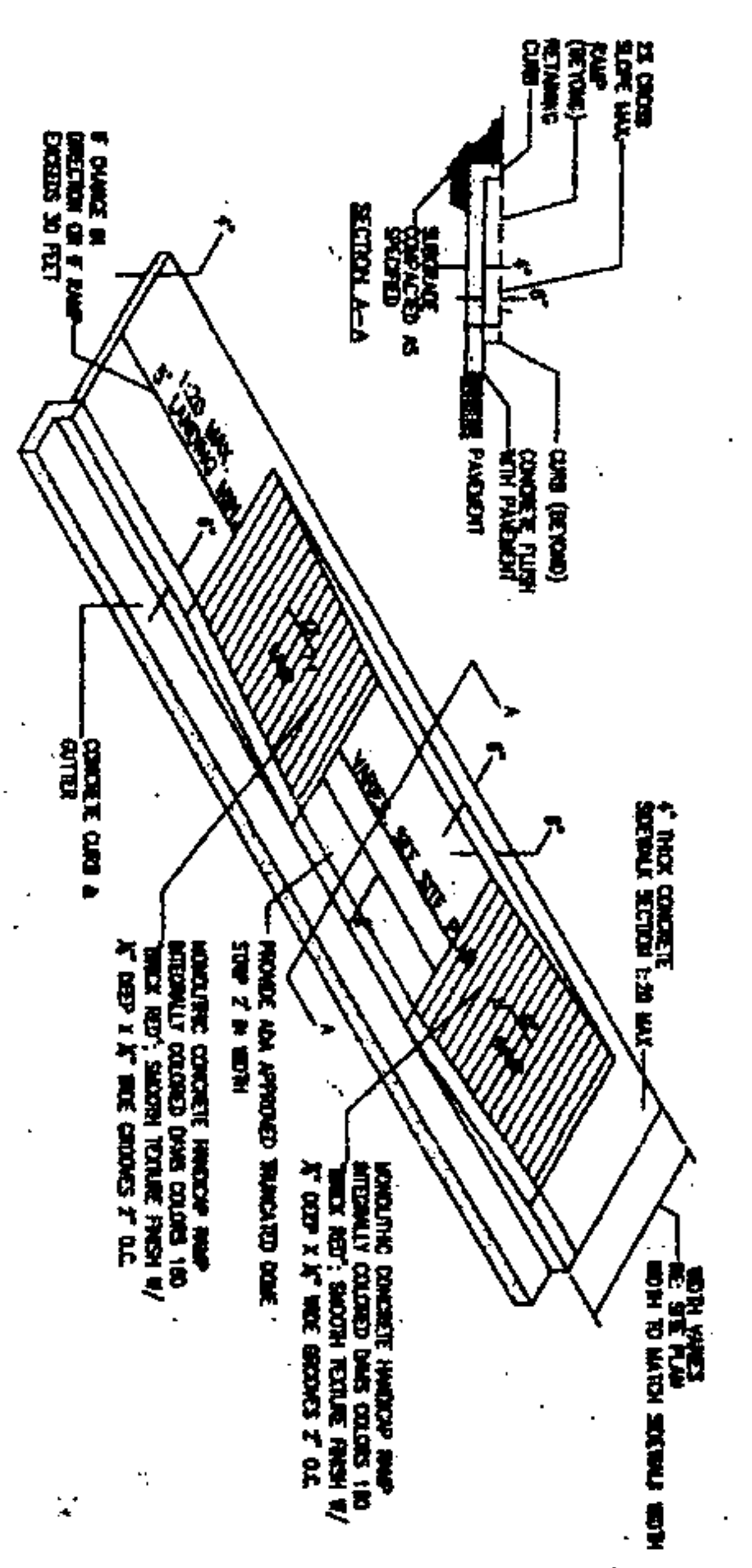
City Engineer: _____
Environmental Health Department: _____
Solid Waste Management: _____
Public Works Department: _____
Date: _____

PROJECT TITLE	ASSISTED LIVING FACILITY
PROJECT NUMBER	STEPHEN DUNBAR, AA
JOB NO.	AS
DRAWN BY	MSW
DATE	2/18/11
SCALE	AS NOTED
PROJECT TITLE	SITE PLAN FOR BUILDING PERMIT
PROJECT NUMBER	A1.0

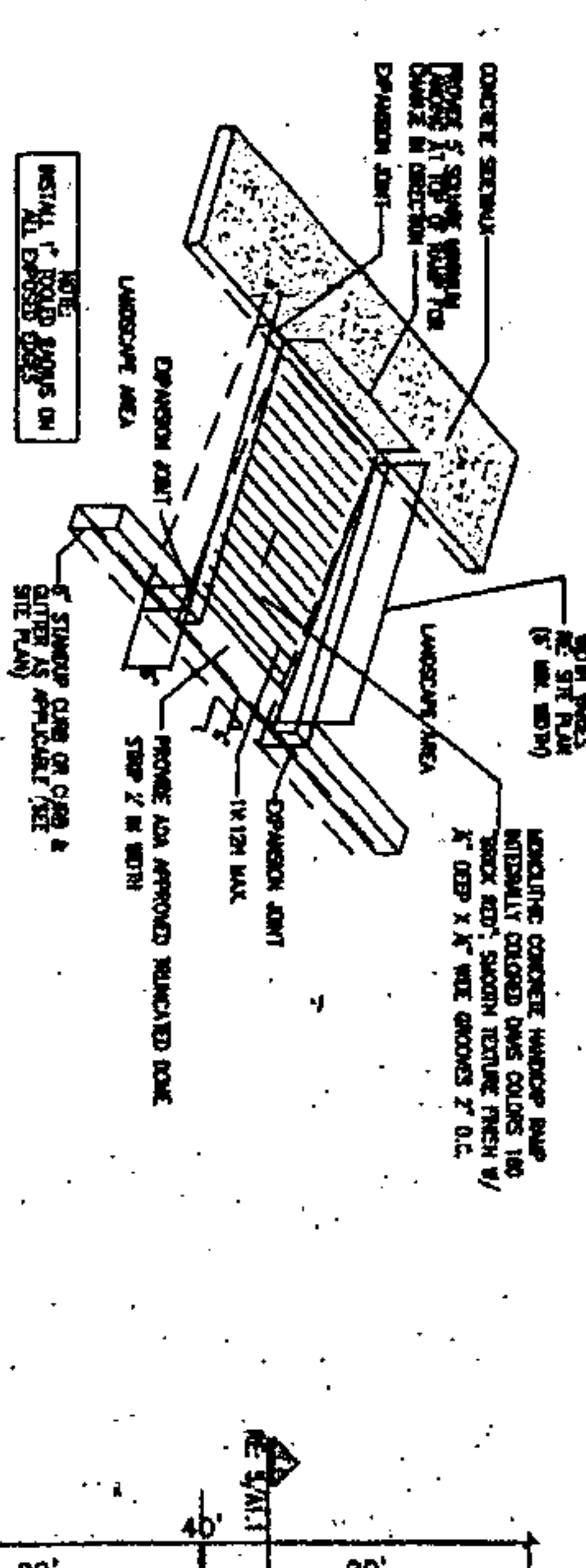


MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

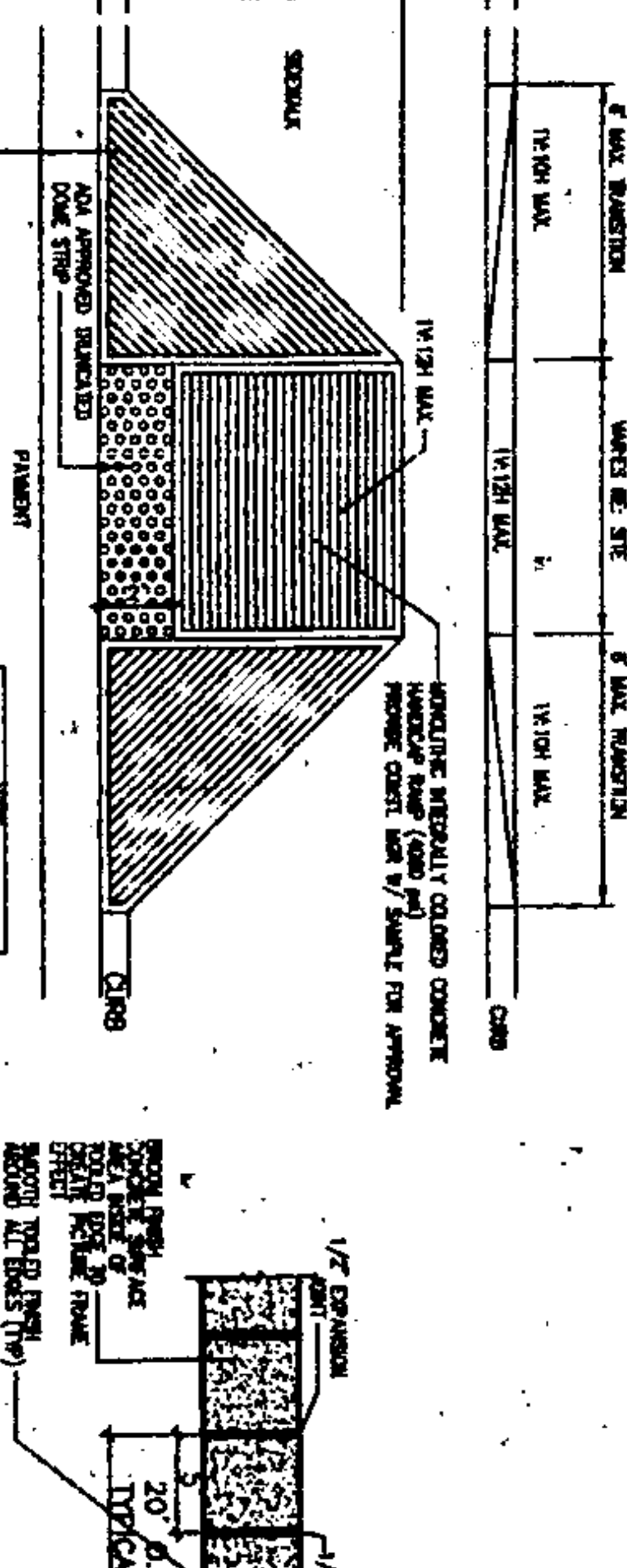
REV	DATE	BY	REVISION



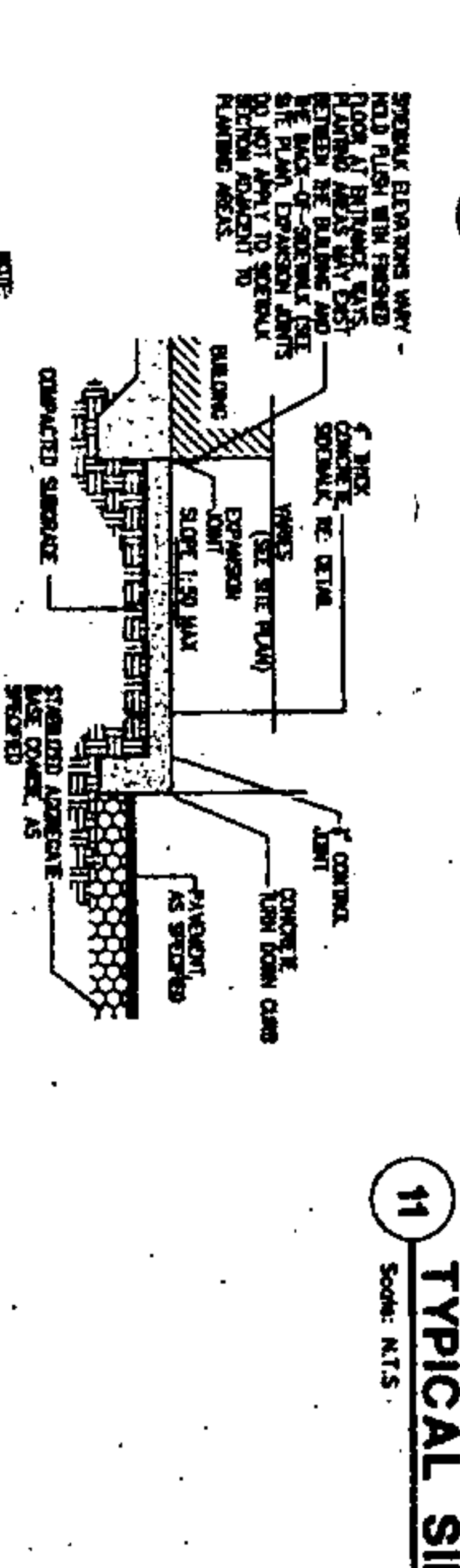
17 TAPERED H.C RAMP
Scale: N.T.S.



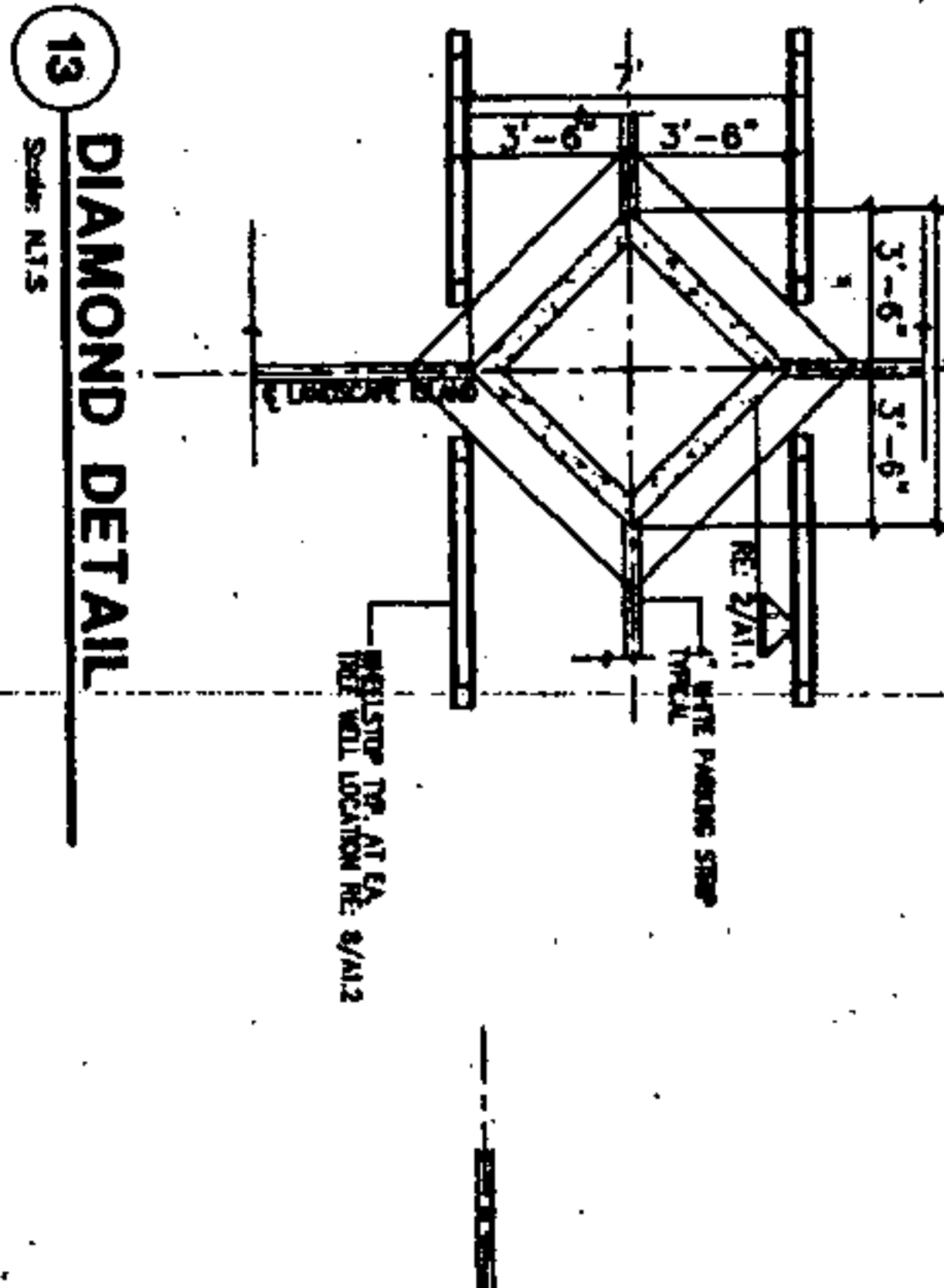
16 CURBED H.C RAMP
Scale: N.T.S.



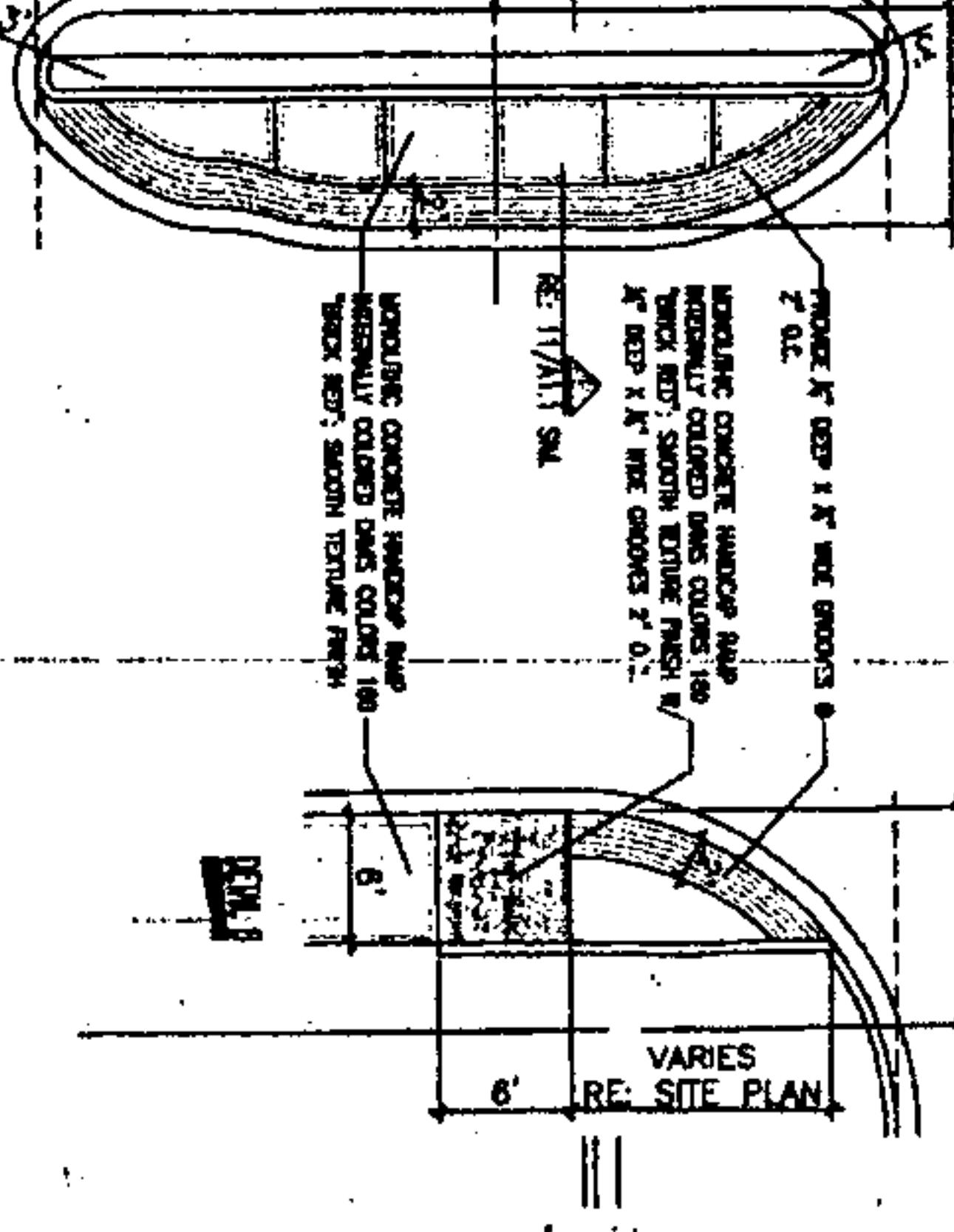
15 FLARED H.C RAMP
Scale: N.T.S.



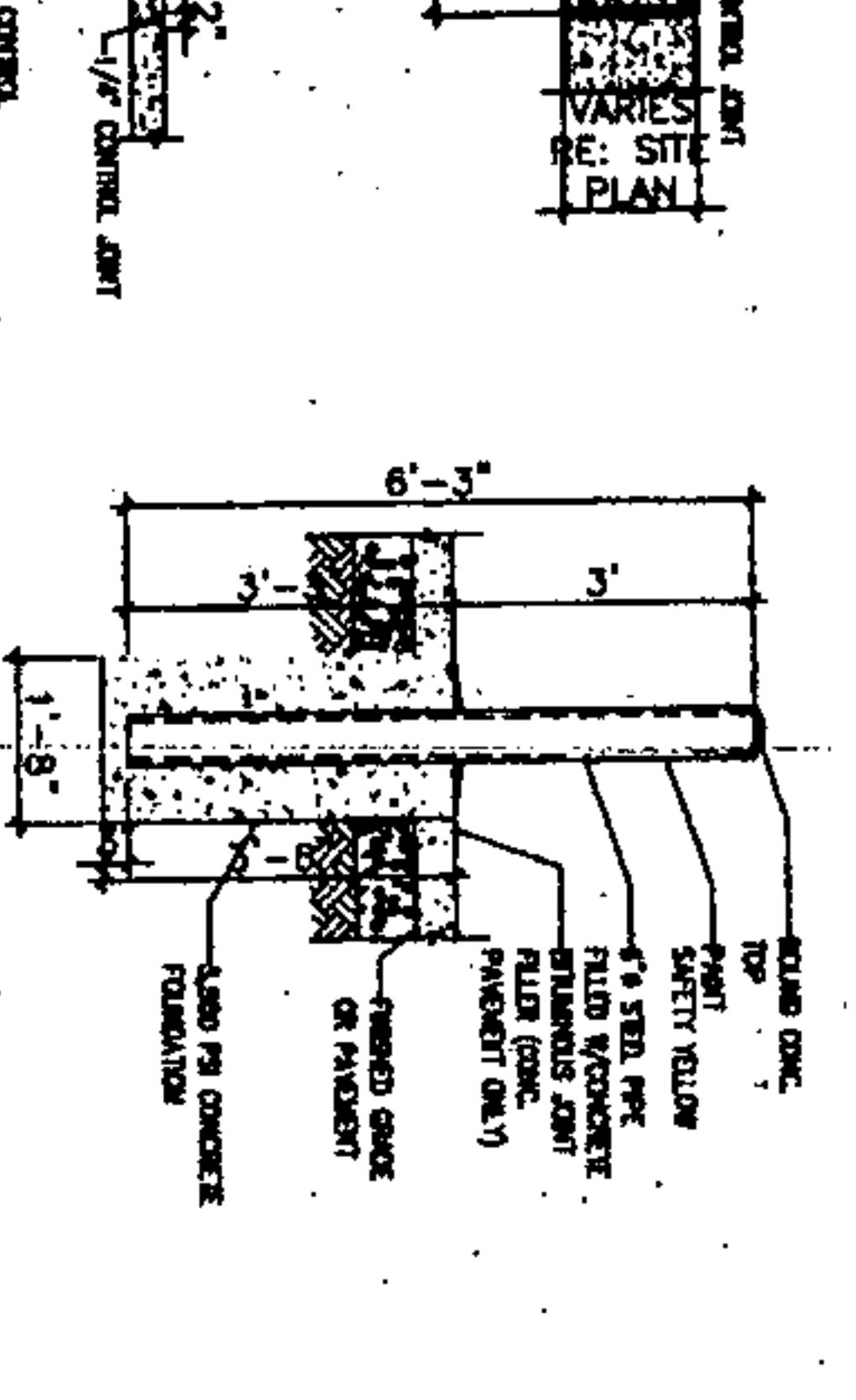
14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S.



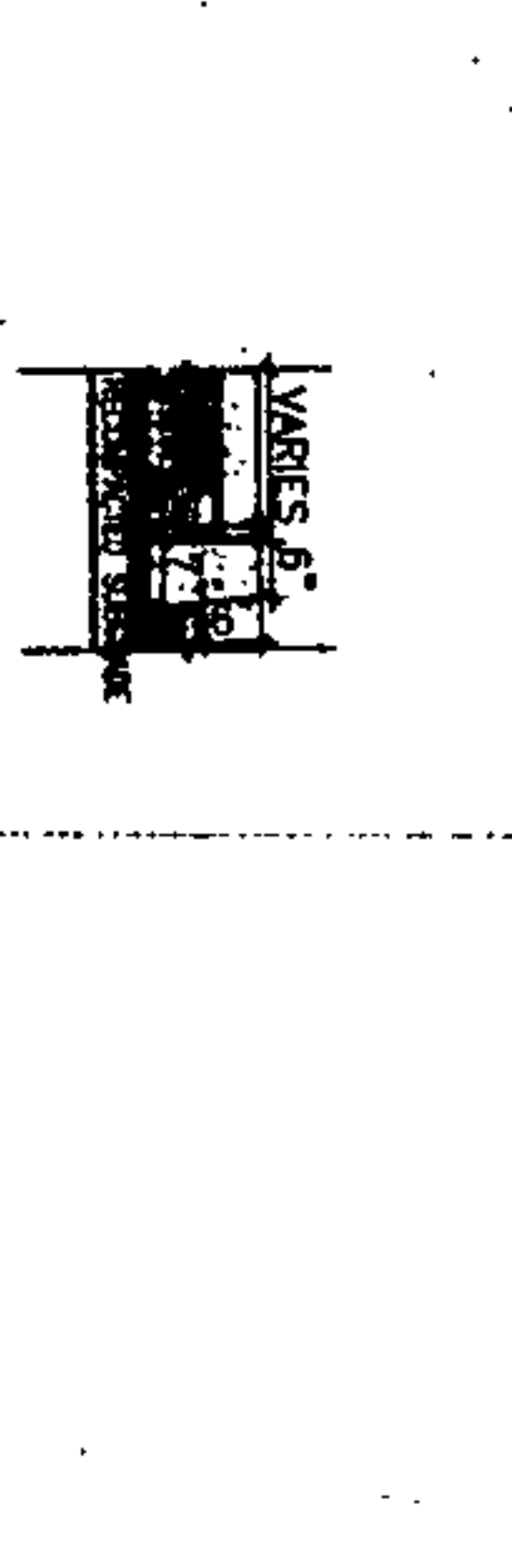
13 DIAMOND DETAIL
Scale: N.T.S.



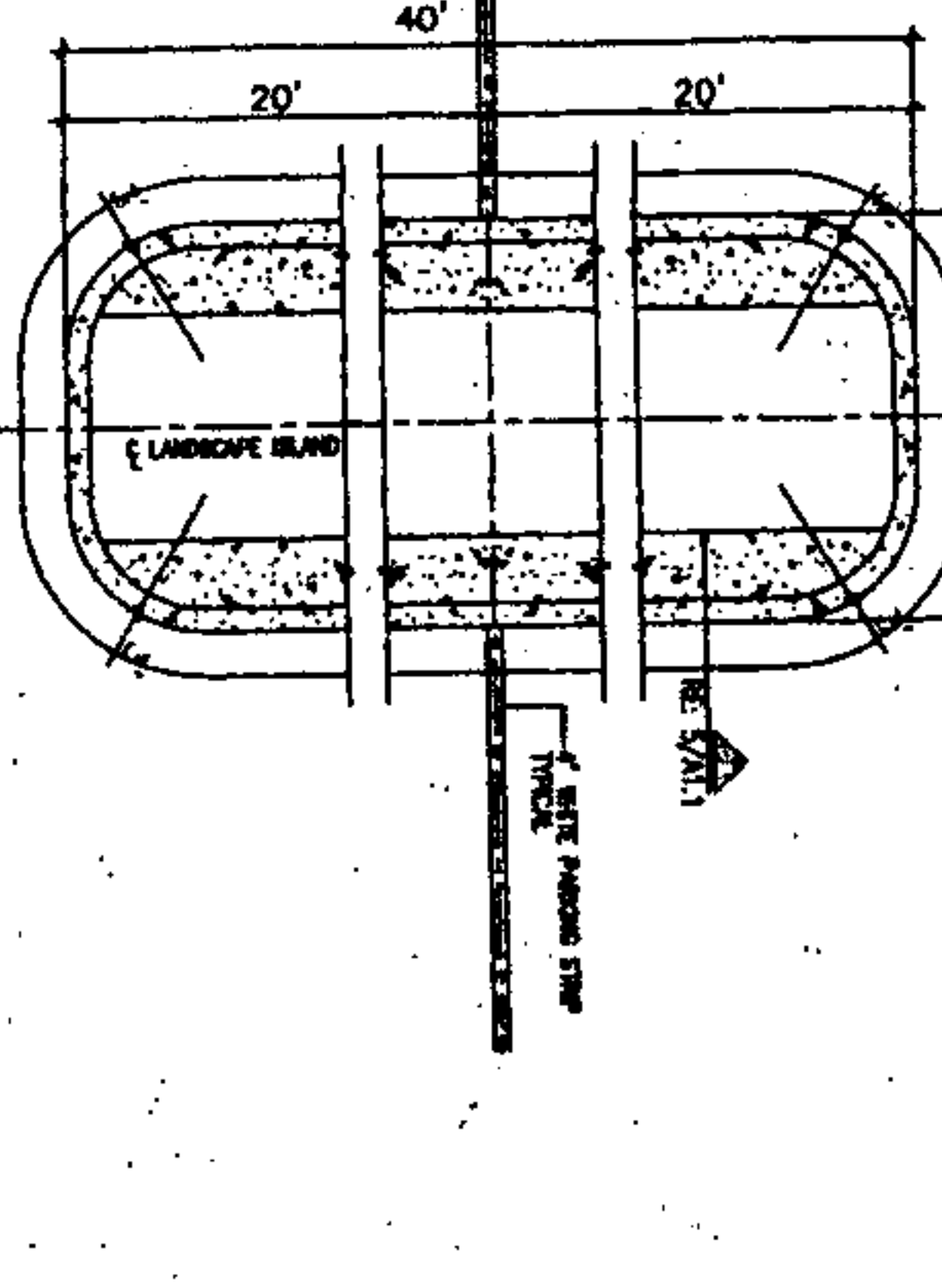
12 TYP. END ISLAND W/ WALK
Scale: N.T.S.



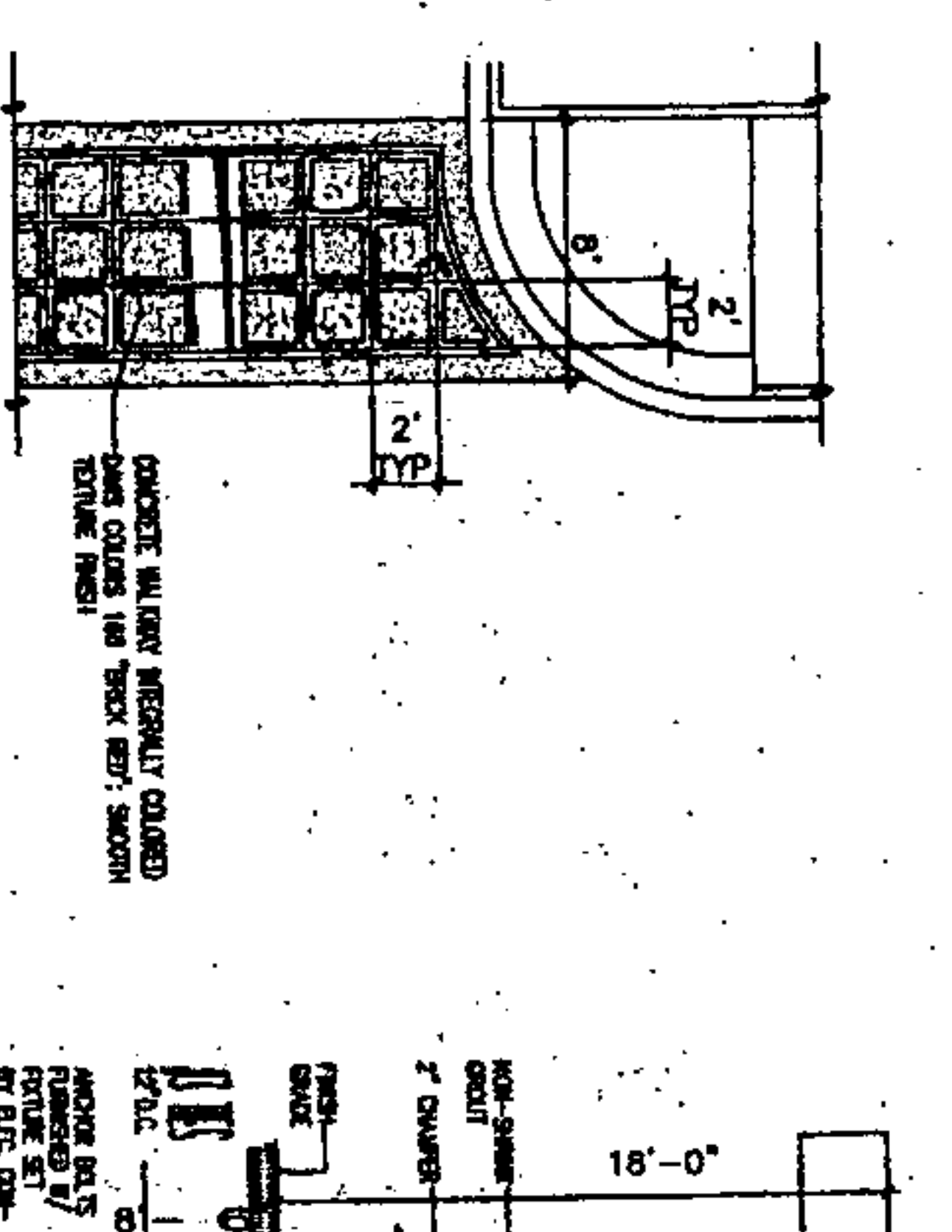
11 TYPICAL SIDEWALK
Scale: N.T.S.



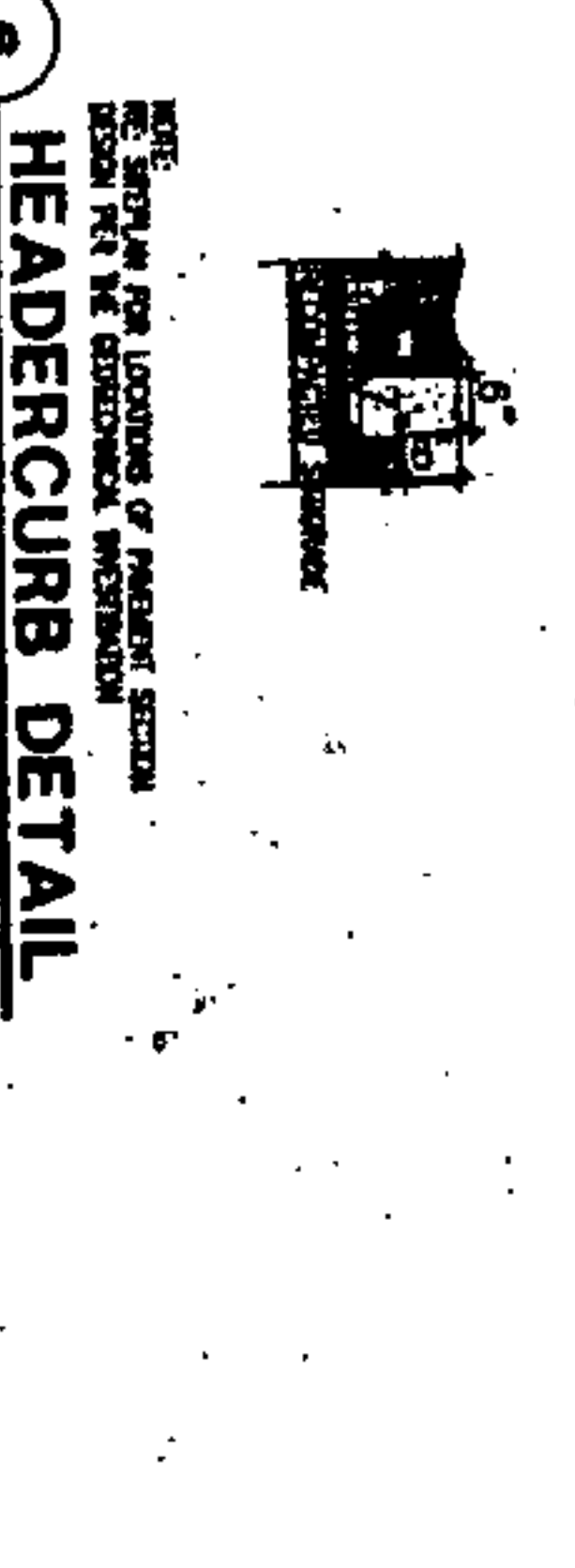
10 BOLLARD DETAIL
Scale: 1/2\"/>



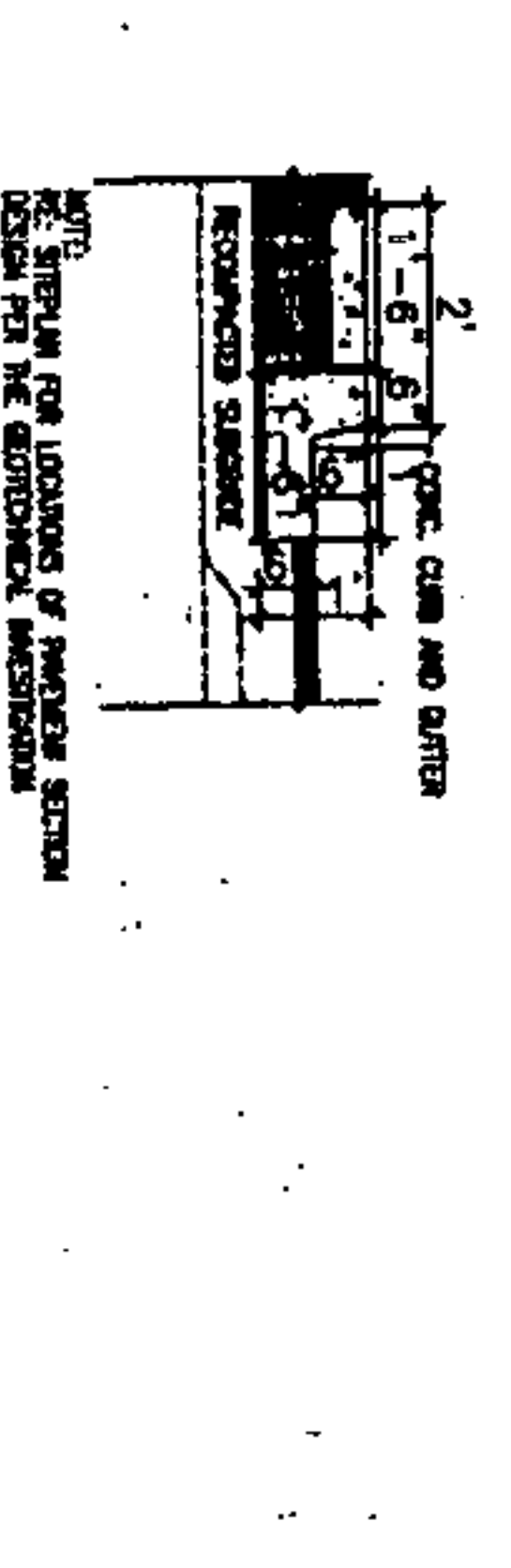
8 ISLAND DETAIL
Scale: N.T.S.



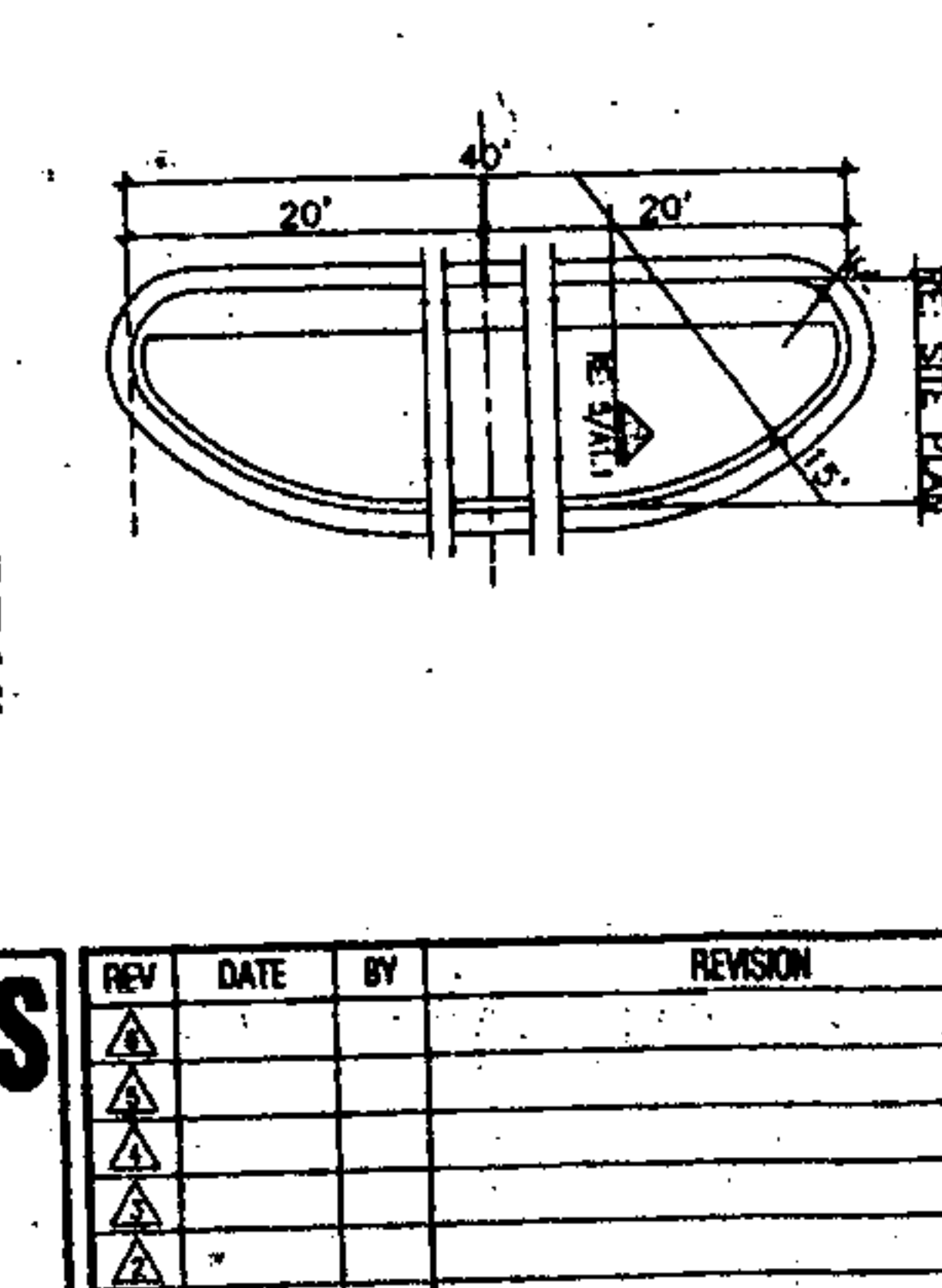
7 TYP. CONC. CROSSWALK
Scale: N.T.S.



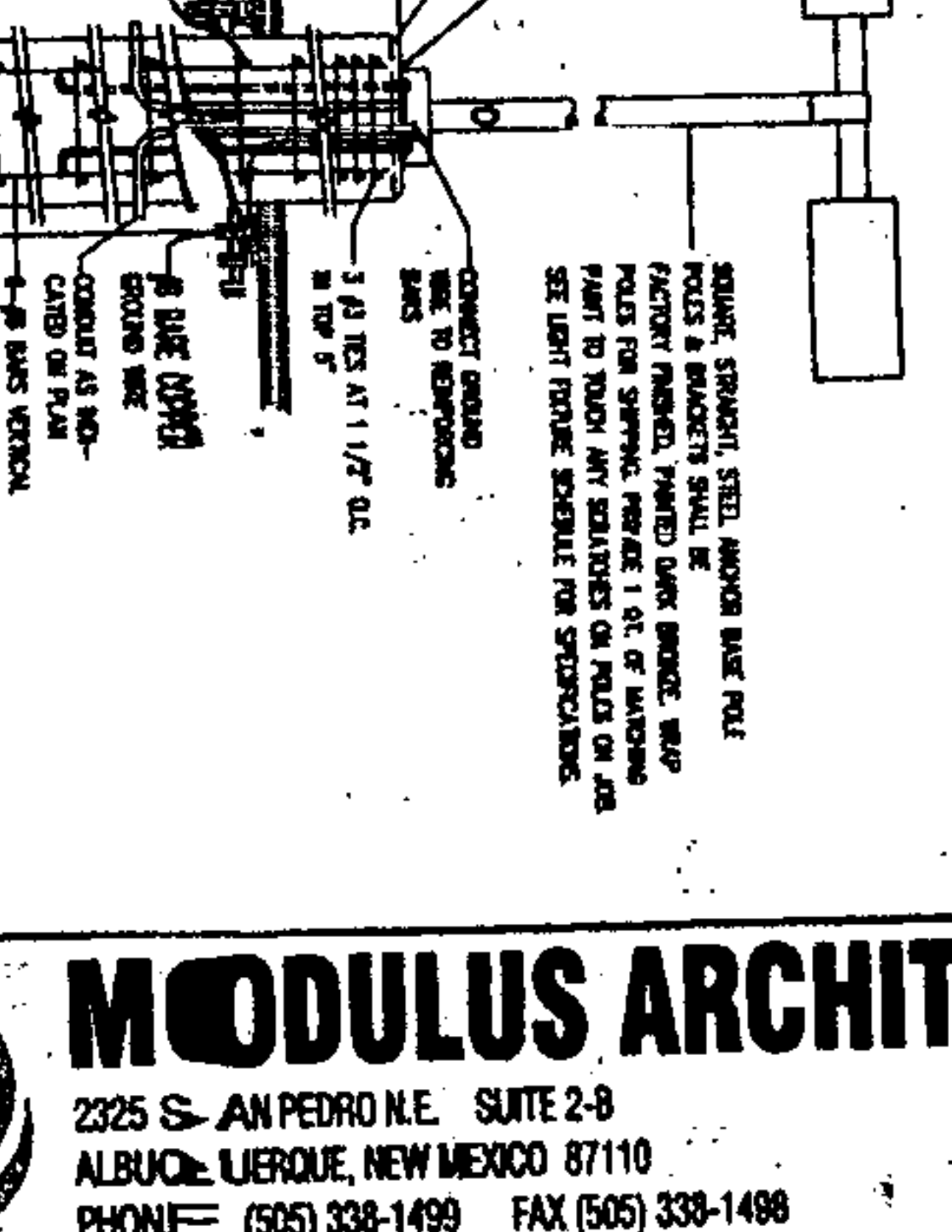
6 HEADERCURB DETAIL
Scale: N.T.S.



5 ISLAND CURB DETAIL
Scale: N.T.S.



4 END ISLAND DETAIL
Scale: N.T.S.



3 LIGHT POLE DETAIL
Scale: N.T.S.



2 TYP. CURB DETAIL
Scale: N.T.S.



9 HEADER CURB W/ STEP OFF DETAIL
Scale: N.T.S.

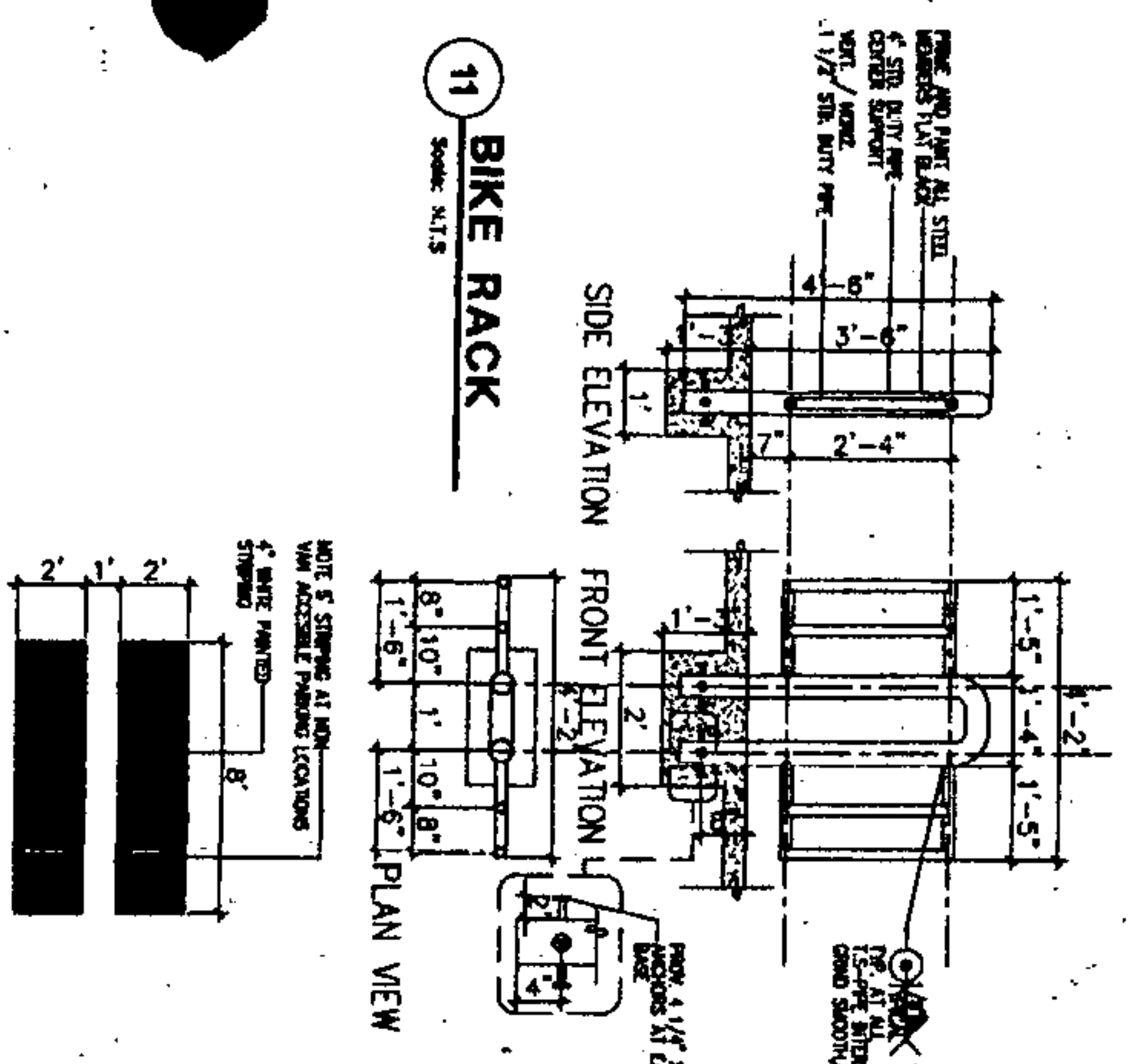
DATE: 2/19/11	PROJECT: ASSISTED LIVING FACILITY	JOB NO.: AS	DRAWN BY: MSW
SCALE: AS NOTED	LOT 4-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM	PROJECT OWNER: STEPHEN DUNBAR, AA	SHEET TITLE: SITE DETAILS
A1.1			



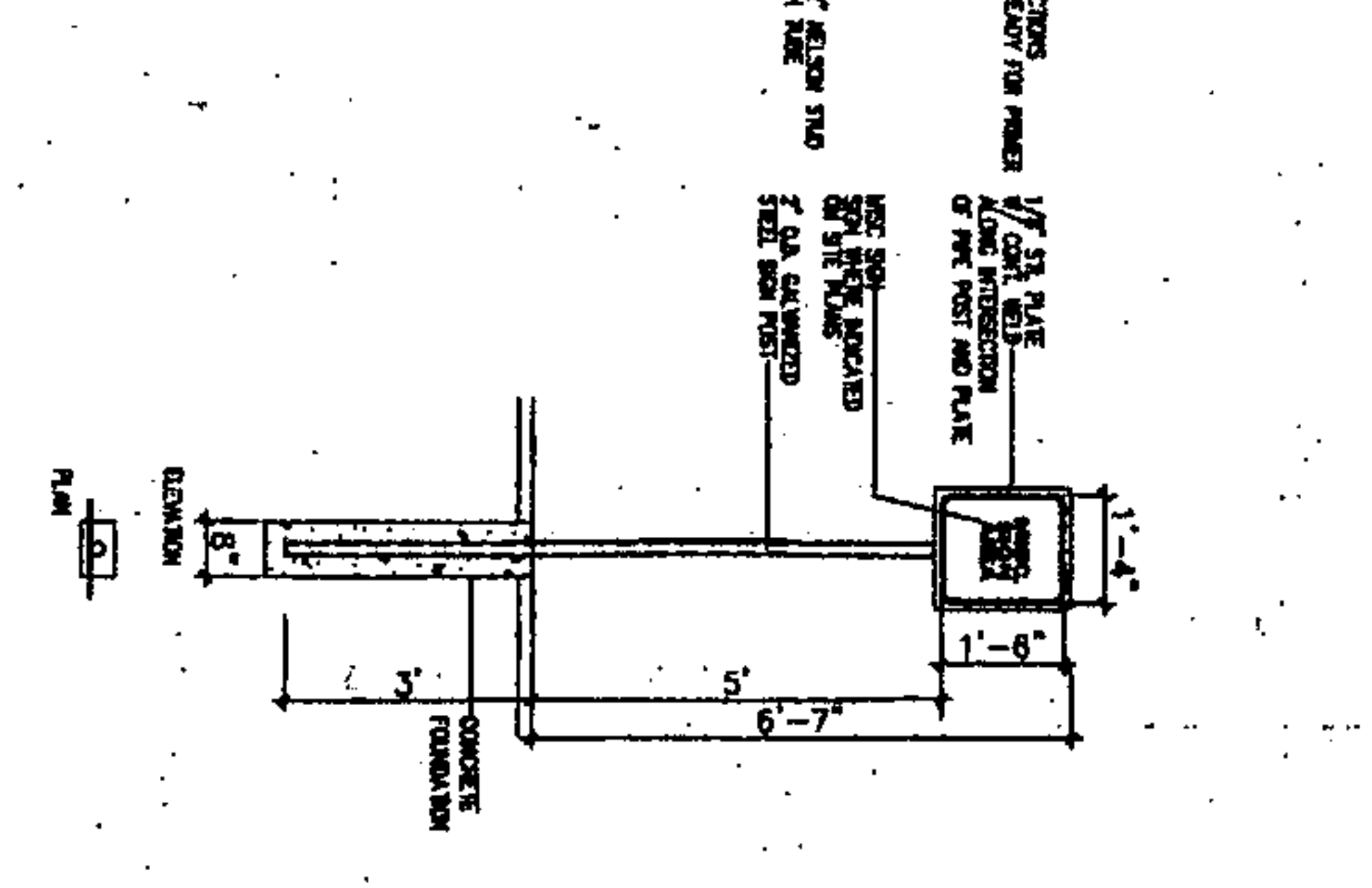
MODULUS ARCHITECTS
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REV	DATE	BY	REVISION

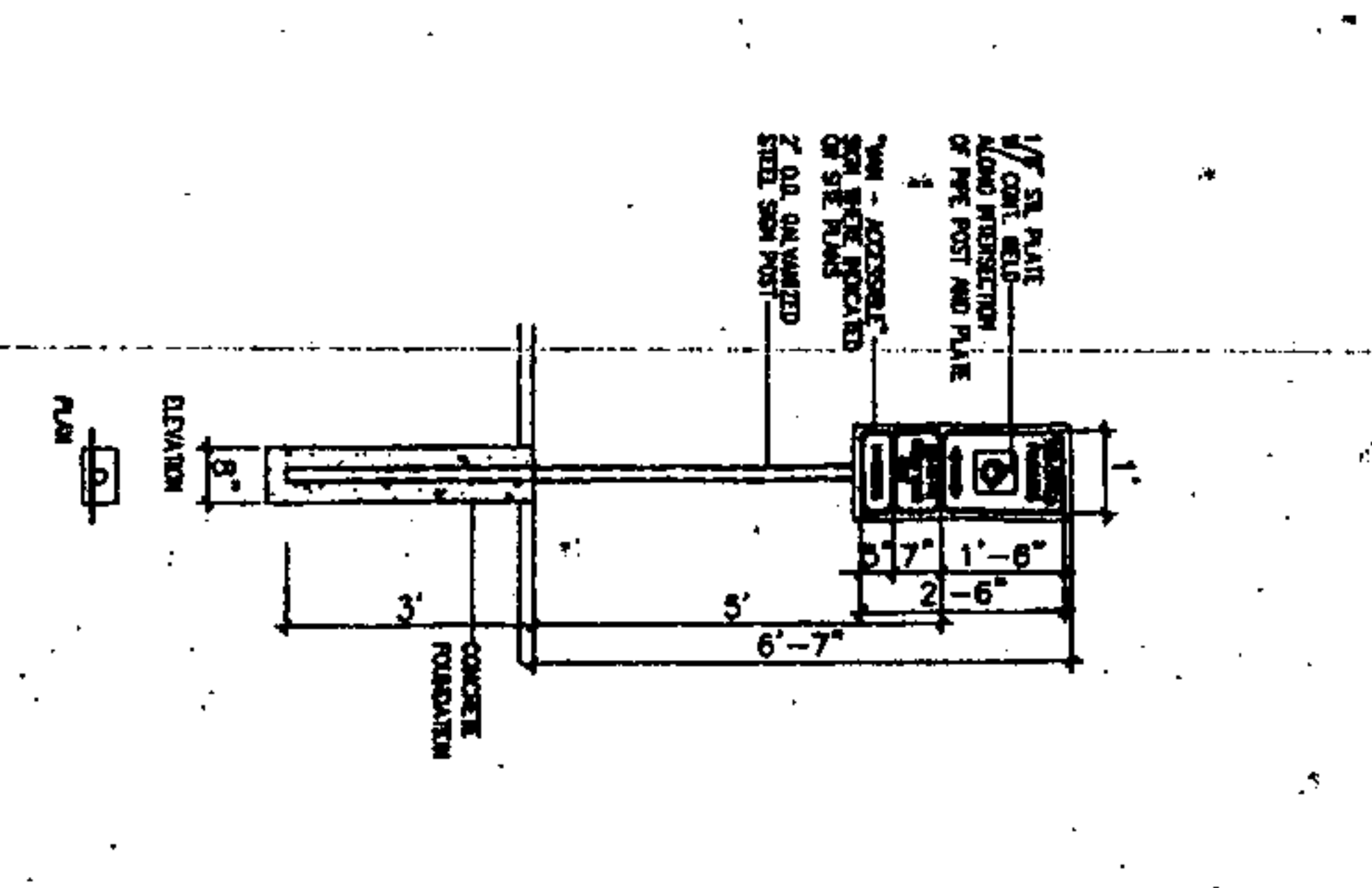
11 BIKE RACK
Scale: 1/2"=1'-0"



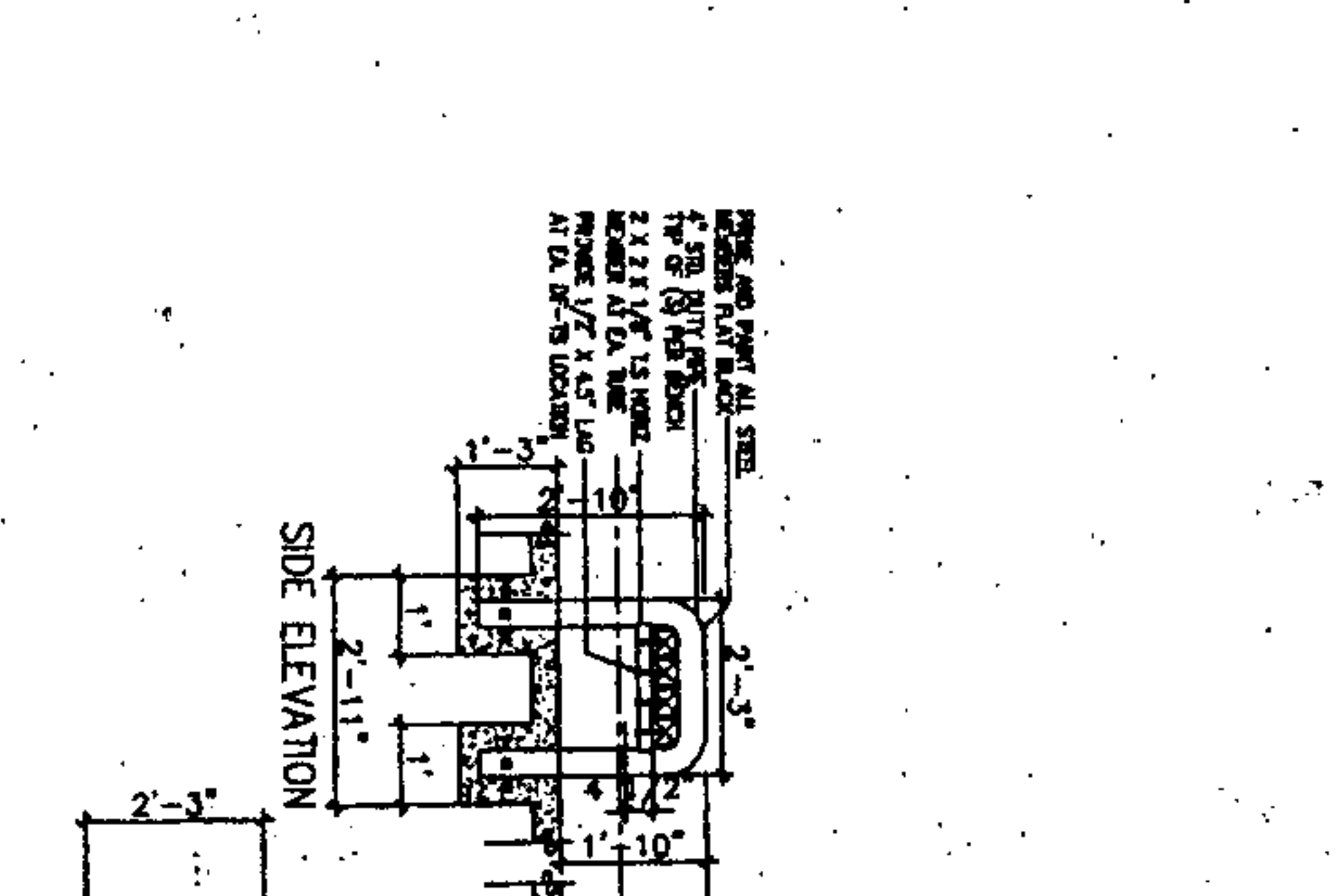
10 H.C. PARKING-WALK PAINT DETAIL
Scale: N.T.S.



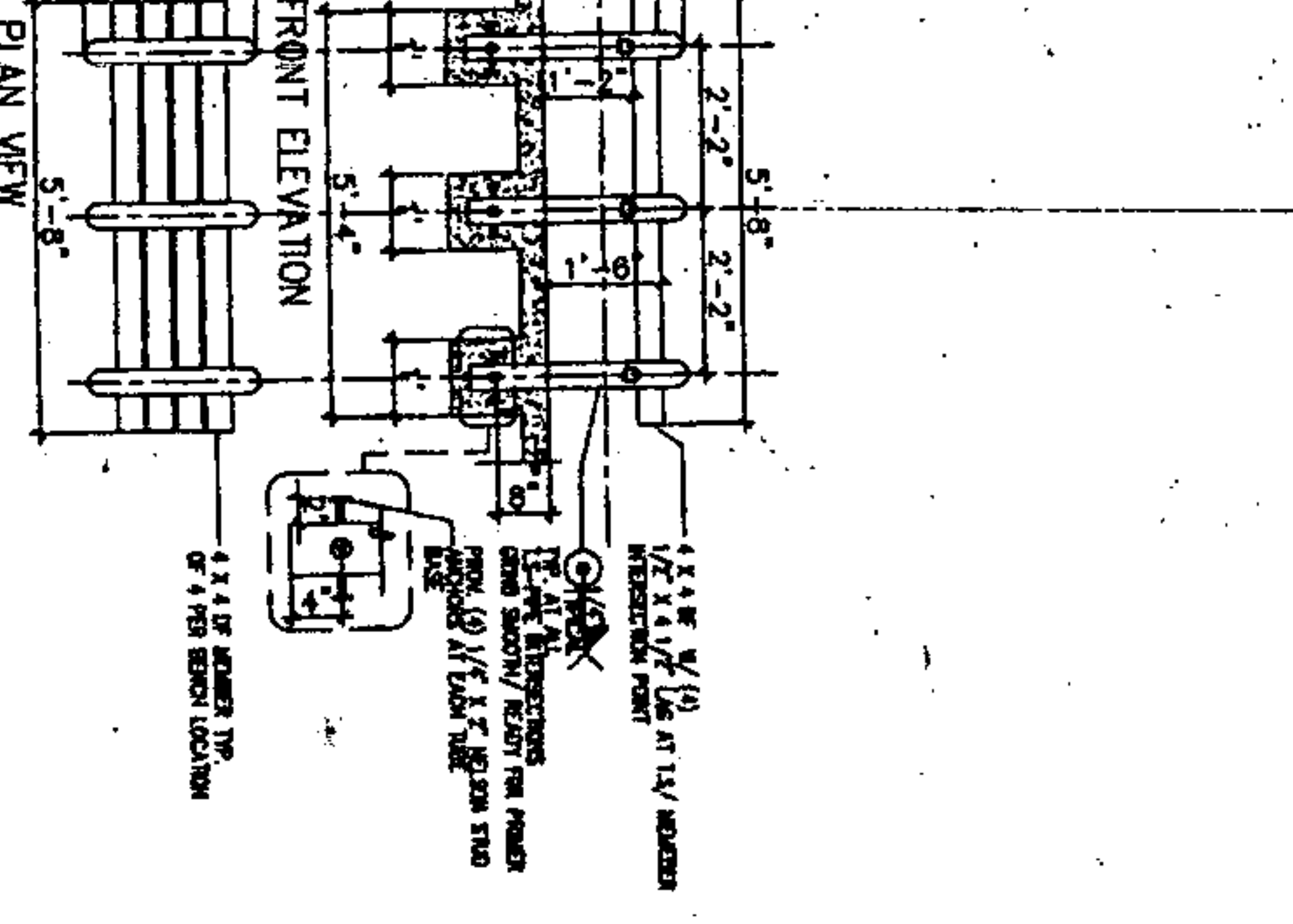
7 MISC. SIGNAGE
Scale: N.T.S.



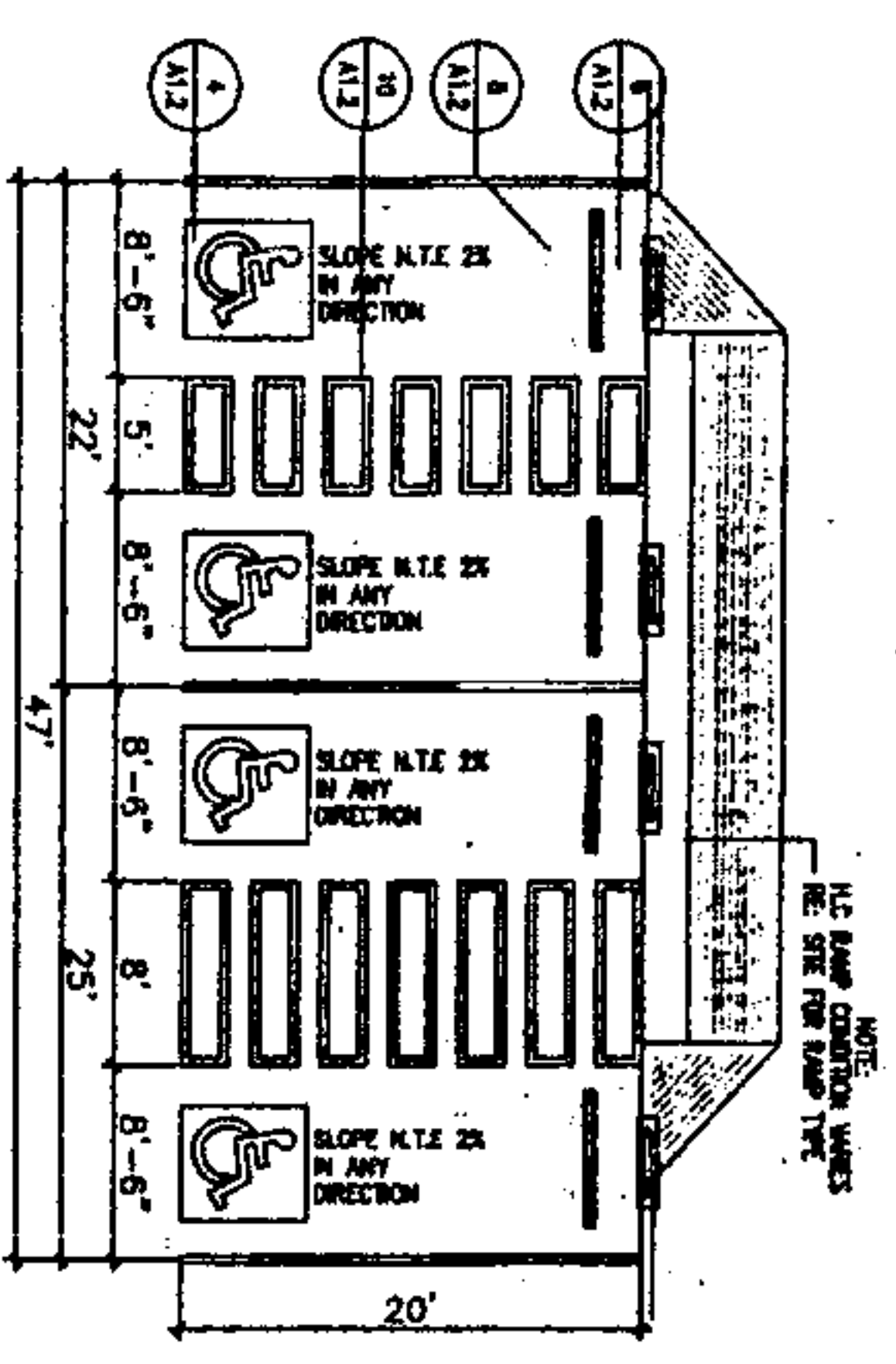
6 H.C. SIGNAGE
Scale: N.T.S.



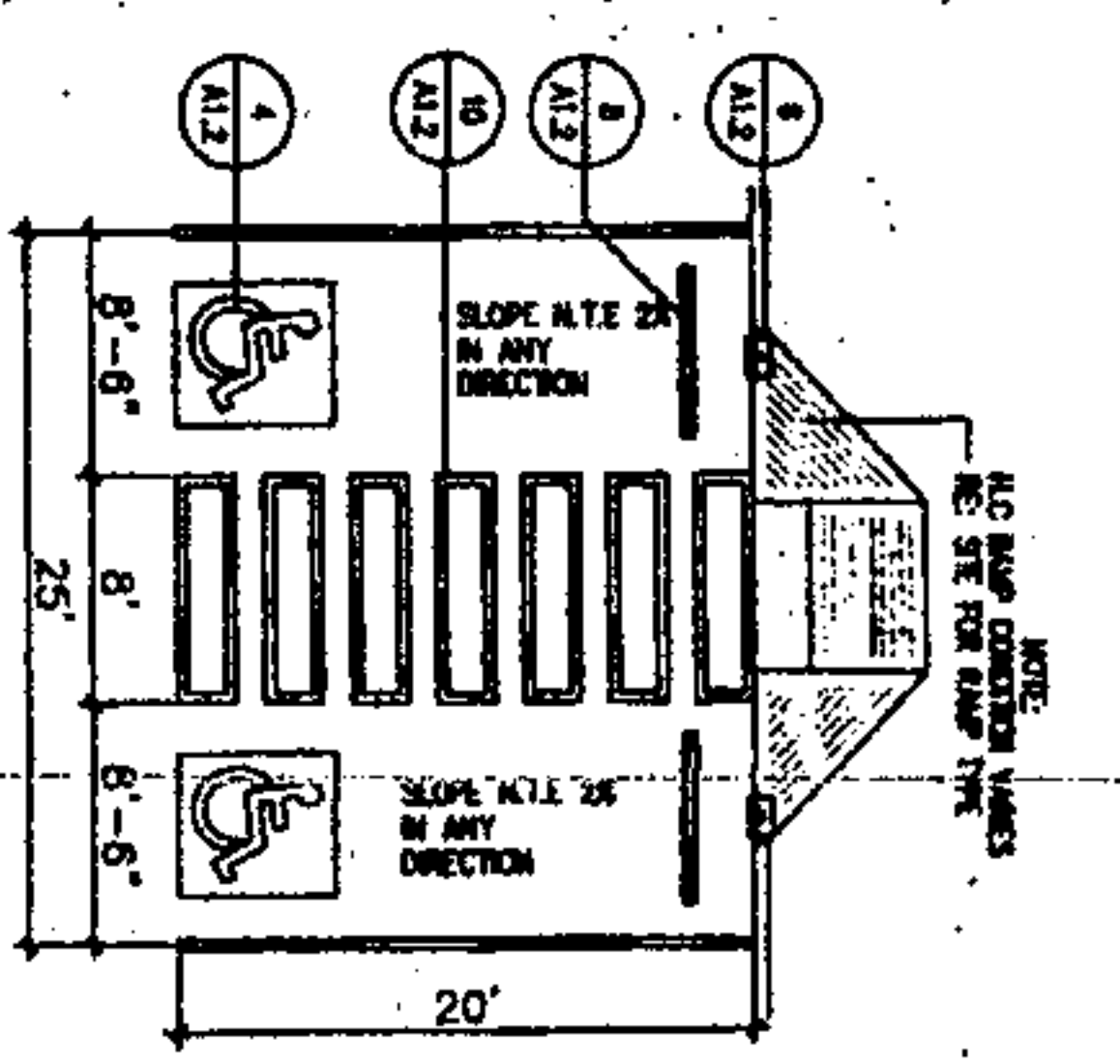
3 BENCH DET.
Scale: N.T.S.



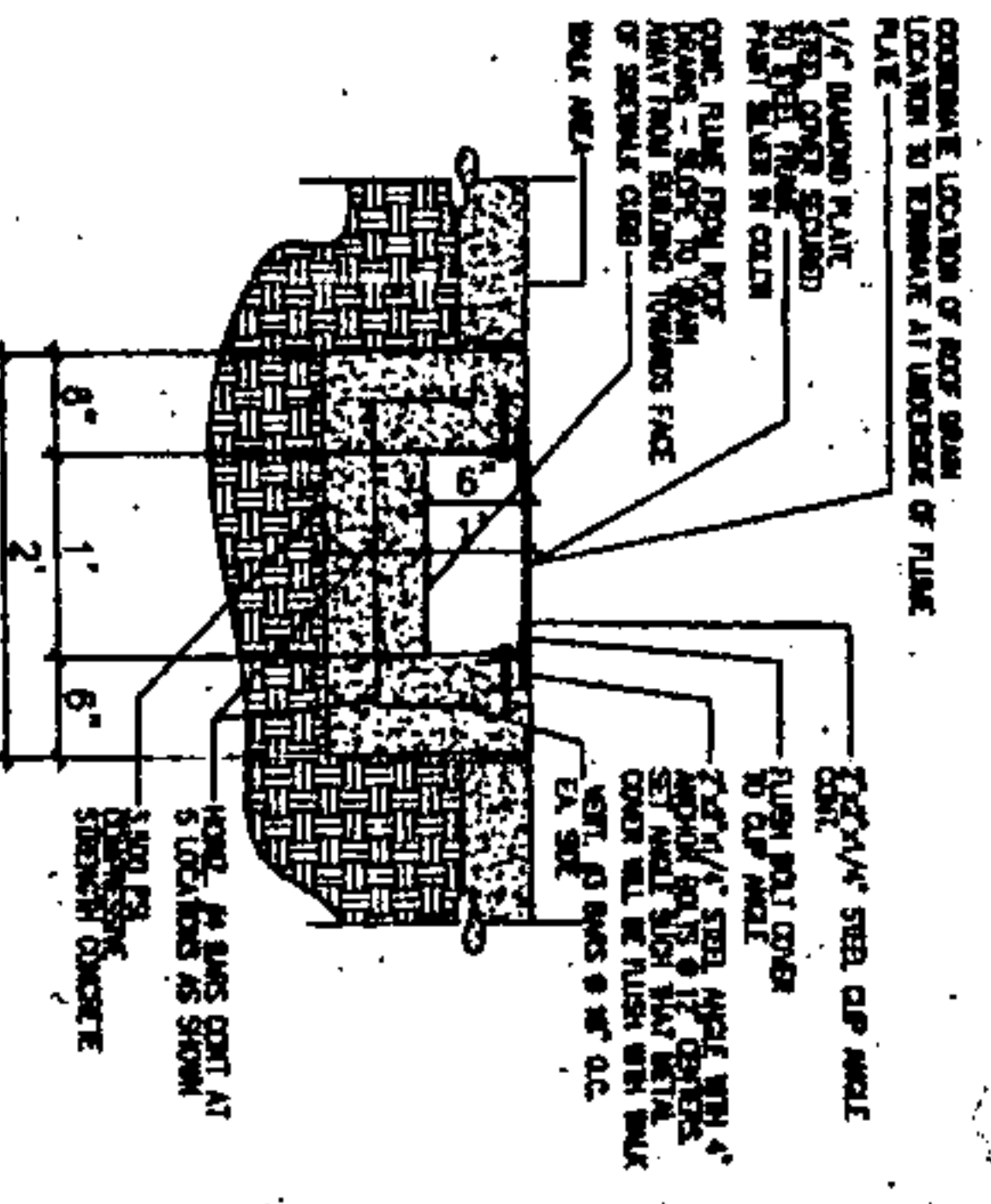
9 H.C. PARKING/INDIVIDUAL CONFIGURATION
Scale: N.T.S.



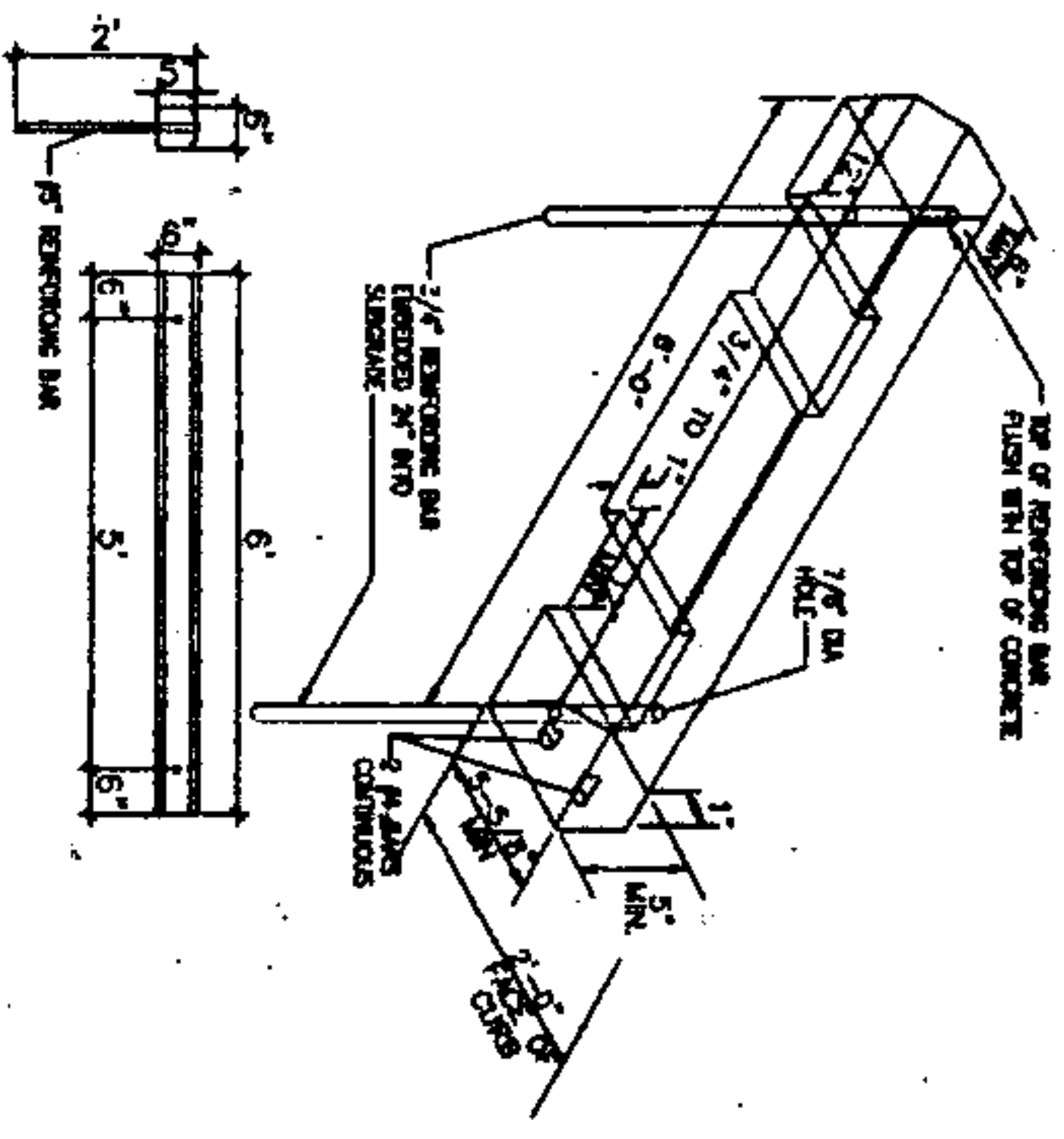
5 H.C. PARKING/VAN ACCESSIBLE ONLY
Scale: N.T.S.



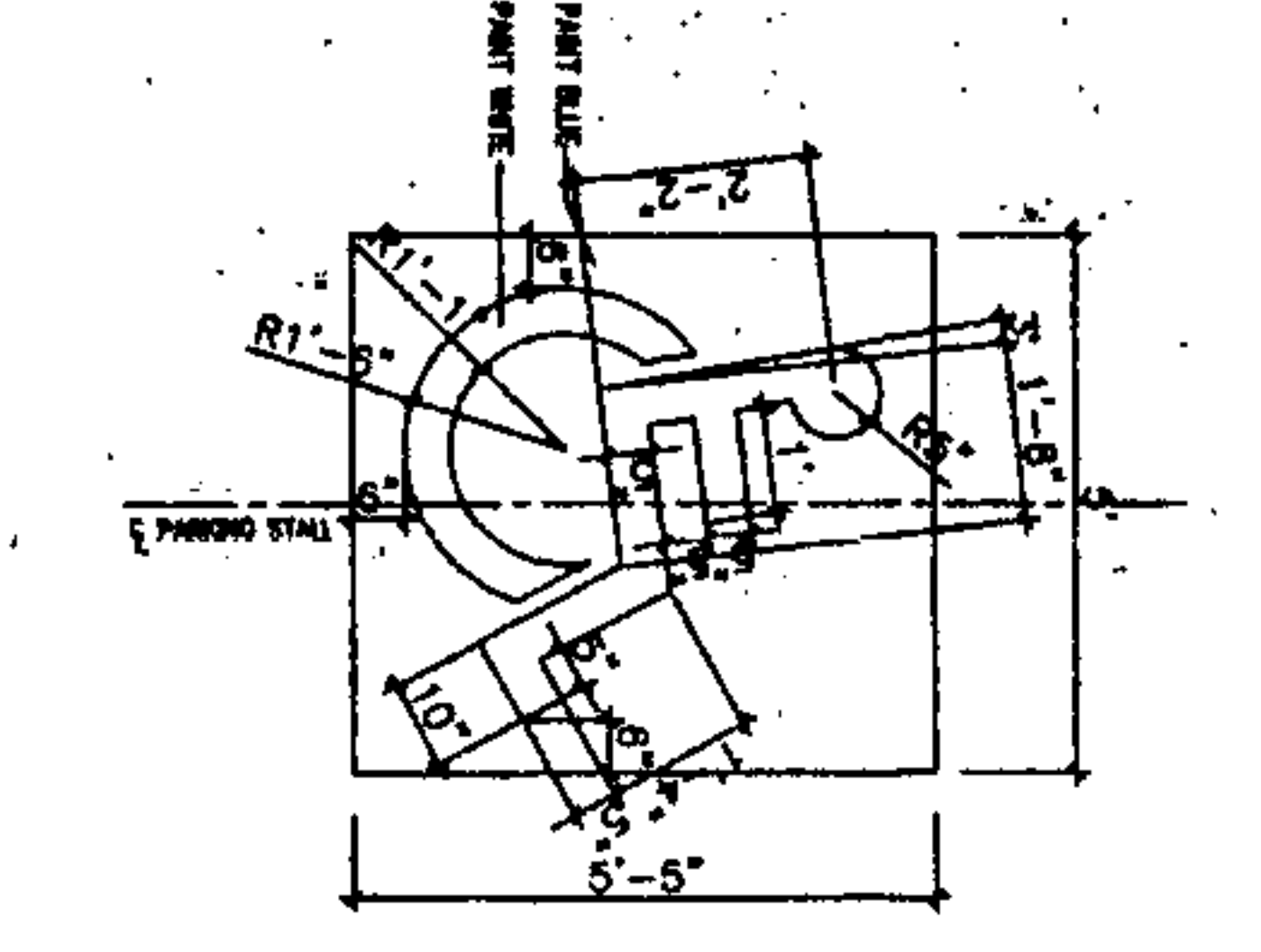
2 CONC. FLUME DETAIL
Scale: N.T.S.



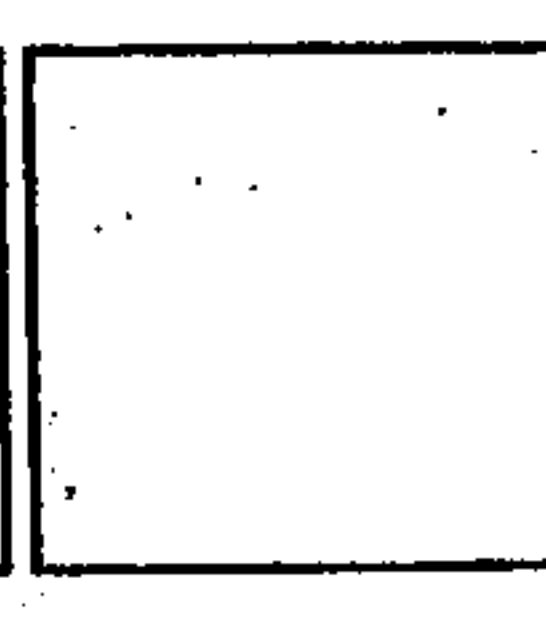
8 H.C. WHEELSTOP
Scale: 1/2"=1'-0"



4 H.C. SIGNAGE
Scale: 1/2"=1'-0"

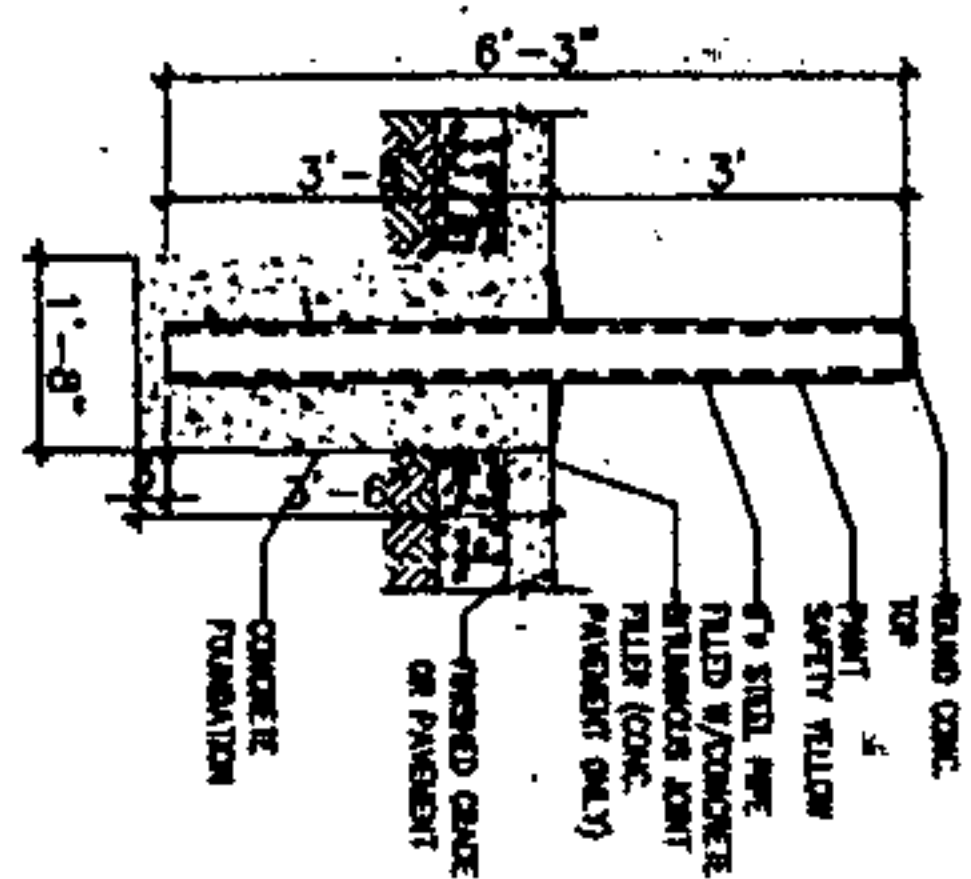


DATE 2/18/11	PROJECT TITLE ASSISTED LIVING FACILITY LOT 4-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM	
AS NOTED	PROJECT NUMBER STEPHEN DUNBAR, AA	DRAWN BY: MSW
A1.2	SITE DETAILS	

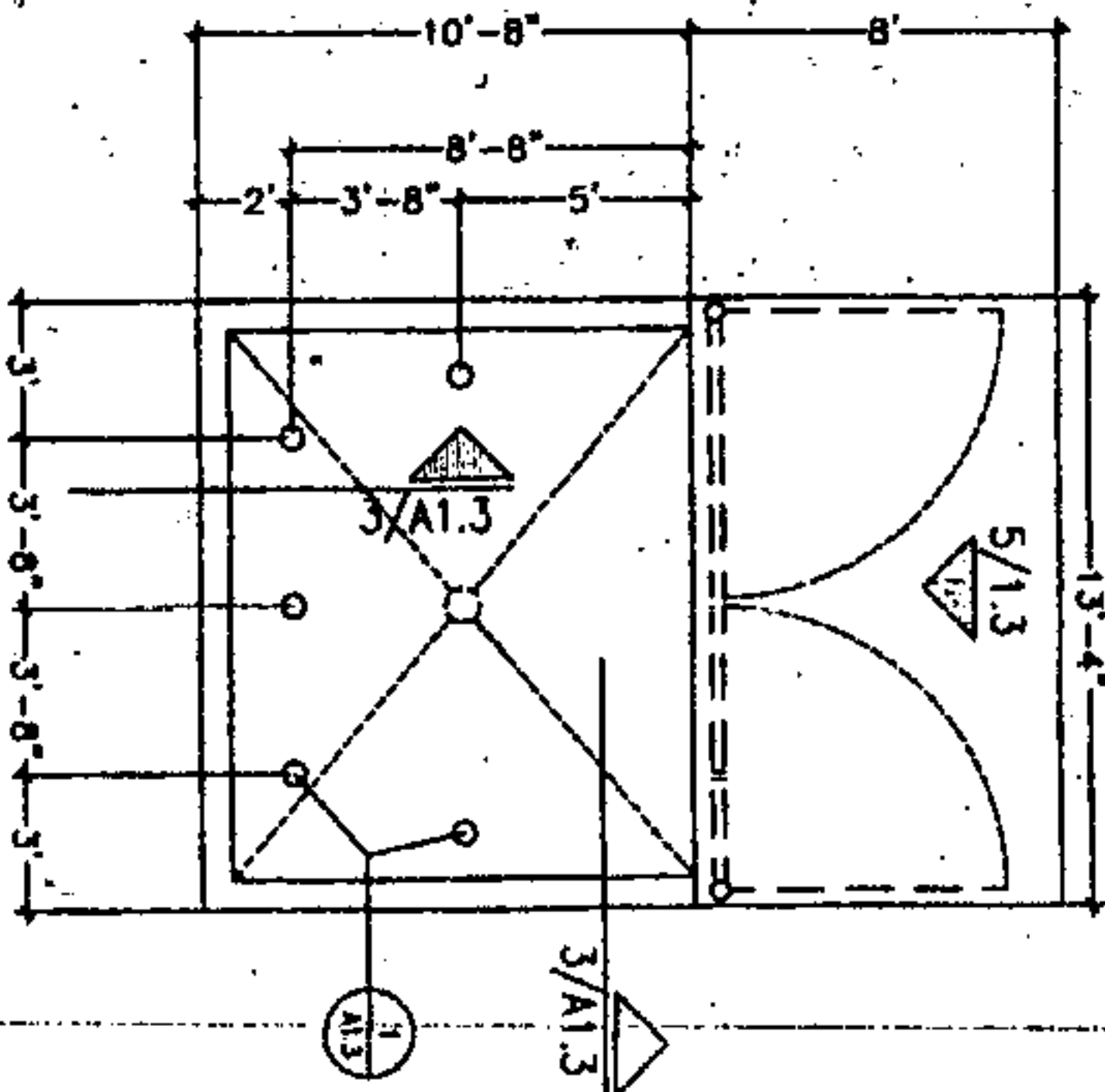


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REV	DATE	BY	REVISION
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2			
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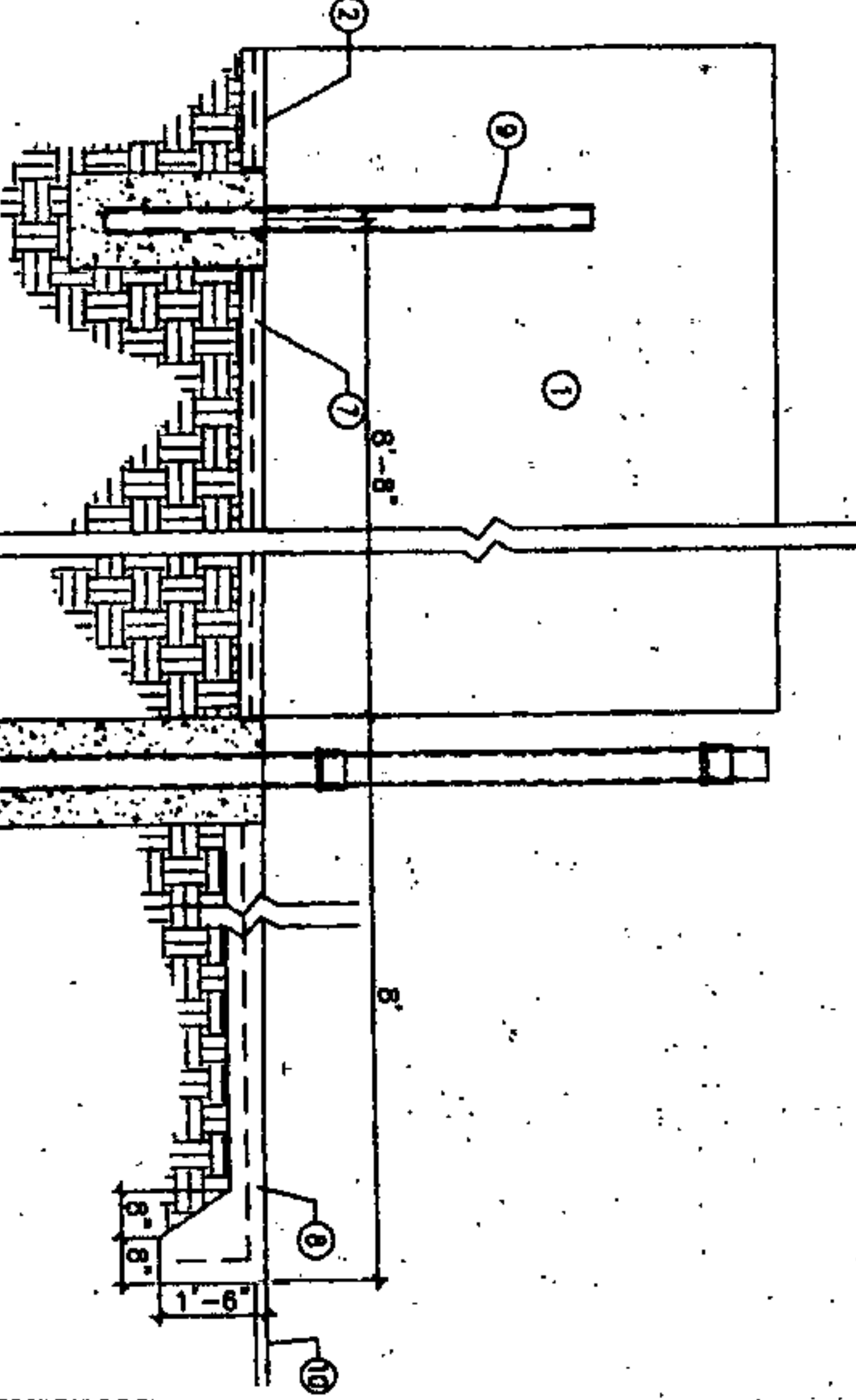
1 BOLLARD DETAIL
Scale: 1/2"=1'-0"



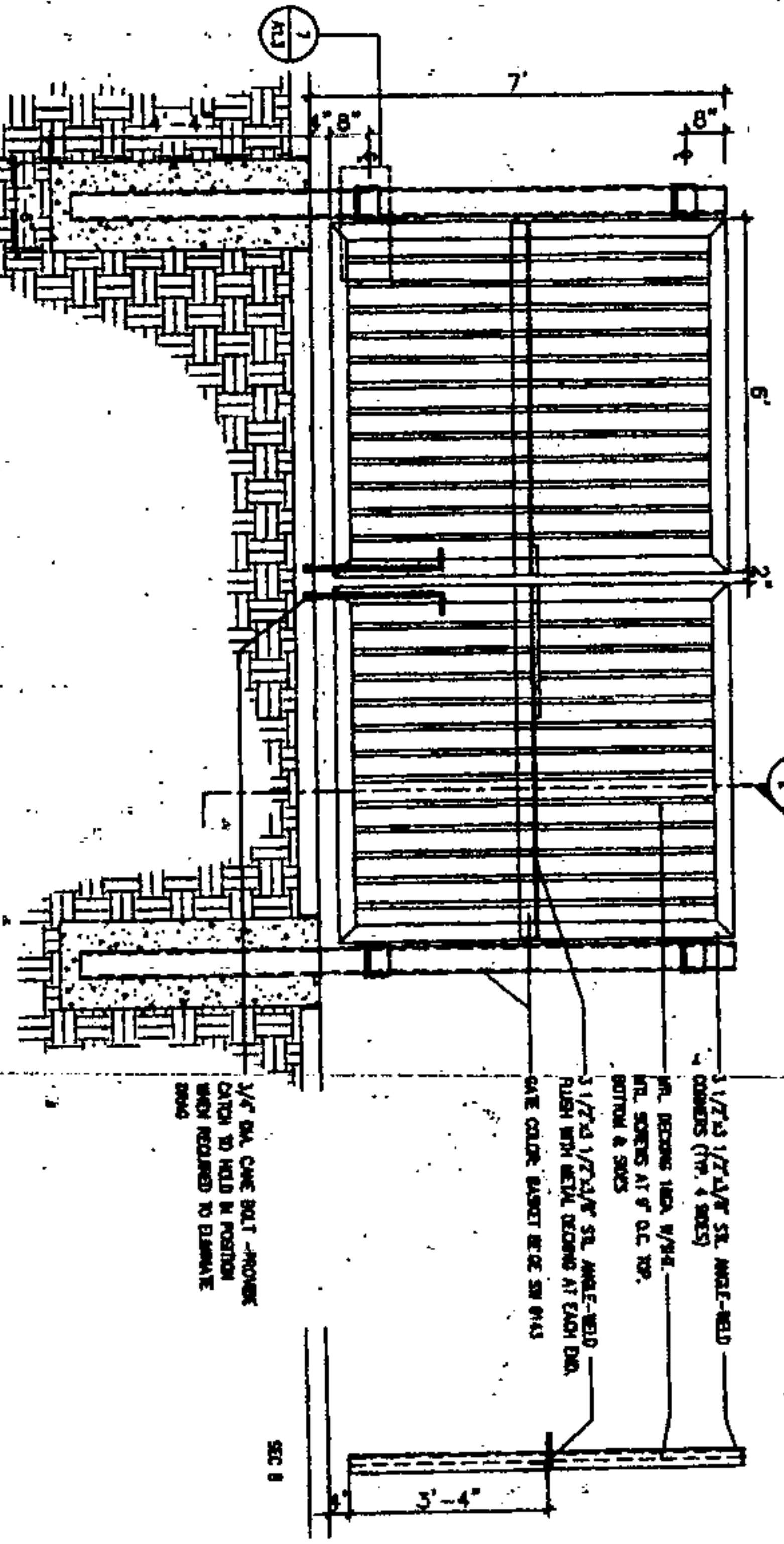
4 DUMPSTER PLAN
Scale: 1/2"=1'-0"

- CHECKED NOTES**
1. 6" DIA. WALL WITH 2 COAT FIN. STUCCO SYSTEM. EXTERIOR FINISH BROWN-TAN COLOR.
 2. FRESH GRADE.
 3. SLOPE STUCCO OUT.
 4. 4-#4 BARS OVER 9 BOTTLES OF TOPPING IN 6" OF O.C. ABOVE BOTTOM OF FOOTING.
 5. 2-#4 BARS @ 12" HORIZ. ON EACH SIDE OF WALL. 2-#4 VERTICAL GROUT BARS PERIODICALLY. SUBMIT @ 12" OF O.C. HORIZONTAL.
 6. 1/2" COMPRESSION RATIO MATERIAL.
 7. 4" CONCRETE SLAB 3000 PSI.
 8. 1/2" ACCENTIVE WITH 50% ROAD SALT.
 9. 4" CONCRETE FINISH 3000 PSI.
 10. 1/2" ACCENTIVE WITH 50% ROAD SALT W/ TAMPDOWN EDGE.
 11. 4" CONCRETE FILLER PIPE IN 6" DIA. X 2'-0" DIA. CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 12. 1/2" DIA. X 1/2" DIA. CONC. ORIGINAL FINISH.
 13. 1/2" DIA. X 1/2" DIA. CONC. ORIGINAL FINISH.
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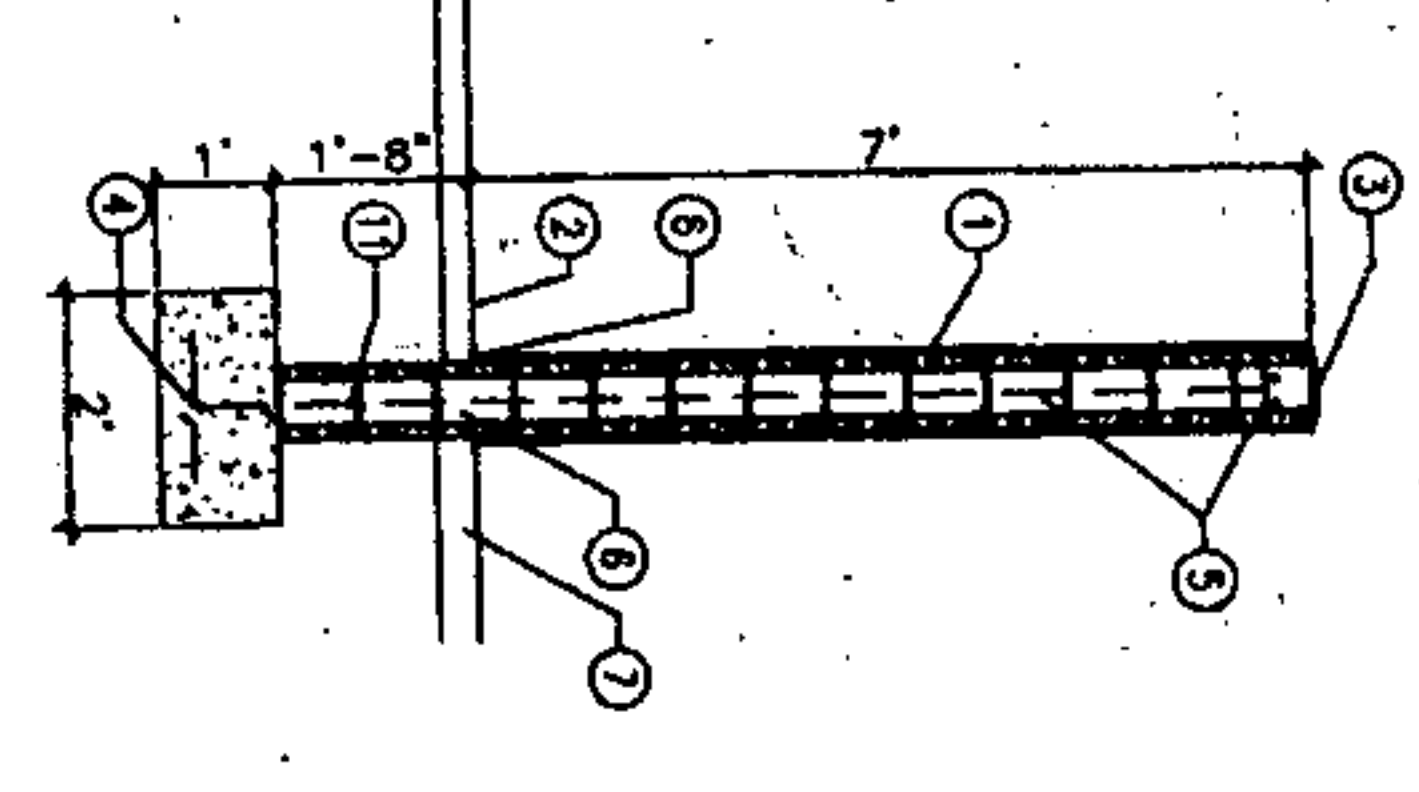
6 ENCLOSURE NOTES
Scale: 1/2"=1'-0"



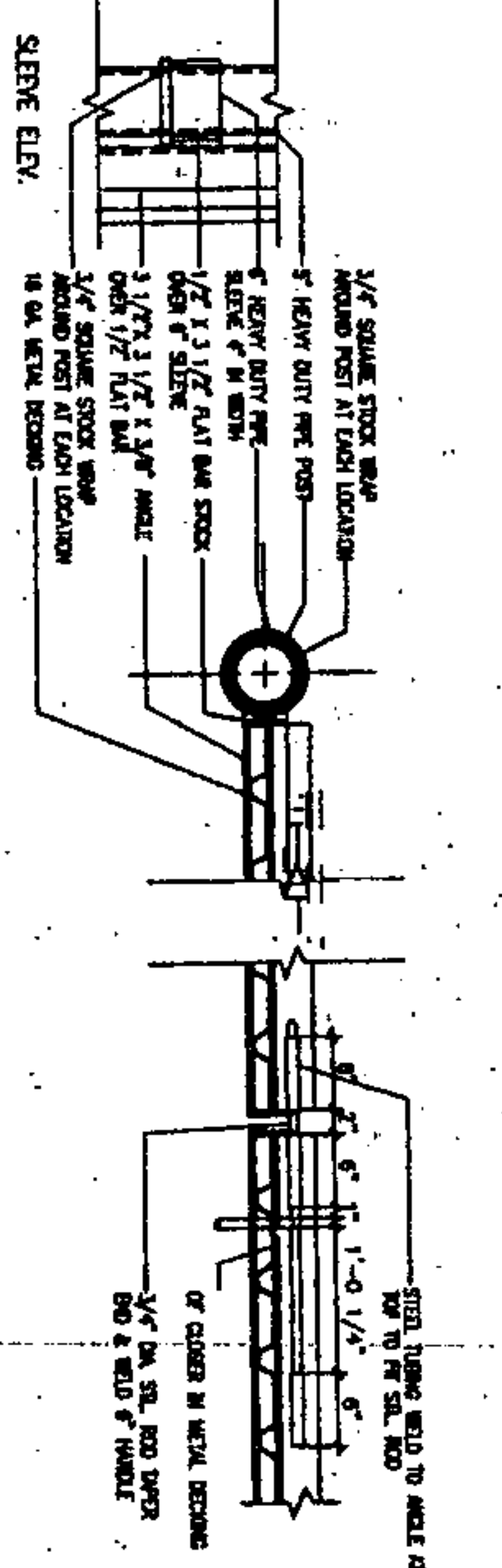
2 DUMPSTER SEC
Scale: 1/2"=1'-0"



5 GATE ELEV.
Scale: 1/2"=1'-0"



3 DUMPSTER SEC
Scale: 1/2"=1'-0"

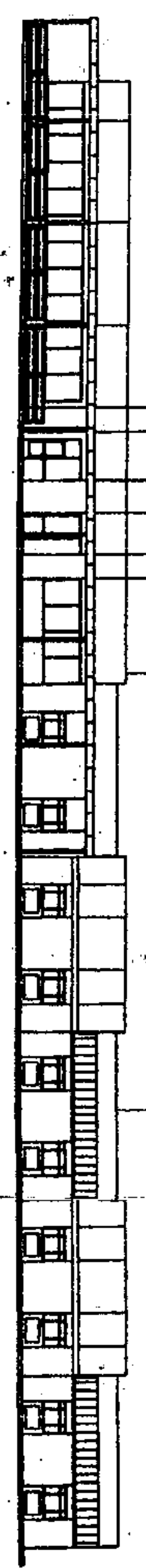


7 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"

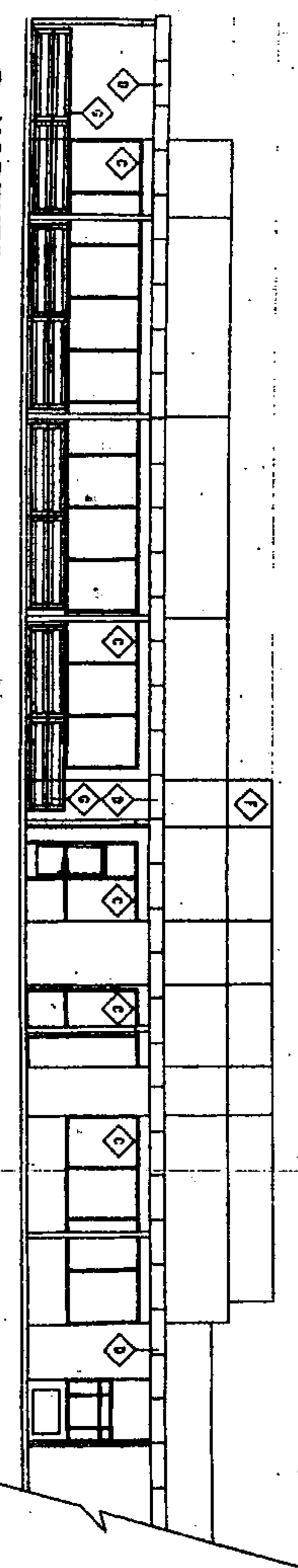
PROJECT NAME ASSISTED LIVING FACILITY LOT 4-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM	DATE 2/8/11	BY AS NOTED
PROJECT NUMBER STEPHEN DUNBAR, AA	JOB NO. AS	DRAWN BY MSW
SHEET TITLE SITE DETAILS		
SHEET NO. A1.3		

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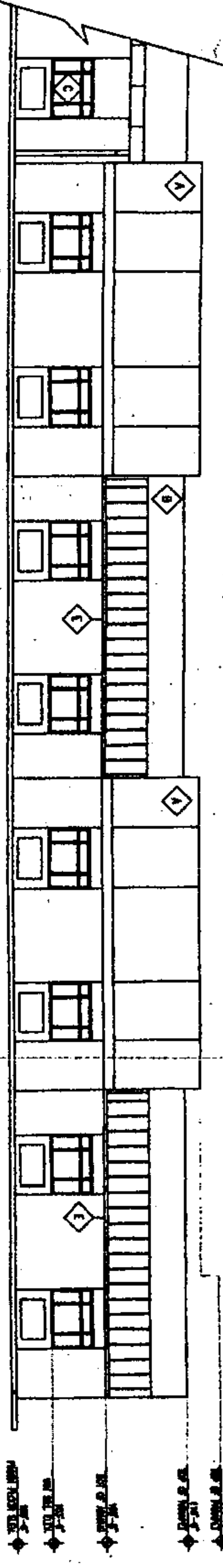
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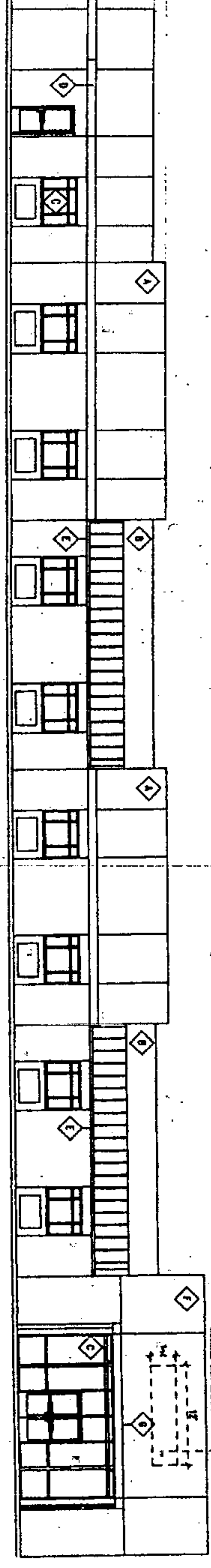
1 OVERALL NORTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 2.5 5 10 20



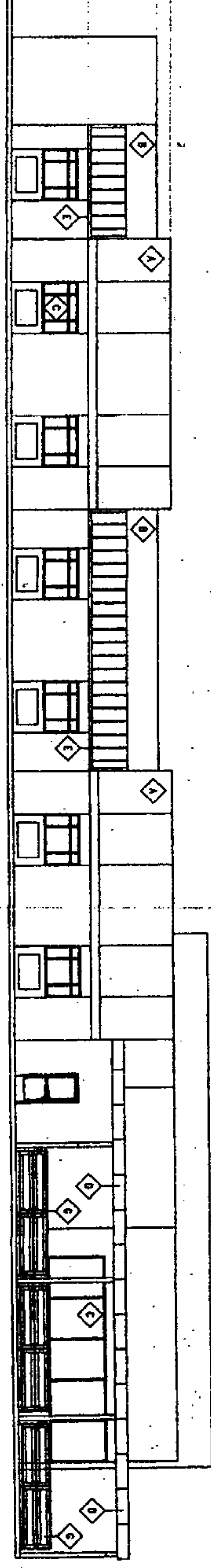
2 NORTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 2.5 5 10 20



3 NORTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 2.5 5 10 20



4 PARTIAL SOUTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 2.5 5 10 20



5 EASTERN ELEVATION
Scale: 1/8" = 1'-0"
0 2.5 5 10 20

Keyed Color / Material Schedule

1	CONCRETE SYSTEM	CONCRETE
2	CONCRETE SYSTEM	CONCRETE
3	CONCRETE SYSTEM	CONCRETE
4	CONCRETE SYSTEM	CONCRETE
5	CONCRETE SYSTEM	CONCRETE
6	CONCRETE SYSTEM	CONCRETE
7	CONCRETE SYSTEM	CONCRETE
8	CONCRETE SYSTEM	CONCRETE
9	CONCRETE SYSTEM	CONCRETE
10	CONCRETE SYSTEM	CONCRETE

PROJECT TITLE
ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W.
ALBUQUERQUE, NM

DATE
2/16/11

SCALE
AS NOTED

PROJECT NUMBER
STEPHEN DUNBAR, AA

JOB NO.
AS

DRAWN BY
MSW

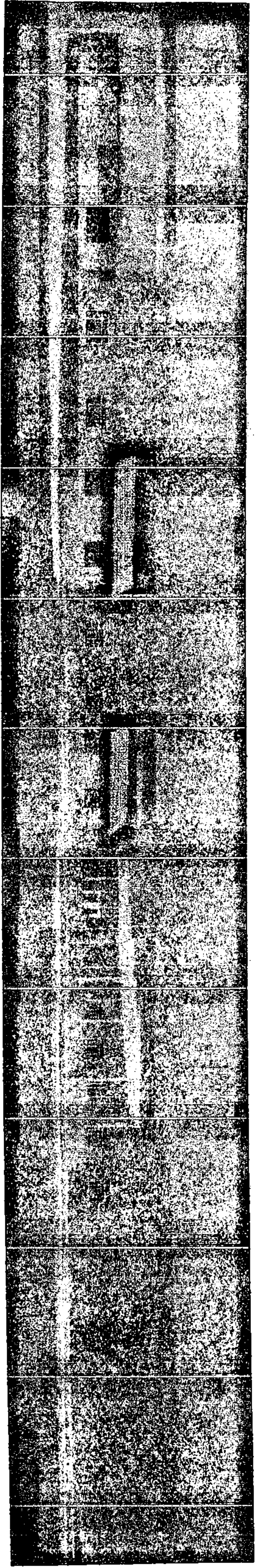
SHEET TITLE
CONCEPTUAL ELEVATIONS

A4.0

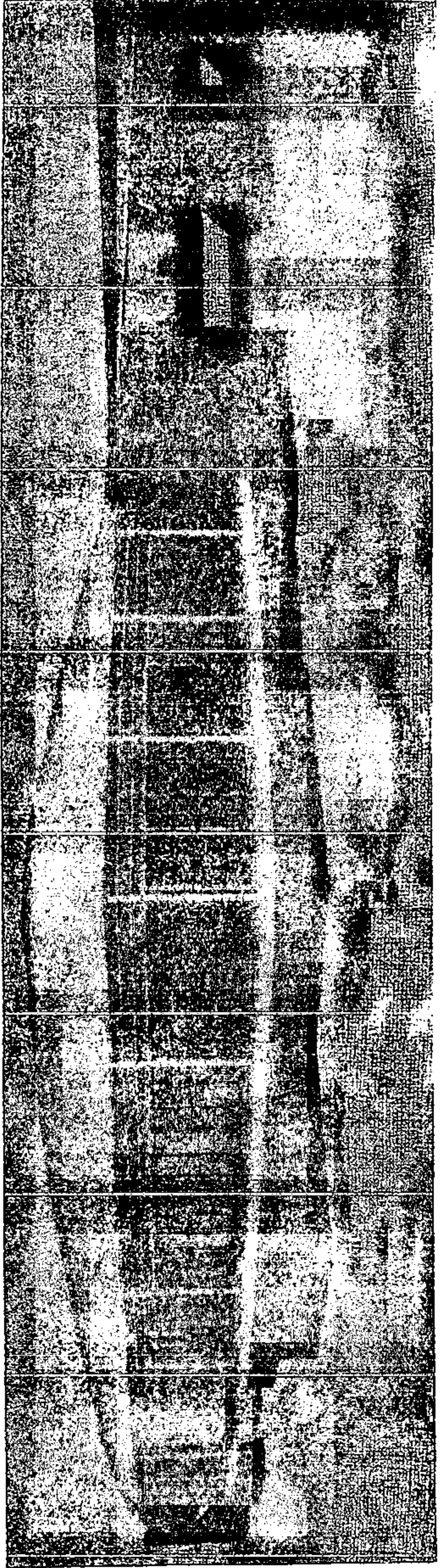


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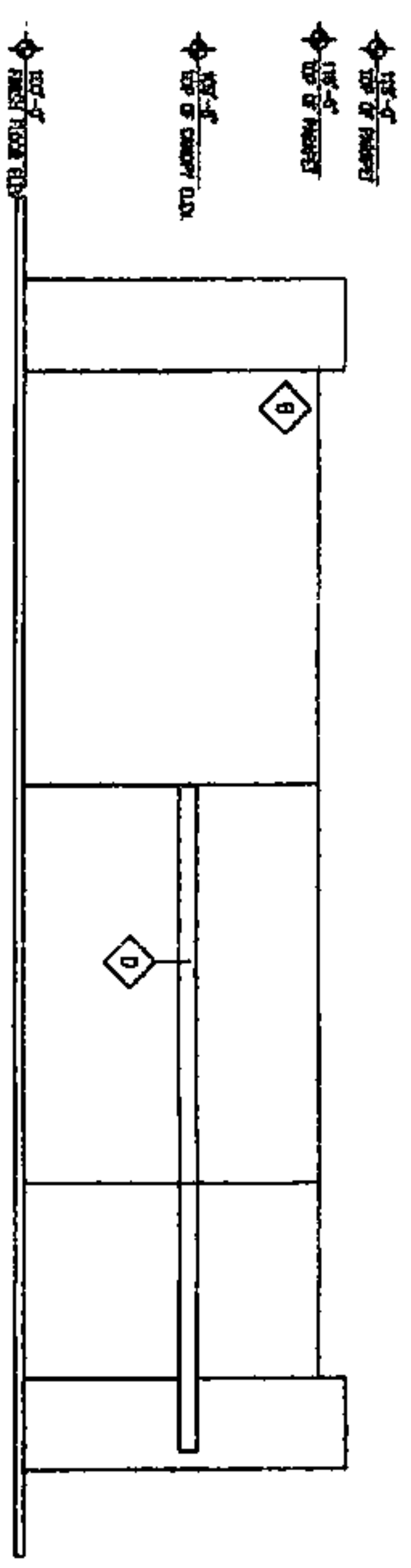
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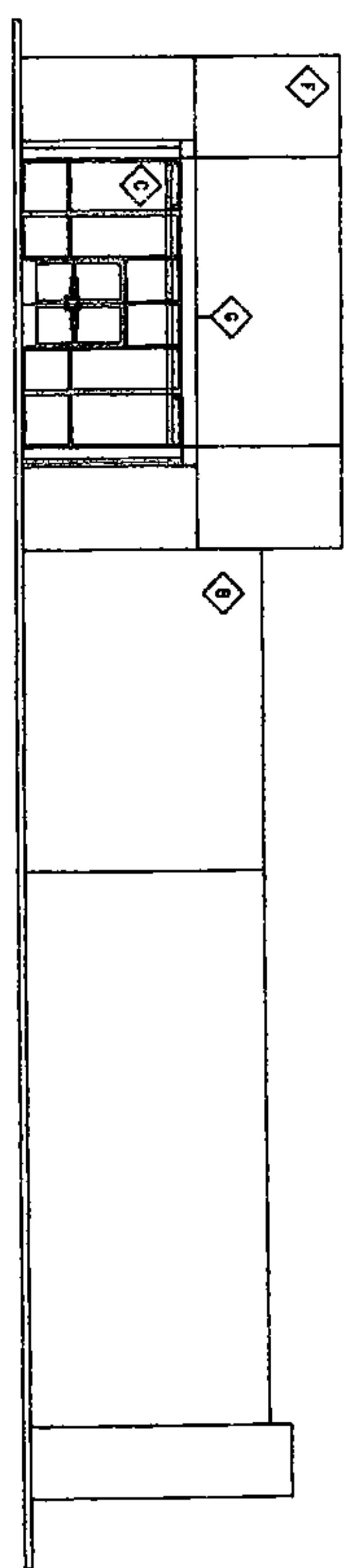
1 SOUTHERN PERSPECTIVE VIEW
Scale: N13



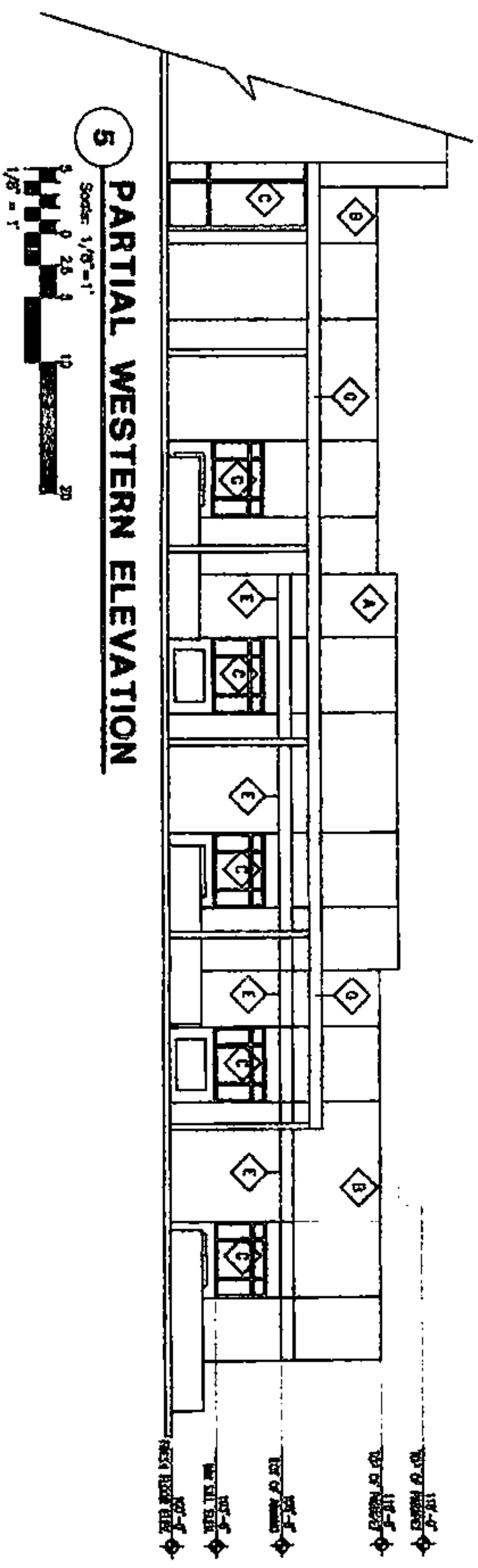
2 NORTHERN PERSPECTIVE VIEW
Scale: N13



3 WESTERN ELEVATION
Scale: 1/8" = 1'-0"
1/8" = 1'-0"



4 PARTIAL SOUTHERN ELEVATION
Scale: 1/8" = 1'-0"
1/8" = 1'-0"



5 PARTIAL WESTERN ELEVATION
Scale: 1/8" = 1'-0"
1/8" = 1'-0"

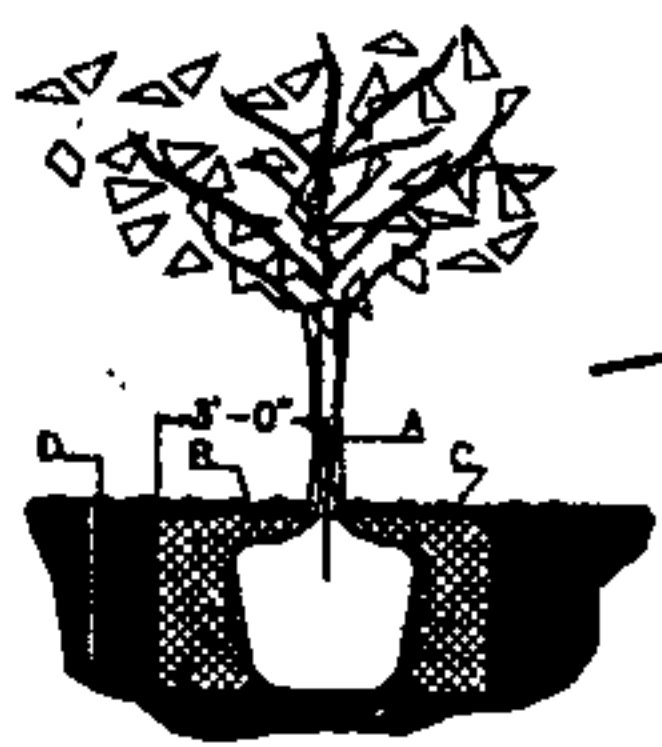
Keyed Color / Material Schedule

1	3 COAT STUCCO SYSTEM	DAVE COLEMAN
2	3 COAT STUCCO SYSTEM	DAVE COLEMAN
3	STANDARD WINDOW	ANDREWS SLANG
4	WALL PANEL SYSTEM	ANDREWS SLANG
5	WALL PANEL SYSTEM	ANDREWS SLANG
6	WALL PANEL SYSTEM	ANDREWS SLANG
7	3 COAT STUCCO SYSTEM	DAVE COLEMAN
8	3 COAT STUCCO SYSTEM	DAVE COLEMAN
9	3 COAT STUCCO SYSTEM	DAVE COLEMAN
10	3 COAT STUCCO SYSTEM	DAVE COLEMAN

DATE	2/8/11
SCALE	AS NOTED
PROJECT TITLE	ASSISTED LIVING FACILITY
PROJECT ADDRESS	LOT 4-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
PROJECT MANAGER	STEPHEN DUNBAR, AIA
JOB NO.	AS
DRAWN BY	MSW
CHECK TITLE	CONCEPTUAL ELEVATIONS
SCALE	A4.1

MODULUS ARCHITECTS
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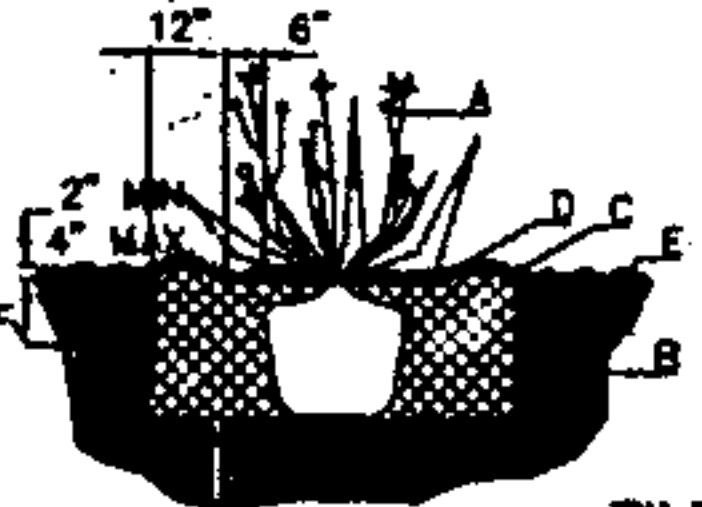
REV	DATE	BY	REVISION



TREE PLANTING DETAIL

GENERAL NOTES:
 1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:
 A. TREE BACKFILL WITH EXISTING SOIL.
 B. 3" DEPTH OF GRAVEL MULCH.
 C. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

GENERAL NOTES:
 1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:
 A. SHRUB.
 B. BACKFILL WITH EXISTING SOIL.
 C. EARTH BERM AROUND WATER RETENTION BASIN.
 D. 3" DEPTH OF GRAVEL MULCH.
 E. FINISH GRADE.
 F. UNDISTURBED SOIL.

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Landscaping and Water Waste Ordinance planting on approach. Approval of this plan does not constitute or imply any approval from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

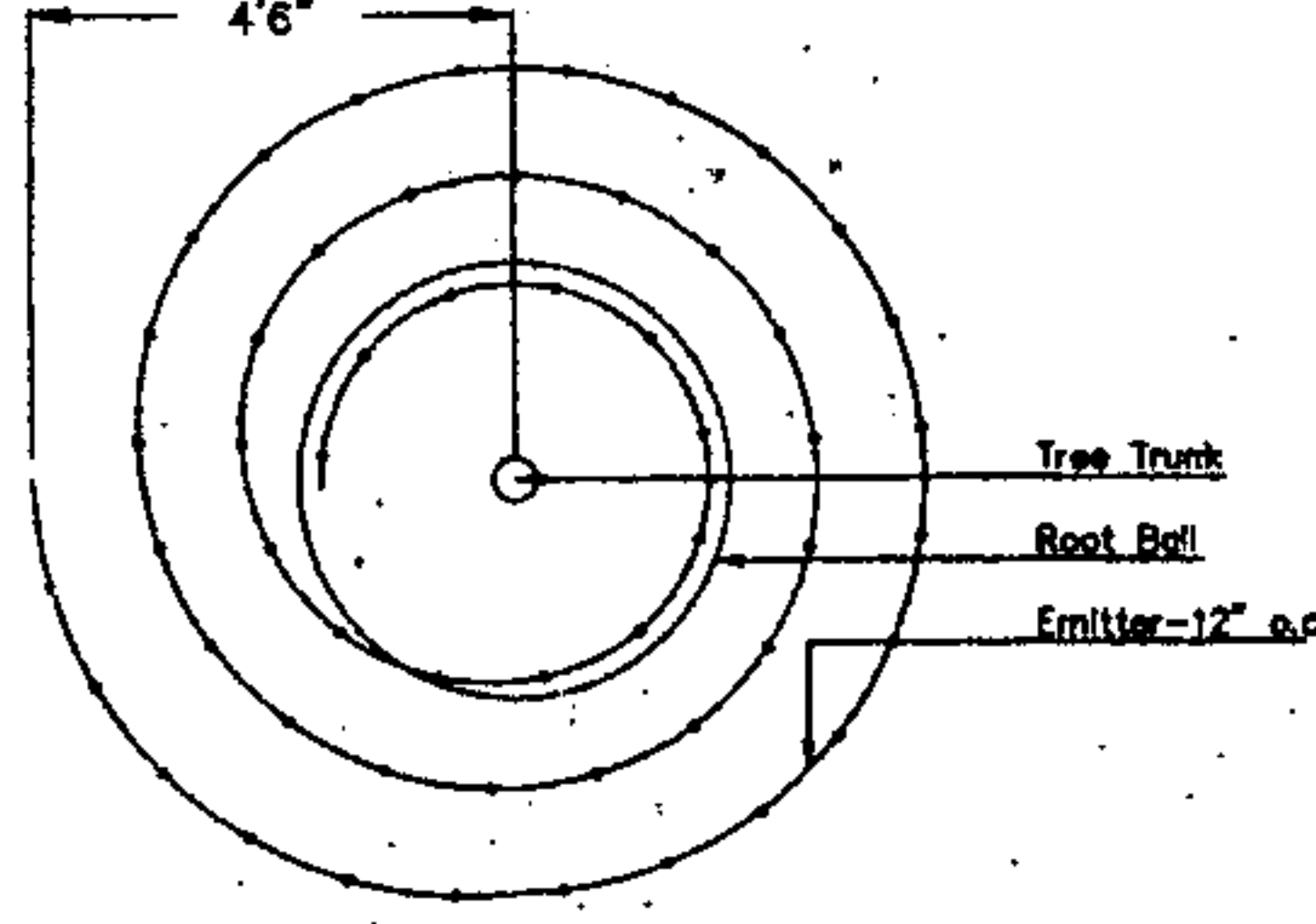
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Fallen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.
 Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

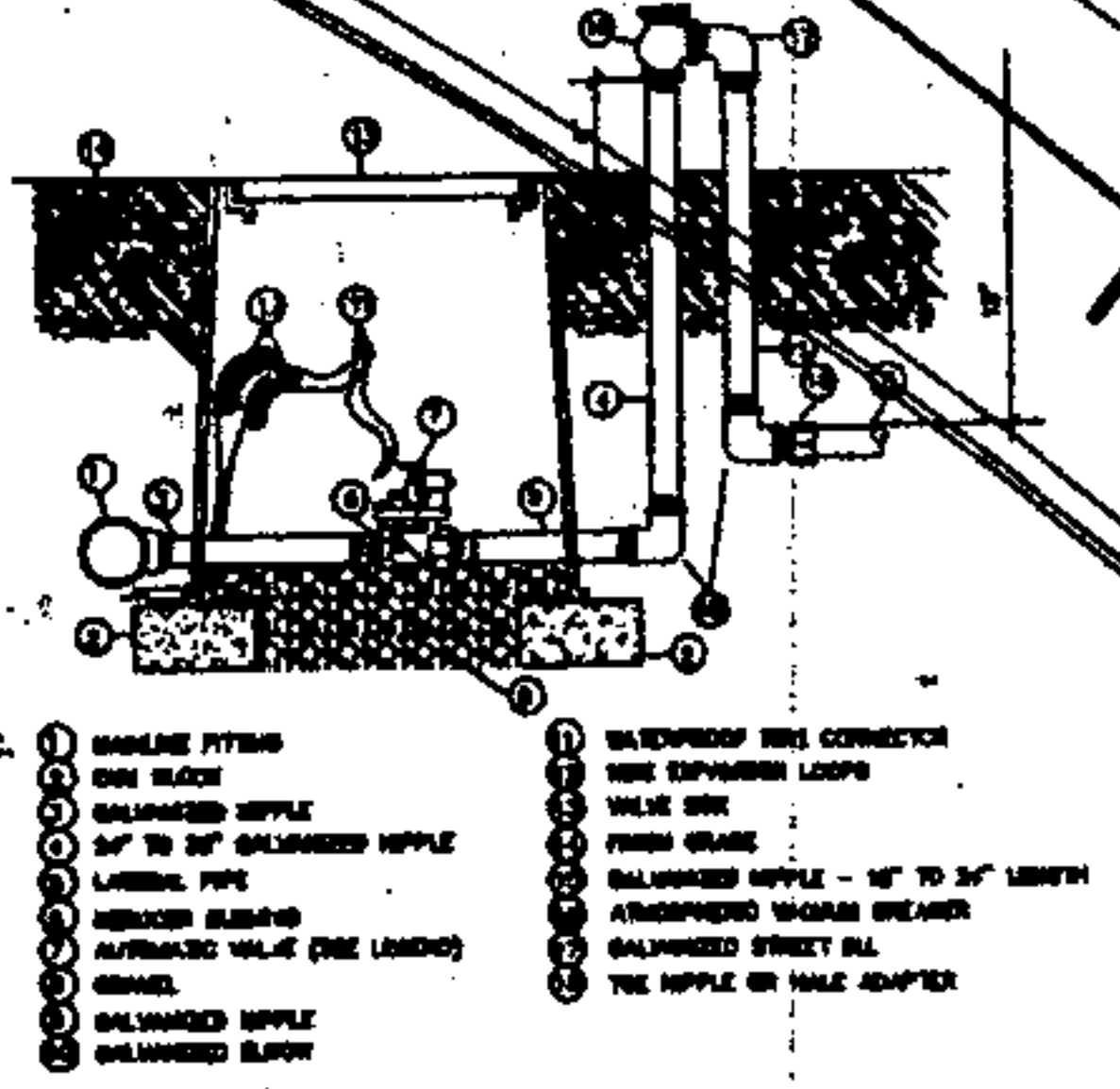
IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, placed in place. Netafim shall have emitters 12" o.c. with a flow of .8 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be used to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.
 Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.
 Location of controller to be field determined and power source for controller to be provided by others.

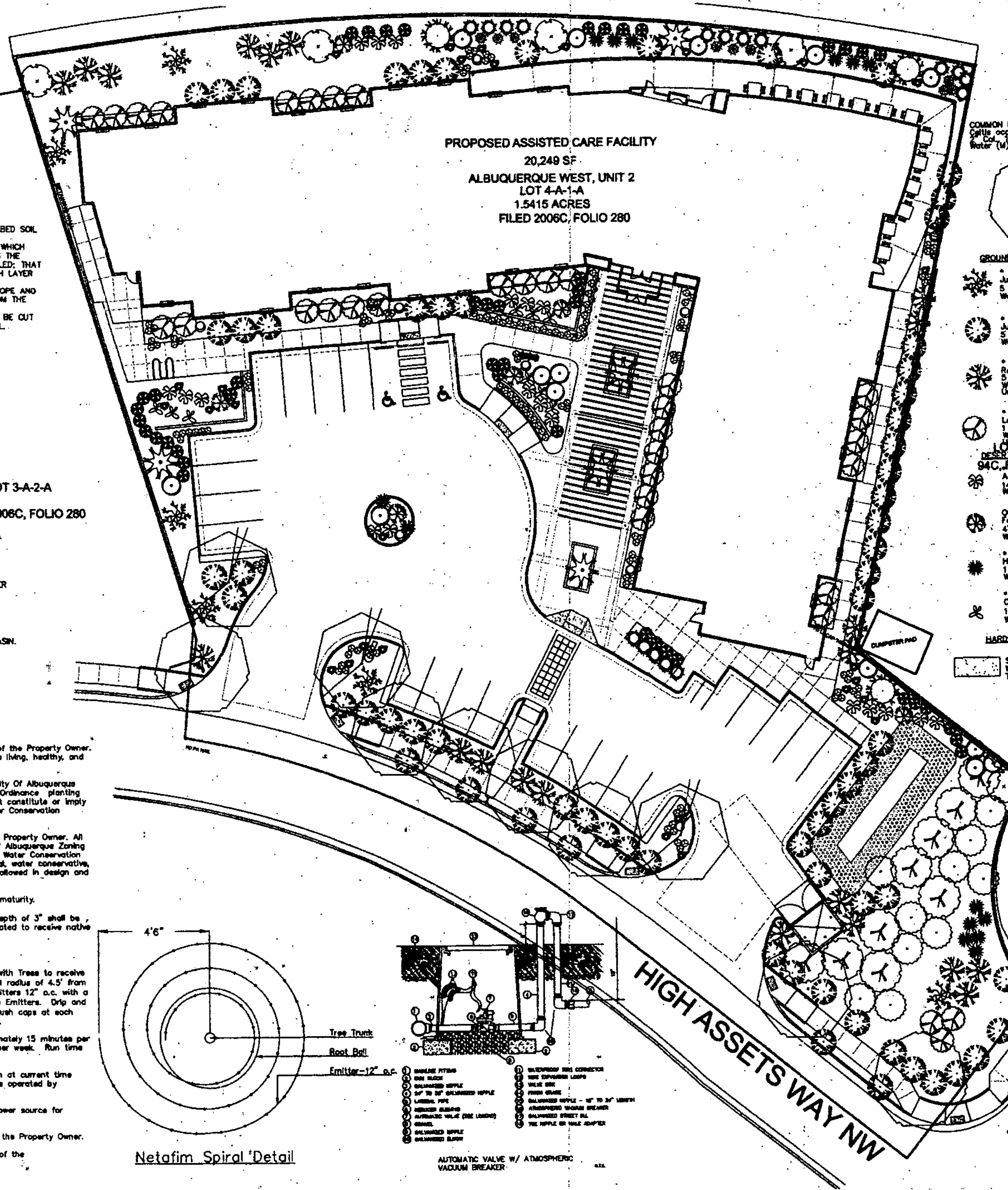
Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.



Netafim Spiral Detail



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



PROPOSED ASSISTED CARE FACILITY
 20,249 SF
 ALBUQUERQUE WEST, UNIT 2
 LOT 4-A-1-A
 1.5415 ACRES
 FILED 2006C, FOLIO 280

LOT 3-A-2-A
 FILED 2006C, FOLIO 280

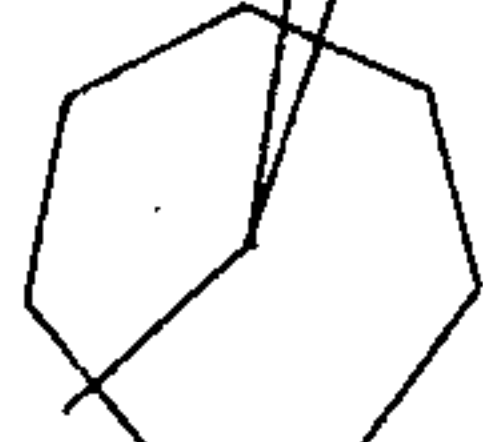
PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread, in cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height. * DENOTES EVERGREEN PLANT MATERIAL.

COMMON HAZELBERRY 7
 Corylus occidentalis
 1 Gal., 12-14" inst./40" x 40" maturity
 Water (M) Allergy (L) 64sf



AUTUMN PURPLE ASH 8
 Fraxinus americana
 5 Gal., 12-14" inst./60" x 60" maturity
 Water (M) Allergy (H) 0sf



GROUNDCOVERS

- GREEN MOUND JUNIPER** 23
 Juniperus procumbens Green Mound
 5 Gal., 6"-15" inst./8" x 8" maturity
 Water (L+) Allergy (H) 64sf
- TAM JUNIPER** 52
 Juniperus sibirica 'Tomariscifolia'
 5 Gal., 8"-15" inst./15" maturity
 Water (L+) Allergy (L) 225sf
- LADY BANK'S ROSE** 43
 Rosa banksia
 5 Gal., 8"-15" inst./3" x 20" maturity
 Water (M) Allergy (L) 400sf
 Unstable Groundcover
- HONEYSUCKLE** 28
 Lonicera japonica 'Hedera'
 1 Gal., 6"-15" inst./12" maturity
 Water (M) Allergy (L) 144sf
 Unstable Groundcover

DESERT ADAPTS

- AGAVE** 94C, FOLIO 278
 Agave sp.
 1 Gal., 12"-15" inst./4" x 4" maturity
 Water (L+) Allergy (L) 16sf
- OCOTILLO** 4
 Fouquieria splendens
 4"-6" inst./15" x 10" maturity
 Water (L) Allergy (L) 0sf
- RED YUCCA** 28
 Hesperaloe parviflora
 1 Gal., 18"-3" inst./3" x 4" maturity
 Water (L+) Allergy (L) 16sf
- PRICKLY PEAR** 3
 Opuntia macrocentra
 1 Gal., 12"-3" inst./3" x 3" maturity
 Water (L) Allergy (L) 9sf

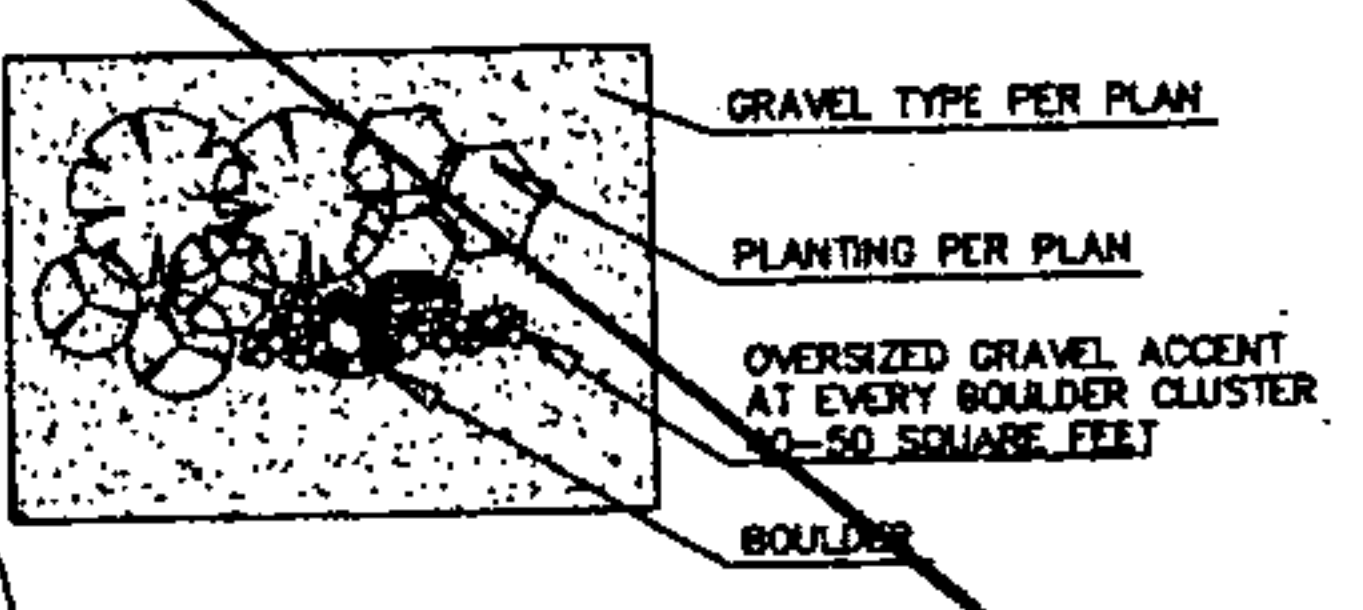
HARDSCAPES

- SANTA FE BROWN GRAVEL**
 WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

SHRUBS/ORNAMENTAL GRASSES

- NEW MEXICO OLIVE**
 Forsteria neomexicana
 5 Gal., 2"-4" inst./10" x 10" maturity
 Water (M) Allergy (L) 225sf
- SPANISH BROOM** 6
 Genista hispanica
 5 Gal., 2"-4" inst./10" x 10" maturity
 Water (M) Allergy (L) 100sf
- BUTTERFLY BUSH** 16
 Buddleja davidii
 5 Gal., 8"-15" inst./10" x 10" maturity
 Water (M) Allergy (L) 100sf
- ROSE OF SHARON** 1
 Hibiscus syriacus
 5 Gal., 2"-4" inst./10" x 10" maturity
 Water (M) Allergy (L) 100sf
- PAMPAS GRASS**
 Cortaderia selloana
 1 Gal., 15"-3" inst./12" x 6" maturity
 Water (M+) Allergy (L) 81sf
- RUSSIAN SAGE** 39
 Perovskia atriplicifolia
 1 Gal., 18"-3" inst./4" x 6" maturity
 Water (M) Allergy (L) 36sf
- SCOTCH BROOM** 3
 Cytisus scoparius
 1 Gal., 15"-3" inst./4" x 4" maturity
 Water (M) Allergy (L) 16sf
- BLUE MIST SPIREA** 6
 Corydalis glandonensis
 1 Gal., 12"-3" inst./3" x 3" maturity
 Water (M) Allergy (L) 9sf
- REGAL MIST** 9
 Hesperis matronalis
 1 Gal., 12"-3" inst./3" x 3" maturity
 Water (M) Allergy (L) 9sf
- WILDFLOWER** 78
 1 Gal., 3"-15" inst./varies of maturity
 Water (varies) Allergy (varies) 4sf

GRAVEL ACCENT DETAIL



GRAVEL TYPE PER PLAN
 PLANTING PER PLAN
 OVERSIZED GRAVEL ACCENT AT EVERY BOULDER CLUSTER 10-50 SQUARE FEET
 BOULDER

NOTE TO CLIENT:
 Should the Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, the Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel slopes shall be stabilized and will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-9
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2151



PROJECT NO.	ASSISTED LIVING
CLIENT	S.E.C. OF PASSED + EAGLE RANCH ROAD
LOCATION	ALBUQUERQUE, NM
DESIGNER	Carrie Johnson
DATE	2/12/10
SCALE	AS NOTED
PROJECT	LANDSCAPE PLAN
DATE	2/12/10
SCALE	AS NOTED
PROJECT	LANDSCAPE PLAN

FILED 2006C, FOLIO 280

94C, FOLIO 278

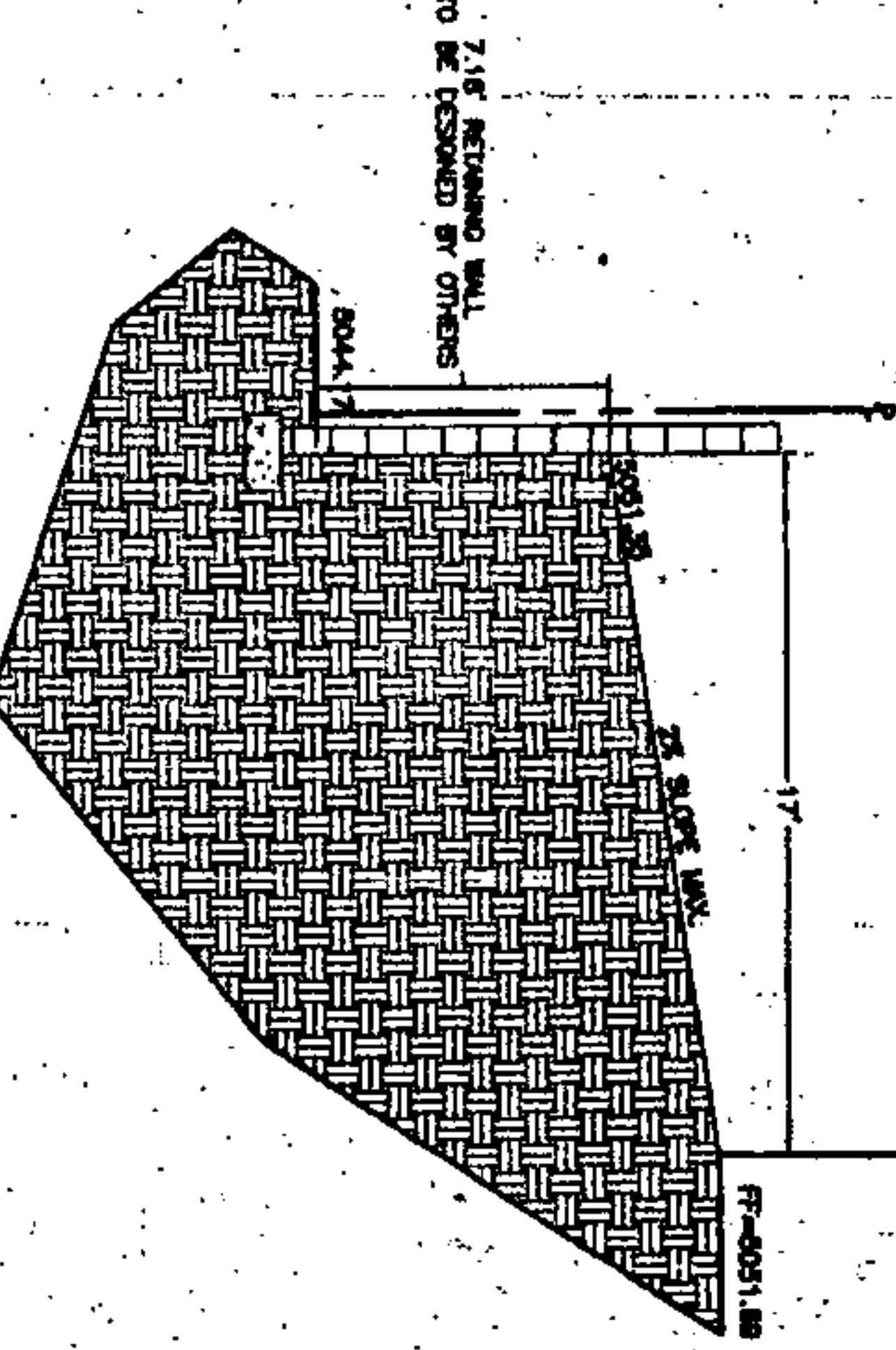
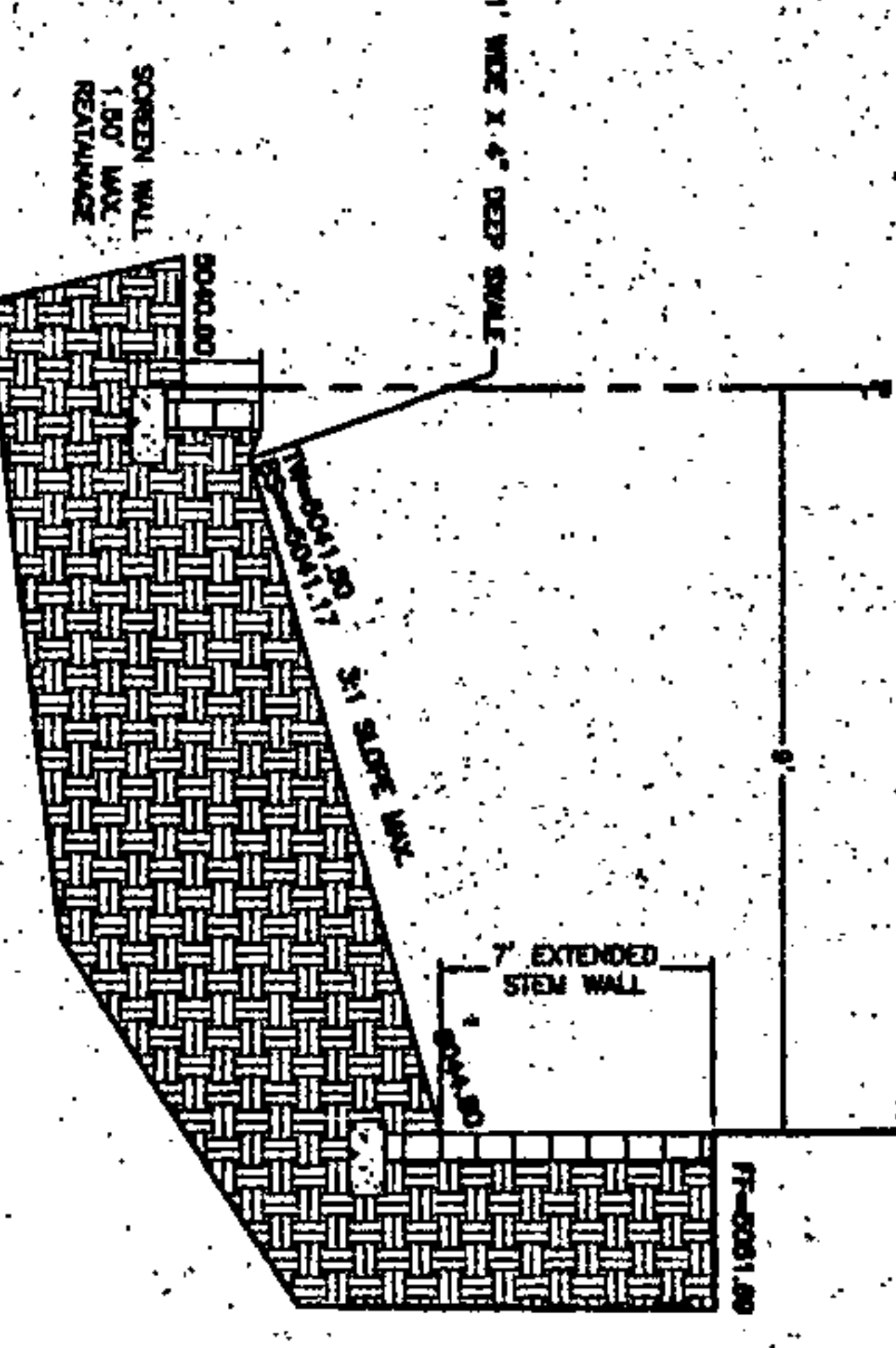
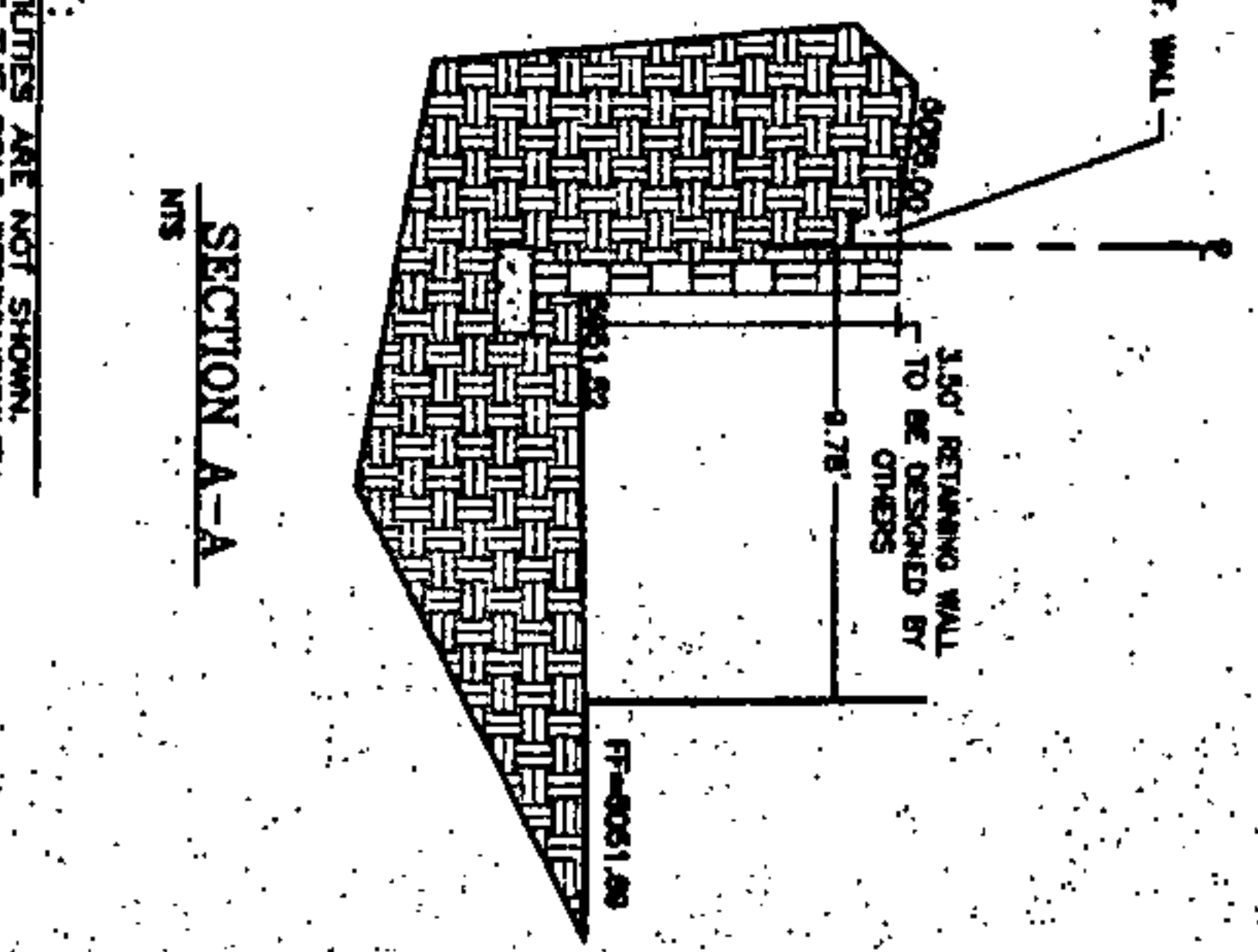
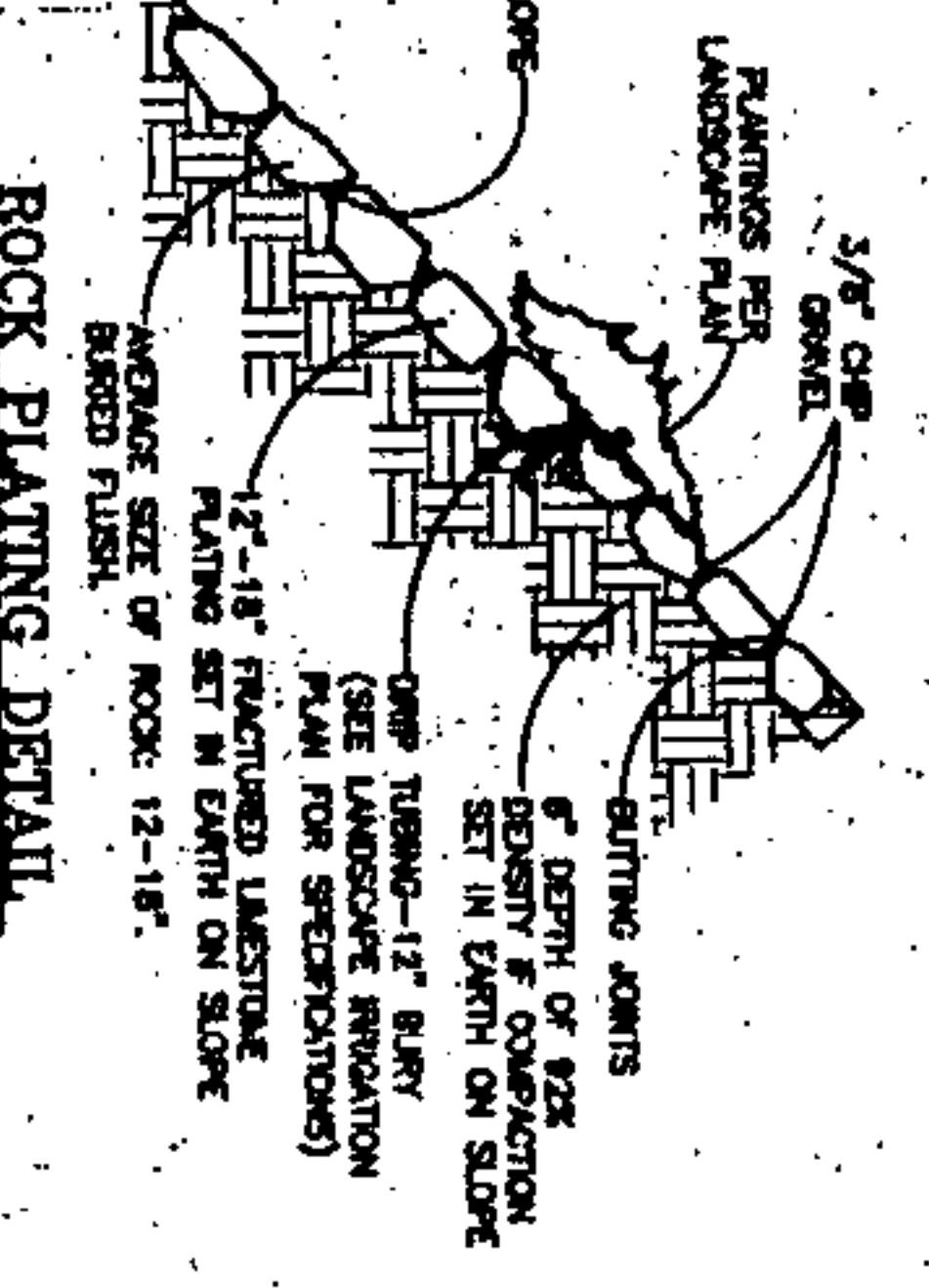
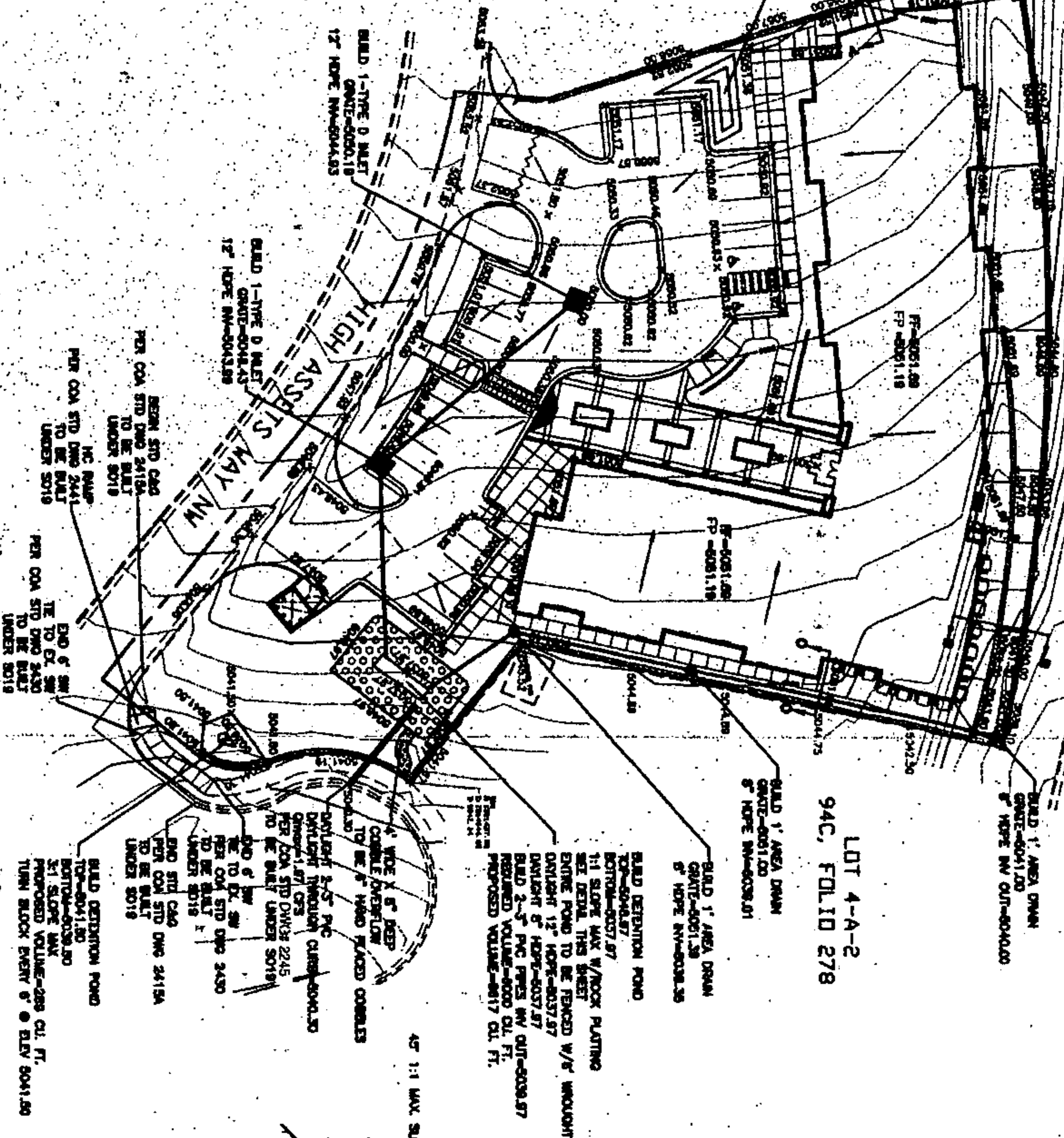
NOTICE TO CONTRACTORS

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPICAL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO DRAINAGE RUN-OFF-SEW.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

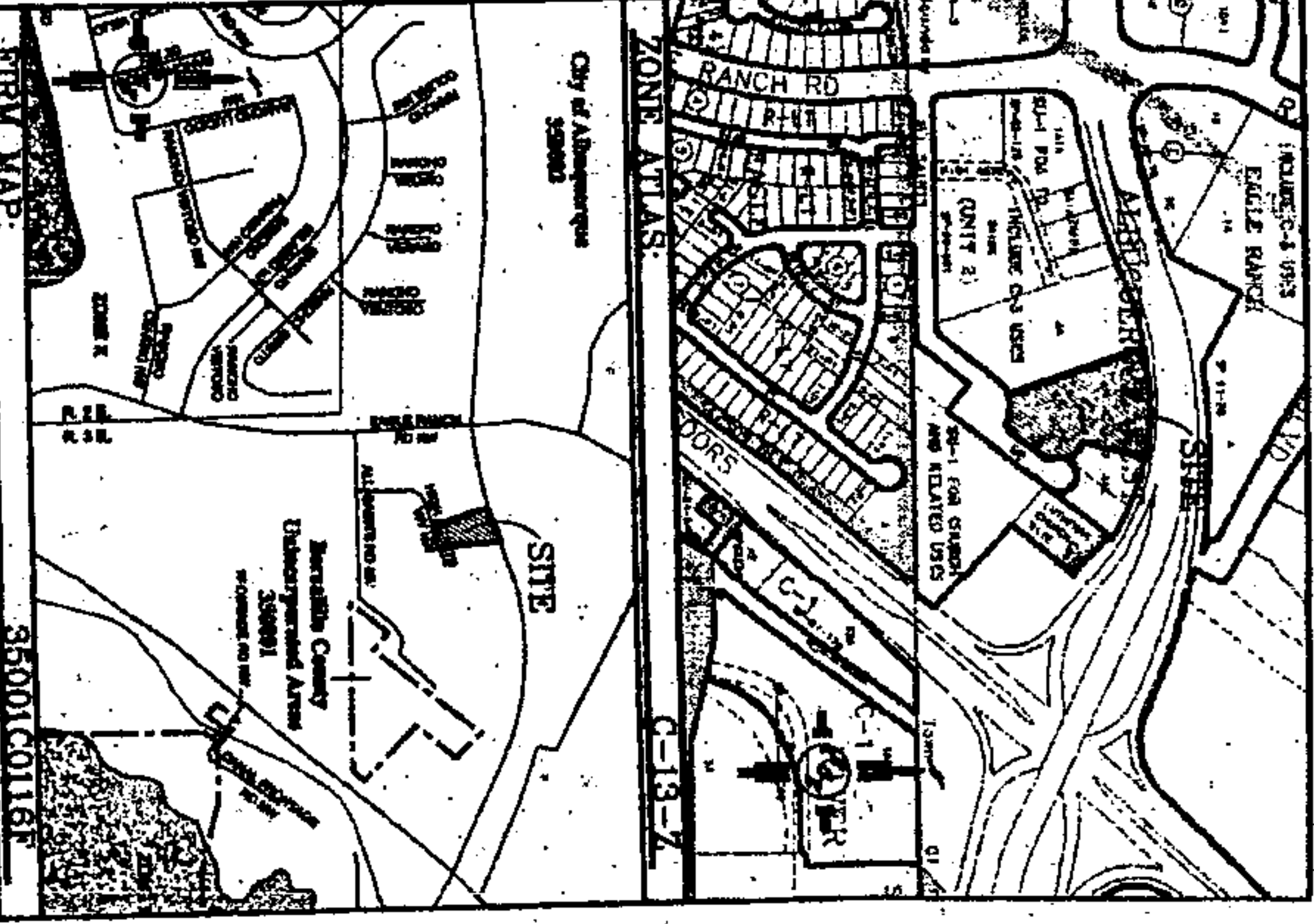
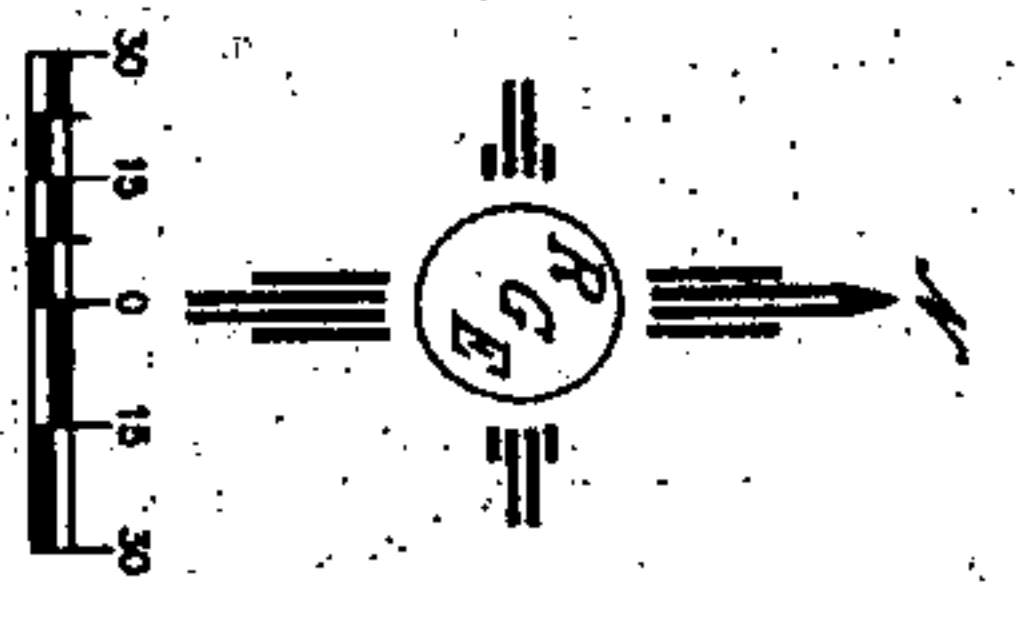
NOTICE TO CONTRACTORS

- NO EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED EXCEPT AS OTHERWISE NOTED ON PROVIDED GENERAL NOTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE MEDICAL SERVICE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1998.
- NO WORK SHALL BE PERFORMED PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 785-1124, FOR LOCATION OF EXISTING UTILITIES.
- BEFORE TO CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITHIN THE CONFLICT ON THE PROJECT WITH A WRITTEN ADVISORY OF DISCREPANCY.
- NO WORK SHALL BE PERFORMED ON TRAVEL/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ANTIWALL STRUCTURES SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



LEGAL DESCRIPTION:
 1. ALL SPOT ELEVATIONS REFERRED TO IN THESE PLANS UNLESS OTHERWISE NOTED.
 2. ALL REMAINS WILL DESIGN TO BE BY OTHERS.

NOTES:

DRAINAGE NARRATIVE:
 THIS SITE IS LOCATED WITHIN THE WASTEWATER DRAINAGE PLAN AREA OF ALBUQUERQUE. THE DRAINAGE MASTER PLAN SITE IS ALLOWED TO DISCHARGE 1.25 CFS PER ACRE. THE DRAINAGE MASTER PLAN FLOWS AND ROUTE THEM THROUGH DRAINAGE POND LOCATED AT EAST END OF SITE. POND WILL DISCHARGE TO EXISTING ROADSIDE AT 1.87 CFS.

LEGEND

---	EXISTING CONTROL
---	EXISTING INDEX CONTROL
---	PROPOSED CONTROL
---	PROPOSED INDEX CONTROL
---	SLOPE 1% SLOPE
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTRELINE
---	RIGHT-OF-WAY
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	PROPOSED RETAINING WALL

ASSISTED LIVING - SEC PASO DEL NORTE AND EAGLE RANCH ROAD DRAINAGE PLAN

DRAINAGE PLAN

Ro-Grade Engineering
 1000 CENTRAL AVENUE SE
 ALBUQUERQUE, NM 87102
 PHONE: 505-263-8800

OWNER'S SEAL

DATE 4-04-11

PROJECT NO. 21102

SHEET 1



1st EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 800383

This Agreement made this 17th day of April, 2013, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Custom Grading, Inc. ("Subdivider"), whose address is PO Box 94088, Albuquerque, NM 87199 and whose telephone number is 505-897-4225 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 11th day of April 2013, which was recorded on April 11, 2013, in Book _____, pages 1 through 9, as Document No. 2013040320 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 25th day of April 2013; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached **Exhibit A**, is extended (Complete either A or B:)

- A. For all improvements, the 25th day of April, 2014.
- B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:


Type of Financial Guaranty: Subdivision Improvement Bond 58690927
Amount: \$30,978.53
Name of Financial Institution or Surety providing Guaranty: Western Surety Company
Date City first able to call Guaranty (Construction Completion Deadline): 4/25/14
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____


3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.


SUBDIVIDER: Custom Grading, Inc.

CITY OF ALBUQUERQUE:

By [signature]: 
Name [print]: Michael Montoya
Title: President
Dated: 4-12-2013

By: 
Richard Dourte, City Engineer
Dated: 4-17-13

SUBDIVIDER'S NOTARY

 4-12-2013

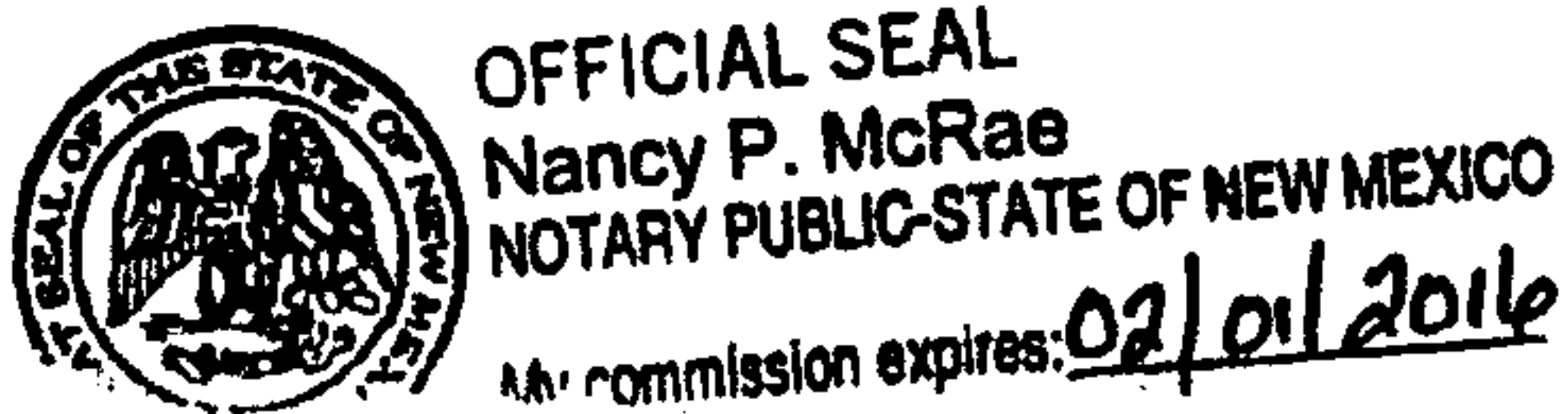
STATE OF New Mexico)
COUNTY OF Benalillo) ss.

This instrument was acknowledged before me on this 12th day of April 2013,
2013 by [name of person:] Michael Montoya, [title or capacity,
for instance, "President" or "Owner"] President
of Subdivider:] Custom Grading, Inc.

(SEAL)

Nancy P. McRae
Notary Public

My Commission Expires: 02/01/2016



GENERAL PURPOSE RIDER

To be attached to and form part of Bond Number 58690927 effective April 25, 2013
issued by the Western Surety Company
in the amount of Thirty thousand nine hundred seventy eight and no/100 DOLLARS,
on behalf of Custom Grading, Inc.
as Principal and in favor of City of Albuquerque
as Obligee:


Now, Therefore, it is agreed that:

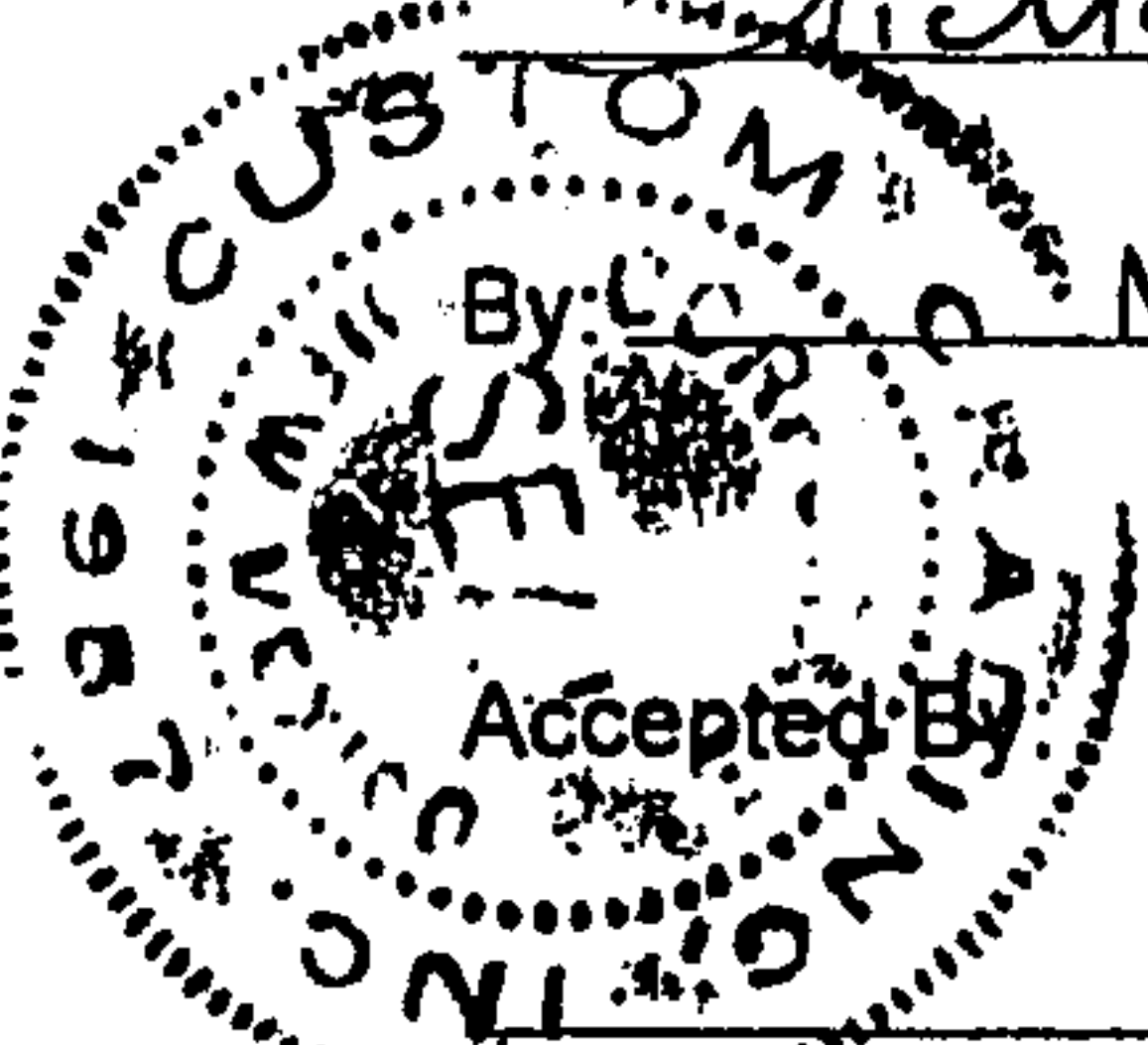
The "Construction Completion Deadline" is extended from April 25, 2013 to April 25, 2014.

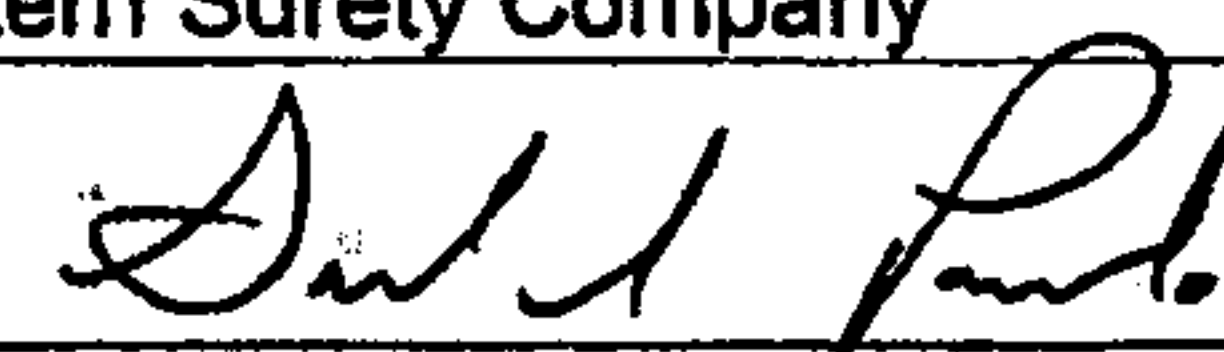
It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

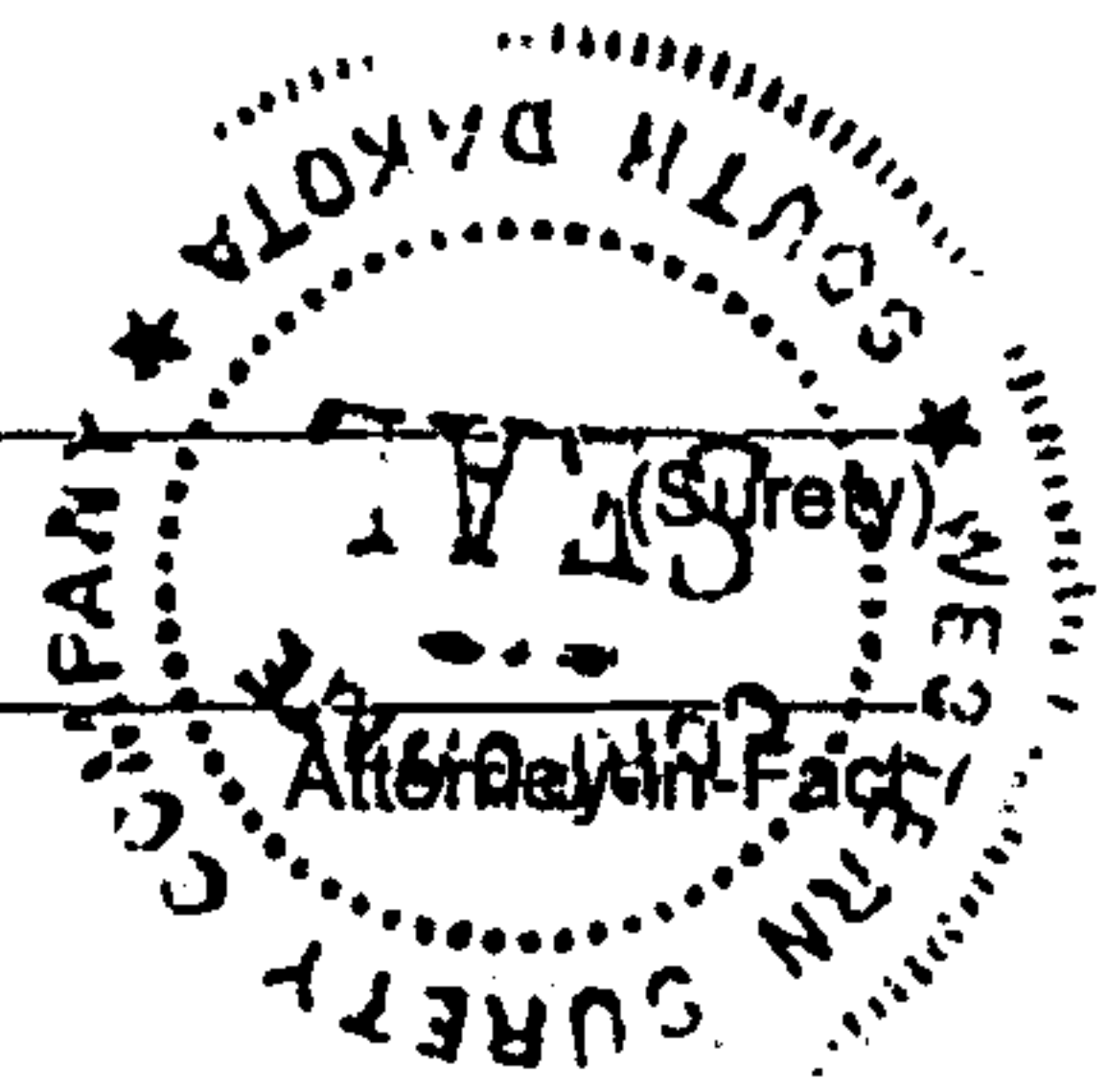
This rider is to be effective the 25th day of April, 2013.

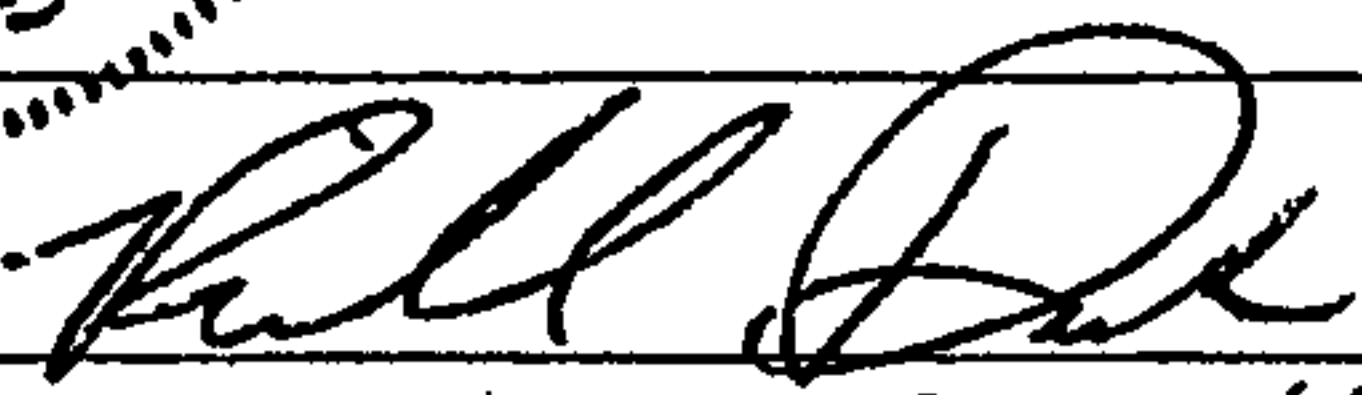
Signed, sealed and dated this 11th day of April, 2013.

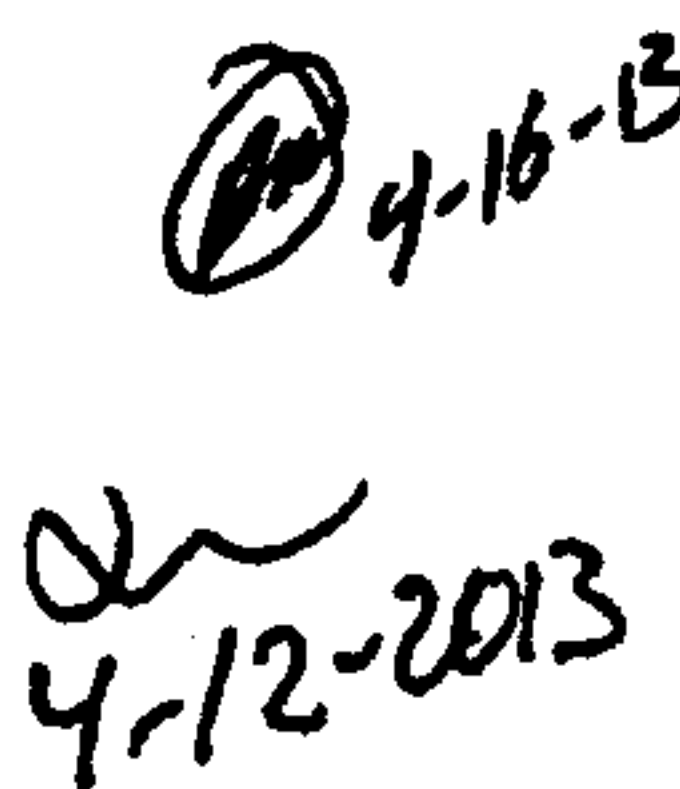


(Principal)
By: Michael Montoya, Custom Grading, Inc.


Western Surety Company
By: 

Gabriel A Portillo,




City Engineer 4-17-13
Form F5340 

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

March 12. 2014

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): DAC ENTERPRISES, INC PHONE: 294-5243
 ADDRESS: P.O. BOX 16658 FAX: 247-4530
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: DACINC.2001@AOL.COM

APPLICANT: FATZEL KASSAM d/b/a LEGACY HOSPITALITY PHONE: 243-6000
 ADDRESS: 6501 EAGLE ROCK NE, STE. B-5 FAX: 243-1561
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: FKASSAM@LEGACYHOSPITALITY.COM
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR AN ASSISTED LIVING FACILITY

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

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

Lot or Tract No. LOT 4-A-1-A Block: _____ Unit: 2
 Subdiv/Addn/TBKA: ALBUQUERQUE WEST
 Existing Zoning: SU-1/PDA & C-3 Proposed zoning: SAME MRGCD Map No NA
 Zone Atlas page(s): C-13 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.54 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: HIGH ASSETS WAY NW
 Between: ALL SAINTS ST NW and PASEO DEL NORTE NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 01/18/11

SIGNATURE Doug Crandall, DAC ENTERPRISES, INC DATE 03/21/11
 (Print) DOUG CRANDALL Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

11DRB - 70074

Action

SBP
ADY
CMF

Form revised 4/07

S.F.	Fees
_____	\$ <u>385.00</u>
_____	\$ <u>75.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
Total	\$ <u>PAYD</u>

Hearing date April 27, 2011

3-30-11
Planner signature / date

Project # 1003272

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

DOUG CRANDALL
DAC ENTERPRISES, INC
 Applicant name (print)
Doug Crandall 03/21/11
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------|
| Application case numbers | |
| 11DRB - | - 70074 |
| - | - |
| - | - |

[Signature] **3-30-11**
 Planner signature / date

Project # **1003872**

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 12, 2011 To April 27, 2011

5. REMOVAL

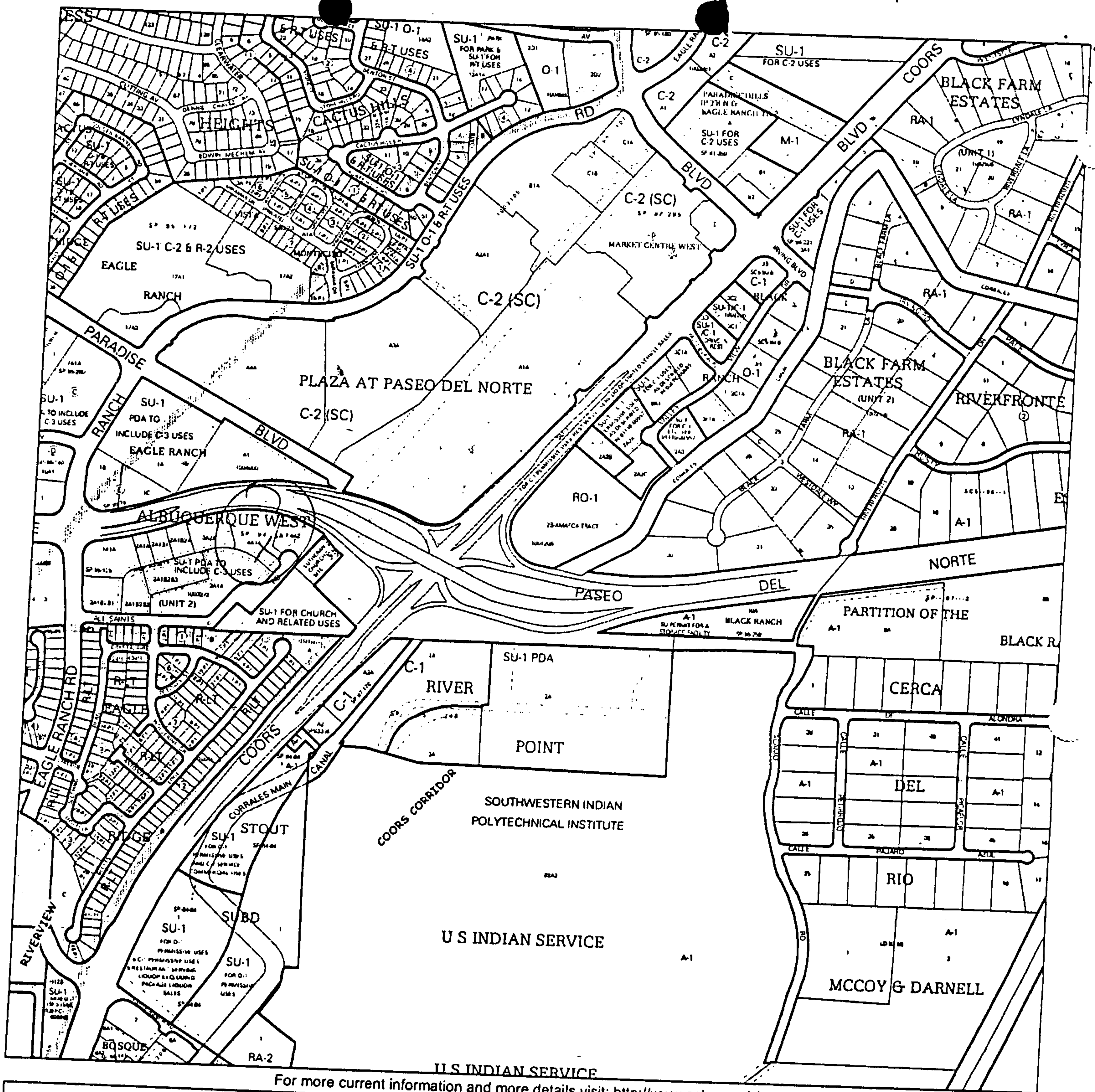
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

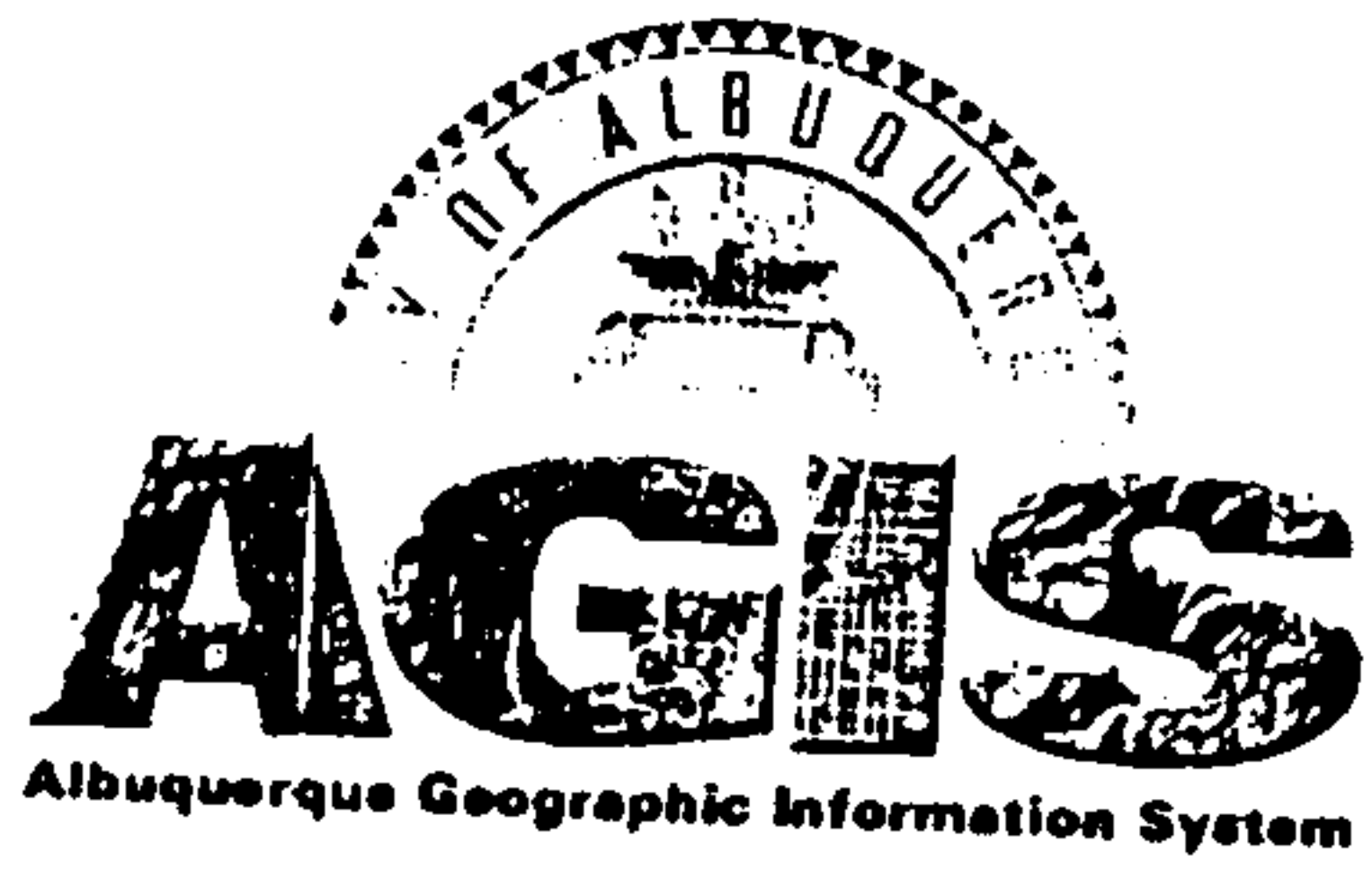
[Signature] 03/30/11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3-30-11 [Signature]
(Date) (Staff Member)

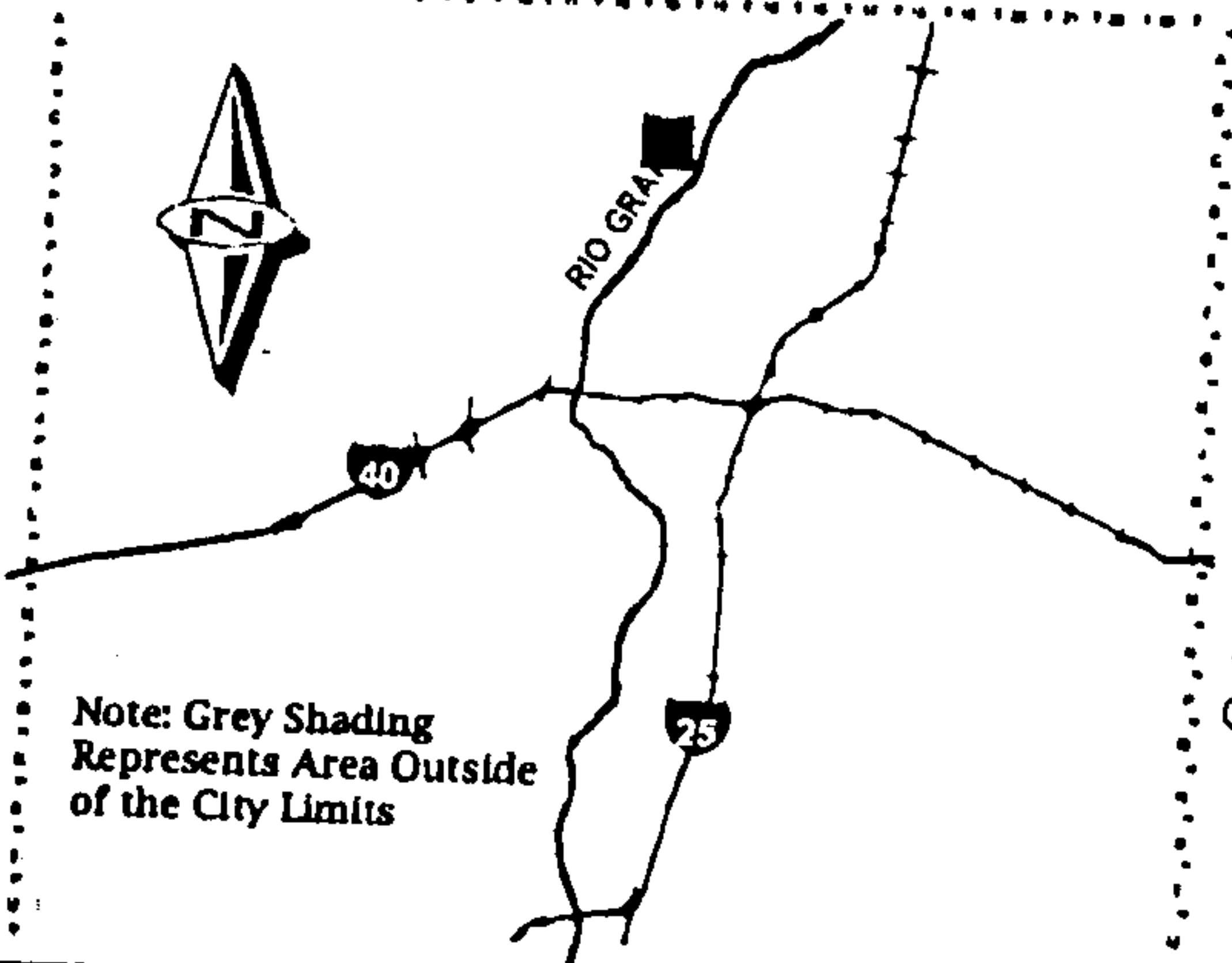
DRB PROJECT NUMBER: 1003272



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



Map amended through: 2/4/2010



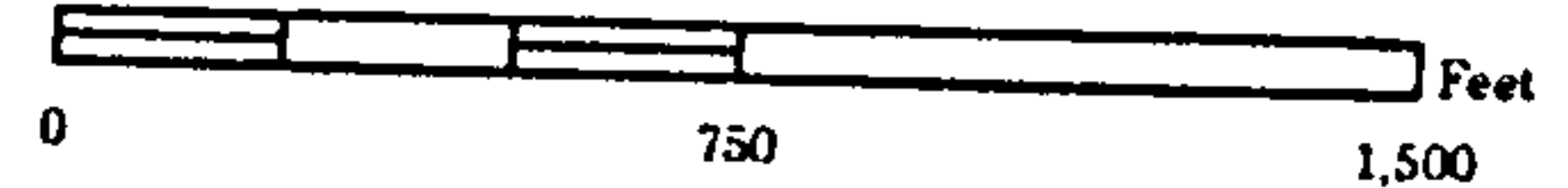
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

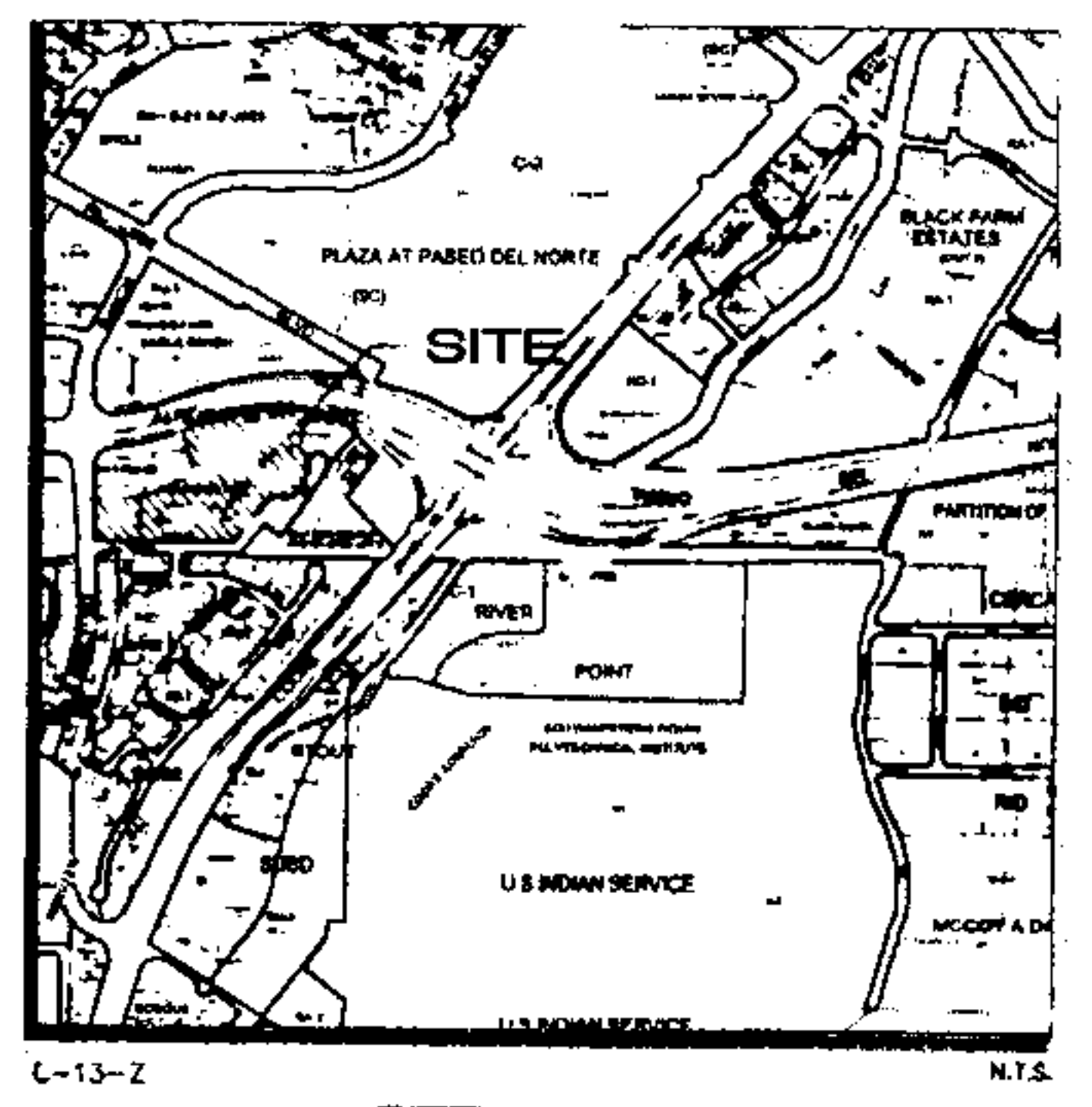
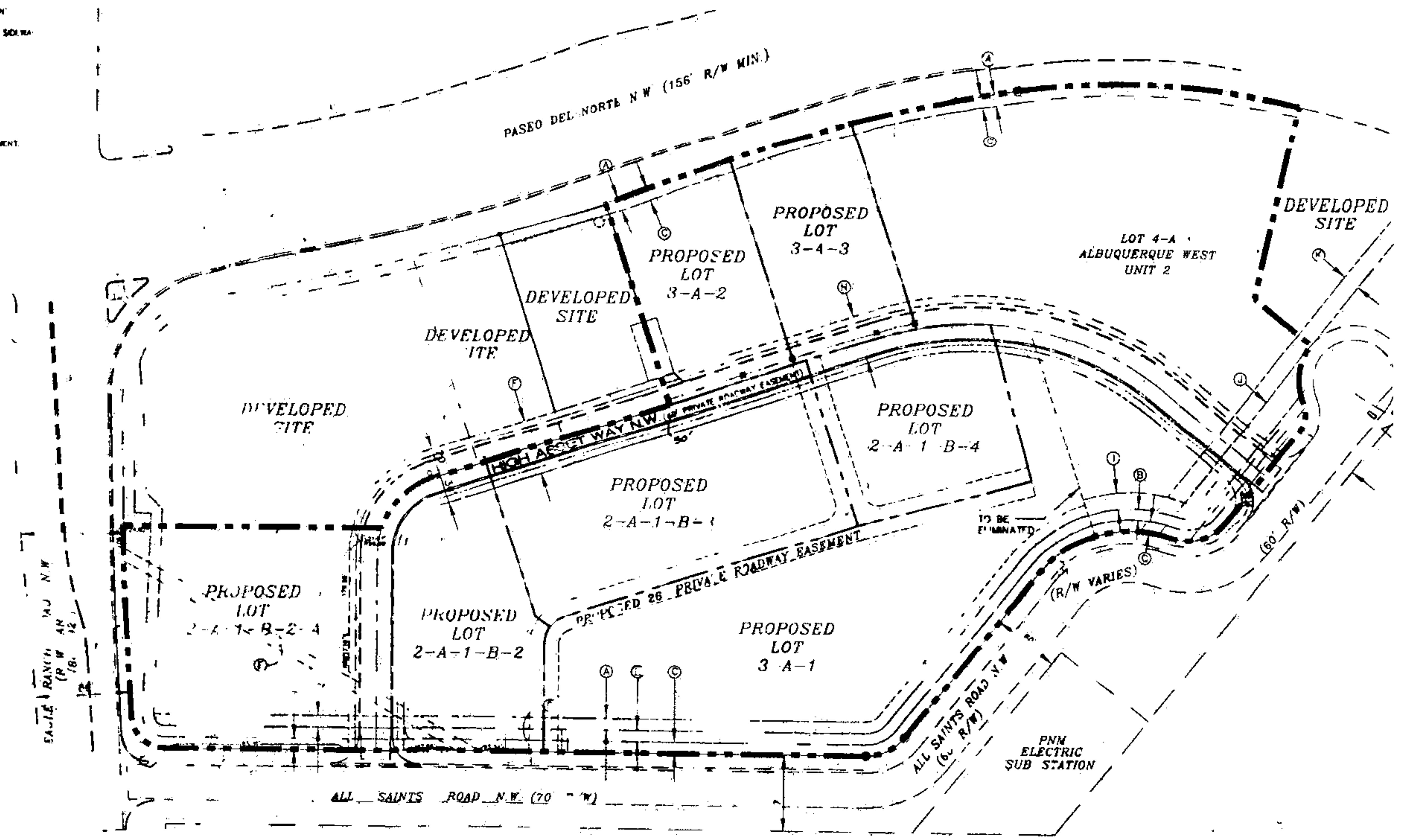
C-13-Z

Selected Symbols

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



- EQUIPMENT DATA
- (A) EXISTING 1" HIGH EASEMENT
 - (B) EXISTING 6" WATER & SANITARY MAIN EASEMENT
 - (C) EXISTING 4" WATER MAIN EASEMENT
 - (D) EXISTING 12" WATER MAIN EASEMENT
 - (E) EXISTING 18" WATER MAIN EASEMENT
 - (F) EXISTING 24" WATER MAIN EASEMENT
 - (G) EXISTING 30" WATER MAIN EASEMENT
 - (H) EXISTING 36" WATER MAIN EASEMENT
 - (I) EXISTING 42" WATER MAIN EASEMENT
 - (J) EXISTING 48" WATER MAIN EASEMENT
 - (K) EXISTING 54" WATER MAIN EASEMENT
 - (L) EXISTING 60" WATER MAIN EASEMENT
 - (M) EXISTING 66" WATER MAIN EASEMENT
 - (N) EXISTING 72" WATER MAIN EASEMENT
 - (O) EXISTING 78" WATER MAIN EASEMENT
 - (P) EXISTING 84" WATER MAIN EASEMENT
 - (Q) EXISTING 90" WATER MAIN EASEMENT
 - (R) EXISTING 96" WATER MAIN EASEMENT
 - (S) EXISTING 102" WATER MAIN EASEMENT
 - (T) EXISTING 108" WATER MAIN EASEMENT
 - (U) EXISTING 114" WATER MAIN EASEMENT
 - (V) EXISTING 120" WATER MAIN EASEMENT
 - (W) EXISTING 126" WATER MAIN EASEMENT
 - (X) EXISTING 132" WATER MAIN EASEMENT
 - (Y) EXISTING 138" WATER MAIN EASEMENT
 - (Z) EXISTING 144" WATER MAIN EASEMENT
 - (AA) EXISTING 150" WATER MAIN EASEMENT
 - (AB) EXISTING 156" WATER MAIN EASEMENT
 - (AC) EXISTING 162" WATER MAIN EASEMENT
 - (AD) EXISTING 168" WATER MAIN EASEMENT
 - (AE) EXISTING 174" WATER MAIN EASEMENT
 - (AF) EXISTING 180" WATER MAIN EASEMENT
 - (AG) EXISTING 186" WATER MAIN EASEMENT
 - (AH) EXISTING 192" WATER MAIN EASEMENT
 - (AI) EXISTING 198" WATER MAIN EASEMENT
 - (AJ) EXISTING 204" WATER MAIN EASEMENT
 - (AK) EXISTING 210" WATER MAIN EASEMENT
 - (AL) EXISTING 216" WATER MAIN EASEMENT
 - (AM) EXISTING 222" WATER MAIN EASEMENT
 - (AN) EXISTING 228" WATER MAIN EASEMENT
 - (AO) EXISTING 234" WATER MAIN EASEMENT
 - (AP) EXISTING 240" WATER MAIN EASEMENT
 - (AQ) EXISTING 246" WATER MAIN EASEMENT
 - (AR) EXISTING 252" WATER MAIN EASEMENT
 - (AS) EXISTING 258" WATER MAIN EASEMENT
 - (AT) EXISTING 264" WATER MAIN EASEMENT
 - (AU) EXISTING 270" WATER MAIN EASEMENT
 - (AV) EXISTING 276" WATER MAIN EASEMENT
 - (AW) EXISTING 282" WATER MAIN EASEMENT
 - (AX) EXISTING 288" WATER MAIN EASEMENT
 - (AY) EXISTING 294" WATER MAIN EASEMENT
 - (AZ) EXISTING 300" WATER MAIN EASEMENT



PROJECT NUMBER: 1000000
 Application Number: 66260-00000, ODRS-00441

The Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated MAY 18, 2006 and the Findings and Conclusions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No if yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of other improvements.

ODRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>[Signature]</i>	7/26/06
Civil Engineering, Transportation Division	Date
<i>[Signature]</i>	7/26/06
Water Utility Department	Date
<i>[Signature]</i>	8/2/06
Parks and Recreation Department	Date
<i>[Signature]</i>	7/26/06
City Engineer	Date
N/A	
Environmental Health Department (conditional)	Date
N/A	
Sanitation Management	Date
<i>[Signature]</i>	07/26/06
ODRS Chairperson, Planning Department	Date

Site Plan Notes - High Assets
 This site plan will conform to all the requirements contained in the City of Albuquerque Comprehensive Zoning Code. Additional standards above and beyond the requirements contained in the Zoning Code are found in the Design Standards (Appendix 2).

Site Information
 The site is located within the Albuquerque West Unit 2 Subdivision and consists of approximately 3.2 acres and is comprised of three separate parcels. The legal description for each parcel is:

Lot 2-A-1-B-2 consisting of approximately 4.4460 acres;
 Lot 3-A consisting of approximately 2.6685 acres;
 Lot 4-A-1 consisting of approximately 2.1252 acres;

Newly Created Lots
 Lot 2-A-1-B-2 Lot 2-A-1-B-2-A
 Lot 2-A-1-B-3 Lot 3-A-2
 Lot 2-A-1-B-4 Lot 3-A-3 (1.5 to 1.0 acre)
 Lot 3-A-1

Proposed Use and Zoning:
 The zoning for the site is as follows:
 Lots 2-A-1-B-2, 2-A-1-B-3, 2-A-1-B-4 and 3-A-1 are zoned SU-1 for C-3 (permissive) and conditional uses, with exclusions as listed on Sheet 2, Design Guidelines.
 Lots 2-A-1-B-2, 2-A-1-B-3, 2-A-1-B-4 and 3-A-1 the zoning is SU-1 for C-3 (permissive) and conditional uses with exclusions as listed on Sheet 2, Design Guidelines and restricted uses as governed by the R-2 zone.

Pedestrian and Vehicular Ingress and Egress:
VEHICULAR ACCESS: High Asset Way NW will provide vehicular access to the site. A fully developed private road, High Asset Way NW can be accessed off of All Saints Road NW. There will be no vehicular access from Paseo del Norte.

STREET(S) - Existing Paseo Del Norte (north): 156' min. R/W
 Eagle Ranch Rr' (west): 86' 82" R/W
 All Saints Rd. (south): 60' 70" R/W
 All adjacent roadways are visible on the plan.

Proposed High Assets Way NW (private road)
 Road is fully developed and bisects the said tracts.

PEDESTRIAN ACCESS - Pedestrians will be provided direct access through the development from entryways off of High Asset Way NW and All Saints Road NW. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W for All Saints Road NW and the Private Road easement of High Asset Way NW. Pedestrians will have clear access to all building entrances.

BICYCLE ACCESS - According to the Long Range Bikeway System Map, there are several proposed or existing bike facilities in the area. Eagle Ranch Road is proposed for a bike lane, which connects to an existing bike lane on Paradise Boulevard. Although there is no direct access to the lane on Coors, Irving Boulevard contains a lane that connects to Coors Boulevard for North-South travel.

TRANSIT ACCESS - There is no direct transit service to the site. The closest stop is located at Eagle Ranch Road and Irving Boulevard, served by the Route 94.

INTERNAL CIRCULATION - Internal roads will be designed and built in compliance with the DPM even though High Asset Way is a private street. For vehicular access, there will be driveways that access each lot. Pedestrian circulation will be facilitated through a network of sidewalks that lead from the parking areas to the use or dwelling unit. Shared access and drive aisles between the lots are required.

UTILITY - Public utilities are in place within the private roadway limits and are covered by a public utility easement for water and sanitary sewer.

Maximum Building Height: Allowable building heights shall conform to the provisions found in the Zoning and Special Use Parameters, approved by Council Bill F/S D-188, Enactment No. 33-1985, Exhibit A. This Bill allows building height to be 3.0 stories on all tracts. Each story shall not exceed 13 feet in height for a maximum total of 52 feet. The top 1/2-story is allowed 13 feet in height but shall not exceed 50% of the floor area of the floor below it.

Minimum Building Setbacks: The minimum setback for all buildings shall be setback in accordance with the Albuquerque Zoning Code as follows:

Non-Residential
 a. Front Yard: 5 Feet
 b. Side Yard: 0 Feet
 c. Corner Side Yard: 5 Feet
 d. Rear Yard: 0 Feet
 e. A setback of 11 feet shall be required from the junction of a driveway or alley and a public sidewalk or planned public sidewalk. Buildings will be pulled forward as much as possible.

Residential
 a. Front Yard: 10 Feet, maximum will be 30'.
 b. Side Yard: 5 Feet
 c. Corner Side Yard: 10 Feet
 d. Rear Yard: 5 Feet

*Maximum Floor Area Ratio: Range of .5-1.0

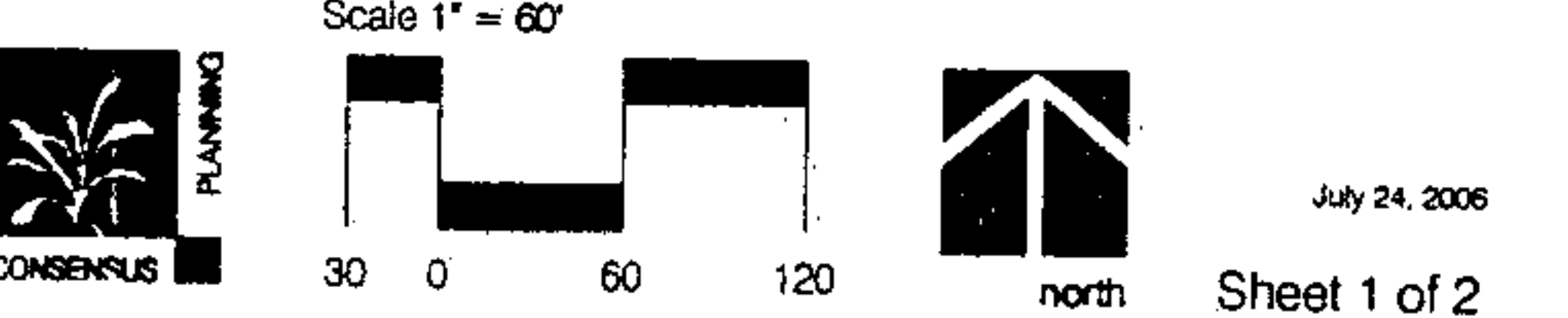
Parking Areas:
 Parking will be provided in compliance with 14-18-3-1 of the City of Albuquerque Zoning Code. The maximum amount of parking will be the minimum allowed plus 10%.

*As established by Annexation Ordinance, Council Bill No. F/S 0-188, Enactment No. 33-185.

SITE DEVELOPMENT PLAN FOR SUBDIVISION ALBUQUERQUE WEST UNIT II

Prepared for:
 Ameri Contractors, LLC
 P.O. Box 56883
 Albuquerque, NM 87187

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102



CTC

Design Standards for Albuquerque West Unit 2

A. Site Plan Submittals

Approval of a site development plan for subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permits other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

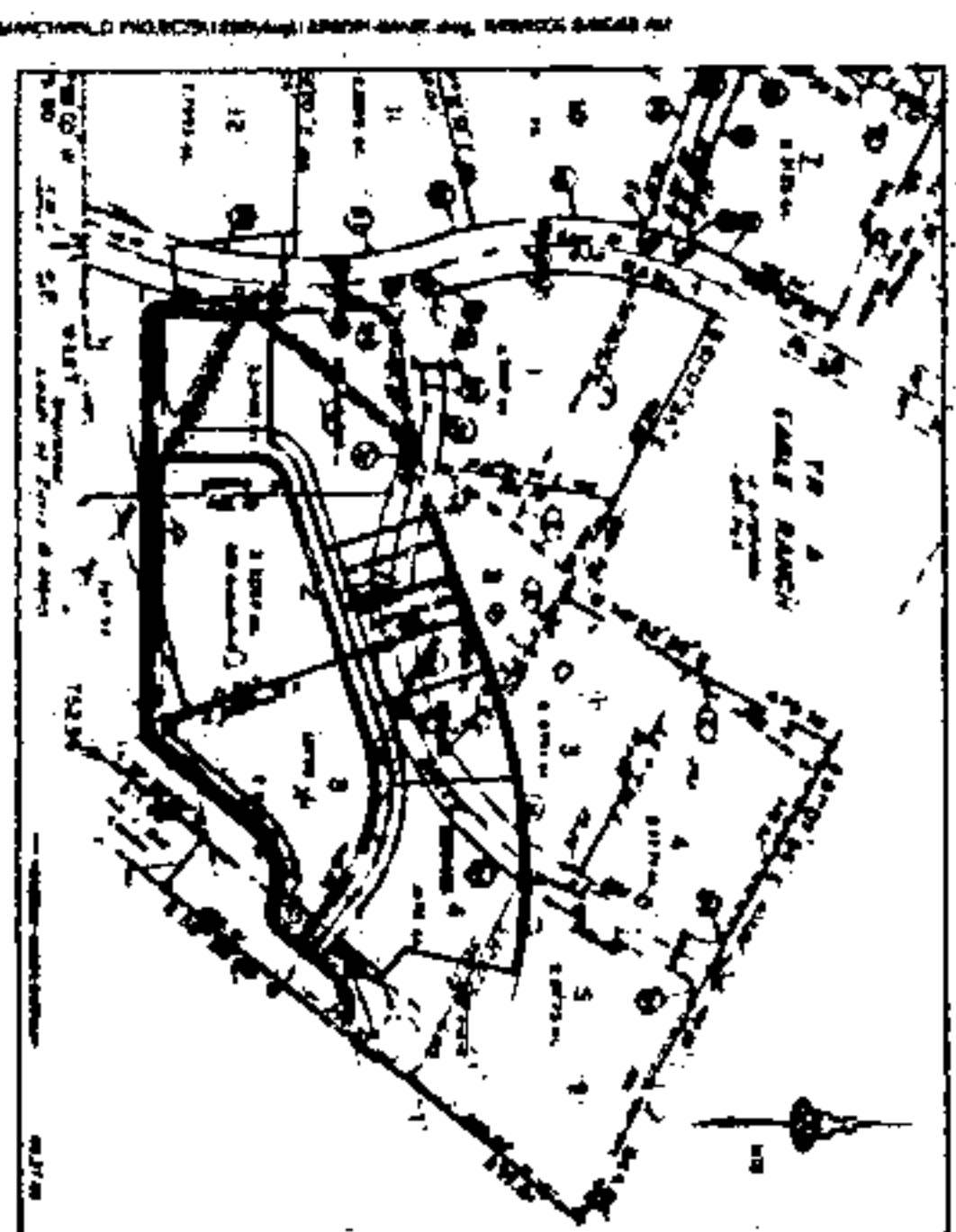
B. Site

The site covered by these Guidelines consists of approximately 5.2 acres of undeveloped land bounded by Paseo del Norte NW to the north, Eagle March Road NW to the west, and Santa Fe Road NW to the south, and Coron Boulevard NW to the east. The subject site is currently zoned U-2 (Urban Medium Density Residential) under the City Zoning Ordinance. The subject site is located on the following Albuquerque West Unit 2, Cor 154, Albuquerque West Unit 2, and Cor 154-154.

The lot listed above were listed on the original subdivision plat as the following:

Lot #	Block #	FAR	Building Height
2	E	1.0	6 stories
3	F	1.0	6 stories
4	F	0.8	3.5 stories
5	F	0.8	3.5 stories
6	F	0.8	3.5 stories
7	F	0.8	3.5 stories
8	F	1.0	6 stories
9	F	1.0	6 stories

Below shown the subject site overlaid on the original platting in order to clarify how the correspond to the original lots and blocks.



C. Land Use Concept

The land use concept seeks to create a truly integrated mixed-use development that contains office, commercial, and high density residential that is both pedestrian and transit friendly. The design seeks to create a development characterized by a pleasing outdoor environment. The land use concept will be designed to be compatible with the natural landscape and the built environment. These design guidelines also complement the Fountain Hills development located immediately to the north. As a result, such guidelines relating to user and pedestrian use are consistent with design guidelines that have been approved for the Fountain Hills project.

D. Zoning and Proposed Uses

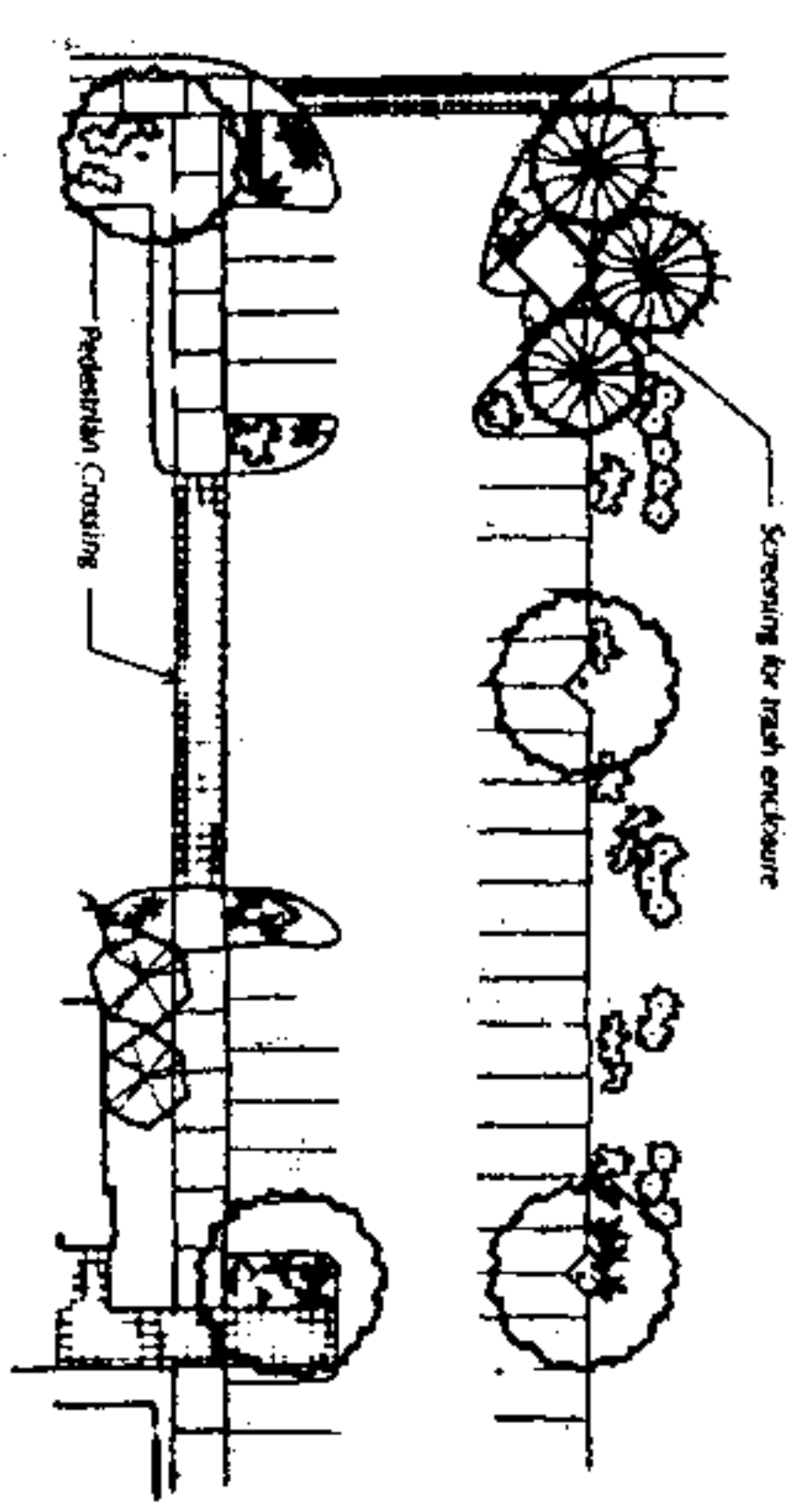
Per Council Bill 550,186, (Emergency Number 33,1985) the zoning of the site has been established as U-2, by C-3 permissive and conditional uses. Exclusions identified in the Council Bill include the following:

- The recycling or reusing of
 - Contractors yard
 - Equipment rental
 - Bulk fuel storage or sale/retailer service stations
 - Automobile dismantling
 - Outdoor building material storage unless incidental to retail sales and adequately screened
- In addition to the uses listed in the Council Bill, the following uses will also be excluded from developing on the site:
- Building height limitation
 - Building setbacks
 - Outdoor storage, sale, and use of materials
 - Welding as a primary activity
 - Plumbing, sewer, or gas (including in office premises)
 - Signs, commercial advertising structures
 - Adult amusement establishment or adult store
 - Automobile repair/manufacturing
 - For plant nurseries
 - For plant nurseries
 - Kennel
 - Warehousing
 - Ballfield, light-way and incidental facilities
 - Cold storage plant



E. General Design Criteria Applicable to All Sites

1. Utilities
All new power and telephone lines shall be underground.
2. Buffering
a. Landscaping buffers shall be required between the edge of the lot, the edge of a driveway and all public and private roadways. The landscaping buffers shall include trees spaced a minimum of 25 feet on center and include a minimum of 25% coniferous trees.
b. Project edges along Paseo del Norte, Eagle March Road NW, and Santa Fe Road NW shall include a minimum of 10-foot landscape buffer from the property line.
c. All residential yards, unless integrated vertically, shall be screened by a minimum of 6-foot landscaping buffer.
d. A landscape buffer shall be provided for the exterior of a building which abuts a street, a roadway or residentially zoned area, except where the building is directly adjacent to a sidewalk, and/or pedestrian walkway.



3. Parking Lot Design and Landscaping

- a. The number of parking spaces, including bicycle parking, shall be provided in accordance with the City Comprehensive Zoning Code. The minimum number of parking spaces is the maximum allowed plus 10%.
- b. Motorcycles parking spaces shall be provided as per City Comprehensive Zoning Code.
- c. All parking spaces shall be set back a minimum of 10 feet from any private drive, driveway, alleyway, lane, except where a residential parking and bicycle agreement has been established between the parties.
- d. Adequate setback distance at street entrances shall be provided to avoid circulation conflicts within the project site.
- e. Where possible, parking areas with greater than 100 spaces shall be split into several areas to avoid large expanses of parking lot.
- f. One row shall be planted per every ten parking spaces.
- g. 75% of the parking area trees shall be deciduous and have a mature height of at least 25 feet.
- h. Parking areas adjacent to Paseo del Norte, Eagle March Road NW, and Santa Fe Road shall be screened by walls and/or landscaping with a minimum height of 72" barrier walls may be provided around all landscape areas in parking lots to provide privacy and security. The barrier shall have water-tight openings and shall be constructed of masonry, brick, or concrete. The barrier shall be complementary to adjacent exterior buildings.

4. Site Landscaping and Irrigation

- a. Landscaping shall comply with the Albuquerque Landscaping and Water Waste Ordinance and the City of Albuquerque.
- b. A minimum of 15% of the site shall be landscaped, excluding buildings, driveways, and paved areas.
- c. Live plant materials shall cover a minimum of 80% of all landscape areas.
- d. Landscaping shall be installed and irrigated within 90 days of construction.
- e. No automatic underground irrigation systems shall be installed for all landscape areas. Landscaping shall be irrigated by hand watering.
- f. The system shall be designed to avoid over watering. The system shall have controls, including prevention devices shall be provided in accordance with applicable City requirements.
- g. Turf areas shall be irrigated by an underground drip irrigation system. Rispip-siphon lines shall not be allowed. Free drains and drains shall be installed with a combination of hand pipe and poly pipe feeding single and multi-outlet drip emitters. The entire system shall be designed to maximize water efficiency.
- h. The irrigation system shall be selected to allow potential use with treated water systems, (non-potable) when available.
- i. Minimum plant material types shall be as follows:
 - 1) Canyon Ficus
 - 2) Canyon Yucca
 - 3) Saguaro Yucca
 - 4) Saguaro Yucca
 - 5) Saguaro Yucca
 - 6) Saguaro Yucca
 - 7) Saguaro Yucca
 - 8) Saguaro Yucca
 - 9) Saguaro Yucca
- j. A maximum of 30% of all landscape areas may be low water use turf.

5. Site Lighting

- a. Site lighting shall comply with the requirements of the City Comprehensive Zoning Code, Section 14-16-19. Lights shall not shine on adjacent residential property.
- b. Fixture mounting height shall be appropriate to the project and environment. Low bollard-type lighting is required for pedestrian walkways, where possible. Mounting height of lights in parking lots shall not exceed 25 feet. When within 10 feet of a residential zone, the mounting height of lights shall not exceed 15 feet.
- c. Lighting shall be designed as a integral part of the architecture and landscape of the project.
- d. Lighting fixtures shall be selected to minimize light spillage on adjacent properties and public right-of-way.
- e. Sodium and other lighting fixtures shall not be permitted.

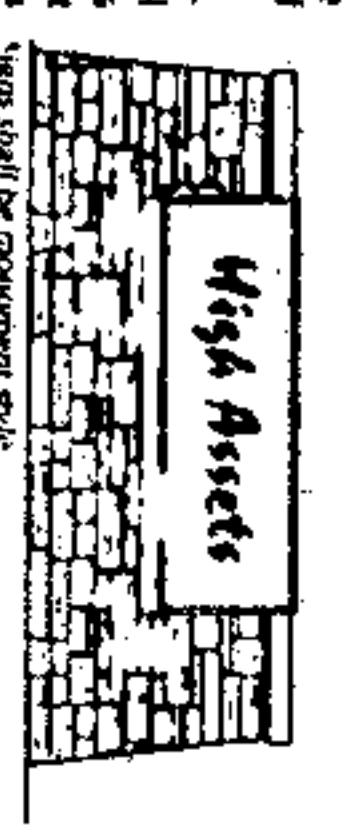
6. Architectural Theme and Design

- a. All buildings shall have a variety of textures and colors of materials in a wall, window, porch, balcony, and window projections. (Columns, arches, a frame application, overhang, awning, gables and screens, balconies, and shutters) shall be designed and detailed to provide human scale and visual interest and all building exteriors and building colors shall be designed to create visual character and interest.
- b. Building exteriors should be designed to create visual character and interest.
- c. The use of masonry, stucco, and similar materials should be used to provide visual interest.
- d. Roofs that overhang entry points and porches are encouraged to provide shelter for users.
- e. All buildings shall incorporate energy conservation measures in the design. It shall include collector panels and solar equipment in walls. It shall be designed to be a visually integrated part of the building.
- f. Project walls shall be architecturally integrated into the building and shall not appear as unrelated visual elements.
- g. All mechanical equipment and the roof shall be screened from public view. The screening shall be integrated into the building design. Where possible, use of building materials shall be selected to provide a visually integrated appearance. (Cannon mounted building equipment shall be screened from the view of the street.)
- h. Building colors shall consist of the following for residential use:

Field Surface Colors:	Soil Tan	Unfinished Iron
Stucco/Block	Warm Clay	
Accent Surface Colors:		
Light Brown	Silver Blue	Dark Red
Green Slate	Medium Blue	Red-Cocoa
Orange/Red	Medium Blue	Brown-Java
Black/Red		
- i. Materials that cause excessive glare or reflection shall not be used.
- j. Projects containing more than one building shall use a variety of building heights and setbacks.
- k. Lower buildings shall be located adjacent to roadways with large building setbacks.
- l. Traditional and ranch style buildings are preferred.
- m. The finish on each building facade shall be consistent on each side.
- n. Building materials and finishes will be designed in a way that avoids long, blank facades and uniform finishes.

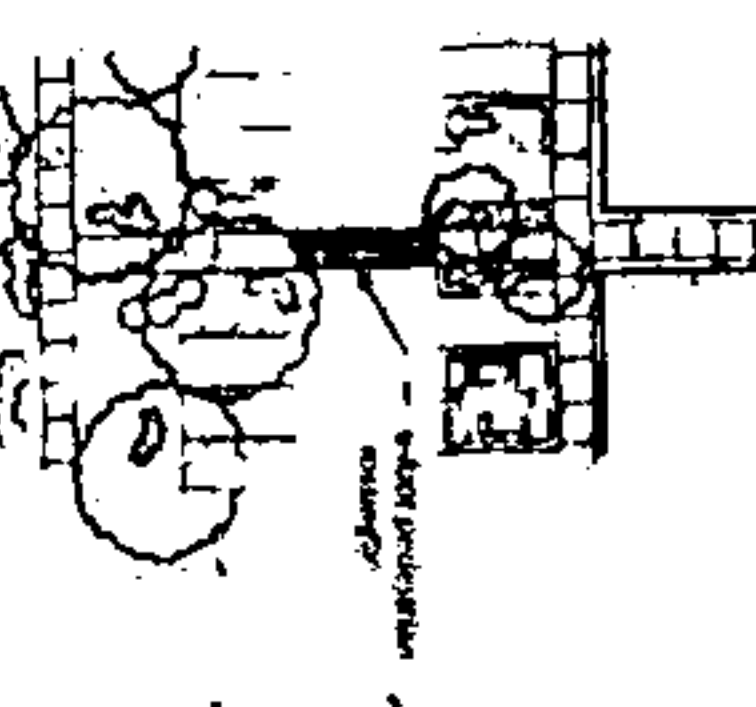
7. Signage

- a. Signage shall be consistent with the City of Albuquerque Signage Ordinance. (City of Albuquerque Signage Ordinance, Section 14-16-19.)
- b. Freestanding signs shall comply with the City of Albuquerque Signage Ordinance.
 1. Monument signs height and sign size shall be limited to the City of Albuquerque Signage Ordinance.
 2. One freestanding monument sign is allowed on Eagle March Road and Santa Fe Road. Signs shall be placed on the side of the road that does not have the highest traffic volume. Only building-mounted signage is allowed on individual lots.
 3. Freestanding signs shall be designed to be visually appealing and shall not require any external lighting support. Sign sizes, as per the City of Albuquerque Signage Ordinance, shall be limited to 10' x 10'.
 4. No signage is allowed that uses moving parts, such as audible sounds, or the display of flashing lights.
 5. Signs shall not overhang into the public right-of-way or extend above the parapet roof line.
 6. On-premise signs and portable signs are prohibited.
 7. Freestanding signs shall not be illuminated.
 8. Monument signs shall not be illuminated.
- c. Illuminated signs shall comply with the City of Albuquerque Signage Ordinance.
 1. Building-mounted signage shall identify the name and business of the occupant of the building or other use of the premises.
 2. No building-mounted signs shall extend more than 24 inches (including building-mounted signs) above the roofline of the building.
 3. Building-mounted signs shall be placed on the side of the building that is most visible from the street. Signs shall be placed on the side of the building that is most visible from the street.
 4. Letters on building-mounted signs shall not exceed 24 inches in height.
 5. No internally illuminated signs shall be permitted.
 6. Building-mounted signs shall be illuminated with building-mounted down-lighting.
 7. Lighting of building-mounted signage facing the south towards the "New Ridge" subdivision shall not be permitted.



8. Walls and Screening

- a. Walls and screening shall be designed to provide visual interest and shelter for users.
- b. All mechanical equipment shall meet the screening requirements of the City of Albuquerque Signage Ordinance.
- c. All outdoor air conditioning units shall be screened from public view. Design and large enough to screen all refrigerant and outdoor condenser coils. Design and large enough to screen all refrigerant and outdoor condenser coils. Design and large enough to screen all refrigerant and outdoor condenser coils.
- d. Multiple air conditioning units shall be screened from public view.
- e. Multiple air conditioning units shall be screened from public view.
- f. Multiple air conditioning units shall be screened from public view.
- g. Multiple air conditioning units shall be screened from public view.
- h. Multiple air conditioning units shall be screened from public view.
- i. Multiple air conditioning units shall be screened from public view.
- j. Multiple air conditioning units shall be screened from public view.



11. Additional Residential Standards

- a. In addition, the following standards apply to any residential development that does not use the City of Albuquerque Signage Ordinance.
 1. Individual dwelling units should be designed in form to reduce the scale of the building and increase the sense of individuality.
 2. Entryways shall be designed to be visually appealing and shall not be overhanging.
 3. Entryways shall be designed to be visually appealing and shall not be overhanging.
 4. Entryways shall be designed to be visually appealing and shall not be overhanging.
 5. Entryways shall be designed to be visually appealing and shall not be overhanging.
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 9. Entryways shall be designed to be visually appealing and shall not be overhanging.
 10. Entryways shall be designed to be visually appealing and shall not be overhanging.

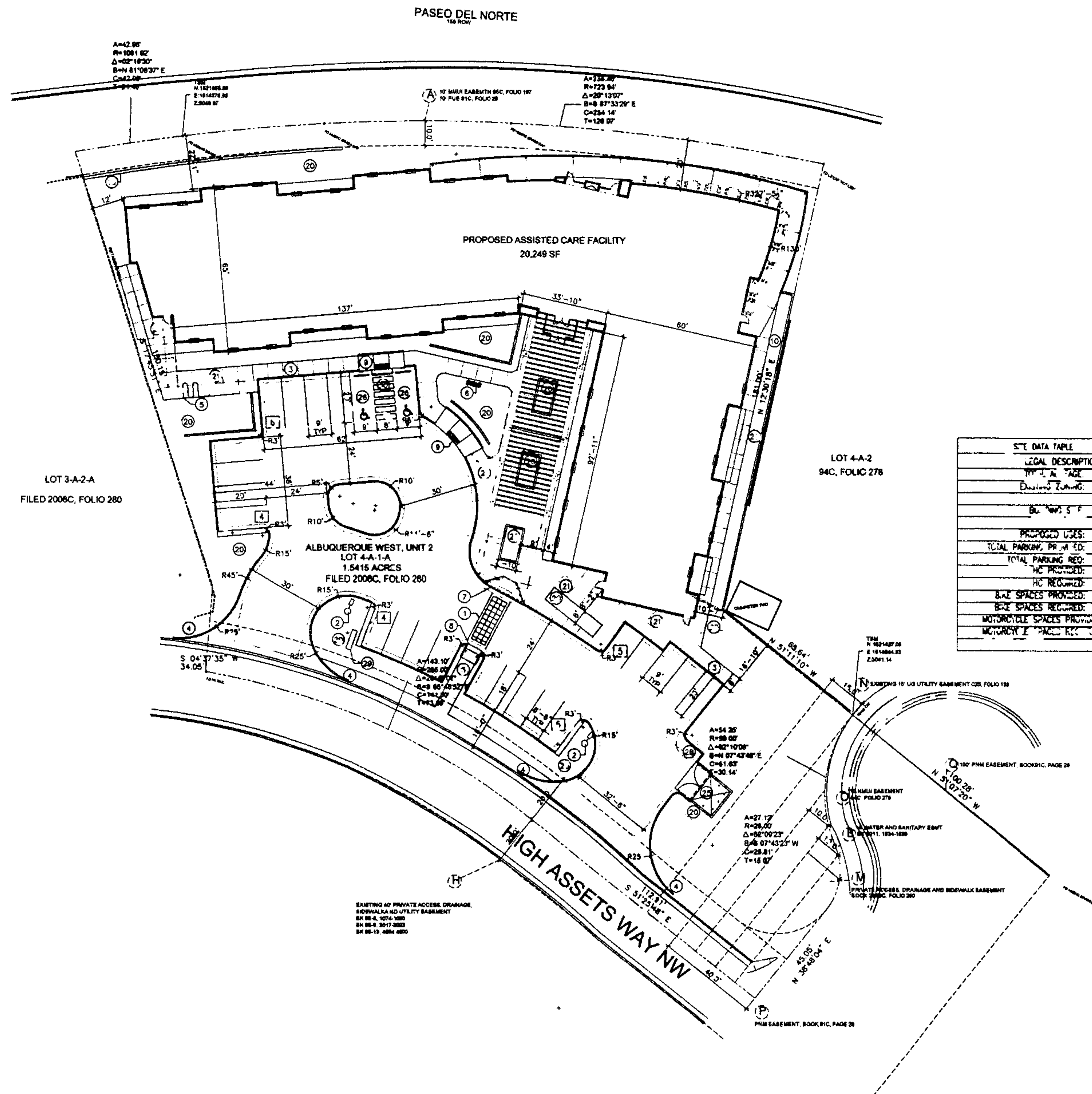
Design Standards Albuquerque West Unit 2

Prepared by:
Consensus Planning, Inc.
402 8th Street NW
Albuquerque, NM 87102

Harold B. Arfman
128 Monroe St. NE
Albuquerque, NM 87108



BAACOR & ARFMAN, P.A.
128 Monroe St. NE
Albuquerque, NM 87108
SHEET 2 OF 2



- KEYED NOTE:
- ① 8' INTEGRALLY COLGRED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
 - ② LIGHT POLE LOCATION RE: DETAIL 3/A
 - ③ PROPOSED 6' CONC. SIDEWALK RE: CIVIL FOR INFO
 - ④ HANDICAP RAMP RE: CIVIL FOR COA STD DETAIL
 - ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
 - ⑥ BENCH LOCATION RE: DETAIL 3/A1.2
 - ⑦ HANDICAP RAMP RE: 15/A1.1
 - ⑧ HANDICAP RAMP RE: 18/A1.1
 - ⑨ HANDICAP RAMP RE: 12/A1.1
 - ⑩ INDICATES PROPOSED RETAINING WALL RE: CIVIL PLAN FOR INFO
 - ⑪ INDICATES LANDSCAPE PLANTING AREA G.C. TO PROVIDE/COORDINATE REQ. SEEING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - ⑫ CONC. SIDEWALK RE: DET 14/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
 - ⑬ 6" HIGH CONC. ISLAND RE: DET 4/A1.1 RE: SITE GRADING PLAN FOR INFO
 - ⑭ REFUSE ENCLOSURE RE: DET.4/A1.3
 - ⑮ H.C. PARKING STALL RE: DET 8/A1.2
 - ⑯ WHEELSTOP RE: DET 5/A1.2
 - ⑰ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET 7/A1.2
 - ⑱ PROPOSED 50SF MONUMENT SIGN LOCATION
 - ⑳ PAINTED STRIPPING/SIGNING AS INDICATED WITHIN SITEPLAN

SITE DATA TABLE	
LEGAL DESCRIPTION	ALBUQUERQUE WEST UNIT 2 LOT 4-A-1-A
TYPICAL ACREAGE	1.5415 ACRES
EXISTING ZONING	
BL. MAPS S.F.	2' x 5" SCALE
PROPOSED USES:	ASSISTED CARE FACILITY
TOTAL PARKING PROVIDED:	24 SPACES
TOTAL PARKING REQ.:	1 SPACE PER 40 (41 Below) = 21 SPACES
H.C. PROVIDED:	2 H.C. (INCLUDING 2 VAN ACCESSIBLE)
H.C. REQUIRED:	1 H.C. SPACES
Bike SPACES PROVIDED:	5 BIKE SPACES
Bike SPACES REQUIRED:	5 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES

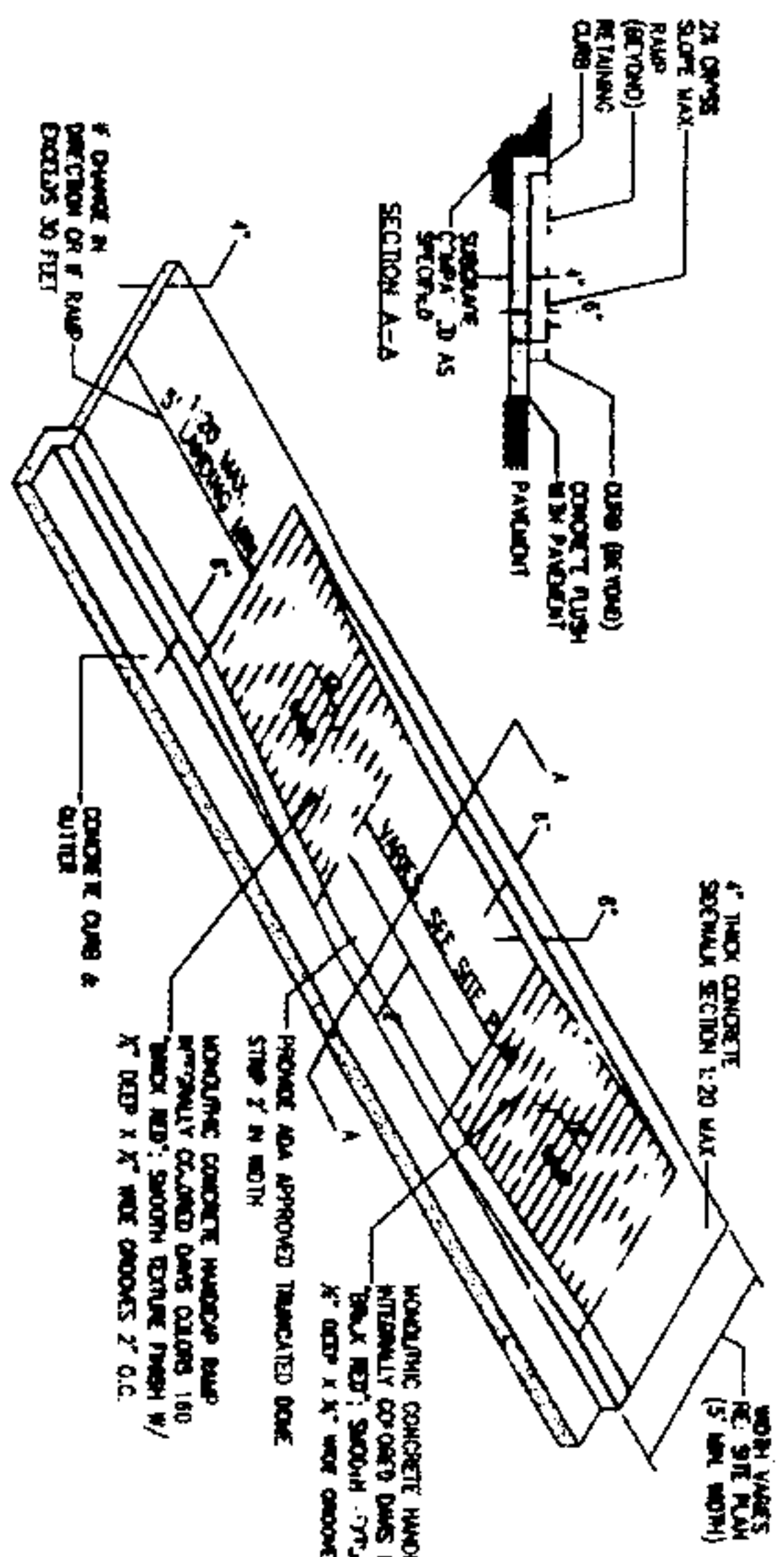
REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE: 1-866-224-2161

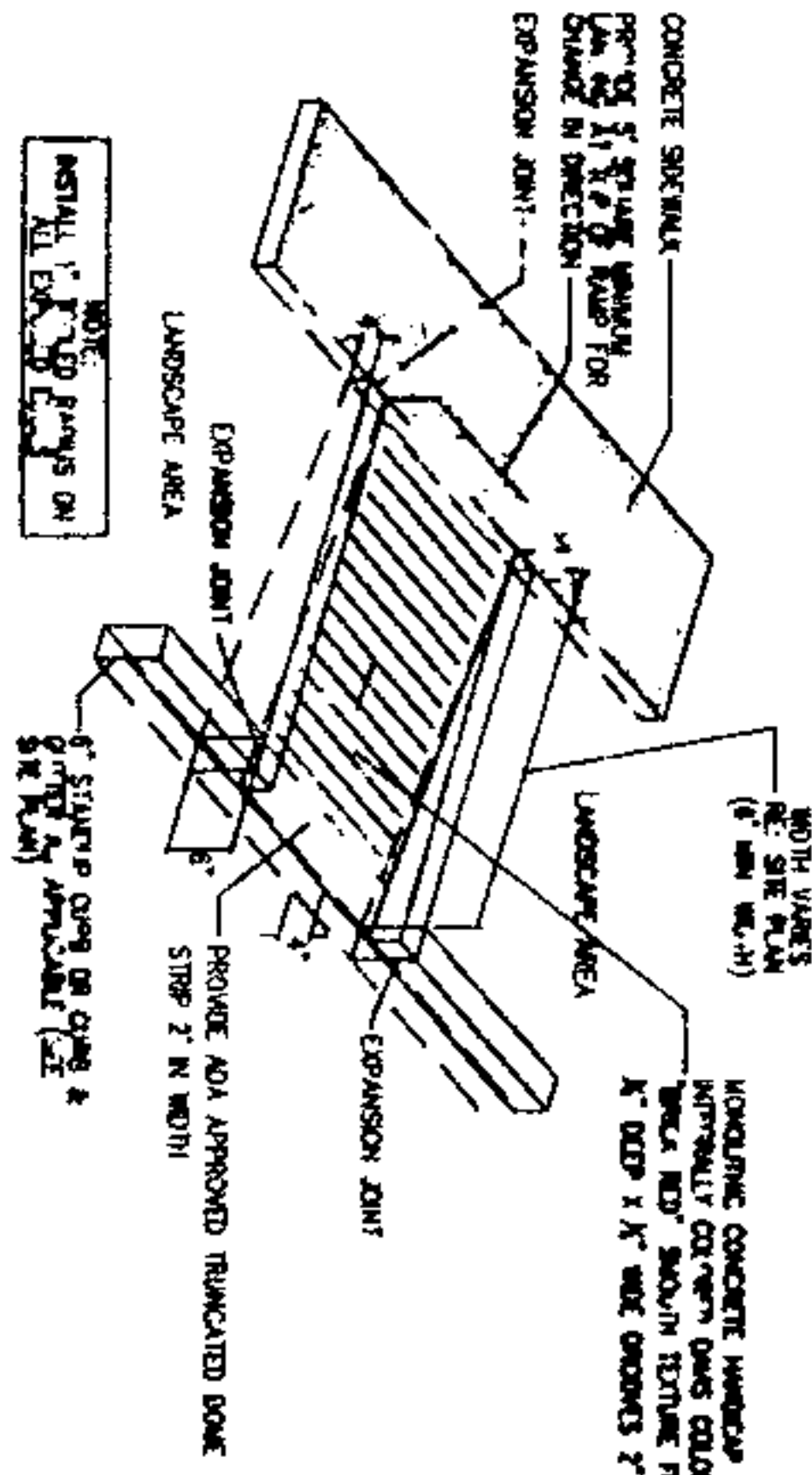


PROJECT NAME: ASSISTED LIVING FACILITY
 LOT 4-A-1-A HIGH ASSETS WAY NW
 ALBUQUERQUE, NM
 PROJECT NUMBER: AS
 JOB NO.: AS
 DRAWN BY: MSY
 CHECKED BY: MSY
 DATE: 2/18/11

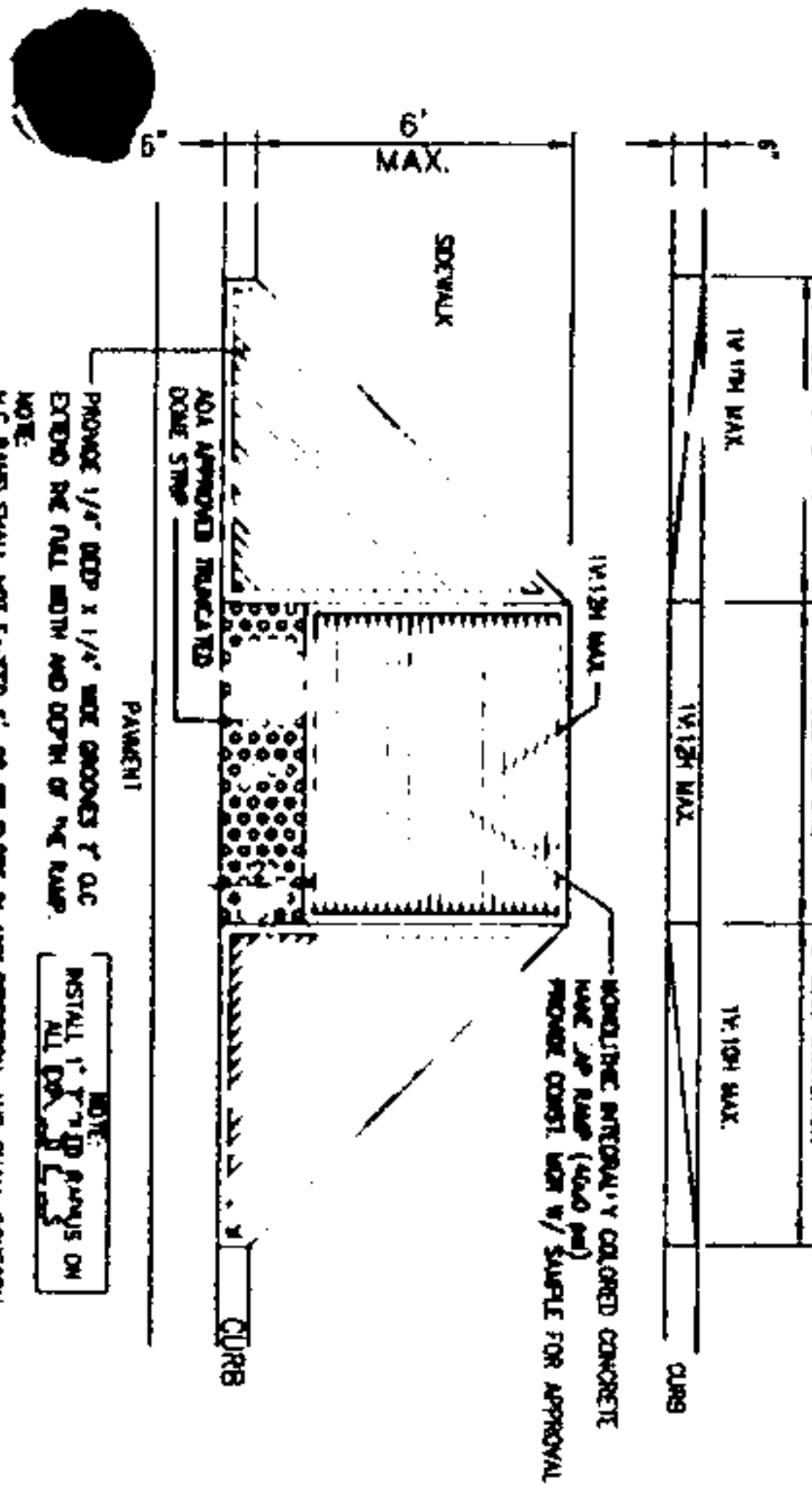
SCALE: AS NOTED
 SHEET: A1.0
 TITLE: SITE PLAN FOR BUILDING PERMIT



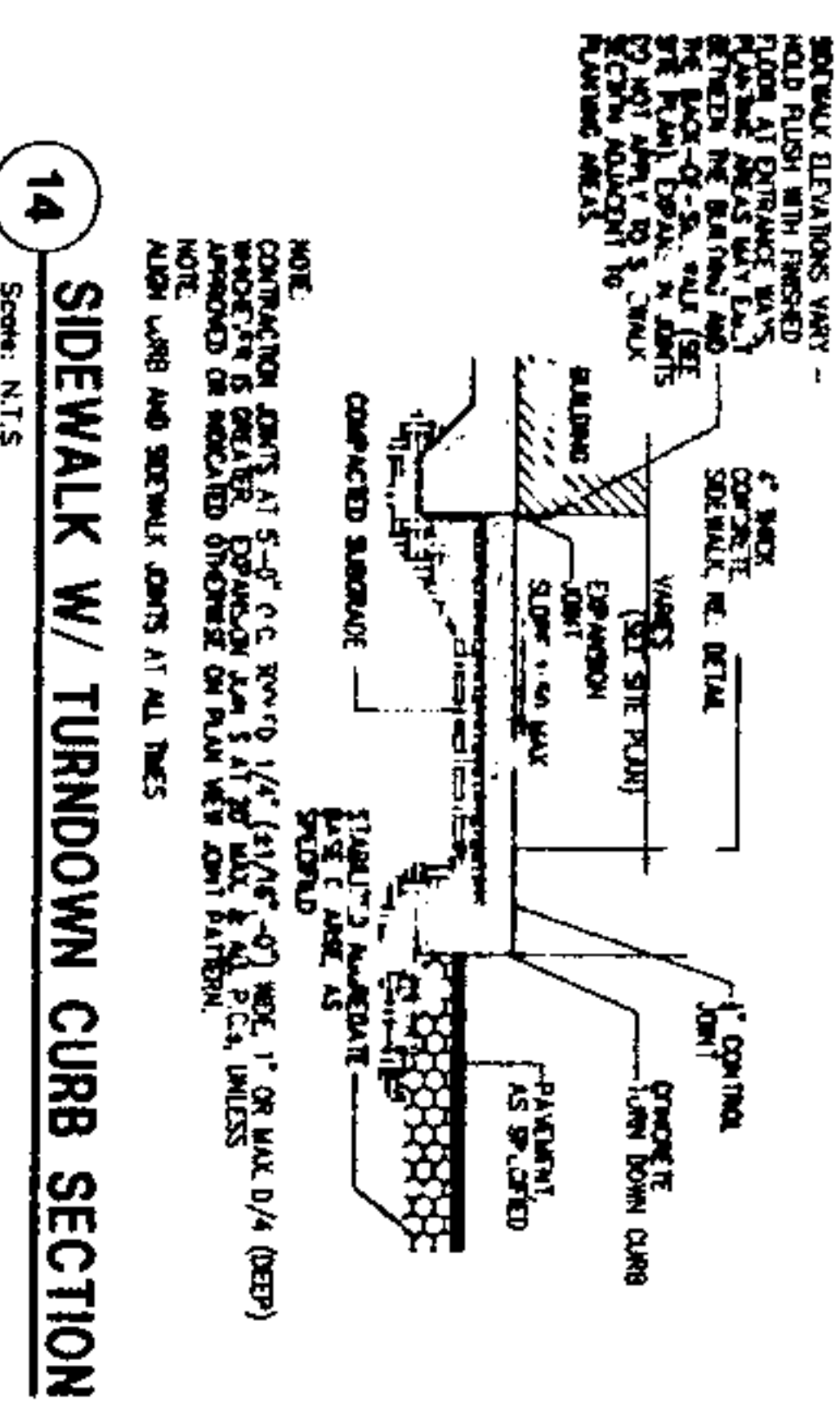
17 TAPERED H.C RAMP
Scale: N.T.S.



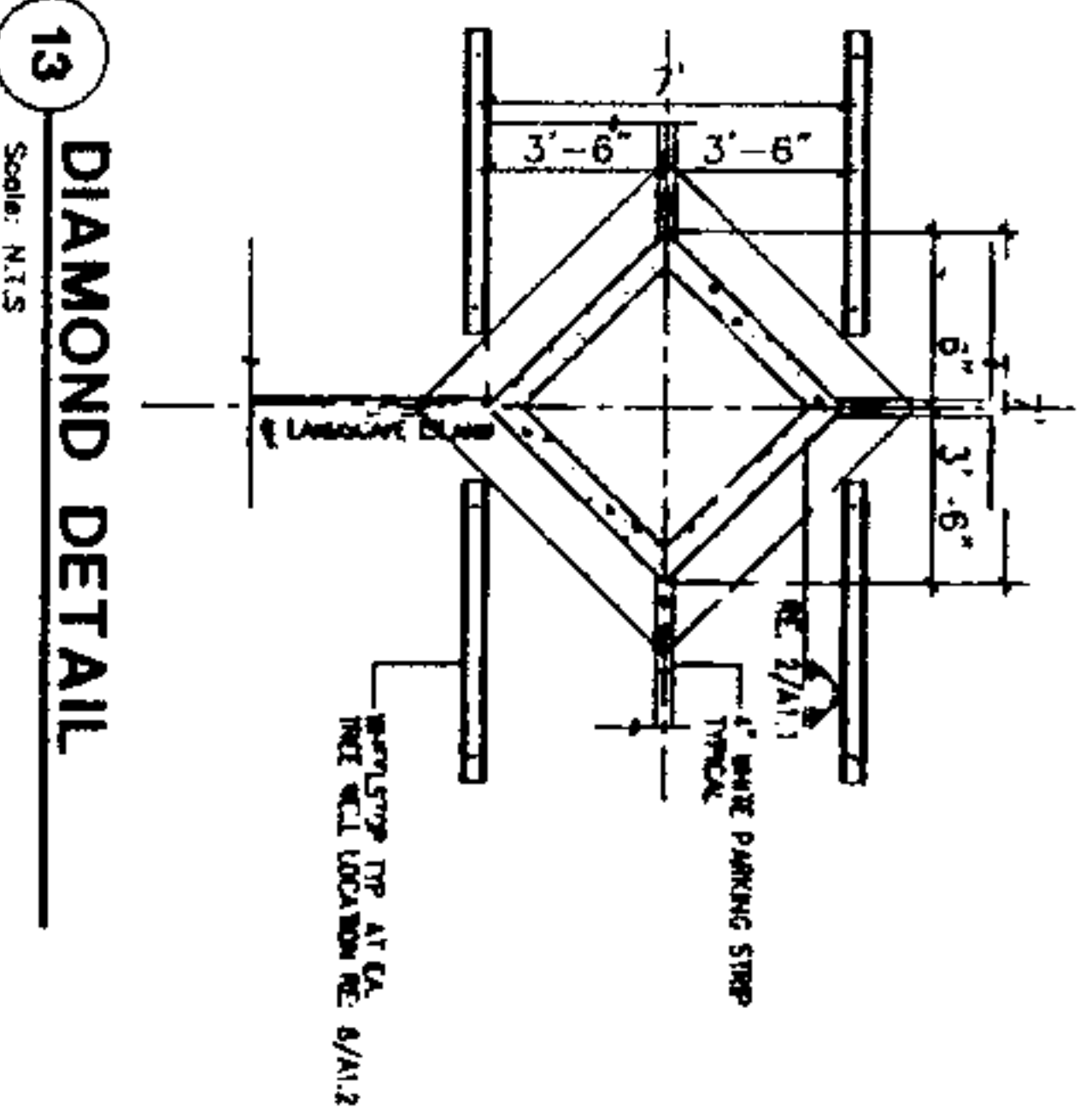
16 CURBED H.C RAMP
Scale: N.T.S.



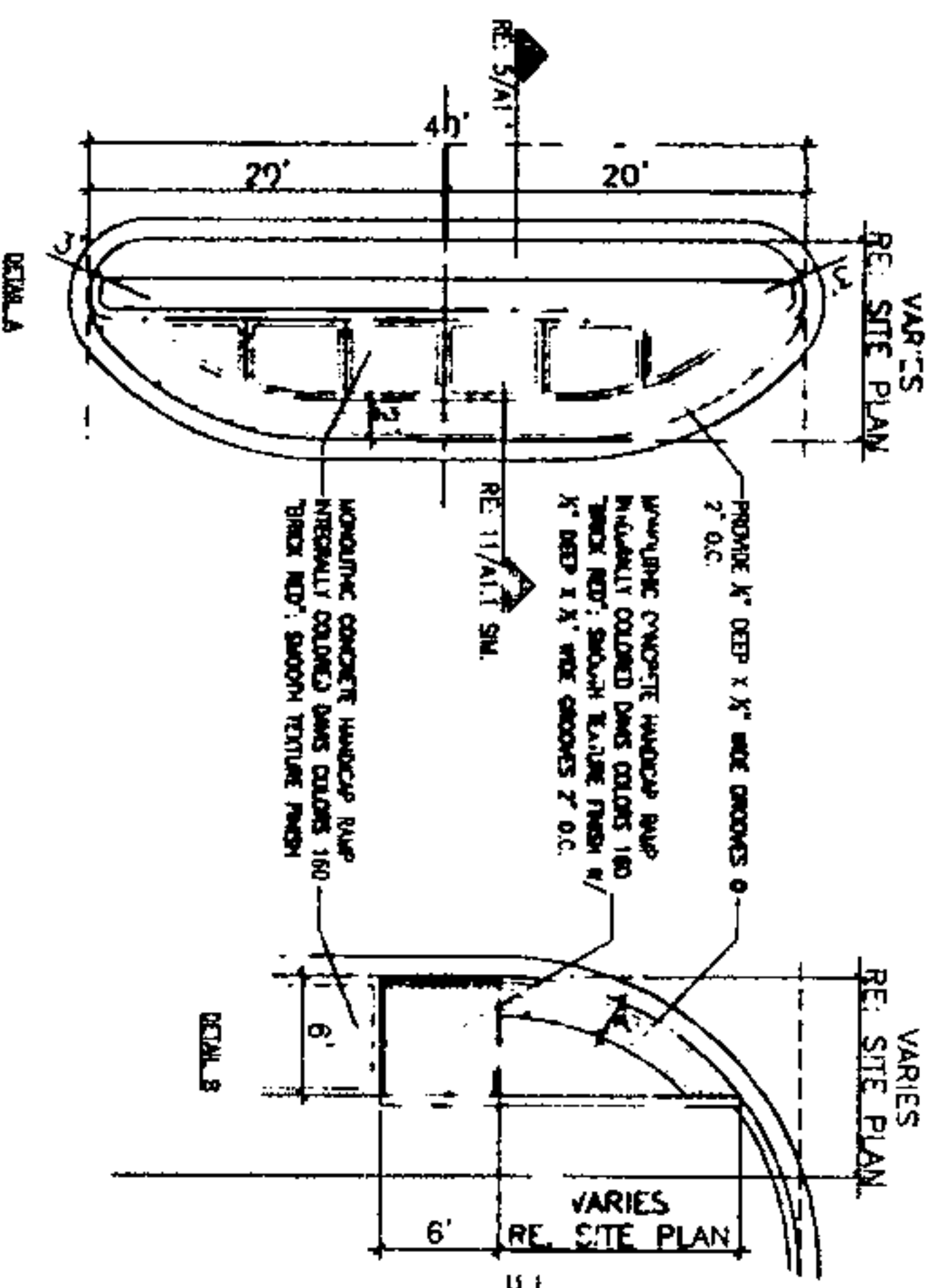
15 FLARED H.C RAMP
Scale: N.T.S.



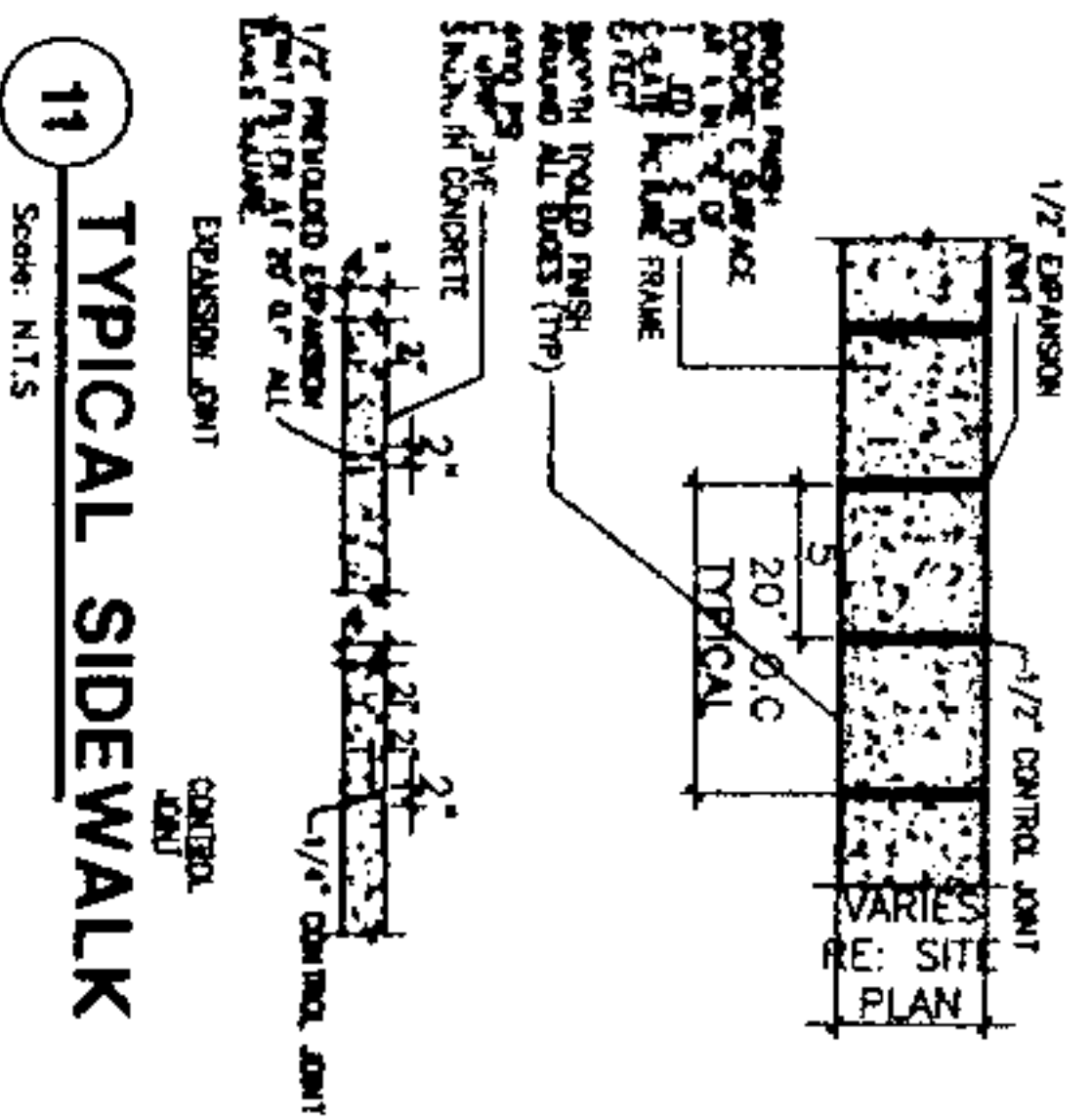
14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S.



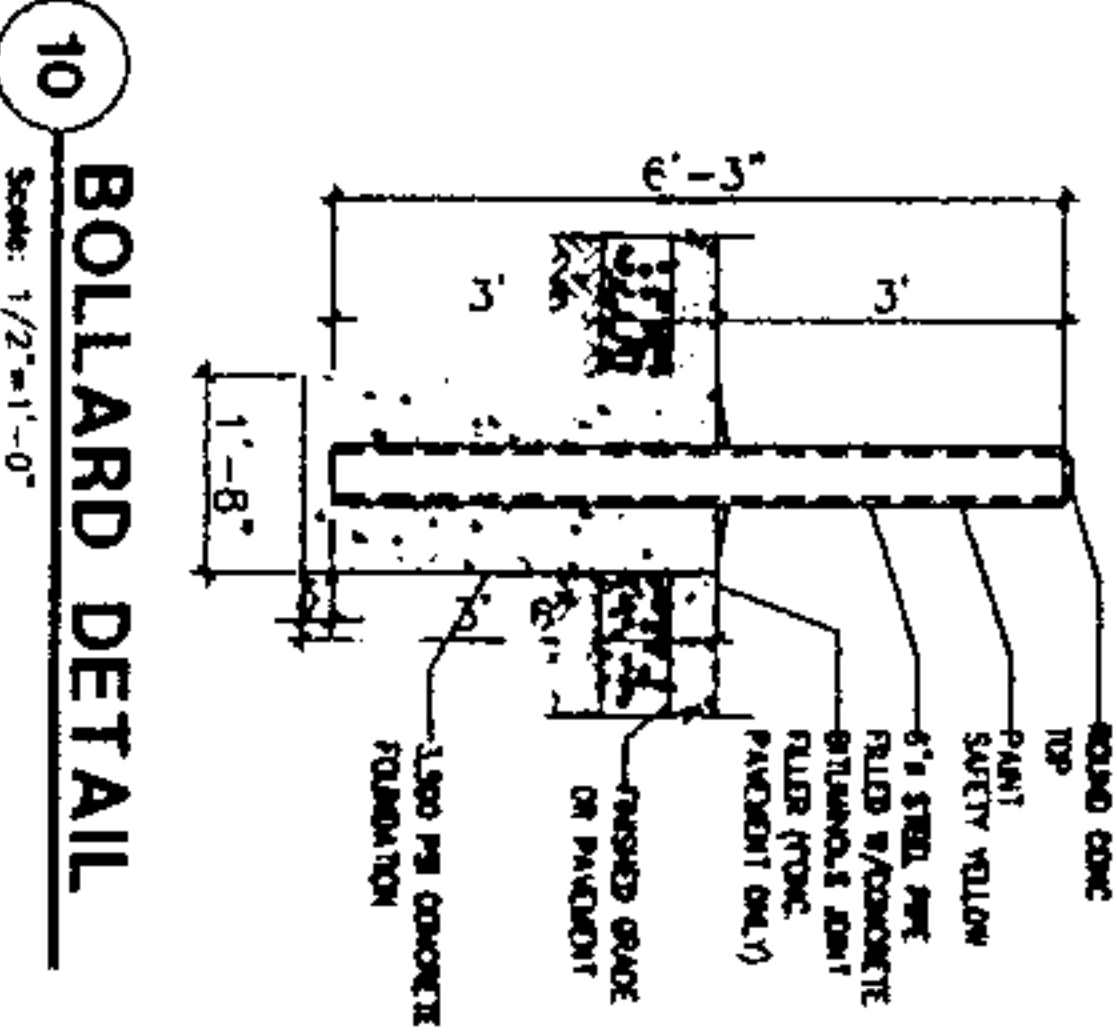
13 DIAMOND DETAIL
Scale: N.T.S.



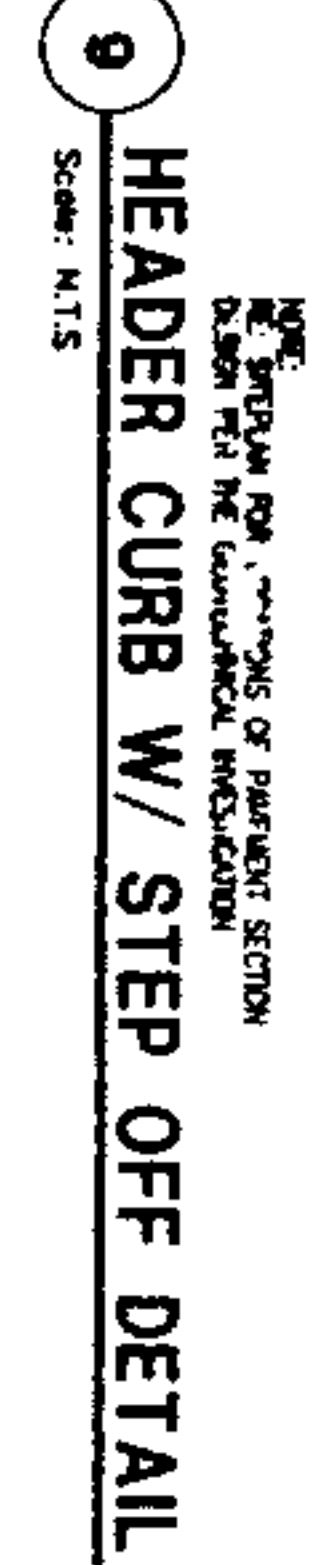
12 TYP. END ISLAND W/ WALK
Scale: N.T.S.



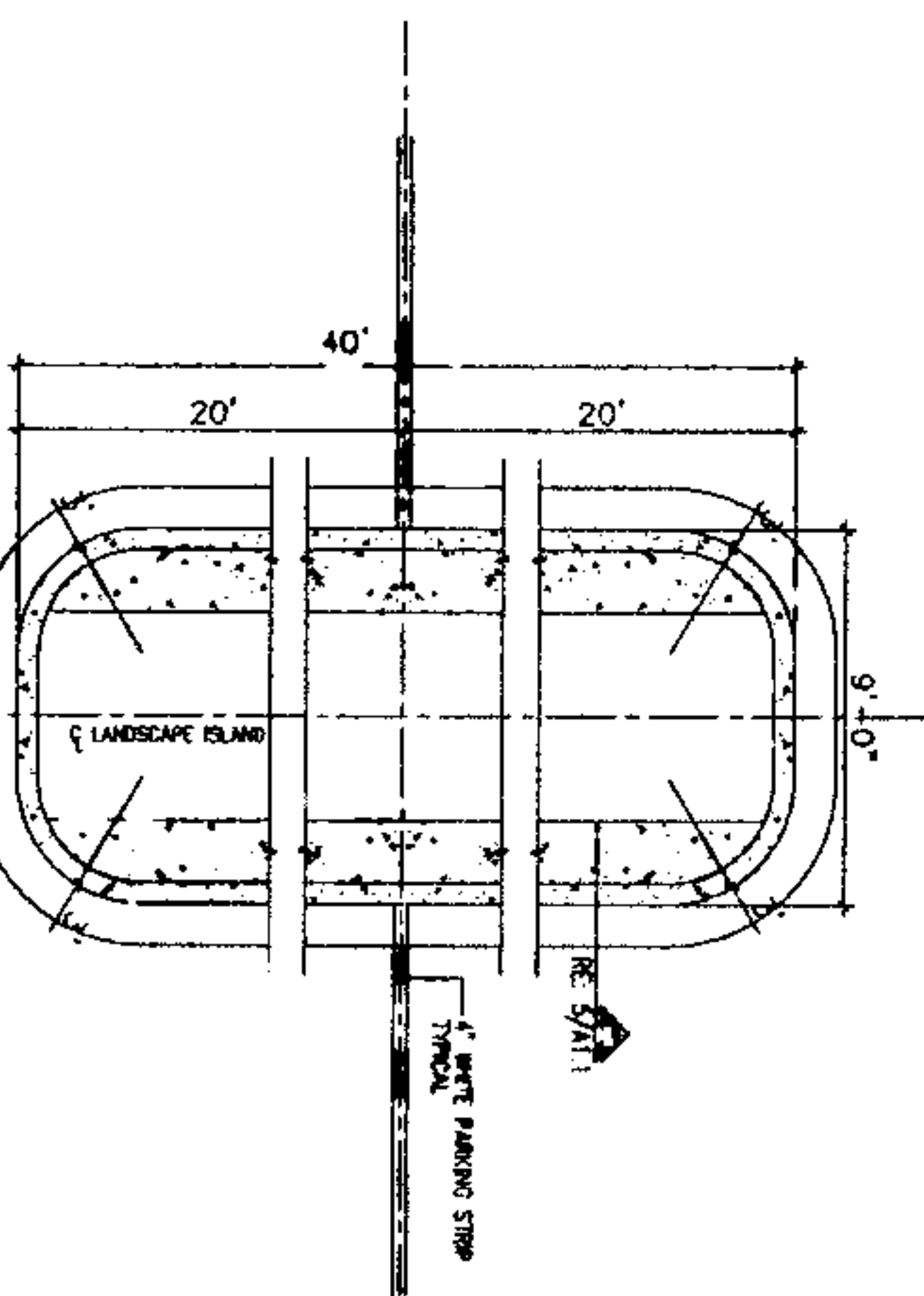
11 TYPICAL SIDEWALK
Scale: N.T.S.



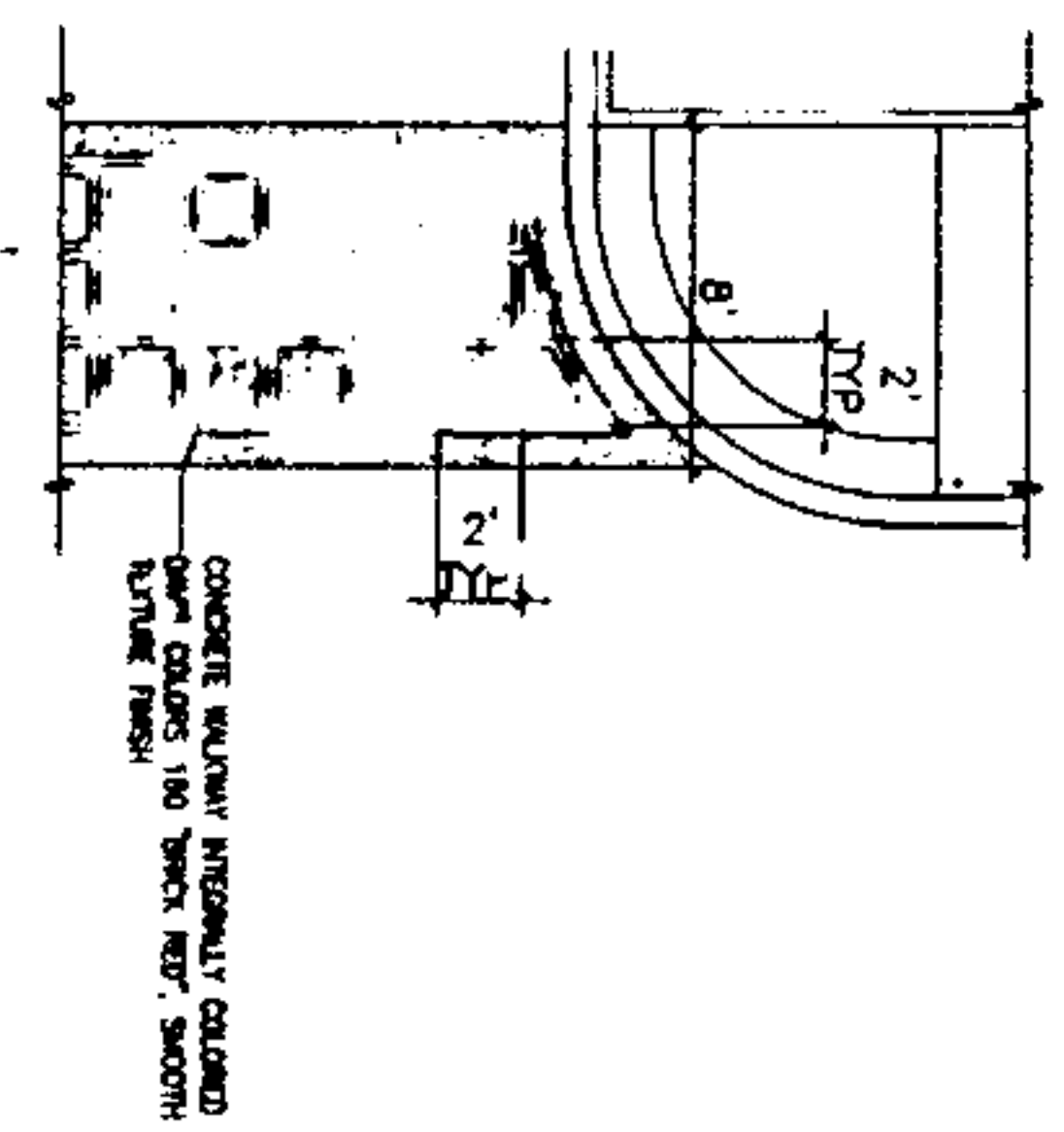
10 BOLLARD DETAIL
Scale: 1/2\"=1'-0\"



9 HEADER CURB W/ STEP OFF DETAIL
Scale: N.T.S.



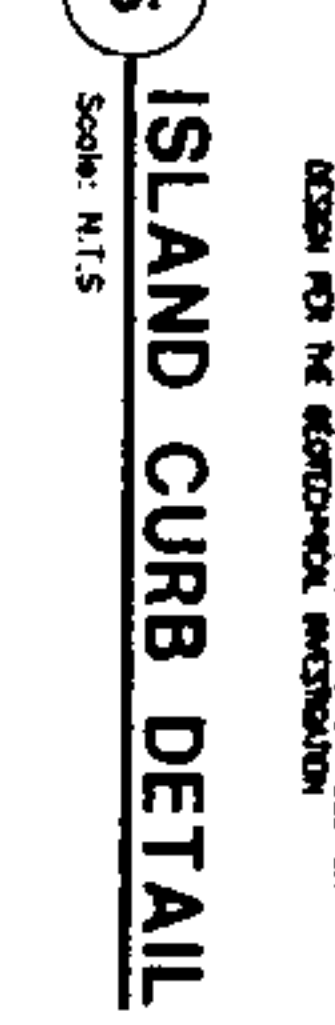
8 ISLAND DETAIL
Scale: N.T.S.



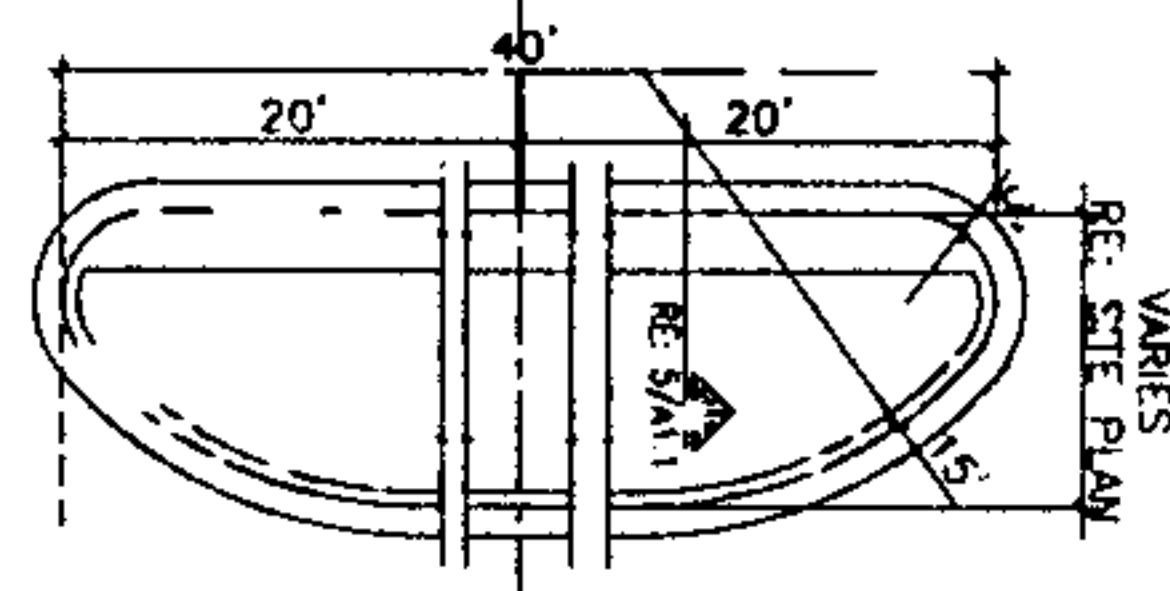
7 TYP. CONC. CROSSWALK
Scale: N.T.S.



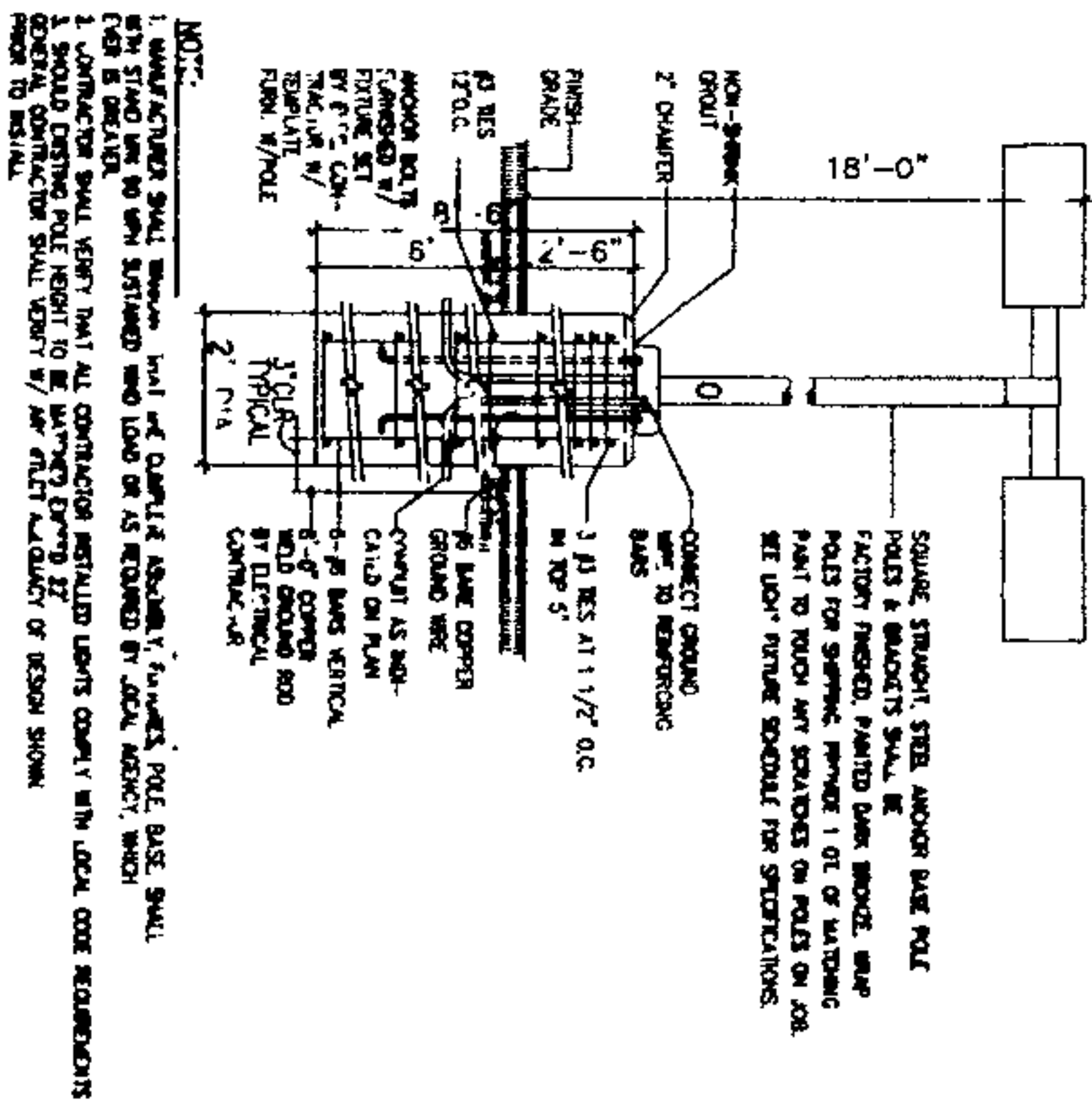
6 HEADER CURB DETAIL
Scale: N.T.S.



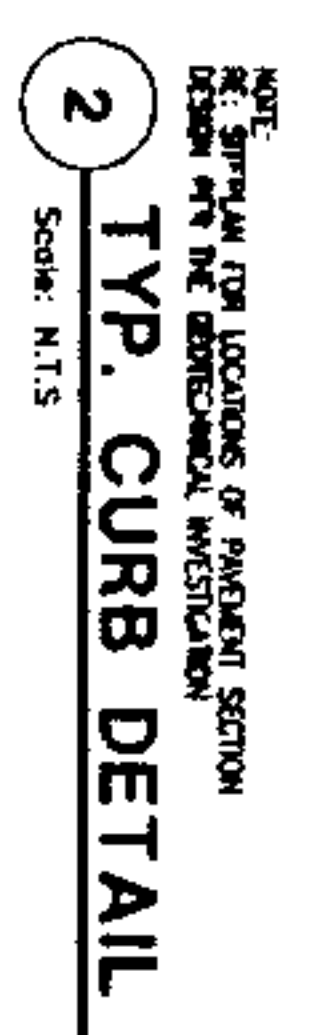
5 ISLAND CURB DETAIL
Scale: N.T.S.



4 END ISLAND DETAIL
Scale: N.T.S.



3 LIGHT POLE DETAIL
Scale: N.T.S.



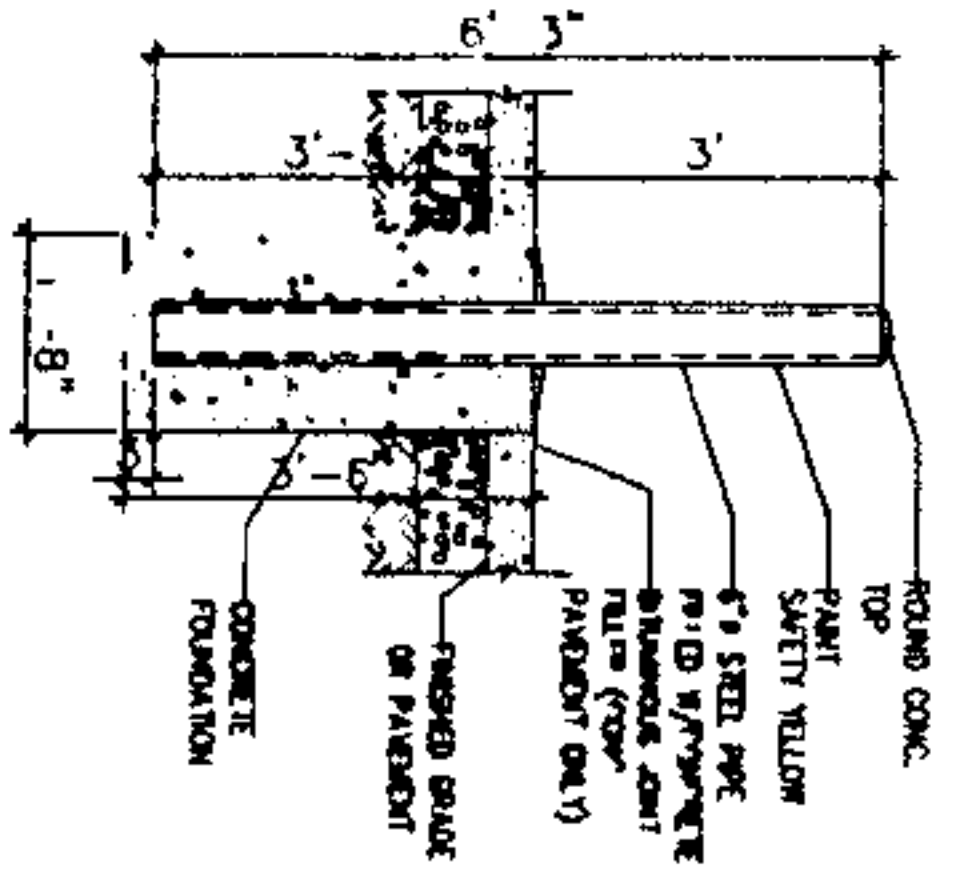
2 TYP. CURB DETAIL
Scale: N.T.S.

DATE 2/18/11	PROJECT TITLE ASSISTED LIVING FACILITY LOT 4-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
SCALE AS NOTED	PROJECT NUMBER STEPHEN DUNBAR, AA
	JOB NO. AS
	DRAWN BY MSW
	SITE DETAILS

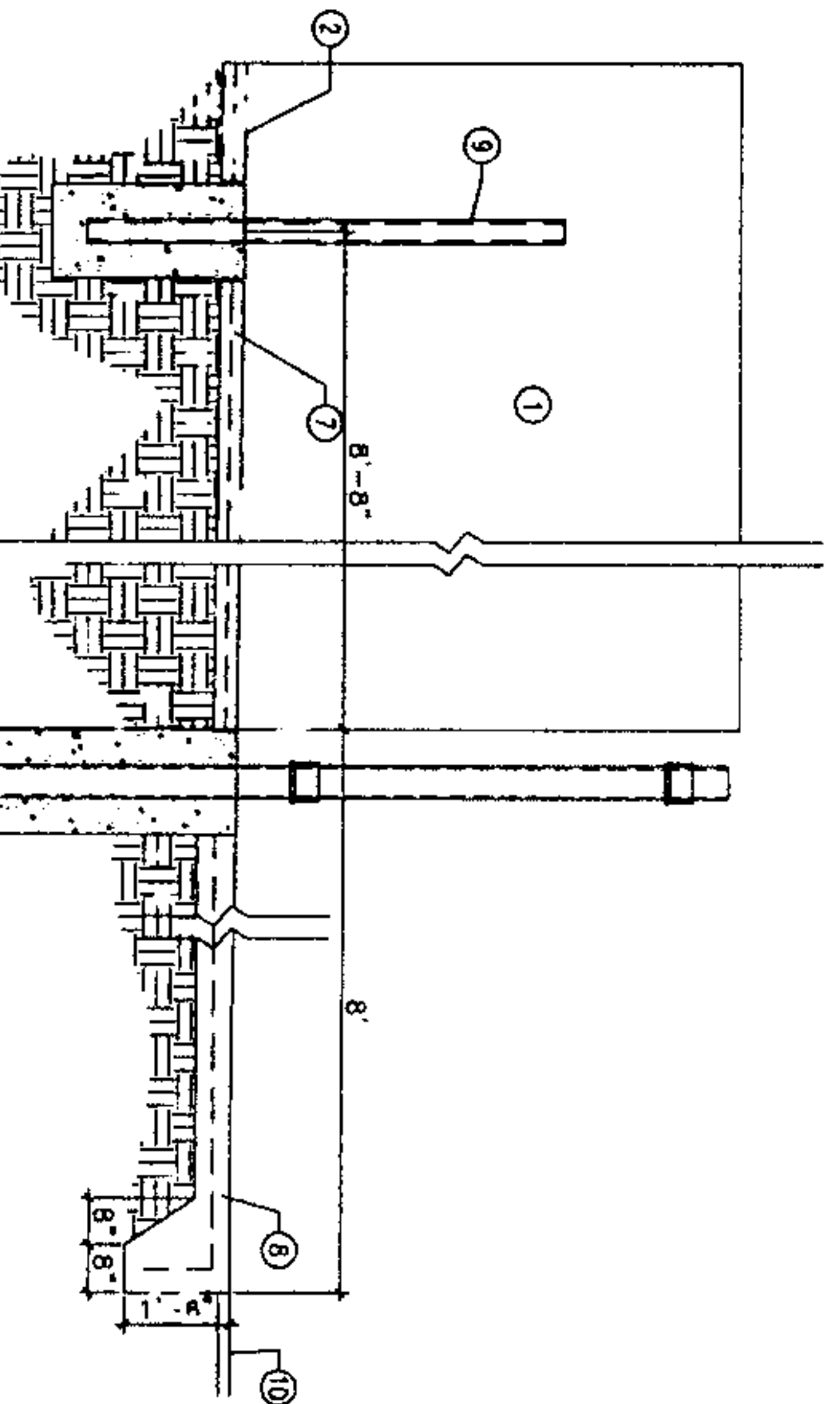


MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

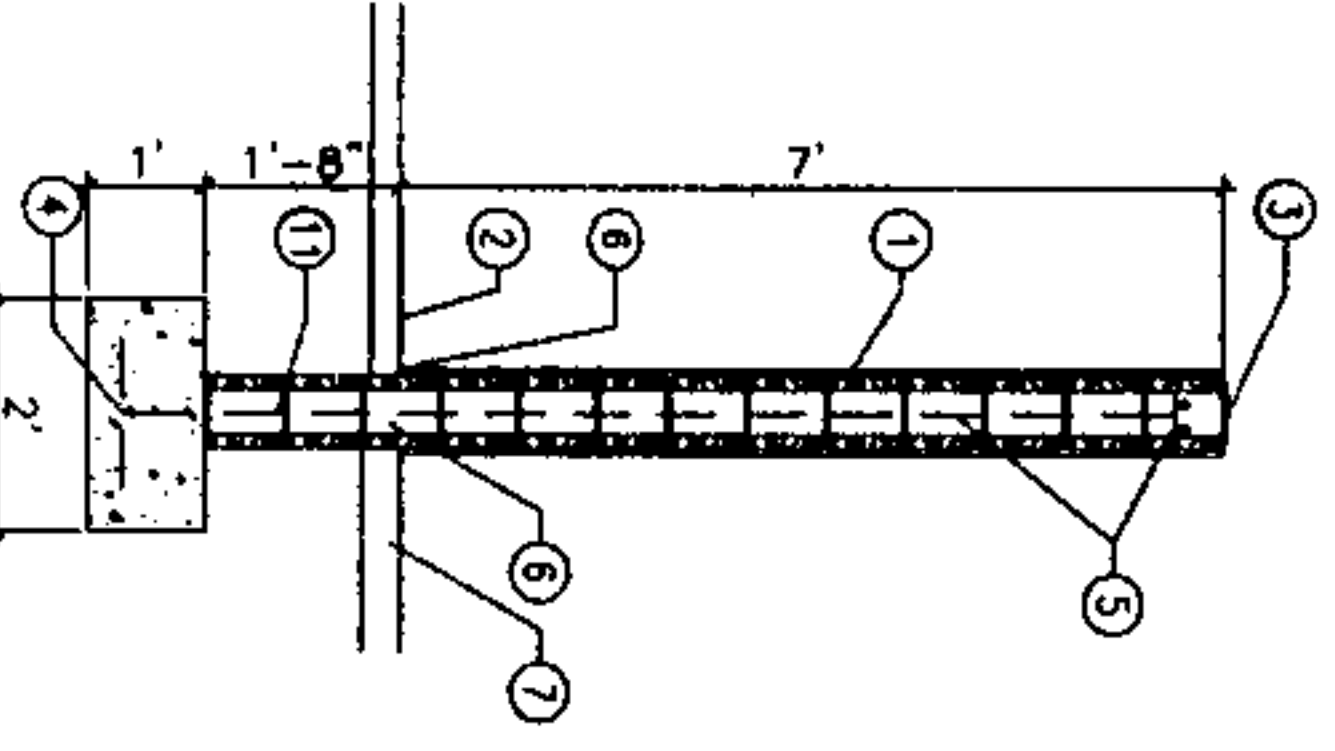
REV	DATE	BY	REVISION



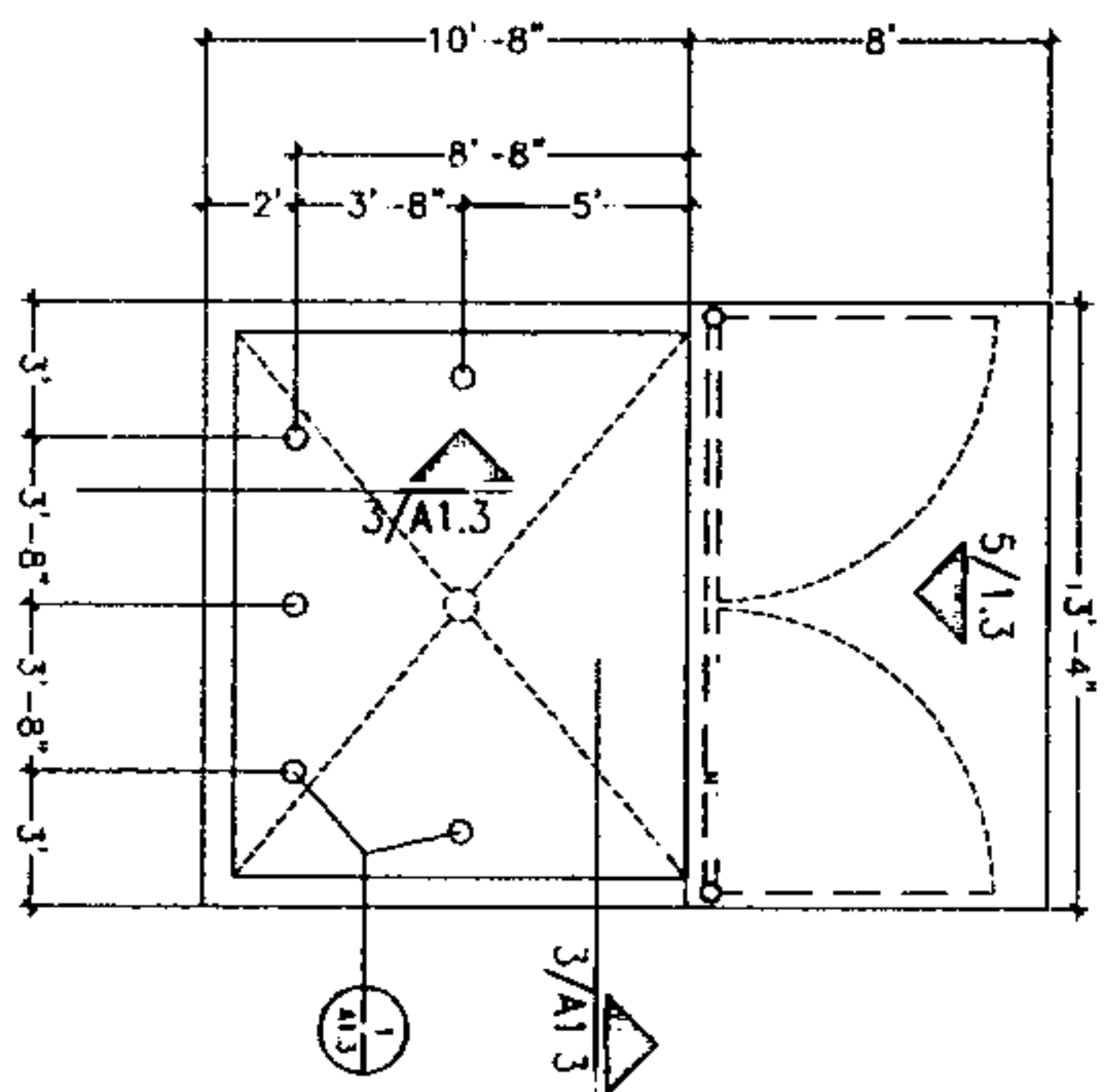
1 BOLLARD DETAIL
Scale: 1/2"=1'-0"



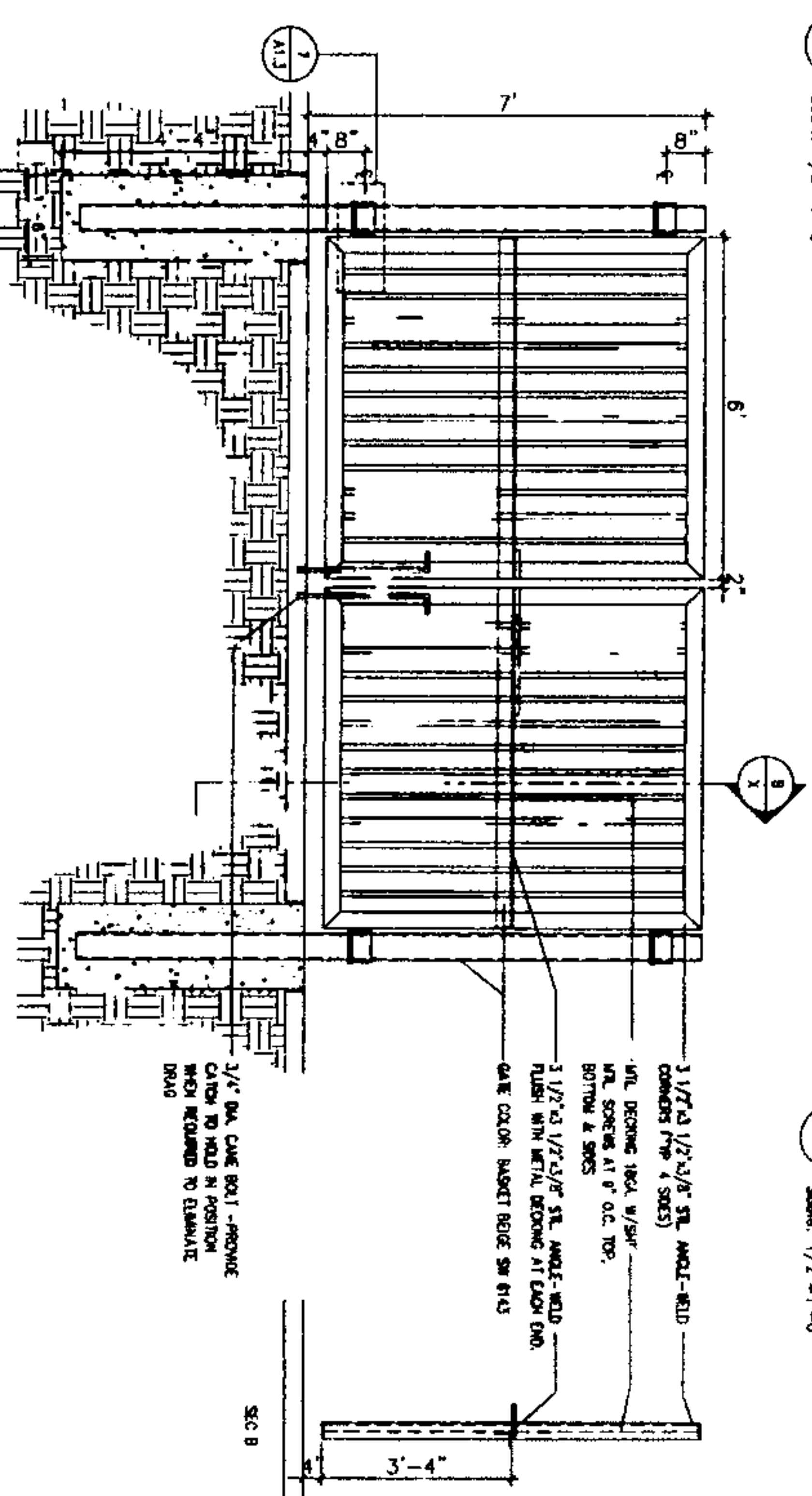
2 DUMPSTER SEC
Scale: 1/2"=1'-0"



3 DUMPSTER SEC
Scale: 1/2"=1'-0"



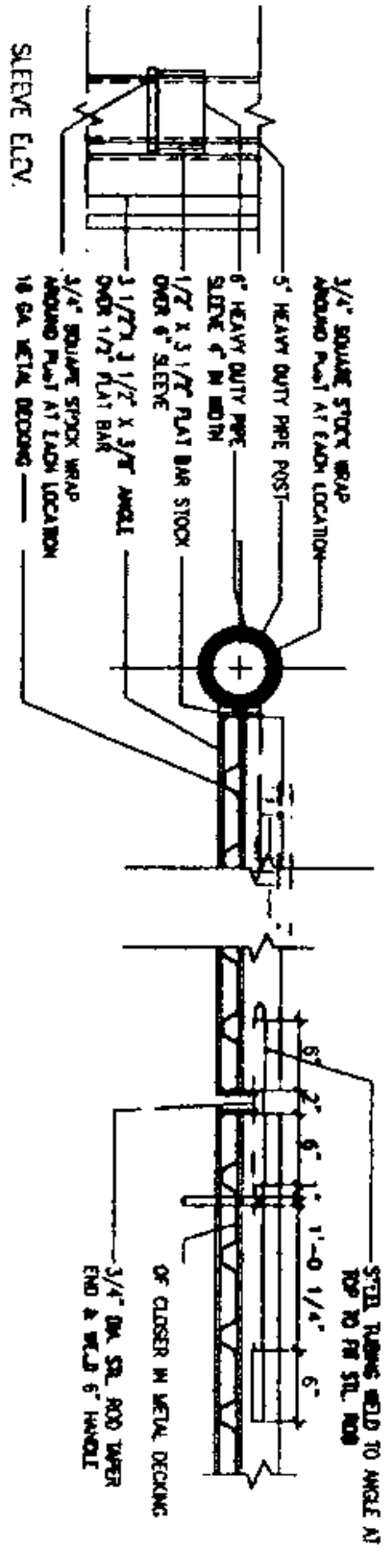
4 DUMPSTER PLAN
Scale: 1/2"=1'-0"



5 GATE ELEV.
Scale: 1/2"=1'-0"

- REQUIRED NOTES**
1. 6" DIA. WALL WITH 2 COAT SFR. STUCCO SYSTEM. COLOR: MATCH BUCK-BUCK COLOR.
 2. FINISH GRADE.
 3. SLOPE STUCCO OUT.
 4. 4" MI. LINES CURT. @ BOTTOM OF FINISH @ 0" O.C. LOC. LOCATED WITHIN OF FINISH.
 5. 3"-5" LINES @ 2' SP. UNLESS OTHERWISE SHOWN. LOC. LOCATED WITHIN OF FINISH @ 0" O.C. LOC. LOCATED WITHIN OF FINISH.
 6. 1/2" COMPASSION JOINT W/REBAR.
 7. 4" CONCRETE SLAB 3000 PSI.
 8. 3/4" LOCATED IN THE 0'-0" FINISH WALL.
 9. 3/4" LOCATED IN THE 0'-0" FINISH WALL.
 10. 3/4" LOCATED IN THE 0'-0" FINISH WALL.
 11. ABOUT ALL CELLS SHOWN BELOW GRADE. THICK.

6 ENCLOSURE NOTES
Scale: N.T.S.

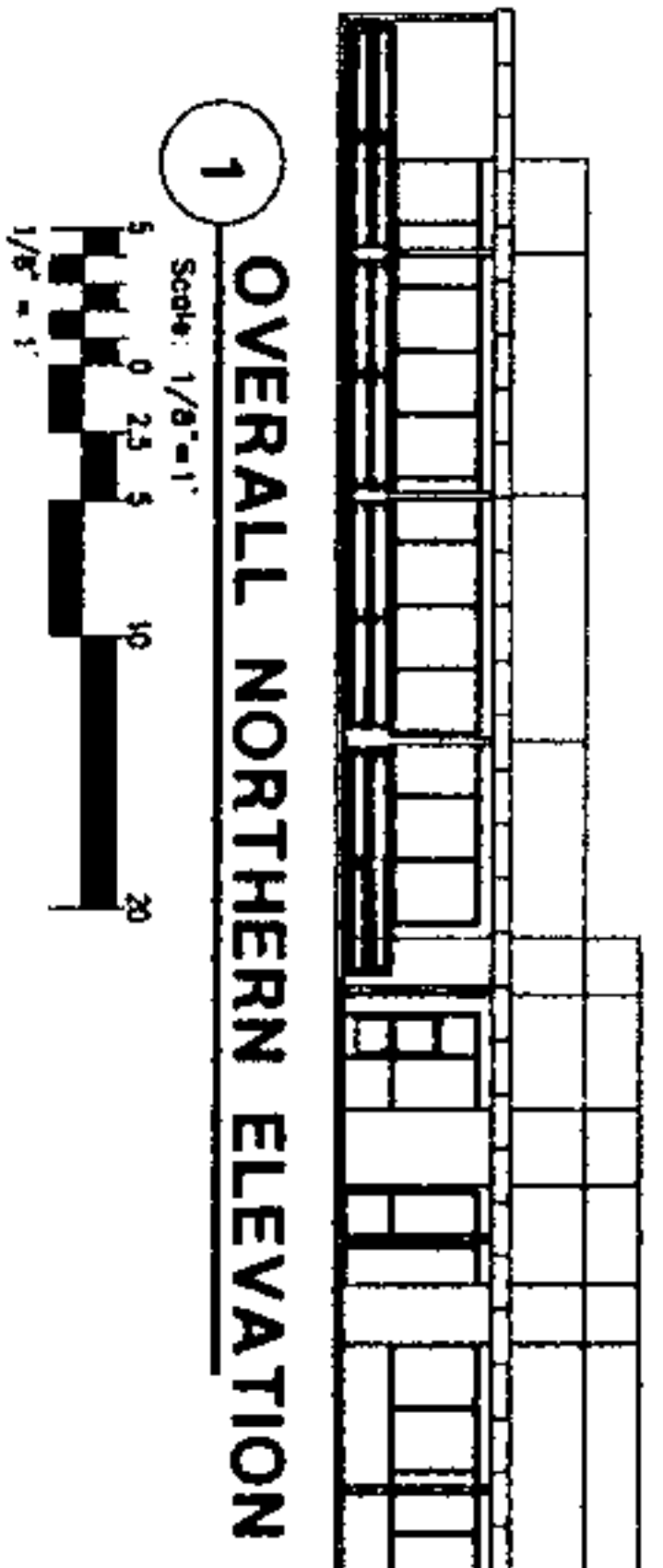


7 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"

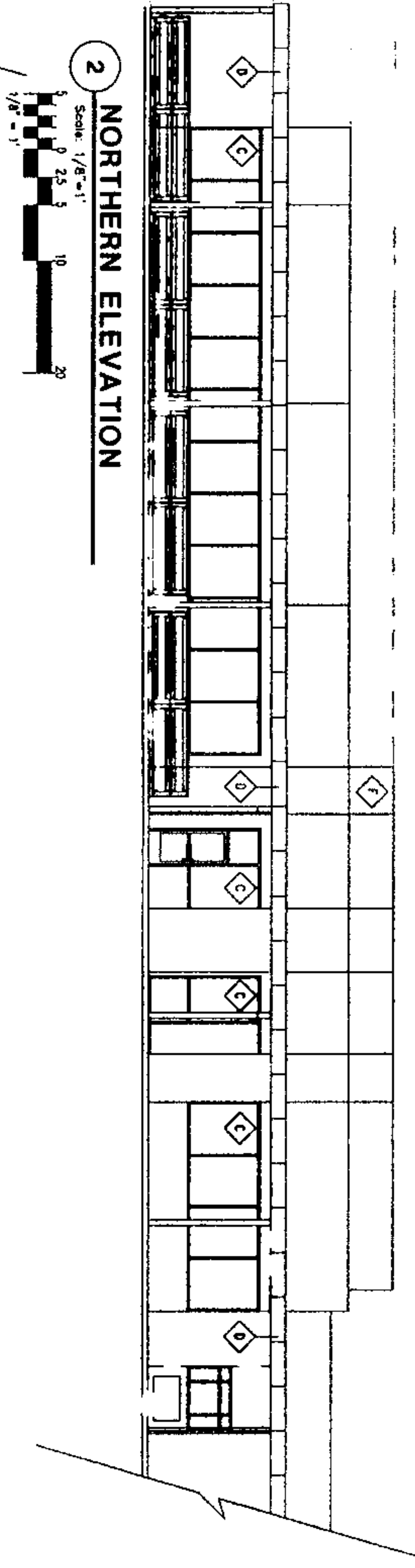
PROJECT TITLE		ASSISTED LIVING FACILITY	
PROJECT ADDRESS		LC 4-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM	
DATE	2/7/8/11	JOB NO.	AS
SCALE	AS NOTED	DRAWN BY	MSW
SHEET NO.		A1.3	
SHEET TITLE			
SITE DETAILS			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

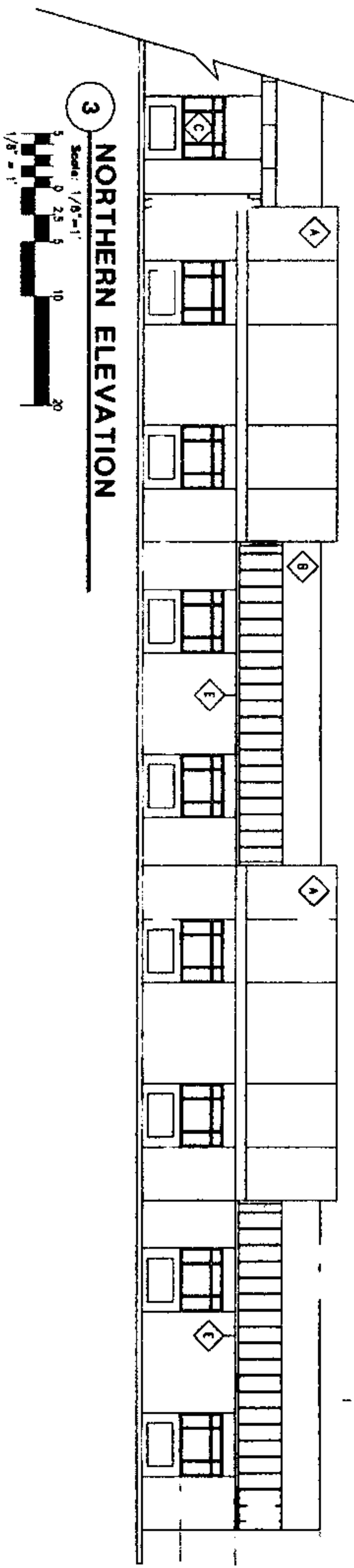
REV	DATE	BY	REVISION



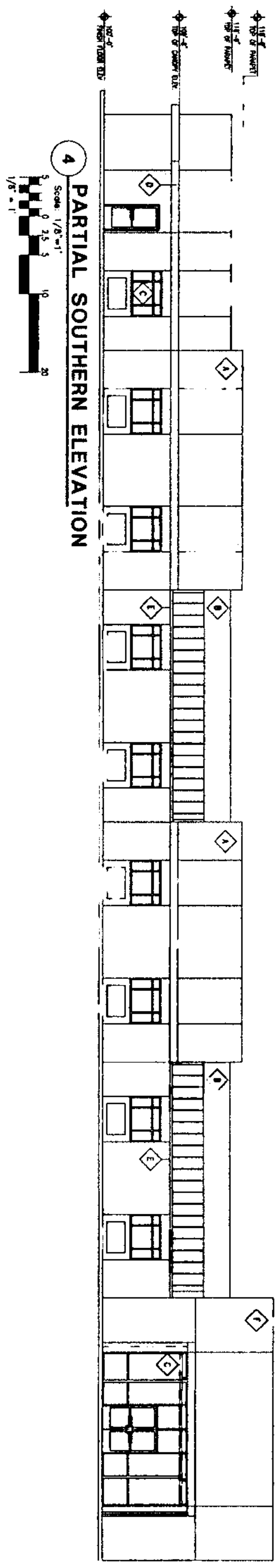
1 OVERALL NORTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 5 10 20 30
1/8" = 1'



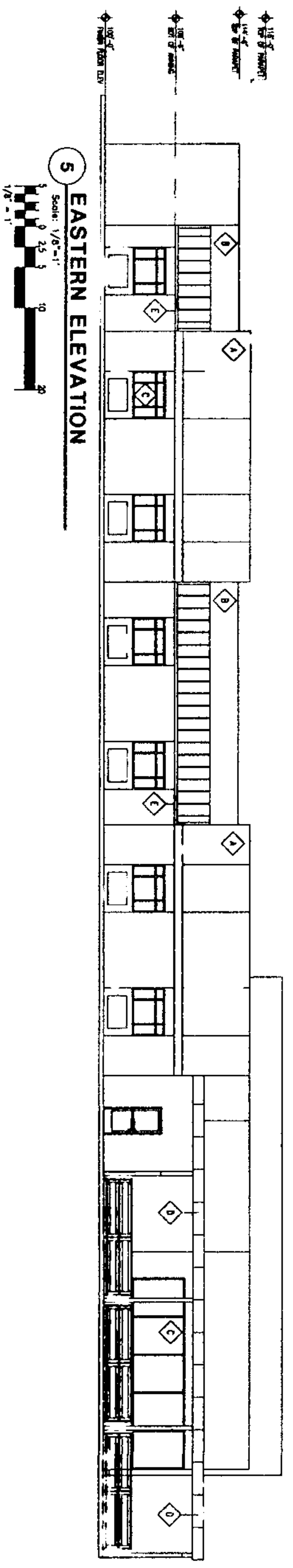
2 NORTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 5 10 20 30
1/8" = 1'



3 NORTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 5 10 20 30
1/8" = 1'



4 PARTIAL SOUTHERN ELEVATION
Scale: 1/8" = 1'-0"
0 5 10 20 30
1/8" = 1'




5 EASTERN ELEVATION
Scale: 1/8" = 1'-0"
0 5 10 20 30
1/8" = 1'

Keyed Color / Material Schedule

1	3 COAT STUCCO SYSTEM	ORANGE BROWN
2	3 COAT FINISH SYSTEM	LIGHT BROWN
3	STAINLESS STEEL	ANODIZED ALUMINUM FINISH OR DARK ANODIZED ALUMINUM FINISH SYSTEM
4	METAL PANEL SYSTEM	GREY METAL PANEL SYSTEM
5	METAL PANEL SYSTEM	GREY STAINLESS STEEL METAL PANEL SYSTEM
6	3 COAT STUCCO SYSTEM	BLACK RED
7	PAINTED STEEL STRUCTURE	GREY WHITE

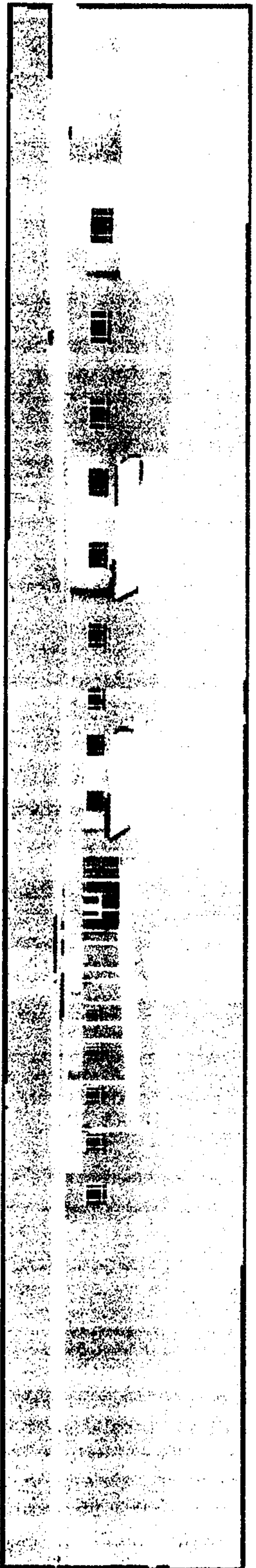
1/8" = 1'-0"
0 5 10 20 30
1/8" = 1'

DATE	2/18/11
SCALE	AS NOTED
PROJECT TITLE	ASSISTED LIVING FACILITY 214-A-1-A HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
PROJECT NUMBER	STEPHEN DUNBAR, AIA
JOB NO.	AS
DRAWN BY:	MSW
PROJECT TITLE	CONCEPTUAL ELEVATIONS
SCALE	A4.0



MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
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PHONE (505) 338-1499 FAX (505) 338-1498
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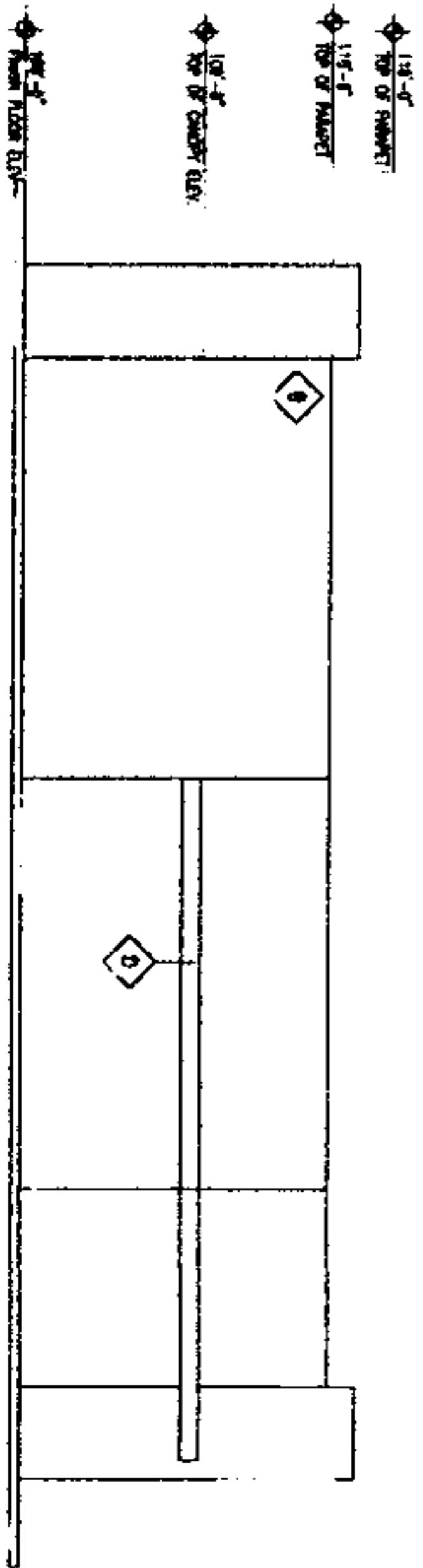
REV	DATE	BY	REVISION



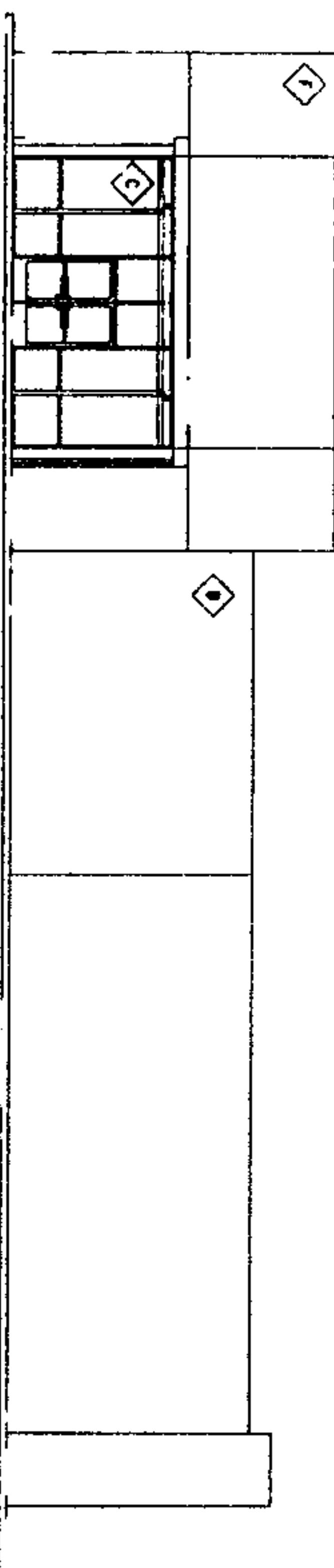
1 SOUTHERN PERSPECTIVE VIEW
Scale: N.T.S.



2 NORTHERN PERSPECTIVE VIEW
Scale: N.T.S.



3 WESTERN ELEVATION
Scale: 1/8" = 1'
0 5 10 20



4 PARTIAL SOUTHERN ELEVATION
Scale: 1/8" = 1'
0 5 10 20

Keyed Color / Material Schedule

1	1 COAT STEEL SYSTEM	DRK BROWN
2	2 COAT STUCCO SYSTEM	LTST BROWN
3	3 STONE/BRK ANTRUM	VARIOUS NATR
4	4 METAL PANEL SYSTEM	DRYD METAL PANEL SYSTEM
5	5 METAL ANTRUM SYSTEM	DRYD STANDING SEAM METAL ANTRUM
6	6 COAT STUCCO SYSTEM	WST BLD
7	7 SHARDED STEEL STRUCTURE	DR WHITE

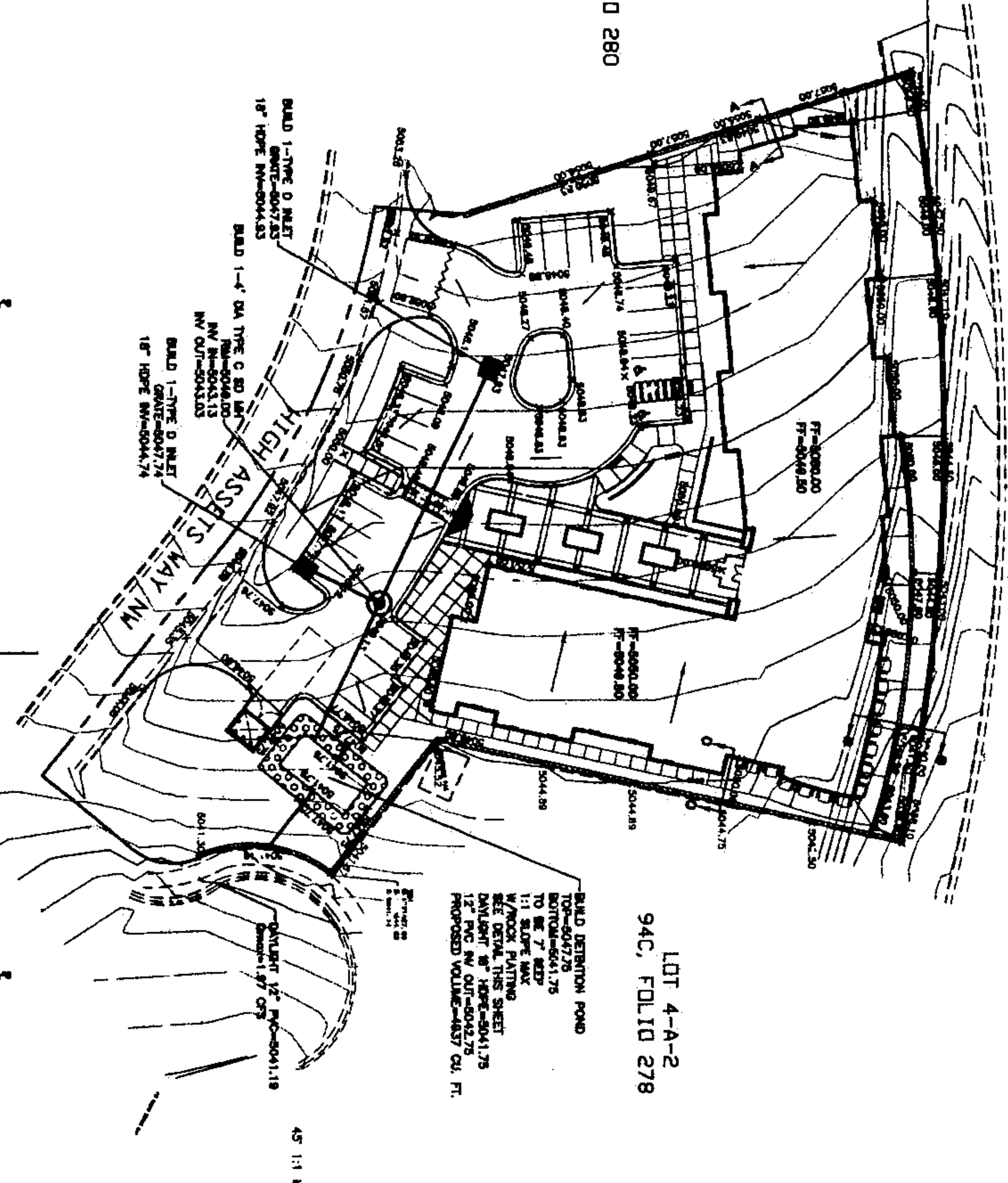
DATE: 2/18/11	PROJECT NAME: ASSISTED LIVING FACILITY
SCALE: AS NOTED	101 4-A--A HIGH ASSETS WAY N.W ALBUQUERQUE, NM
SHEET TITLE: A4.1	PROJECT NUMBER: S.TEPHEN DUNBAR, AIA
	JOB NO.: AS
	DRAWN BY: MSW
CONCEPTUAL ELEVATIONS	



MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
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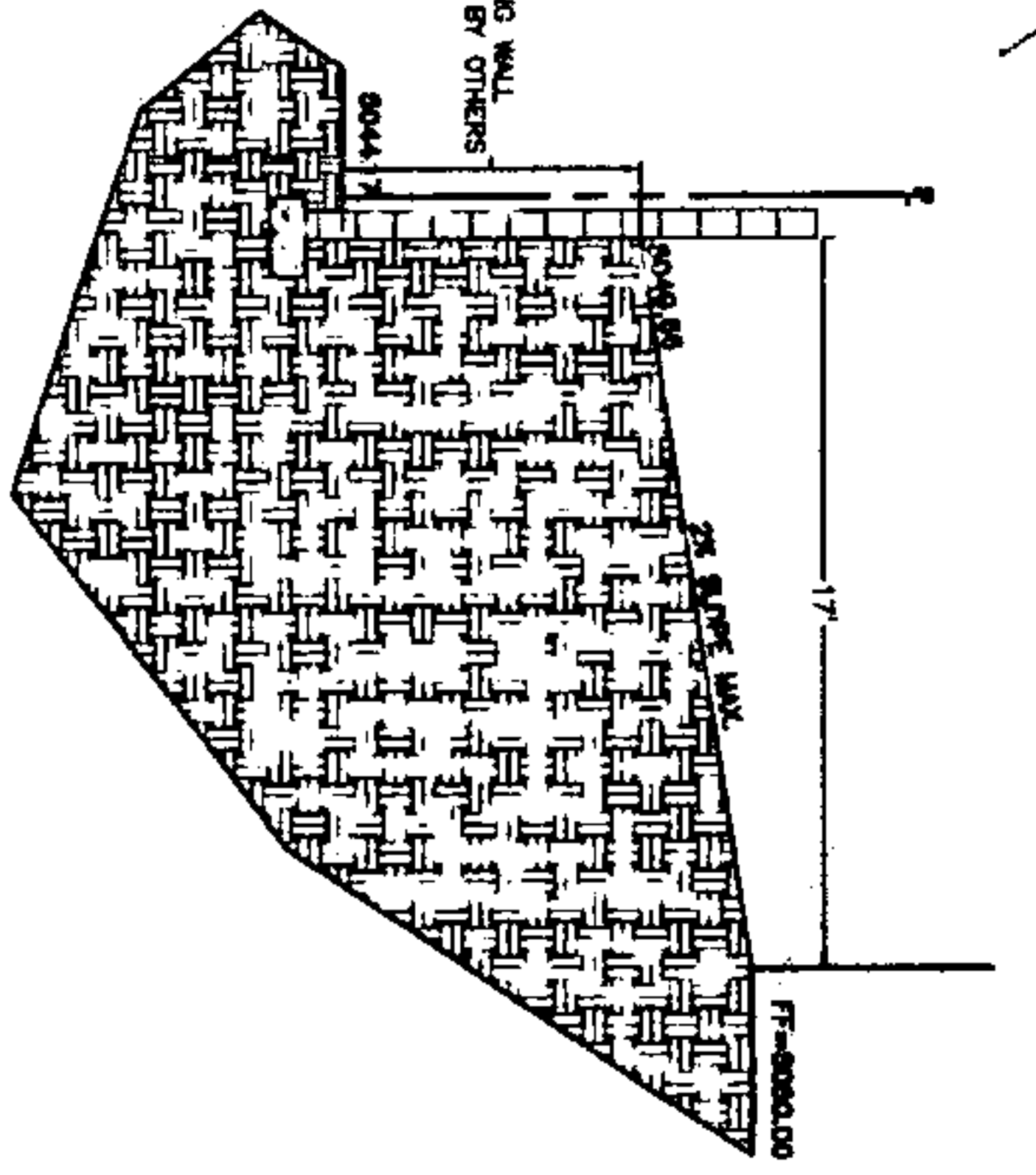
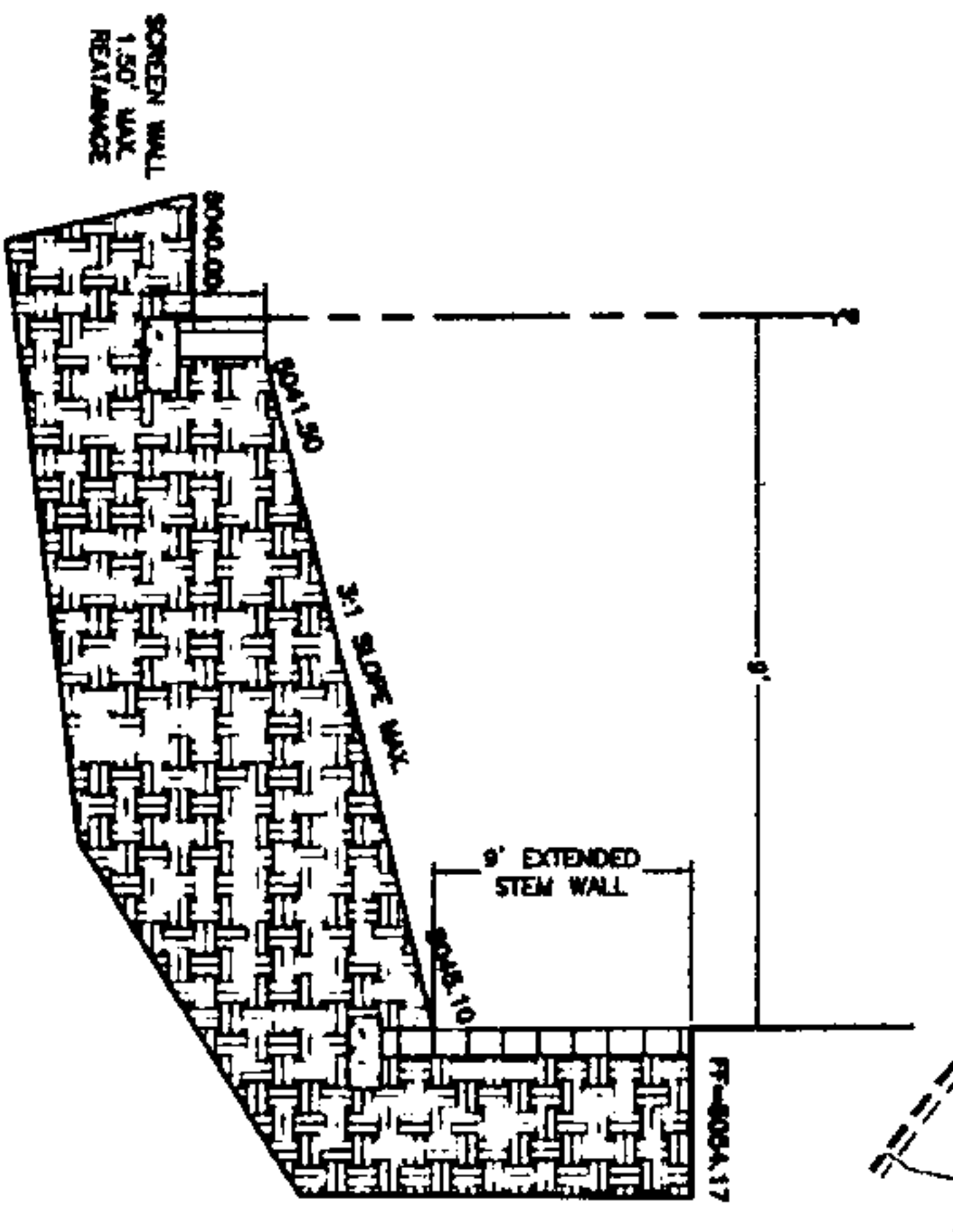
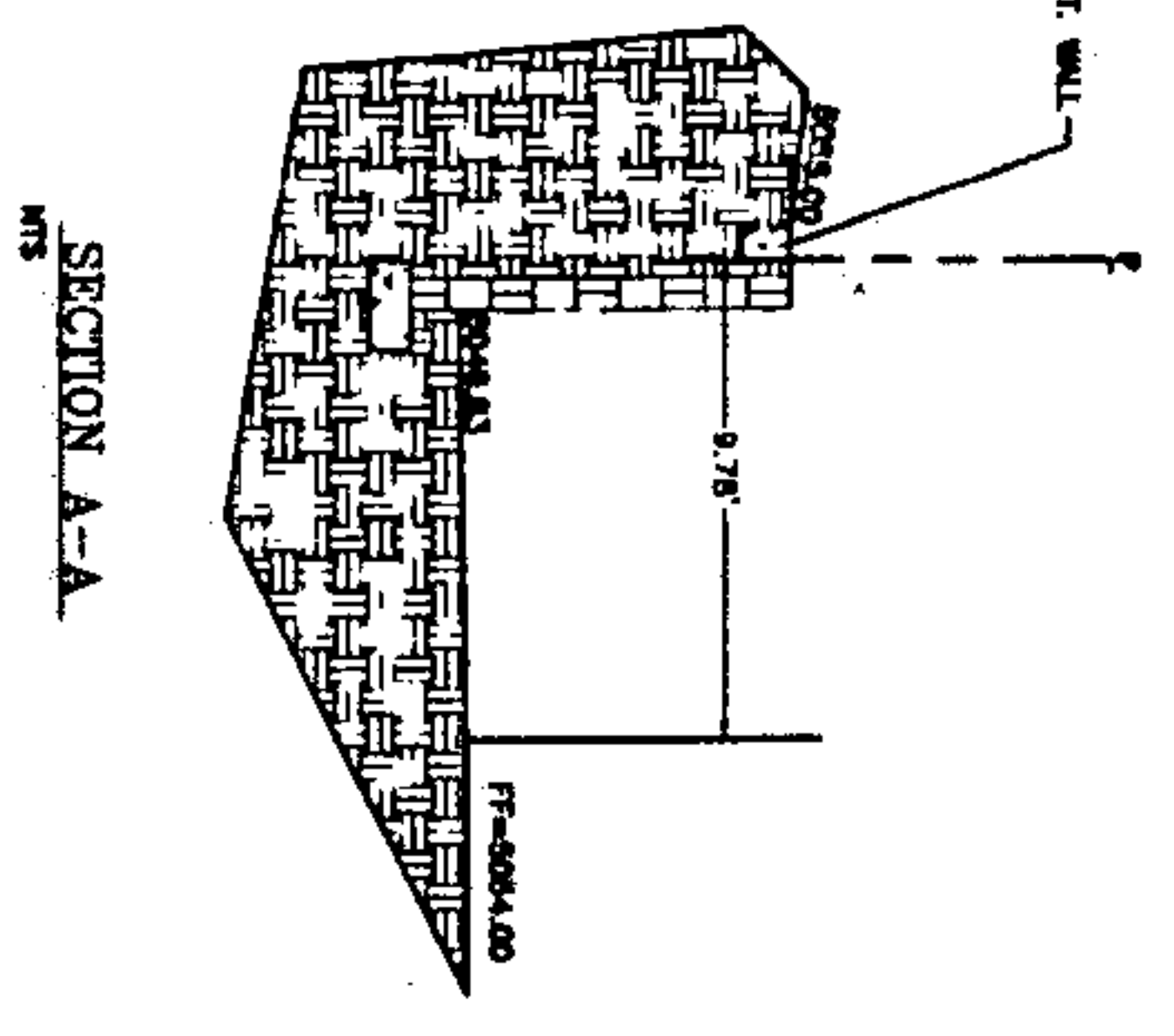
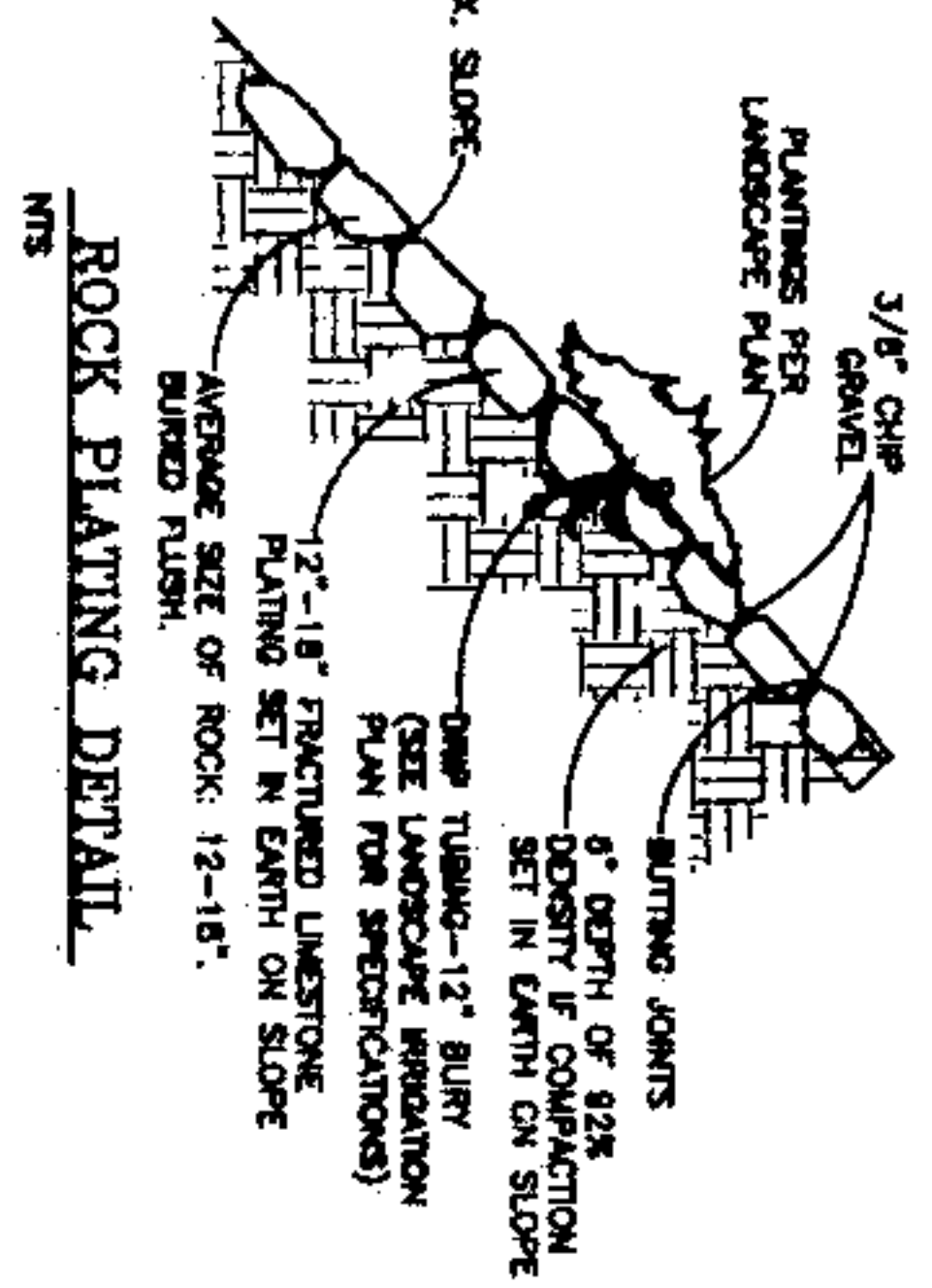
F.V.	DATE	BY	REVISION
△			
△			
△			
△			
△			

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP-SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. BARRIERS OF PAVED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

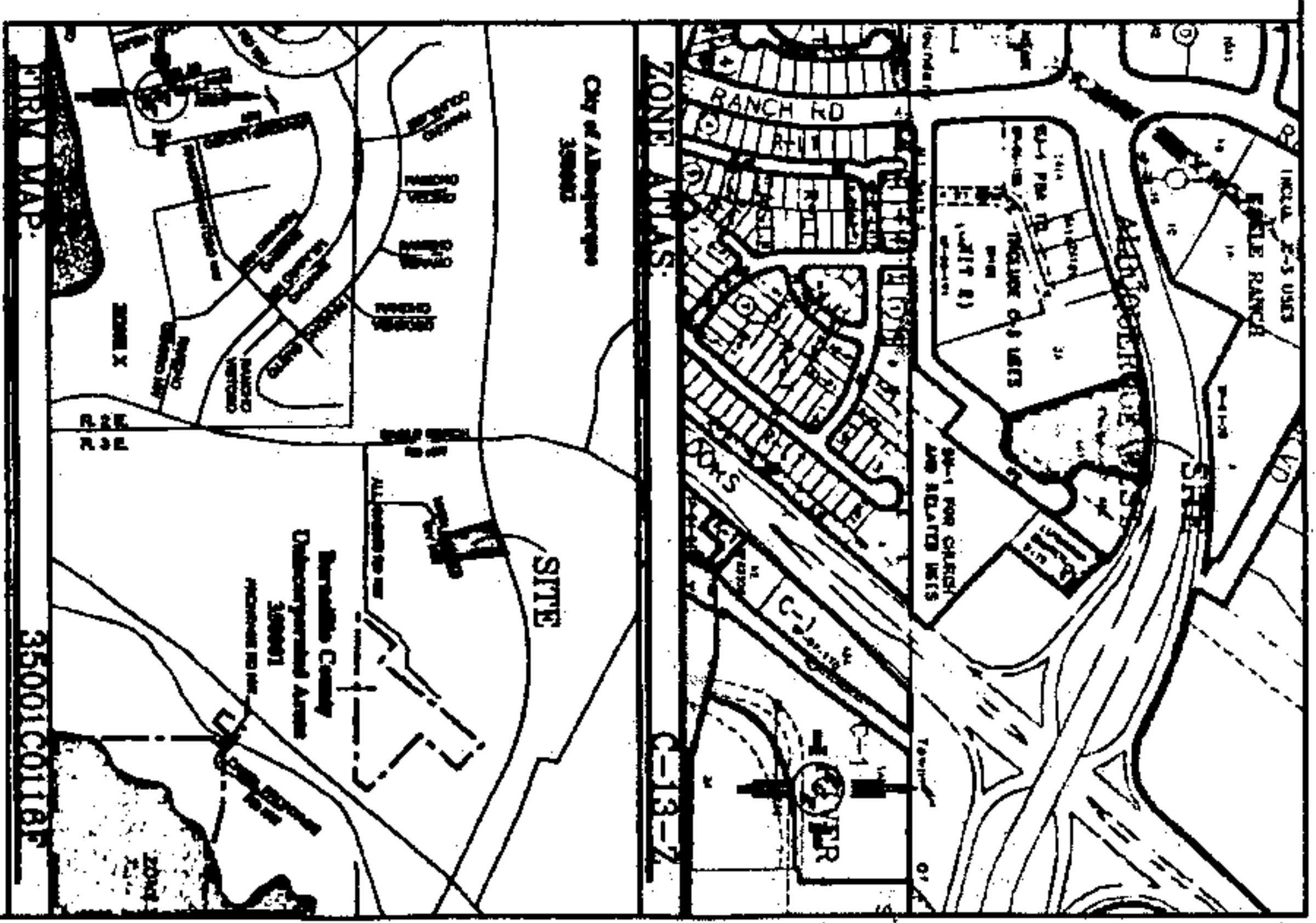
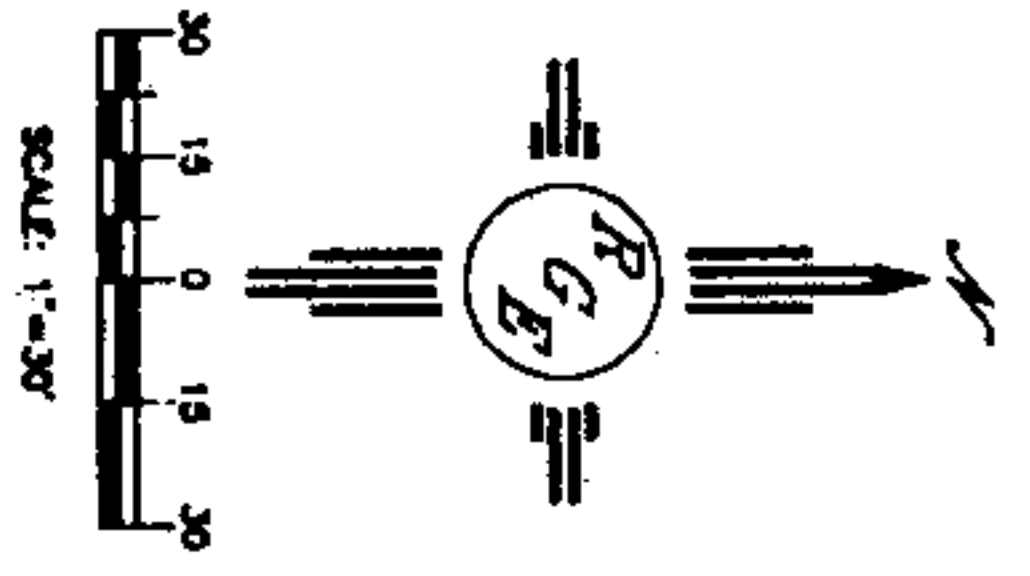


LOT 3-A-2-A
FILED 2006C, FOLIO 280

LOT 4-A-2
94C, FOLIO 278



CAUTION:
EXISTING DIMENSIONS ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT FIELD RESEARCH AND TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



LEGAL DESCRIPTION:
IN THE CITY AND COUNTY OF ALBUQUERQUE, NEW MEXICO, THE EAST 1/2 SECTION 10, T17N, R17E, S10E, ALBUQUERQUE WEST, UNIT 2

NOTES:
1. ALL SPOT ELEVATIONS INDICATED FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL REMAINING WALL DESIGNS TO BE BY OTHERS.

DRAINAGE NARRATIVE:
THE SITE IS LOCATED WITHIN THE WATERSHED DRAINAGE PLAN AREA OF ALBUQUERQUE. THE SITE DRAINAGE PLAN IS ALLOWED TO DISCHARGE 1.26 CFS PER ACRE. THE DRAINAGE PLAN WILL COLLECT FLOWS AND ROUTE THEM THROUGH DETENTION POND LOCATED AT THE END OF THE ROAD. THE POND WILL DISCHARGE TO EXISTING ROADSIDE AT 137' CFS.

LEGEND

---	EXISTING CENTERLINE
---	EXISTING INDEX CENTERLINE
---	PROPOSED CENTERLINE
---	PROPOSED INDEX CENTERLINE
---	SLOPE 1% (SLOPE 1% SLOPE)
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTRALLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	PROPOSED RETAINING WALL

	DRAWN BY DAN SOLE P.E. #11522		DESIGNER'S SEAL Rocio Grande Registered Professional Engineer State of New Mexico No. 11522
	ASSISTED LIVING-SEC PASO DEL NORTE AND EAGLE RANCH ROAD GRADING AND DRAINAGE PLAN		SHEET # 2-17-11

March 21, 2011

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Lot 4-A-1-A, Albuquerque West, Unit 2 – Site Development Plan for Building Permit Approval for An Assisted Living/Nursing Home - Project #1003272/06EPC-00203/06DRB-00941 (Zone Map C-13)

Dear Chairman Cloud:

DAC Enterprises Zoning & Land Use Services represents Legacy Hospitality, Inc. regarding the above referenced request. The property is zoned SU-1/PDA for C-3 uses, including a nursing home. This request complies with all of the relevant elements incorporated in the Site Plan for Subdivision (06EPC-00203) approved by the Environmental Planning Commission and delegated to the Development Review Board in 2006.

DRB authority to review this site plan is based upon **Section A. Site Plan Submittals** that states “[a]pproval of a site development plan pursuant to the City Zoning Ordinance and all site development plans for building permit other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by the EPC, all subsequent site development plans for building permit shall be delegated to the Development Review Board.”

The use of the property for an assisted living nursing home is not listed as being required to be reviewed by the EPC. Further, both Matthew Conrad, Zoning Enforcement Officer and Carmen Marrone, Current Planning Manager, have reviewed this development and concur that site development plan for building permit approval is delegated to the DRB.

The proposed facility will contain thirty rooms and forty one beds, as well as three small offices for staff. The total floor area of the building will be 20,249 square feet. The lot size of the property is approximately 1.54 acres. The property is accessed from High Assets Way. The rear of the property abuts Paseo del Norte NW.

Standard parking requirements for this use is one space per four clients (beds) and one space for each 200 square feet of office area. This would translate to a

parking requirement of 14 parking spaces. Twenty four spaces are provided. As very few, if any clients will be driving, the provision of 24 spaces provides ample parking for guests and staff.

A portal wraps the north and east side of the facade with significant glazing to allow views of the Sandia Mountains from the dining area. The main fireplace is also accessible from both inside and outside the building, allowing for an open air experience for clients during crisp, but comfortable fall and spring days. A clerestory main access also enhances both the exterior and interior of the building.

Parking, as noted, is more than adequate and will cause no traffic problems to the adjoining uses. The property is accessed from the corner of High Assets Way and Eagle Ranch Road.

There is a natural grade difference on the property which is integrated into the development. The facades at the corner of the north and east facade are approximately five feet higher than the entrance on the western side. This allows for greater view opportunities under the portal and from the building glazing on the north and east sides, while providing an attractive, grade level entrance on the west side.

Thank you for your consideration of this request. I look forward to answering any questions that the Development Review Board may have.

Sincerely,



Doug Crandall, Principal

DAC Enterprises Zoning and Land Use Services

CITY OF ALBUQUERQUE
Planning Department
Albuquerque Code Enforcement

March 14, 2011

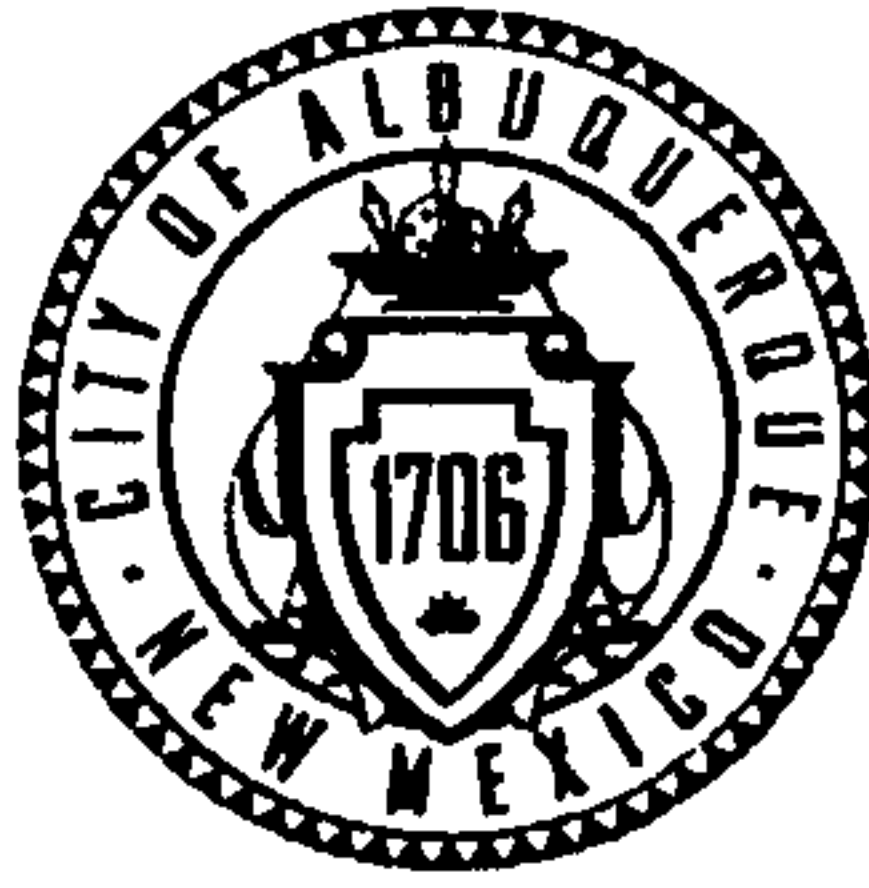
Inter-Office Correspondence

To: Chris Hyer, Senior Planner, Current Planning Section

From: Matthew Conrad, Code Enforcement Manager 

Subject: 11EPC 40006 - 4805 All Saints Rd. NW

I have review the EPC application listed above. The use described in the applicant's letter does not correspond with the definition of a community residential program. The use as described is that of a nursing home/ assisted living facility. A nursing home/ assisted living facility is a permissive use in the C-3 zone. Therefore, the EPC application is not necessary and the project should be submitted to the DRB as outlined in the site development plan.



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

Date: May 19, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003272**
06EPC-00283 EPC Site Development Plan-
Subdivision

Dwayne Pino
P.O. Box 568i83
Albuq. NM 87187

LEGAL DESCRIPTION: for all or a portion of Lots 2-A-1-B-2, 3-A, 4-A-1, **Albuquerque West, Unit 2**, zoned SU-1 for PDA to include C-3 Uses, located on the south side of PASEO DEL NORTE NW, between EAGLE RANCH ROAD NW and COORS BLVD. NW, containing approximately 10 acres. (C-13) Stephanie Shumsky, Staff Planner

On May 18, 2006 the Environmental Planning Commission voted to approve Project 1003272/06EPC-00283, a request for approval of a site development plan for subdivision, for Lot(s) 2-A-1-B-2, 3-A, 4-A-1, Albuquerque West, Unit 2, zoned SU-1 PDA to Include C-3 Uses with Exclusions, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for approval of a site development plan for subdivision is for an approximately 10-acre parcel, zoned SU-1 PDA to Include C-3 Uses with Exclusions, located on Eagle Ranch Road NW between Paseo del Norte NW and All Saints Road NW.
2. The subject site is zoned SU-1 PDA to Include C-3 Uses with Exclusions. The exclusions include tire capping/retreading, contractor's yard, equipment rental, bulk fuel storage or sales, auto dismantling, and outdoor building material storage or sales unless incidental to retail sales and adequately screened. In addition to the uses excluded by the zoning, the applicant proposes to exclude the following uses: antenna, manufacturing (of some products), adult amusement establishment or adult store, automotive engine manufacturing, sheet metal working, ice plant wholesale, kennel, warehousing, bottling, railroad right-of-way and incidental facilities, and cold storage plant.
3. The request furthers goals and policies of the Comprehensive Plan:

- a. The Established Urban Area goal and policies are furthered:
 - i. The goal and policies a, and d are furthered because the zoning for the subject site allows for a full range of land uses and the proposed layout and design standards will accommodate many uses and building types. The design will be complementary to existing surrounding uses. The subject site is an undeveloped parcel in the midst a developed area. The site is contiguous to urban facilities and services and the design standards proposed will provide a complementary interface between the development and the residential neighborhood to the south.
 - ii. Policies e and i are furthered because attempts to minimize any adverse effects on the adjacent residential area are addressed in the design standards and include the shielding of lights, landscaping, screen walls, and pedestrian connections.
 - iii. Policy g is furthered because Eagle Ranch Road is planned to have a bike lane. The developer is required to construct this bike lane and the proposed development will have connection to it.
 - iv. Policies j and k are furthered because the subject site is in close proximity to the Coors/Paseo Activity Center and is zoned to allow a variety of commercial uses. The proposed design standards provide an array of techniques that can be used to minimize effects of the development and provide a buffer between the adjacent roadways and the neighborhood.
 - v. Policies l and m are furthered because the proposed design standards allow for quality in building design, layout and materials. The proposed architectural style and building layout is appropriate to the plan area and is similar to other developments within and in close proximity to the Coors Corridor. While building heights of 3.5 stories are allowed vistas and views will not be blocked because of the site's topography. Taller buildings may be sited on the eastern portion of the site, which is lower than the western portion of the site.
- b. The subject site is not located in a designated activity center but it is in close proximity to the Coors/Paseo Community Activity Center. The Activity Center goal and policies a, b and f because development on the subject site will provide a transition from the intense uses within the activity center to the less intense uses of the residential neighborhood to the south. The proposed design standards allow for a site layout that provides a pedestrian and neighborhood friendly interface to the neighborhood. In addition, the layout and site design of the development may increase the walkability of the entire area since it will provide destination points for nearby residents.
- c. The request furthers the Air Quality goal and policies b, d and i because the allowed uses will provide employment opportunities and reduce the need to drive across the river for services and jobs. Area residents will have an opportunity to walk and bike to the development instead of driving. In addition, the proposed design standards limit parking and focus on the enhancement of pedestrian walkways and access.
- d. The request furthers the Noise goal and policy a because development on the subject site will provide a buffer between Paseo del Norte and the residential neighborhood to the south.

OFFICIAL NOTICE OF DECISION

MAY 18, 2006

PROJECT #1003272

PAGE 3 OF 8

- e. The request furthers the Developed Landscape goal and policy d because the proposed design standards allow for a variety of architectural elements while providing a consistent design theme. Limitations on signage and lighting help to reduce any adverse visual impacts and a consistent landscape theme and planting material selection help to provide visual interest and lower the potential for blowing dust and erosion.
 - f. The request furthers the Community Identity and Urban Design goal and policies d and e because the design standards provide for an identifiable development that relates well with surrounding development. The allowed uses can act as a transition between the more intense uses of Paseo del Norte and the activity center to the north and the less intense uses of the residential area to the south. The development will relate well to adjacent roadways because sidewalks and pedestrian connections are proposed and the intent of the site layout is to have the parking areas toward the center of the site with buildings on the outside. The buildings will have pedestrian connection to the building entrances, patios and covered entranceways.
 - g. The Water Management goal and policy a are furthered because various water harvesting techniques will be utilized to capture wastewater. The use of low-water use landscaping will help to conserve water as well.
 - h. The Transportation and Transit goal and policies g and o are furthered because the primary roadways adjacent to the site are designated as principal arterials/enhanced transit corridors and the allowed uses are appropriate for these types of roadways. Pedestrian connections to Eagle Ranch Road are proposed and the zoning allows commercial uses, which are needed in this area of the community. Peak hour demands on the transportation system may be reduced because local residents can walk or bicycle to the site.
 - i. The Economic Development goal and policies a and g are furthered because the allowed uses will provide employment opportunities for area residents and will provide places for residents to shop and seek services. Employment, service and commercial uses are needed on the west side in order to contribute to the jobs/housing balance.
4. The request furthers goals, objectives and policies of the West Side Strategic Plan:
- a. Goal 12 and Objectives 1 and 8 are furthered because a variety of employment, service and retail uses are allowed under the current zoning. Many potentially adverse uses are excluded in order to make the development more neighborhood friendly. Employment opportunities will be created and will require employees with a variety of skills and abilities. Development of the site with a mix of uses will result in a reduction in the number of cross-metro trips and may result in an increase in pedestrian and bicyclist activity in the area. The eventual development of the site will relate to Eagle Ranch Road via pedestrian connections, which residents can then utilize to travel to the activity center to the north.
 - b. Policy 1.1 is furthered because the site is adjacent to the Coors/Paseo Community Activity Center and Taylor Ranch Community area and provides a transition from the intense uses within the activity center to the low intensity residential area to the south.
 - c. Policies 1.5 and 1.14 are furthered because pedestrian and bicycle connections will be provided that connect the subject site to the activity center and transit bus stops.

d. Taylor Ranch Community policies 3.12 and 3.16 are furthered because the subject site is located at the intersection of two major roadways and because the zoning allows for a mix of commercial and public uses that are appropriate within the Taylor Ranch Community.

5. The request furthers goals and policies of the Coors Corridor Plan:

a. Land Use and Intensity of Development policies 3, 5, and 7 are furthered or partially furthered by this request because the Plan recommends commercial uses for the subject site and the site's zoning allows for a variety of these uses. The development intensity allowed by the zoning and site design guided by the design standards provides the framework for appropriate development adjacent to the two primary arterials. Policy 7 is partially furthered because clustered development is not specified as a design standard.

b. Visual Impressions policies 2 and 3 are furthered because the development will not infringe upon views along the Coors Corridor. The design standards ensure that future development will be compatible with surrounding development and will be consistent in its architectural theme throughout the site.

c. Several Site Planning and Architecture policies are furthered by this request:

- i. Policy 2 is furthered because the design standards indicate that the bulk of each building will be scaled back and internal to the lots and the edges will be more human-scaled along the sidewalks. Covered awnings and porticos will easily identify building entrances. Pedestrian walkways will lead to building entrances and will connect to the adjacent sidewalks and roadways.
- ii. Policy 4 is furthered because the design standards provide for thoughtful landscape design with low-water use plants and water harvesting techniques..
- iii. Policy 5 is furthered because parking spaces will be limited to the minimum required by the Zoning Code plus 10%. The off street parking areas will be landscaped, broken up into smaller segments and will be placed internal to the site.
- iv. Policies 7 and 8 are furthered because separate vehicular and pedestrian access will be provided from adjacent roadways and a bike lane will be constructed along Eagle Ranch Road. Bicyclists will have easy access to the site and bike racks will be provided throughout the site.
- v. Policy 9 is furthered because site lighting will be appropriate to the scale of development, will not be excessive or glare onto adjacent property (residential or commercial). Low level, pedestrian scaled lighting will be used along pedestrian walkways and other accent lighting will be utilized on buildings and in plazas and common areas.
- vi. Policy 10 is furthered because of the consistent design theme proposed in the design standards. The contemporary southwest architecture, with modern and traditional elements, will contribute to the variety of existing architectural styles in the surrounding area, while not mimicking them, and will contribute to the visual attractiveness of the Coors Corridor.

6. Pursuant to the annexation agreement approved for the subject site (F/S O-186) the following shall be delegated to the Development Review Board:

**OFFICIAL NOTICE OF DECISION
MAY 18, 2006
PROJECT #1003272
PAGE 5 OF 8**

- a. All platting and replatting.
 - b. Site development plans for building permit provided that:
 - i. The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;
 - ii. Structures do not exceed 2.5 stories in height, and;
 - iii. 15% of the paved areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance (now part of the Landscape Requirements of the Zoning Code);
 - iv. The F.A.R does not exceed .50
 - c. Approval of a Site Development Plan for Subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.
7. All previous platting and the creation of the existing three lots was completed at the DRB. Therefore, there are no conditions or findings to reference. The applicant is proposing to reconfigure the existing three lots into seven new lots and includes design standards to ensure that future development has a consistent architectural theme, is pedestrian oriented, and includes a compatible mix of uses.
 8. Eagle Ranch Road is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
 9. The City Engineer may require up to six (6) additional feet of right-of-way on Eagle Ranch Road to accommodate the designated bicycle lane.
 10. Residential Uses were originally contemplated for a use within this zoning when the original ordinance was proposed. Due to the recent elimination of residential uses as a conditional uses in the C-3 zone (O-05-127), residential uses are currently prohibited on the site under the existing zoning. A zone change to a residential zone category designation must occur in order to allow residential uses on the subject site.
 11. The proposed design standards comply with or are more restrictive than Zoning Code regulations. The recommended conditions of approval will ensure that the site develops to meet the intent and spirit of the Zoning Code and other City Plans and Policies.
 12. The Paradise Hills Civic Association and the Piedras Marcadas Neighborhood Association as well as property owners within 100' of the subject site were notified of this request. A facilitated meeting was held on Thursday March 6, 2006. There is neighborhood support for this request. There is no known neighborhood or other opposition. The facilitated meeting report indicates that the residents want a contemporary/modern/urban type of development architecture and layout that incorporates southwest elements but does not mimic traditional southwest architecture.

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. The applicant shall meet with the staff planner prior to DRB application submittal to ensure that all conditions of approval are met.
3. Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. 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).
 - c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, an update may be required depending on a revised trip generation.
 - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Platting must be a concurrent DRB action.
 - g. Dedication of an additional 6 feet of right-of-way along Eagle Ranch Road as required by the City Engineer to provide for on-street bicycle lanes.
 - h. Construction of the bicycle lane along Eagle Ranch Road adjacent to the subject property, as designated on Long Range Bikeways System map.
 - i. No Direct access to Paseo Del Norte will be permitted.
4. Condition from Solid Waste Management Department's Refuse Division: Site plan shall comply with all SWMD ordinances and requirements.
5. Conditions from the Fire Department:
 - a. Fire hydrants shall be installed to provide adequate flow and distance requirements prior to any material being delivered to building sites.

**OFFICIAL NOTICE OF DECISION
MAY 18, 2006
PROJECT #1003272
PAGE 7 OF 8**

- b. Buildings 30 feet or taller require road width to be minimum 26 feet wide unobstructed access for ladder apparatus
 - c. Commercial buildings 30 feet or taller require 26 feet wide unobstructed access to three sides of each structure.
 - d. Buildings 30 feet or taller must conform to NFPA 13 Fire sprinklers with standpipe connections.
 - e. Roadways used for Fire Department Access 32 feet wide or less must be striped fire lane along one side.
6. Two free-standing monument signs are allowed to identify the project. One on Eagle Ranch Road and one on Paseo del Norte. Only building-mounted signage is allowed on individual lots.
 7. A zone change is required to allow residential uses.
 8. PNM requires phase to ground clearances be maintained for all transmission lines, no more than 2' of fill be placed at mid span locations. Ground elevations must be maintained at all pole structure locations. PNM must have access to all portions of the right-of-way road including all pole structures and substations within the proposed development. No tall streetlights or signs allowed beneath or in close proximity of the transmission lines. PNM must review and approve all current and proposed road crossings within the development.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 2, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

OFFICIAL NOTICE OF DECISION
MAY 18, 2006
PROJECT #1003272
PAGE 8 OF 8

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

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

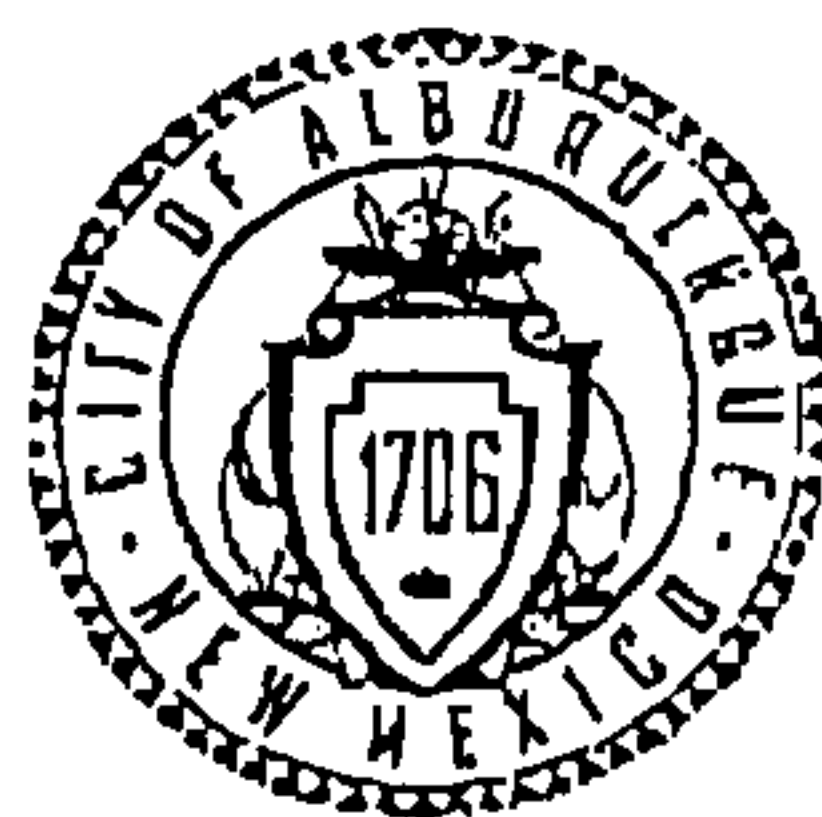
Sincerely,



 Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Gerri Warner, Piedras Marcadas NA, 8715 Tia Christina NW, Albuquerque, NM 87114
Zora Gordley, Piedras Marcadas NA, 8615 Tia Christina NW, Albuquerque, NM 87114
Jeff Melvin, Rancho Sereno Na, 4115 Grande NW, Albuquerque, NM 87120
Sander Rue, Rancho Sereno NA, 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuquerque, NM 87120
Robert Wood, Taylor Ranch Na, 6500 Carney Ave. NW, Albuquerque, NM 87120



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 17, 2011

Robert E. Romero
 DAC Enterprises, Inc.
 P.O. Box 16658/87191
 Phone: 505-242-3232/Fax: 505-247-4530

Dear Robert:

Thank you for your inquiry of March 17, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 4A1A, ALBUQUERQUE WEST, LOCATED ON ALL SAINTS ROAD NW BETWEEN EAGLE RANCH ROAD NW AND COORS BOULEVARD NW** zone map **C-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Thornton Schwenk, 5125 Russell Dr. NW/87114 459-9543 (c)
 Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)

TAYLOR RANCH N.A. (TRN) "R"

*David Waters, 5601 La Colonia Dr. NW/87120 897-5771 (h)
 Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

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

**LETTERS MUST BE SENT TO BOTH
 CONTACTS OF EACH
 NEIGHBORHOOD AND/OR
 HOMEOWNER ASSOCIATION.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/17/11** Time Entered: **11:15 a.m.** ONC Rep. Initials: **siw**

DAC Enterprises, Inc.
Zoning & Land Use Services

March 21, 2011

CERTIFIED MAIL
PARADISE HILLS CIVIC ASSOCIATION
Thornton Schwenk
5125 Russell Dr., NW
Albuquerque, NM 87114

Re: Request for Site Development Plan for Building Permit for Assisted Living Facility on Lot 4-A-1-A, Albuquerque, West, Unit 2

Dear Mr. Schwenk:

DAC Enterprises, Inc. has been authorized to represent Legacy Hospitality, Inc., regarding the above referenced request. The property is zoned SU-1/PDA to include C-3 uses. An assisted living facility is considered by the City Zoning Code as a permissive use in the C-3 zone. The review and approval of the site plan for building permit authority has been delegated exclusively to the Development Review Board.

The proposed facility will contain thirty rooms and forty one beds, as well as three small offices for staff, and complies with required off-street parking regulations. Enclosed for your information is a copy of Zone Atlas page C-13-Z, and the proposed site development plan. The application will be filed with the Development Review Board by the March 25, 2011 deadline for their review and approval at their April 20, 2011 hearing date.

We will be more than happy to discuss our request with you and your civic association and answer any questions you may have.

Sincerely,

Doug Crandall
Doug Crandall
Principal

Cc: Tom Anderson 10013 Plunkett Dr., NW 87114

7008 2810 0001 6018 5771

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Total Postage & Fees	\$ 5.98	

Sent To *TOM ANDERSON*
Street, Apt. No., or PO Box No. *10013 PLUNKETT DR NW*
City, State, ZIP+4 *ALBUQ, NM 87114*
PS Form 3800, August 2006 See Reverse for Instructions

DAC Enterprises, Inc.
Zoning & Land Use Services

March 21, 2011

CERTIFIED MAIL
PARADISE HILLS CIVIC ASSOCIATION
Thornton Schwenk
5125 Russell Dr., NW
Albuquerque, NM 87114

Re: Request for Site Development Plan for Building Permit for Assisted Living Facility on Lot 4-A-1-A, Albuquerque, West, Unit 2

Dear Mr. Schwenk:

DAC Enterprises, Inc. has been authorized to represent Legacy Hospitality, Inc., regarding the above referenced request. The property is zoned SU-1/PDA to include C-3 uses. An assisted living facility is considered by the City Zoning Code as a permissive use in the C-3 zone. The review and approval of the site plan for building permit authority has been delegated exclusively to the Development Review Board.

The proposed facility will contain thirty rooms and forty one beds, as well as three small offices for staff, and complies with required off-street parking regulations. Enclosed for your information is a copy of Zone Atlas page C-13-Z, and the proposed site development plan. The application will be filed with the Development Review Board by the March 25, 2011 deadline for their review and approval at their April 20, 2011 hearing date.

We will be more than happy to discuss our request with you and your civic association and answer any questions you may have.

Sincerely,

Doug Crandall
Doug Crandall
Principal

Cc: Tom Anderson 10013 Plunkett Dr., NW 87114

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ALBUQUERQUE NM 87114

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Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	ALBUQUERQUE MAR 21 2011
Total Postage & Fees	\$ 5.54	03/21/2011

Sent To THORNTON SCHWENK
Street, Apt. No., or PO Box No. 5125 RUSSELL DR NW
City, State, ZIP+4 ALBUQ. NM 87114

PS Form 3800 August 2006 See Reverse for Instructions

7009 2820 0000 7588 9500

DAC Enterprises, Inc.
Zoning & Land Use Services

March 21, 2011

CERTIFIED MAIL
TAYLOR RANCH NEIGHBORHOOD ASSOCIATIO
David Waters
5601 La Colonia Dr., NW
Albuquerque, NM 87120

Re: Request for Site Development Plan for Building Permit for Assisted Living Facility on Lot 4-A-1-A, Albuquerque, West, Unit 2

Dear Mr. Waters:

DAC Enterprises, Inc. has been authorized to represent Legacy Hospitality, Inc., regarding the above referenced request. The property is zoned SU-1/PDA to include C-3 uses. An assisted living facility is considered by the City Zoning Code as a permissive use in the C-3 zone. The review and approval of the site plan for building permit authority has been delegated exclusively to the Development Review Board.

The proposed facility will contain thirty rooms and forty one beds, as well as three small offices for staff, and complies with required off-street parking regulations. Enclosed for your information is a copy of Zone Atlas page C-13-Z, and the proposed site development plan. The application will be filed with the Development Review Board by the March 25, 2011 deadline for their review and approval at their April 20, 2011 hearing date.

We will be more than happy to discuss our request with you and your civic association and answer any questions you may have.

Sincerely,



Doug Crandall
Principal

Cc: Rene Horvath 5515 Palomino Dr., NW 87120

5295 9109 T000 0192 7002

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Return Receipt Fee (Endorsement Required)	\$ 2.30	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.98	

Postage Here

ALBUQUERQUE NM 87120
MAR 21 2011

Sent To: **RENE HORVATH**
Street, Apt. No., or PO Box No.: **5515 PALOMINO DR NW**
City, State, ZIP+4: **ALBUQ: NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

DAC Enterprises, Inc.
Zoning & Land Use Services

March 21, 2011

CERTIFIED MAIL
TAYLOR RANCH NEIGHBORHOOD ASSOCIATION
David Waters
5601 La Colonia Dr., NW
Albuquerque, NM 87120

Re: Request for Site Development Plan for Building Permit for Assisted Living Facility on Lot 4-A-1-A, Albuquerque, West, Unit 2

Dear Mr. Waters:

DAC Enterprises, Inc. has been authorized to represent Legacy Hospitality, Inc., regarding the above referenced request. The property is zoned SU-1/PDA to include C-3 uses. An assisted living facility is considered by the City Zoning Code as a permissive use in the C-3 zone. The review and approval of the site plan for building permit authority has been delegated exclusively to the Development Review Board.

The proposed facility will contain thirty rooms and forty one beds, as well as three small offices for staff, and complies with required off-street parking regulations. Enclosed for your information is a copy of Zone Atlas page C-13-Z, and the proposed site development plan. The application will be filed with the Development Review Board by the March 25, 2011 deadline for their review and approval at their April 20, 2011 hearing date.

We will be more than happy to discuss our request with you and your civic association and answer any questions you may have.

Sincerely,



Doug Crandall
Principal

Cc: Rene Horvath 5515 Palomino Dr., NW 87120

U.S. Postal Service™
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87120 AL US L

Postage	\$ 0.44	0101 ALBUQUERQUE MAR 21 2011 Postmark Here
Certified Fee	\$ 2.80	
Return Receipt Fee (Endorsement Required)	\$ 2.30	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.54	

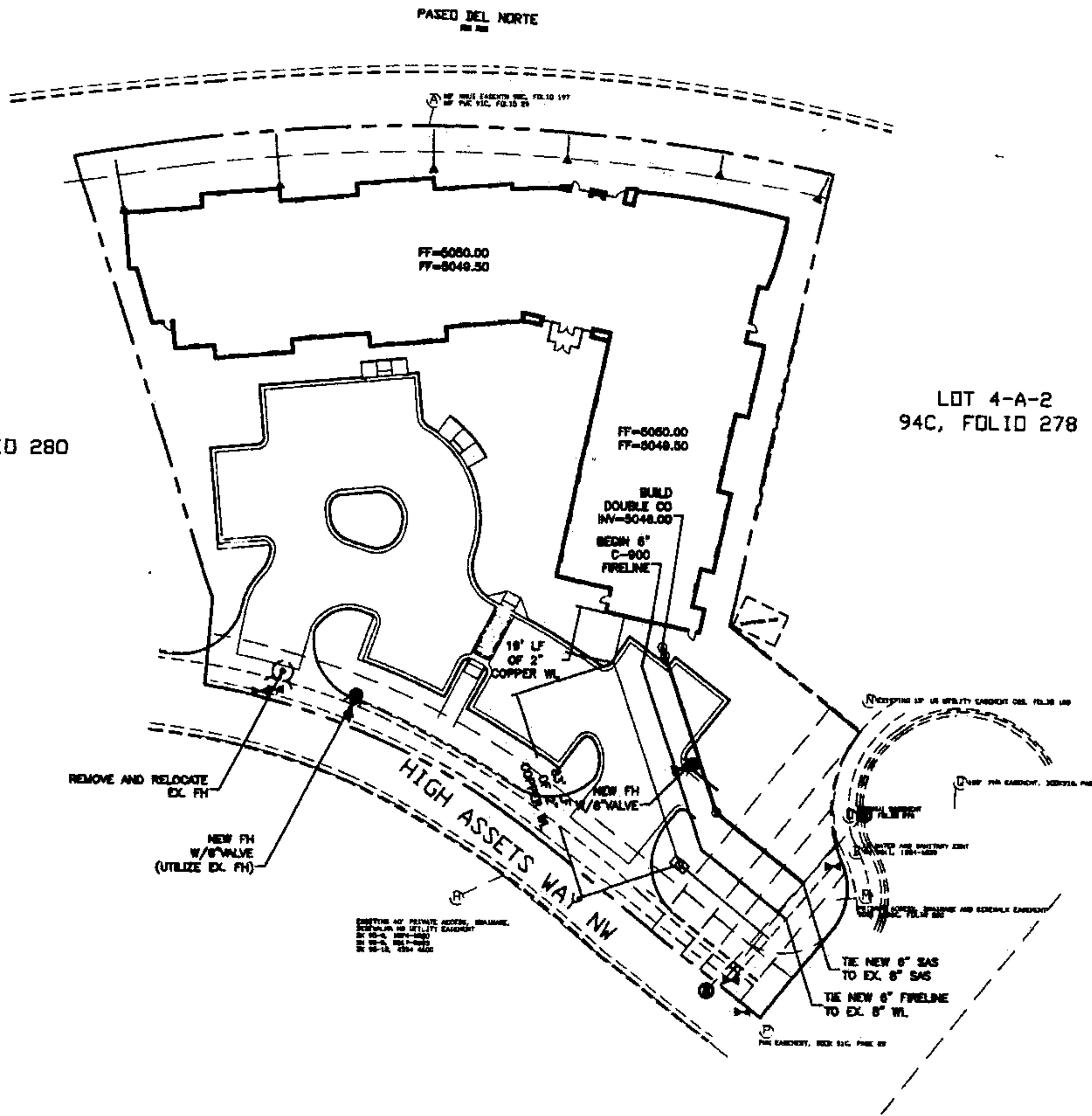
Sent To: DAVID WATERS
Street, Apt. No., or PO Box No.: 5601 LA COLONIA DR NW
City, State, ZIP+4: ALBUQ. NM 87120

PS Form 3800, August 2005 See Reverse for Instructions

9195 9109 1000 0182 8002
2810 0001 6018 5818

LOT 3-A-2-A
2006C, FOLIO 280

LOT 4-A-2
94C, FOLIO 278



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 82-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER, IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 82-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLOOGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 82, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 82, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN

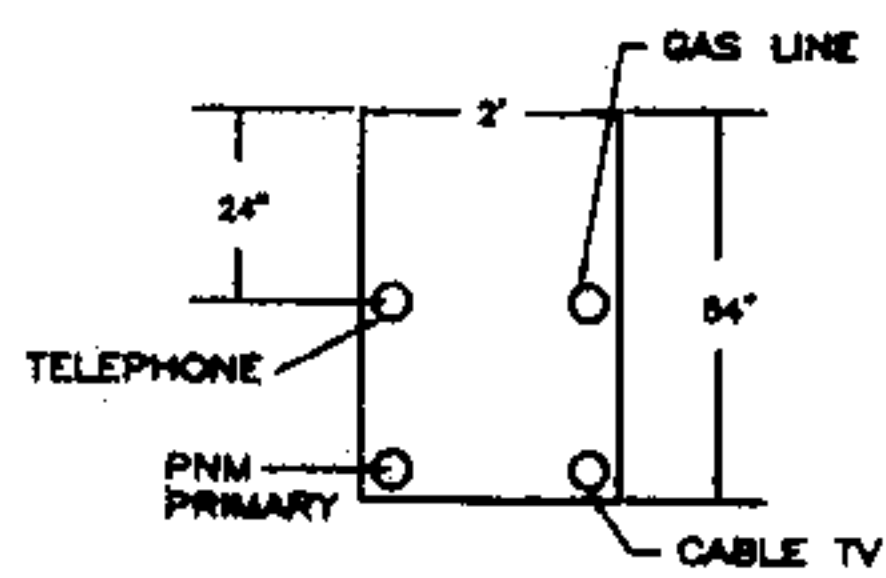
- SHUTOFF VALVES:
- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWA
 2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 3. NOTIFY ABCWA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
 4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
 5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

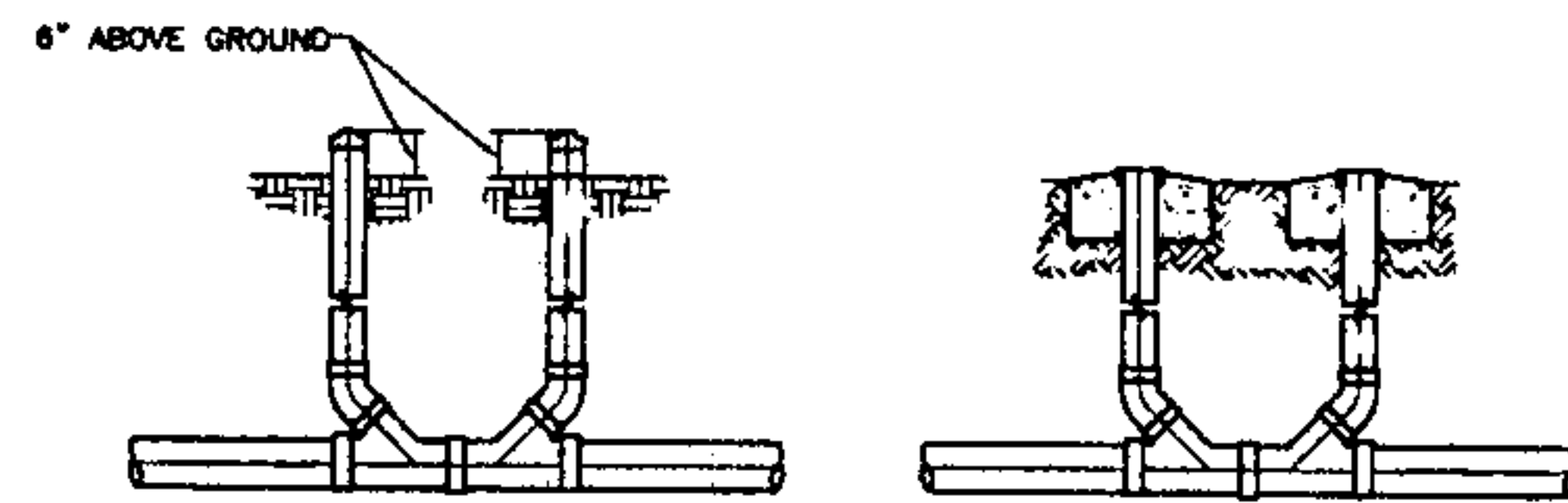
- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- 6" SAS — PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EX 12" WL — EXISTING WATER LINE
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- WATER SERVICE LINE
- 6" WL — PROPOSED WATER LINE
- PROPOSED SPORM SEWER LINE
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- DRY UTILITY TRENCH
- BOUNDARY LINE
- EASEMENT

GENERAL NOTES:

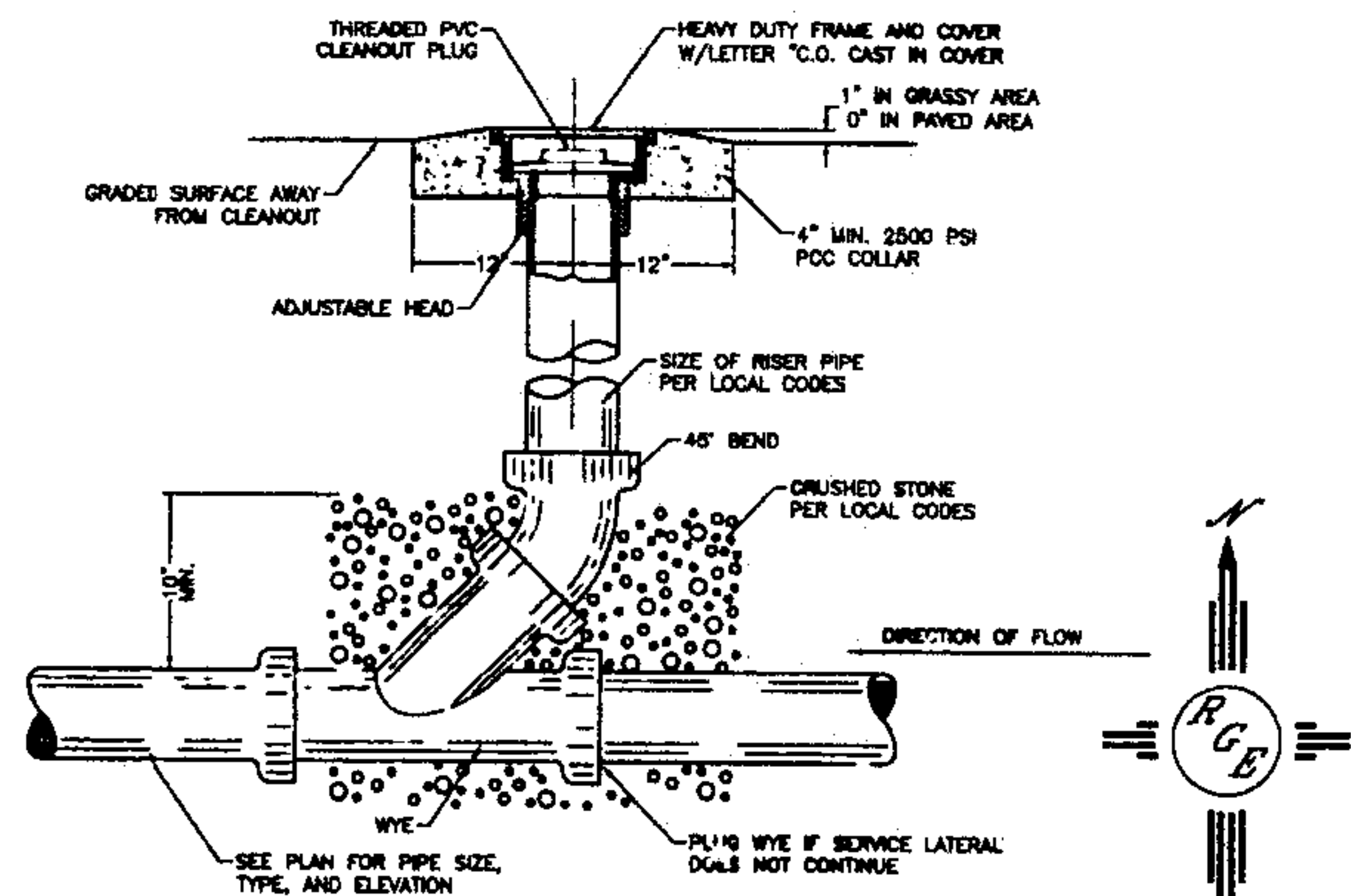
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCCING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



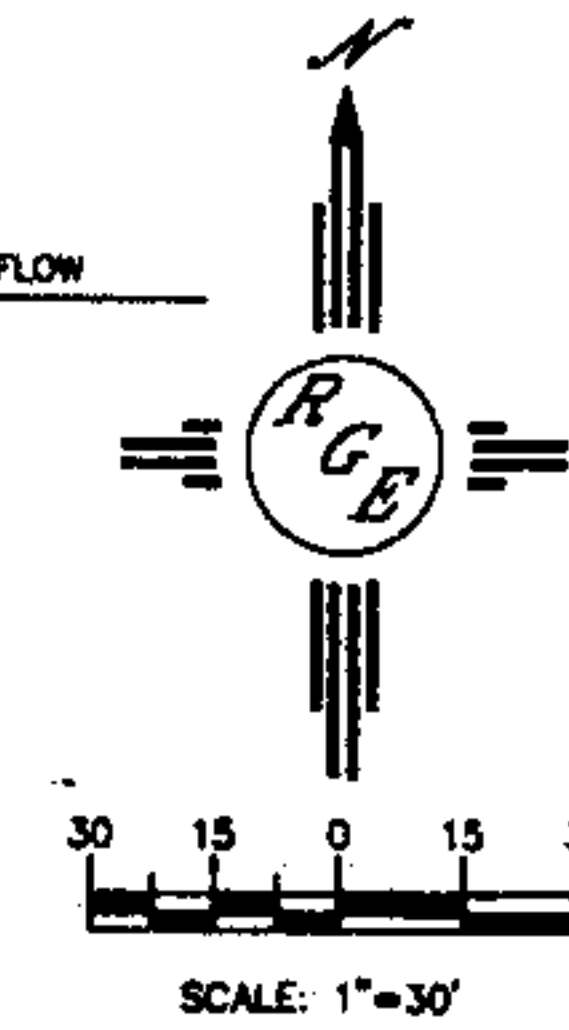
UTILITY TRENCH DETAIL
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



SANITARY SEWER CLEAN-OUT
NTS



ENGINEER'S SEAL	ASSISTED LIVING-SEC PASEO DEL NORTE AND EAGLE RANCH ROAD	DRAWN BY WCM/J
	MASTER UTILITY PLAN	DATE 2-21-11
		SHEET #
DAVID SOILE P.E. #114542		

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

1. Structural

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

2. Parking and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

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

SHEET # 3 PRELIMINARY GRADING PLAN

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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



LEGACY HOSPITALITY INC.

6501 Eagle Rock Avenue NE, Suite B-5
Albuquerque, NM 87113
Phone: (505) 243.6000
Fax: (505) 243.1561

February 20, 2011

Re: Lot 4-A-1-A, Albuquerque West, Unit 2

To Whom It May Concern:

This letter certifies that I, Faizel Kassam, am the managing partner and owner of the above referenced property. By this letter, I authorize DAC Enterprises, Inc. to act as agent in all matters that come before the City of Albuquerque Environmental Planning Commission, with regards to the Site Development Plan amendment request for this property.

If you have any questions, please feel free to contact my office.

Sincerely,

Faizel Kassam



CHARLIE M. OTERO
ARCHITECT

1003272
FILE

12 December 2006

City Of Albuquerque
Environmental Planning Commission
600 Second Street NW
Albuquerque NM 87102

Attn: Sheran Matson
Planning Manager
DRB Chair

Re:Improvements to Lot 3-A-2-A
Albuquerque West Unit 2
Albuquerque, Bernalillo County, New Mexico

The site is a 1 acre parcel located on the west side of Albuquerque in the Albuquerque West Subdivision. Development on the lot consists of 2 Buildings; a 4067 SF **Office Building (Expressions of Life Inc.)** and an 8445 SF, 15 person **Assisted Living Facility (Lifespire Living)**. The office building, is single story frame and stucco construction as is the major ground level of the Assisted living Facility with a 784 SF second floor Employee lounge and Studio type visitors quarters for private Family gatherings, (in effect, 2 story).

The subdivision has been established as *SU-1 for C-3 Permissive and Conditional* uses. The Office building is an Allowable Use and the Assisted Living Facility (ALF) is considered a Conditional Use, more specifically a Community Residential program which also meets the standards of 14-16-3-12 of the Zoning code. Neither of the proposed uses falls within the **Exclusions of Council Bill F/S O – 186, Enactment Number 33-1985.**

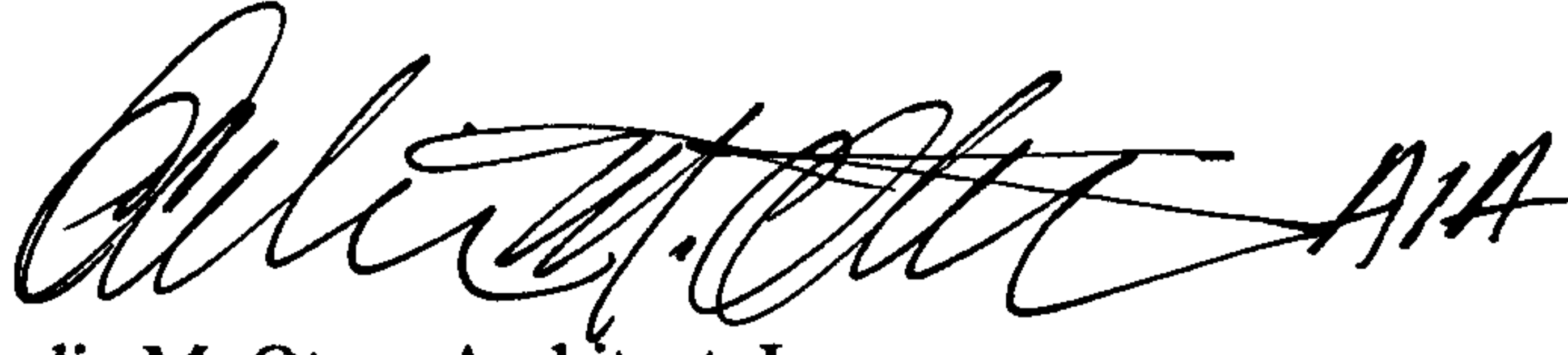
The office part of the development is for the Management and Training of staff for the purpose of Hospice care. Hospice workers are then located around the city wherever the need calls for support of traditional family care. The Assisted Living Facility will have permanent staff but will also assist in training/education for Expressions of Life Inc.

The Architectural style follows the theme of Progressive Southwest with a contemporary interpretation of a few Historical Styles. The building footprints are staggered to create visual character and interest and Long walls have been Articulated. Both buildings have Portals and a common Shade structure. High parapet walls have been incorporated to create a massing quality, characteristic of Southwestern Architecture, as well as visual screening for rooftop equipment.

Architecture / Construction Management Services

8000 Pennsylvania Circle, NE • Albuquerque, New Mexico 87110 • (505) 254-2232 • (505) 883-3161 Fax

Strategically placed Shade trees also enhance a courtyard ambiance. Common walkways encourage interaction between the two buildings. A design charrette was held with the Developer and Design Architect of the Subdivision to ensure cohesive design continuity with all other development in the Subdivision.

A handwritten signature in black ink, appearing to read 'Charlie M. Otero' followed by 'AIA' to the right. The signature is fluid and cursive.

Charlie M. Otero Architect, Inc.

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lot 2-A-1-B-2-B-2 (Mixed Use Condo/Commercial/Site)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 2-A-1-B-2-B-2, Albuquerque West, Unit 2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	Standard Curb and Gutter	All Saints Road NW	High Assets Way NW	155' East to 24' Private Esmt.	/	/	/
		2'	Permanent Asphalt Paving	"	"	"	/	/	/
		6'	Concrete Sidewalk	"	"	"	/	/	/
							/	/	/
							/	/	/
							/	/	/
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ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Gilbert Aldaz
 NAME (print)
Applied Engr. Inc.
 FIRM
Gilbert Aldaz
 SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Audrey J. ... 12/26/06
 DRB CHAIR - date

Christina Sandoval 12/26/06
 PARKS & RECREATION - date

Will ... 12-20-06
 TRANSPORTATION DEVELOPMENT - date

Roger ... 12/26/06
 UTILITY DEVELOPMENT - date

Bradley T. Bingham 12/26/06
 CITY ENGINEER - date

 AMAFCA - date

[Signature] 12-15-06
 [Signature] - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

SKETCH PLAN REVIEW AND COMMENT

Maximum Size: 24" x 36"

- ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ Zone Atlas map with the entire property(ies) 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

Maximum Size: 24" x 36"

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ Zone Atlas map with the entire property(iés) 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
- ___ Completed Site Plan for Subdivision Checklist
- ___ Infrastructure List, if relevant to the site plan
- ___ 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

Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) 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
- Copy of Site Plan with Fire Marshal's stamp ? COA puts in?
- Fee (see schedule) *405⁰⁰*

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

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 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
- ___ 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.

Charlie M. Otero Architect
Applicant name (print)
[Signature] 12 DEC 2006
Applicant signature / date

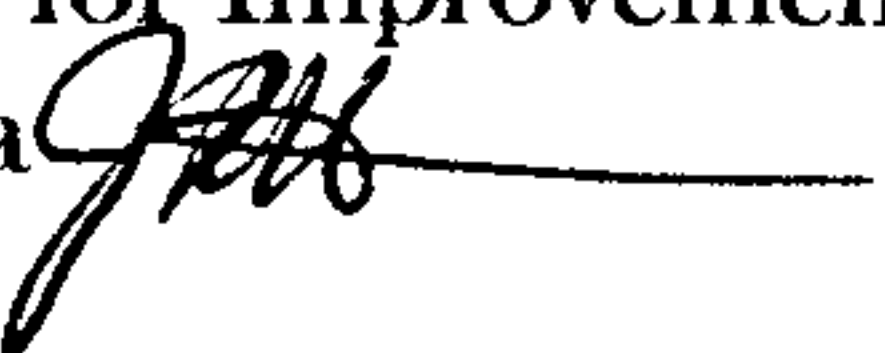


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - 01741

Form revised APRIL 2006
[Signature] 12-12-06
Planner signature / date
Project # 1003272




3811 Atrisco Drive N.W. Suite C
Albuquerque, New Mexico 87120
(505) 831-6250 Fax (831-6254)

To: Sharon Matson, Planning Manager, DRB Chair
Re: Permit Submittal for Improvement lot 3A, 2A, Albuquerque West Unit 2
From: James R. Herrera 

Date: December 11, 2006

Please accept this letter as formal appointment for Charlie Otero to act as our agent in requesting and initiating process and procedure in regards to submitting/requesting permit for construction for LifeSpire Living.

 12/10/06
Carol Lynn Herrera, 12/10/06



CHARLIE M. OTERO
ARCHITECT

12 December 2006

City Of Albuquerque
Environmental Planning Commission
600 Second Street NW
Albuquerque NM 87102

Attn: Sheran Matson
Planning Manager
DRB Chair


Re:Improvements to Lot 3-A-2-A
Albuquerque West Unit 2
Albuquerque, Bernalillo County, New Mexico

The site is a 1 acre parcel located on the west side of Albuquerque in the Albuquerque West Subdivision. Development on the lot consists of 2 Buildings; a 4067 SF **Office Building (Expressions of Life Inc.)** and an 8445 SF, 15 person **Assisted Living Facility (Lifespire Living)**. The office building, is single story frame and stucco construction as is the major ground level of the Assisted living Facility with a 784 SF second floor Employee lounge and Studio type visitors quarters for private Family gatherings, (in effect, 2 story).

The subdivision has been established as *SU-1 for C-3 Permissive and Conditional* uses. The Office building is an Allowable Use and the Assisted Living Facility (ALF) is considered a Conditional Use, more specifically a Community Residential program which also meets the standards of 14-16-3-12 of the Zoning code. Neither of the proposed uses falls within the **Exclusions of Council Bill F/S O – 186, Enactment Number33-1985.**

The office part of the development is for the Management and Training of staff for the purpose of Hospice care. Hospice workers are then located around the city wherever the need calls for support of traditional family care. The Assisted Living Facility will have permanent staff but will also assist in training/education for Expressions of Life Inc.

The Architectural style follows the theme of Progressive Southwest with a touch of Contemporary interpretation of a few Historical Styles. A design cherrette was held with the Developer and Design Architect of the Subdivision to ensure cohesive design continuity with all other development in the Subdivision.

 AIA
Charlie M. Otero Architect, Inc.

Architecture / Construction Management Services

8000 Pennsylvania Circle, NE • Albuquerque, New Mexico 87110 • (505) 254-2232 • (505) 883-3161 Fax

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

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

[Signature] 12 Dec., 2006
Applicant or Agent Signature / Date

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

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

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 26 provided: 28
Handicapped spaces required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2
provided: 2
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 -PRELIMINARY GRADING PLAN -

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

Grading information for sites that are under 1 acre can be included on Sheet #1.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

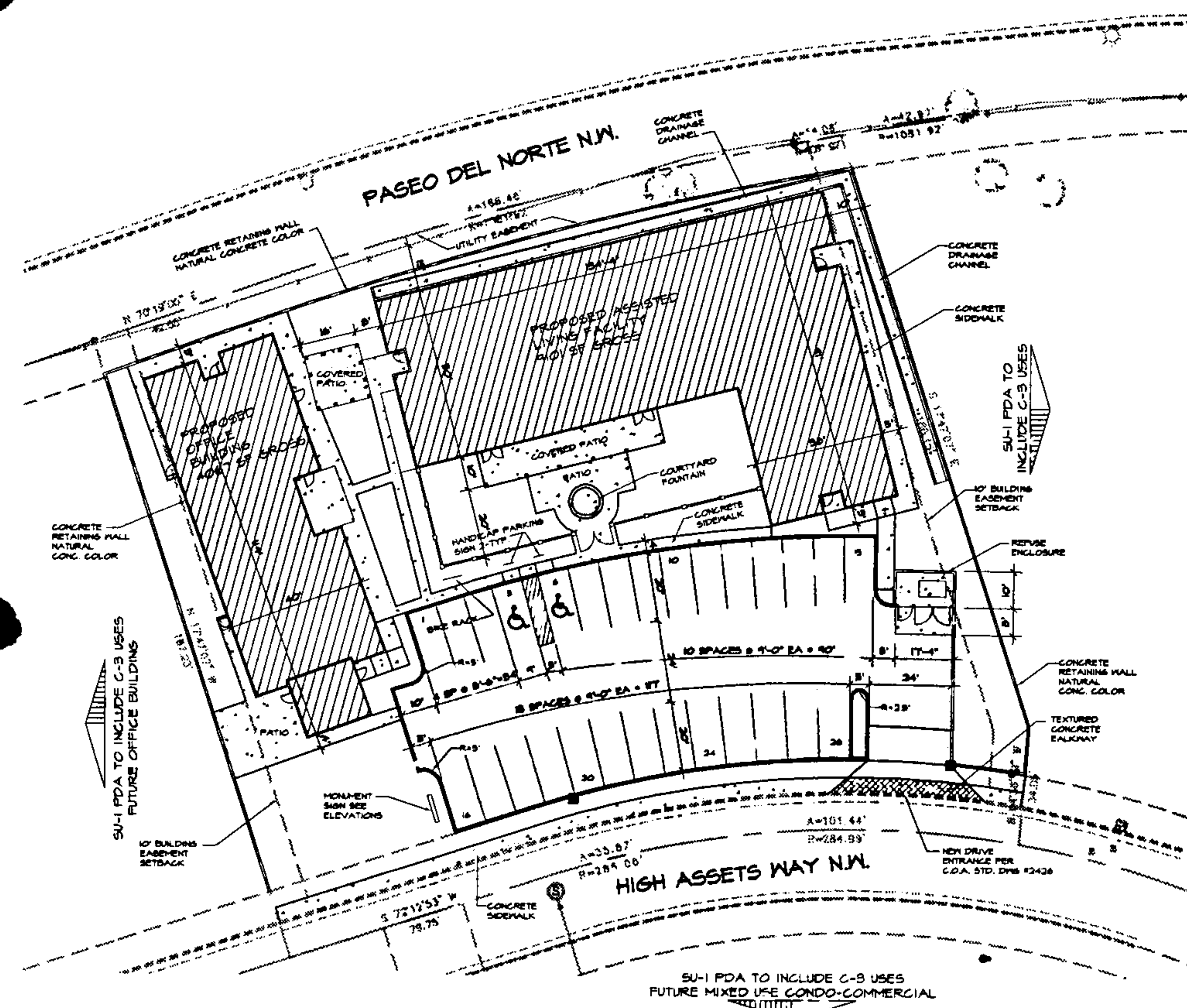
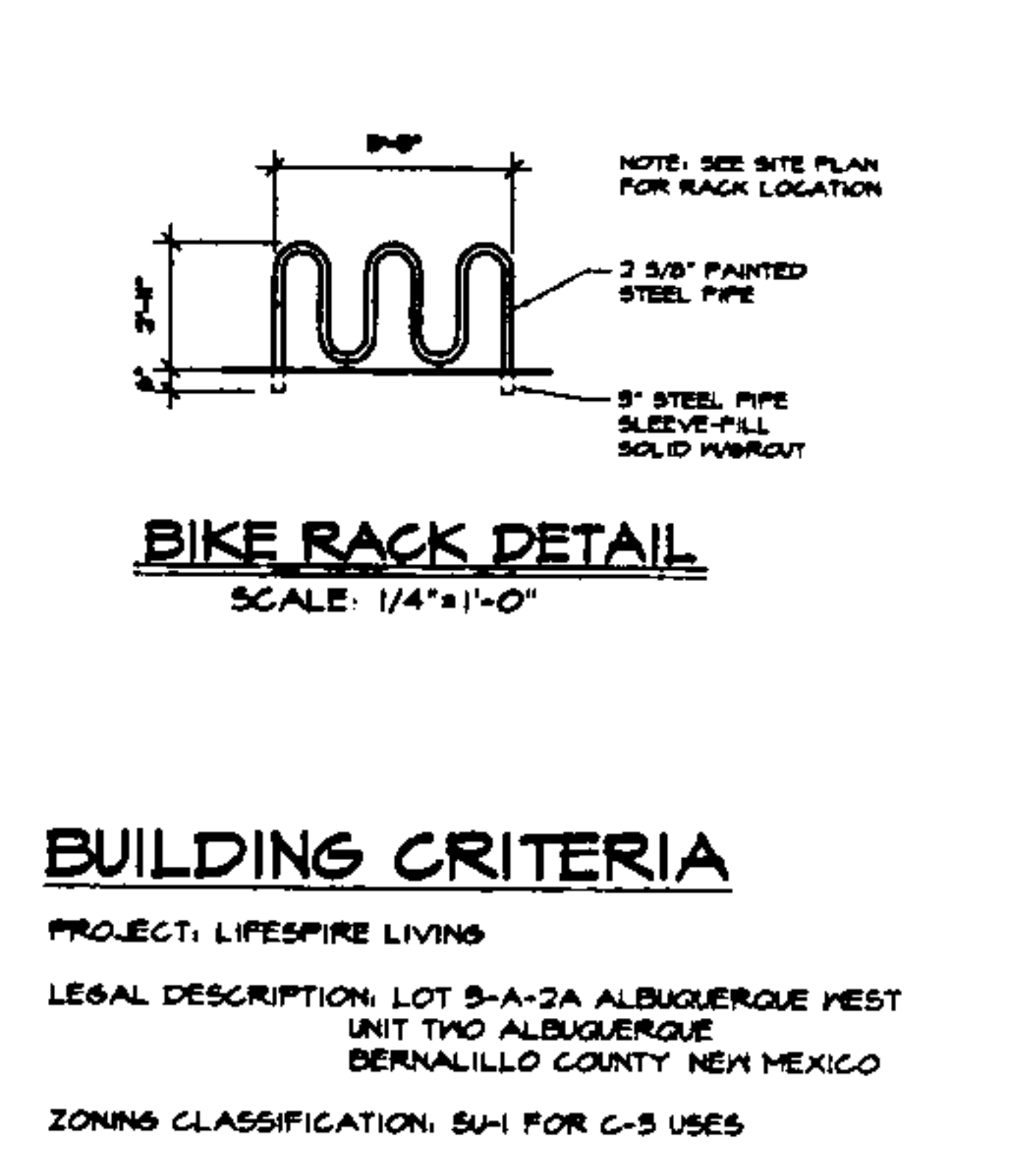
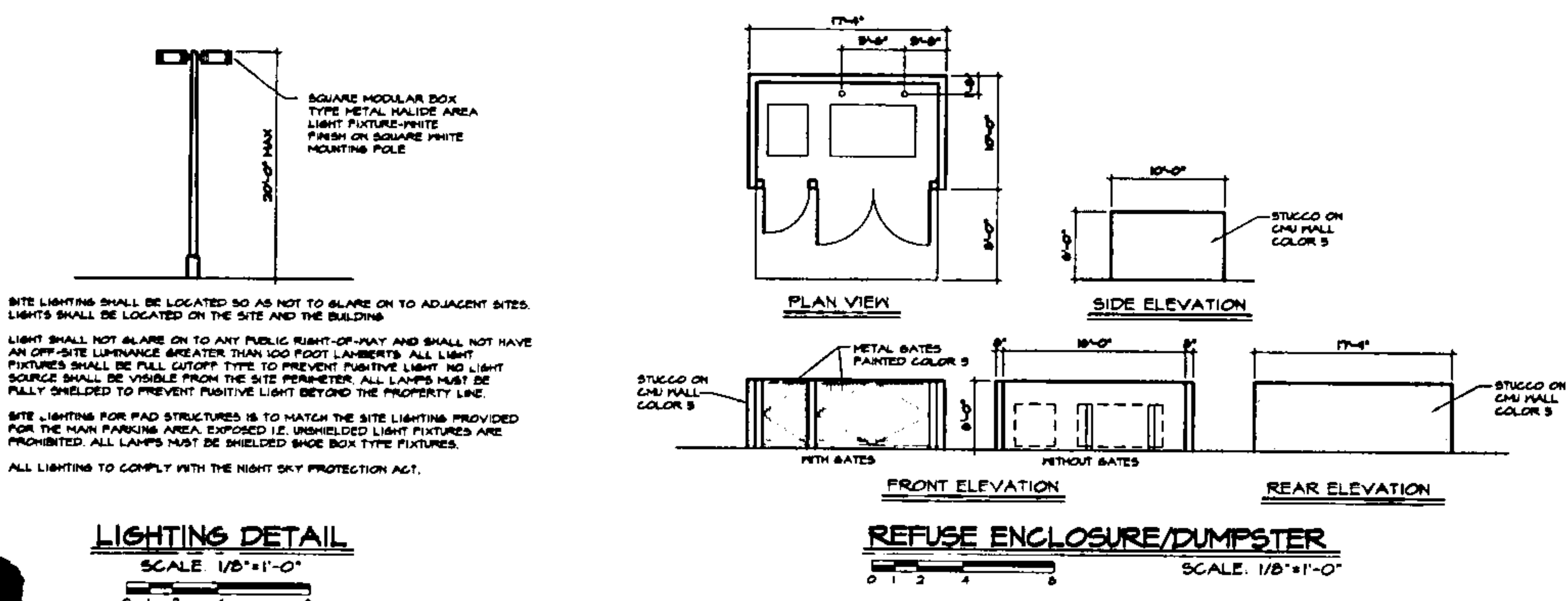
A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



BUILDING CRITERIA
 PROJECT: LIFESPIRE LIVING
 LEGAL DESCRIPTION: LOT 5-A-2A ALBUQUERQUE WEST UNIT TWO ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO
 ZONING CLASSIFICATION: SU-1 FOR C-3 USES
 ZONING ATLAS MAP: C-13-2
 CASE HISTORY: NONE
 BUILDING TYPE: RESIDENTIAL (R-4)
 AREA SEPARATION: R-4 TO B (FULLY SPRINKLED) 1-HOUR
 CONSTRUCTION TYPE: VA
 OCCUPANCY GROUP: R-4
 GROSS SQUARE FOOTAGE: 9101 S.F.
 OCCUPANCY SEPARATION: 1 HOUR BETWEEN KITCHEN, DINING AND LAUNDRY FROM LIVING AREA.
 OCCUPANT LOAD 9101/200 = 45.5 = 46 OCCUPANTS
 REQUIRED PARKING: 1 PLUS 15 RESIDENTS / 4 = 5 SPACES
 PROVIDED PARKING: 5 SPACES
 PARKING SPACE SIZES
 REGULAR CAR PARKING SPACES: 4'-0" X 20'-0" (2' OVERHANGS)
 VAN ACCESSIBLE HANDICAP PARKING SPACE: 4'-0" X 20'-0" AND A 5'-0" WIDE ACCESS STRIP
 BICYCLE RACK: 5/0=0.25 (2 SPACES PROVIDED)
 TOTAL LOT AREA: 43560 S.F. (1 ACRE)
 LANDSCAPING REQUIRED: 4676 S.F.
 PROVIDED: 6000 S.F.
 AREA SEPARATION - R-4 TO B (FULLY SPRINKLED) 1 - HOUR
 PLUMBING FIXTURE REQUIREMENTS:
 R-4 OCCUPANCY RESIDENTIAL 9101 S.F. / 200 = 46
 WATER CLOSETS - 1 PER 10 REQUIRED = 5; 12 PROVIDED
 LAVATORIES - 1 PER 10 REQUIRED = 5; 12 PROVIDED
 SERVICE SINK - 1 REQUIRED; 1 PROVIDED
 BATH TUBS OR SHOWERS - 1 PER 10 REQUIRED = 6; 12 PROVIDED
 DRINKING FOUNTAIN - 1 PER 100; 1 PROVIDED

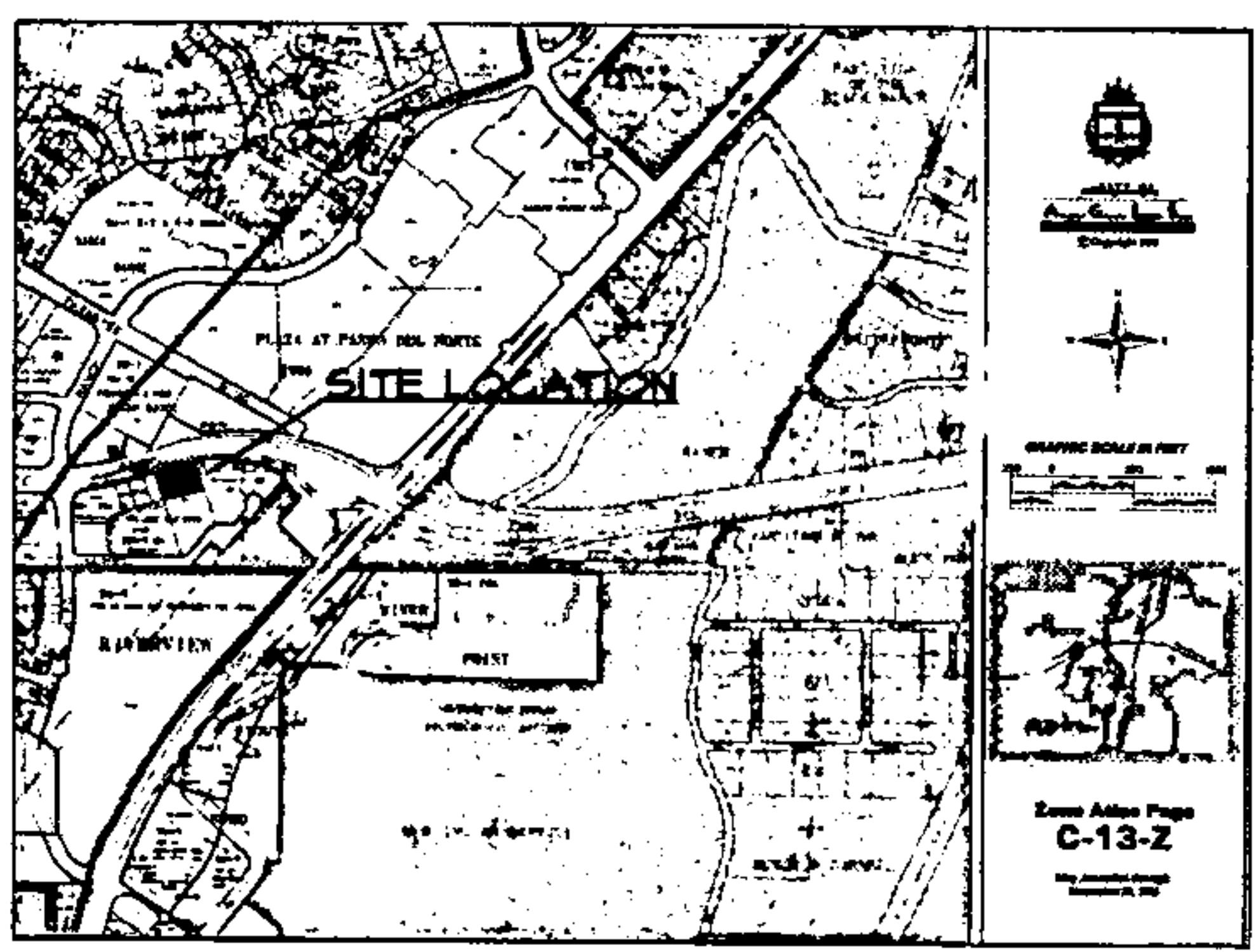
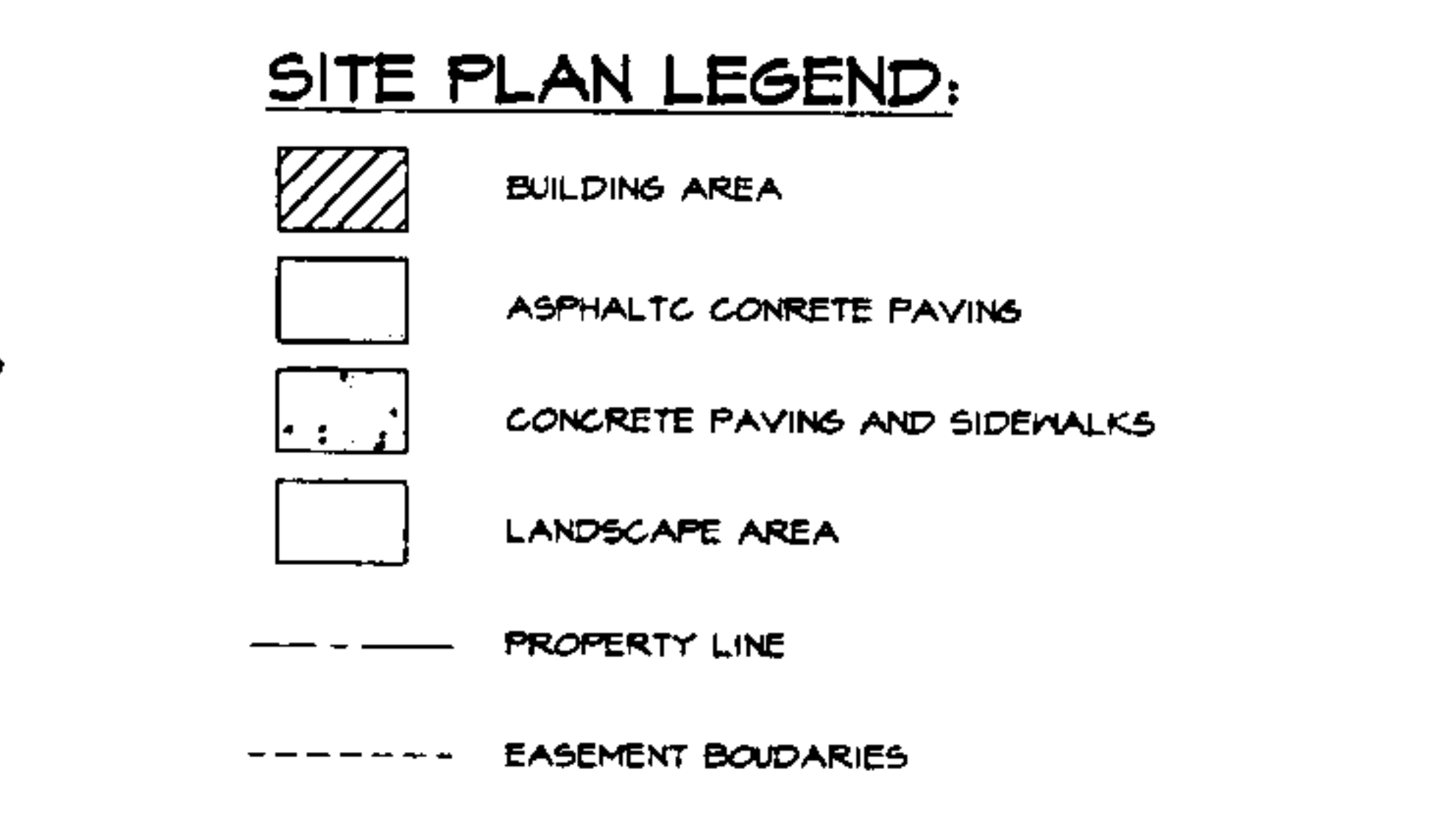
BUILDING CRITERIA
 PROJECT: EXPRESSIONS OF LIFE
 LEGAL DESCRIPTION: LOT 5-A-2A ALBUQUERQUE WEST UNIT TWO ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
 ZONING CLASSIFICATION: SU-1 C-3 USES
 ZONING ATLAS MAP: C-13-2
 CASE HISTORY: NONE
 BUILDING TYPE: OFFICE
 AREA SEPARATION: B TO R-4 - NONE REQUIRED
 CONSTRUCTION TYPE: VA
 OCCUPANCY GROUP: B (OFFICE)
 GROSS SQUARE FOOTAGE: 4076 S.F.
 OCCUPANT LOAD 4076/100 = 40.76 = 41 OCCUPANTS
 REQUIRED PARKING: 21 SPACES
 PROVIDED PARKING: 23 SPACES (1 HANDICAP ACCESSIBLE)
 PARKING SPACE SIZES
 SMALL CAR PARKING SPACE: 8'-6" X 20'-0"
 REGULAR CAR PARKING SPACES: 9'-0" X 20'-0" (2' OVERHANGS)
 VAN ACCESSIBLE HANDICAP PARKING SPACE: 4'-0" X 20'-0" AND A 5'-0" WIDE ACCESS STRIP
 BICYCLE RACK: 4/20 = (2 SPACES PROVIDED)
 TOTAL LOT AREA: 43560 S.F. (1 ACRE)
 LANDSCAPING REQUIRED: 4676 S.F.
 PROVIDED: 6000 S.F.
 PLUMBING FIXTURE REQUIREMENTS:
 B OCCUPANCY OFFICE 4076 S.F. / 100 = 41
 WATER CLOSETS - 1 PER 25 UP TO 50; 5 PROVIDED
 URINALS - 5 PROVIDED
 LAVATORIES - 1 PER 40 UP TO 50; 5 PROVIDED
 SERVICE SINK - 1 REQUIRED; 1 PROVIDED
 DRINKING FOUNTAIN - 1 PER 100; 1 PROVIDED

SIGNATURE BLOCK

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC-RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB THOMPSON, PLANNING DEPARTMENT	DATE

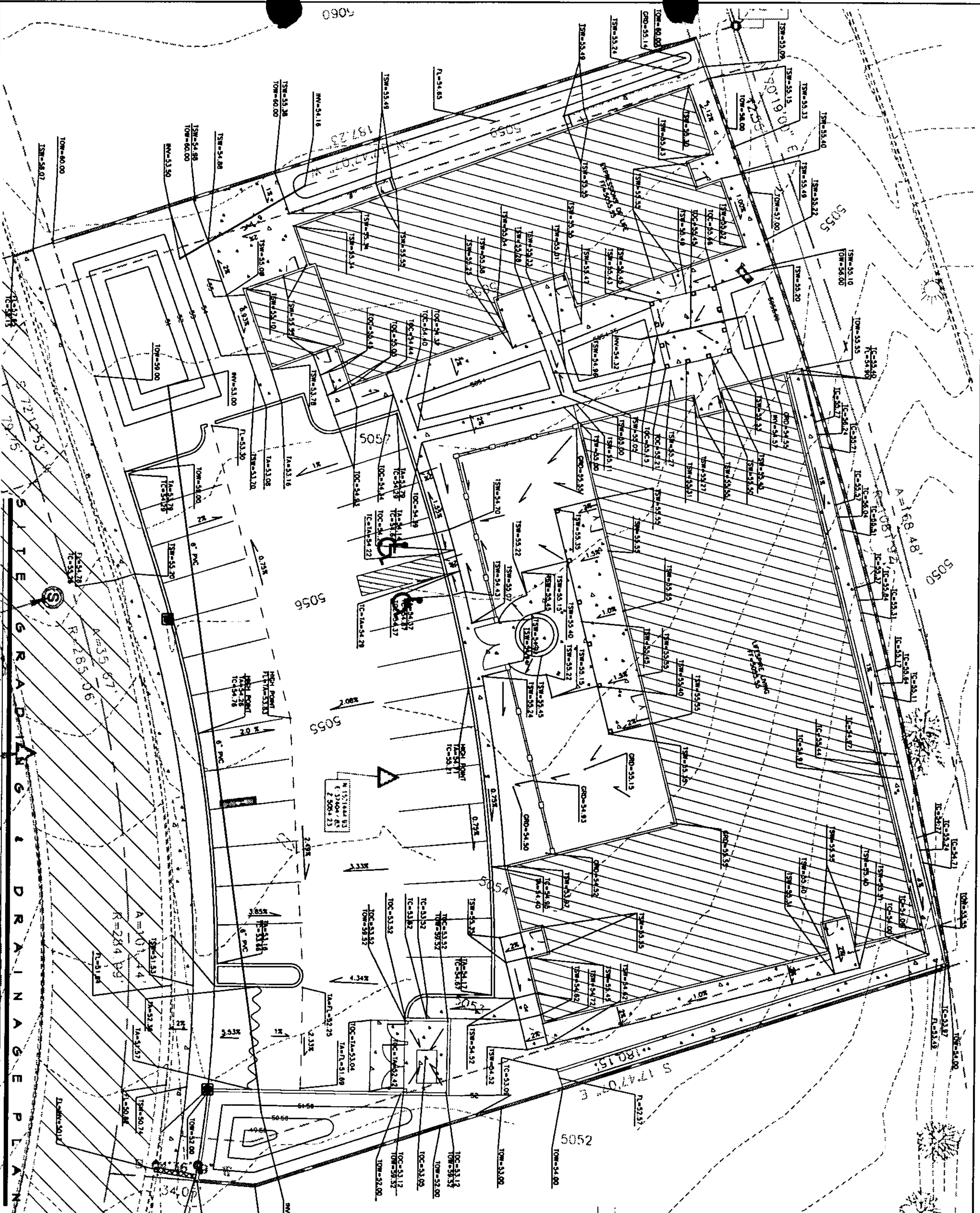


CHARLIE M. OTERO ARCHITECT
 6000 Pennsylvania Circle NE
 Albuquerque, New Mexico
 (505)254-2232
 (505)883-3161 Fax
 Architecture/Construction Management Services

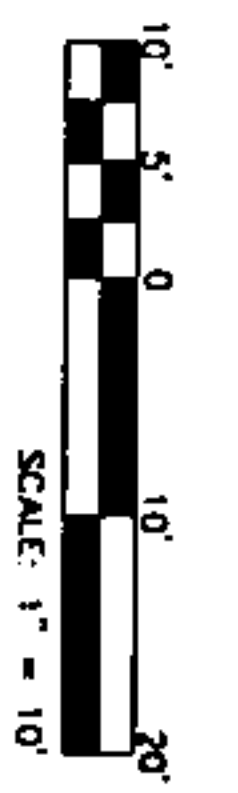
EXPRESSIONS OF LIFE & LIFESPIRE LIVING

ENGINEER
 ARCHITECT
 DEC 12-06 DATE
 C-1 PROJECT NO.
 FOR BUILDING PERMIT
 C-1 SHEET NO.

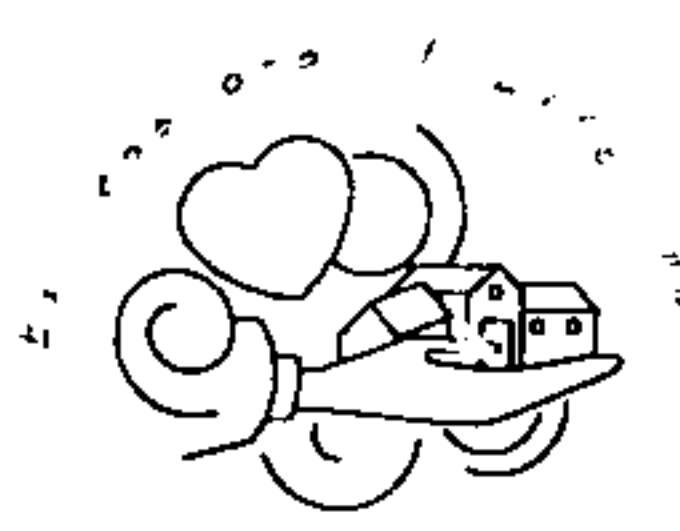
5060



STE GRAD AND DRAINAGE PLAN



PROJECT NO.	0607
DATE	DEC 12-06
FOR BUILDING PERMIT	C-2
SHEET NO.	



EXPRESSIONS OF LIFE
 # LIFESPIRE LIVING

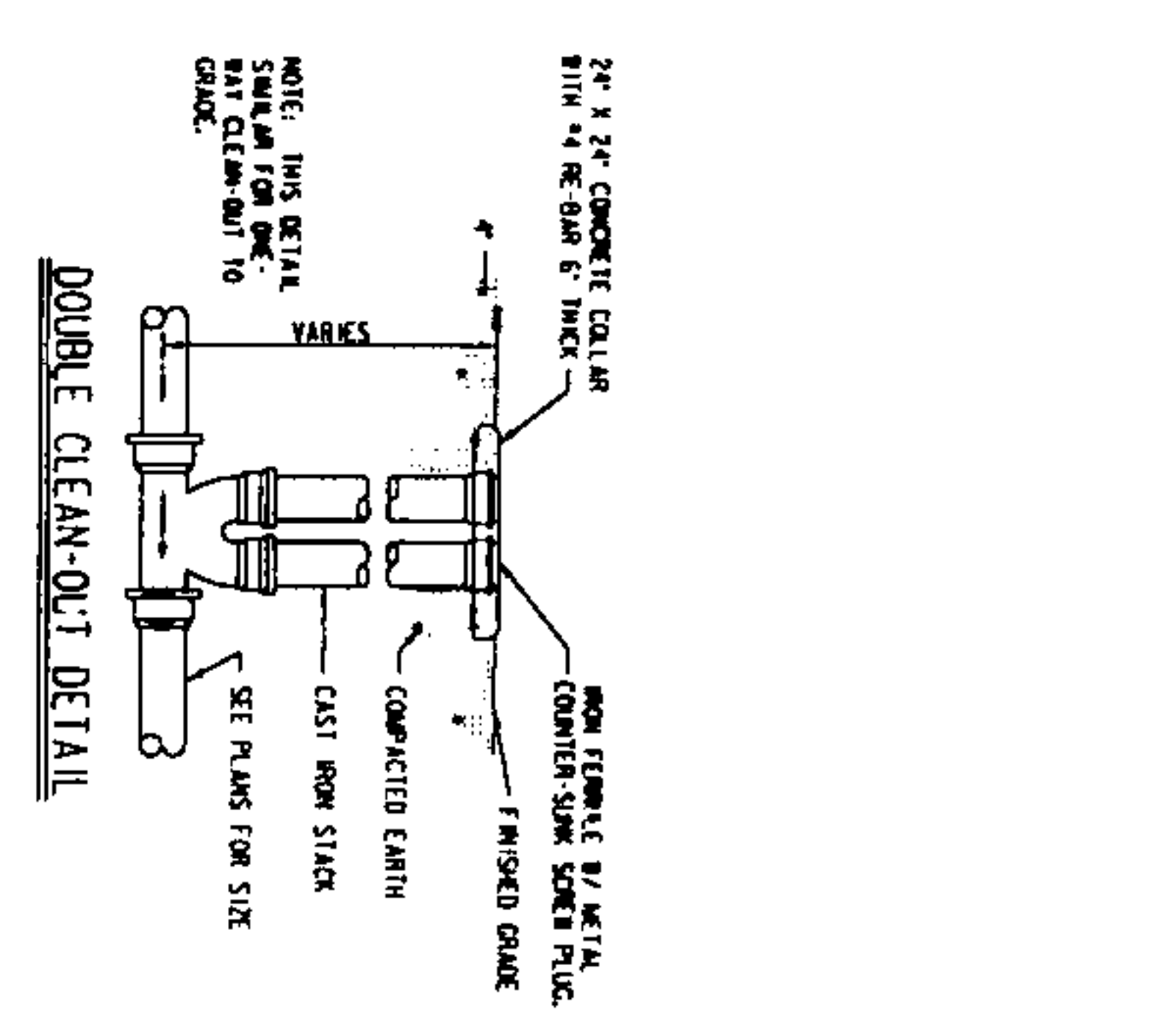
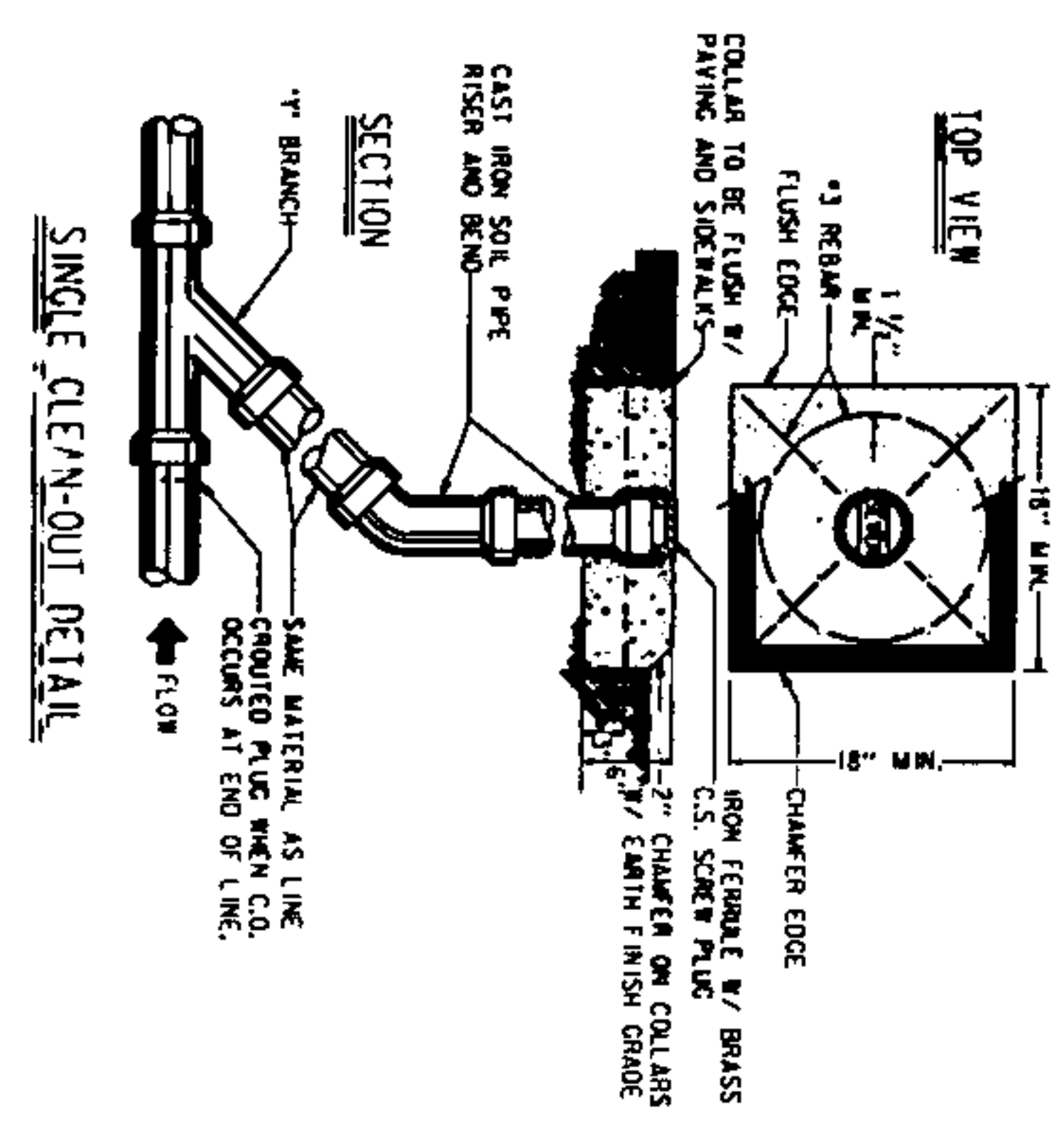
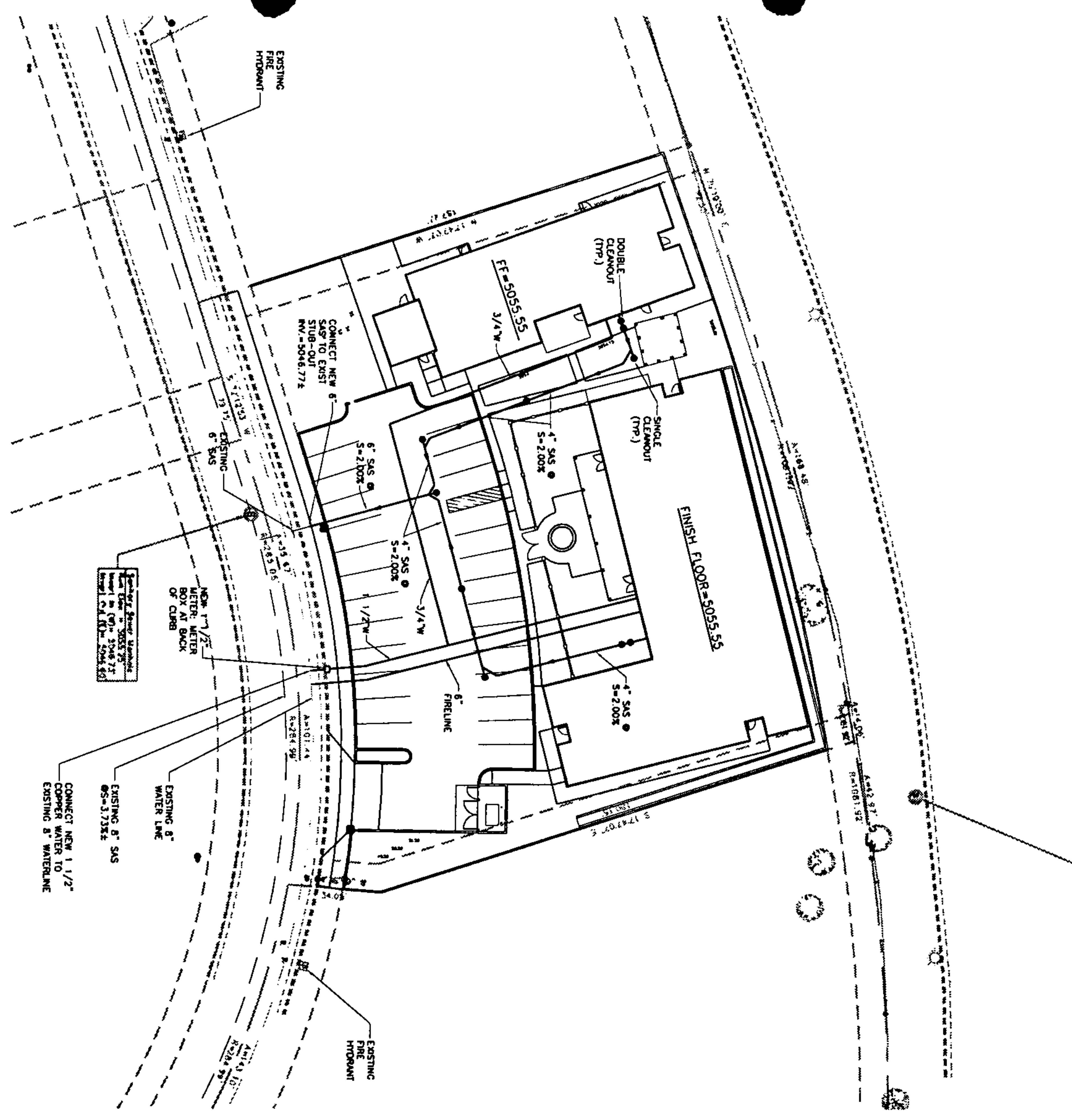
- LEGEND**
- FL=52.37 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - BREAKLINE
 - EXISTING TOPO
 - PROPOSED TOPO

CHARLIE M. OTERO ARCHITECT
 8000 Pennsylvania Circle NE
 Albuquerque, New Mexico
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 (505)883-3161 Fax
 Architecture/Construction Management Services

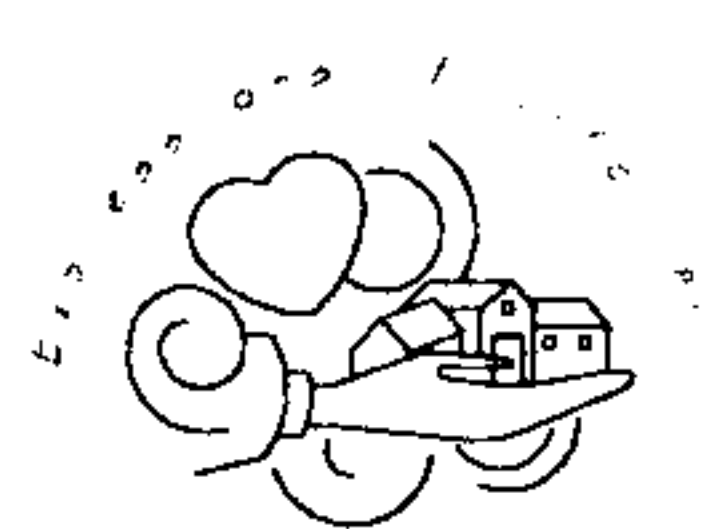


CONCEPTUAL UTILITY PLAN

SCALE: 1" = 20'



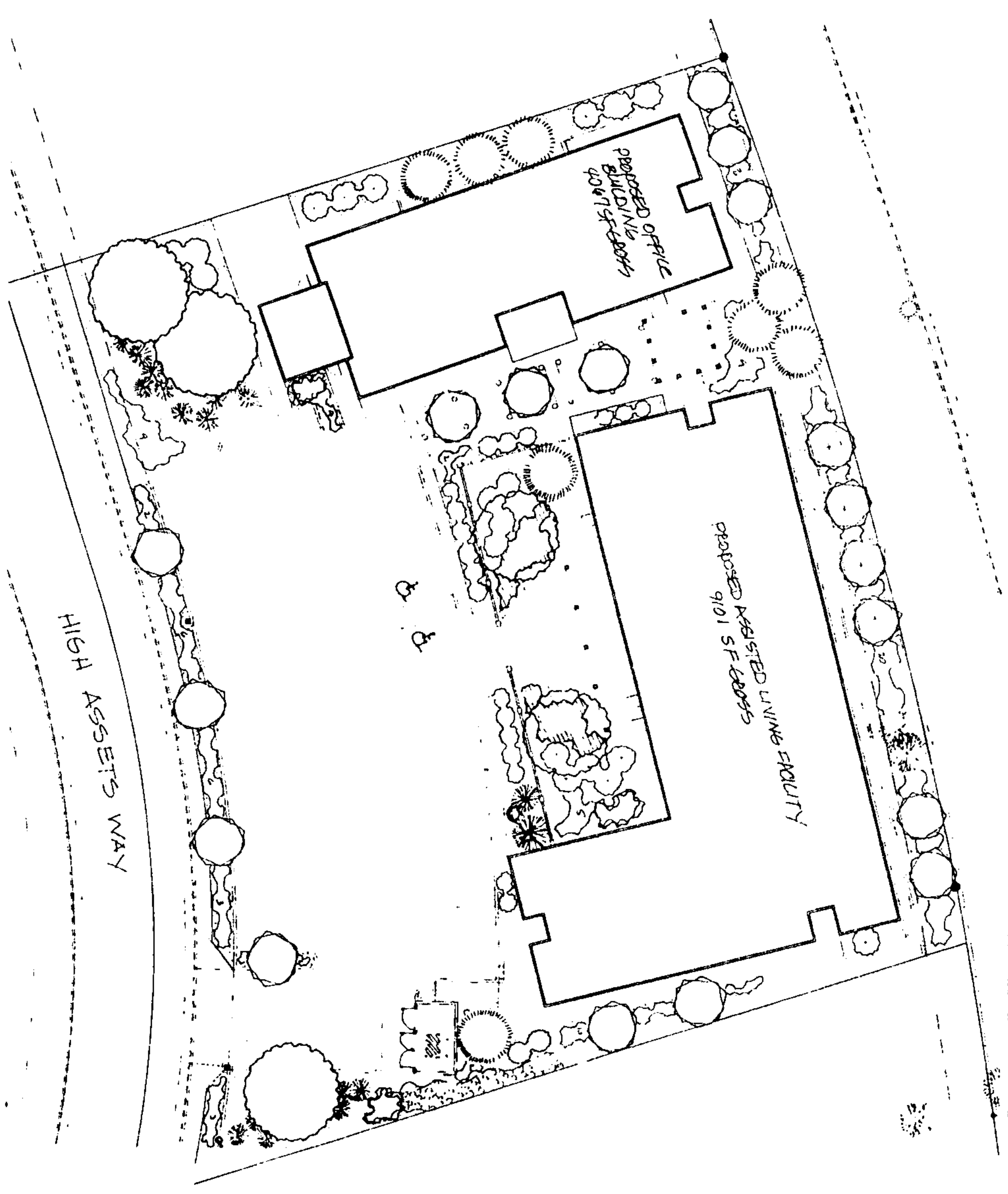
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**EXPRESSIONS OF LIFE
& LIFESPIRE LIVING**

CHARLIE M. OTERO ARCHITECT
 8000 Pennsylvania Circle NE
 Albuquerque, New Mexico
 (505)254-2232
 (505)883-3161 Fax
 Architecture/Construction Management Services

- COTONWOOD (N) 3
- FLORIDIANUS PEAR (N) 14
- ASTRUM PINE (N) 8
- NONAIBICO OLIVE (L) 3
- PALM TRECCA (L) 2
- INDIAN HANTHORN (N) 24
- PHOTINIA (N) 16
- SMOKE TREE (N) 4
- MACONRUBUS (N) 16
- CORAL BEAUTY COTONEASTER (N) 84
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- SOD LAWN WITH POP-UP HEADS



SET TREE REQUIREMENTS

Set trees required under the City of Albuquerque Tree Ordinance are as follows:

Set of Street Plant Assets: 4 provided

Set of Street Plant Assets: 4 provided

SETTING LOT TREE REQUIREMENTS

Set trees required under the City of Albuquerque Tree Ordinance are as follows:

Set trees per 10 spaces provided: 3

Set trees per 10 spaces provided: 3

SETTING LOT TREE REQUIREMENTS

Set trees required under the City of Albuquerque Tree Ordinance are as follows:

Set trees per 10 spaces provided: 3

Set trees per 10 spaces provided: 3

LANDSCAPE NOTES

Landscaping shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Ordinance and Water Conservation Landscaping Ordinance. Approval of this plan does not constitute or imply exemption from water conservation provisions of the Water Conservation Ordinance and Water Conservation Landscaping Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Water Conservation Ordinance, Water Conservation Landscaping Ordinance, and Water Conservation Landscaping Ordinance. In general, water conservation principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over filter fabric shall be placed in all landscape areas which are not designated to receive native seeds.

IRRIGATION NOTES

Irrigation shall be a complete underground system with Treas to receive (2) 1.0 GPM Drip Emitters and Sprinkler (2) 1.0 GPM Drip Emitters. Drip and Sprinkler systems to be tied to 1/2" poly pipe with rain caps at each end.

Run line per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

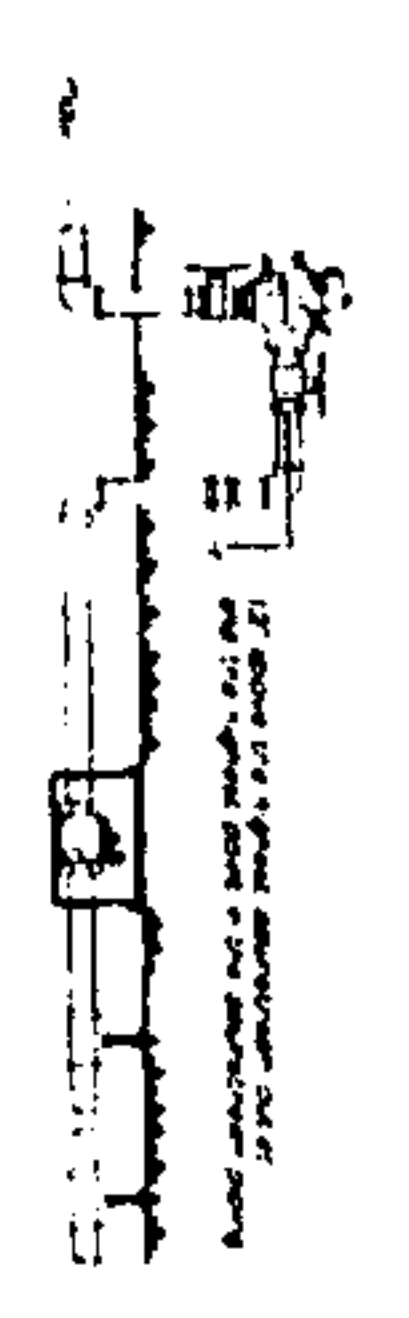
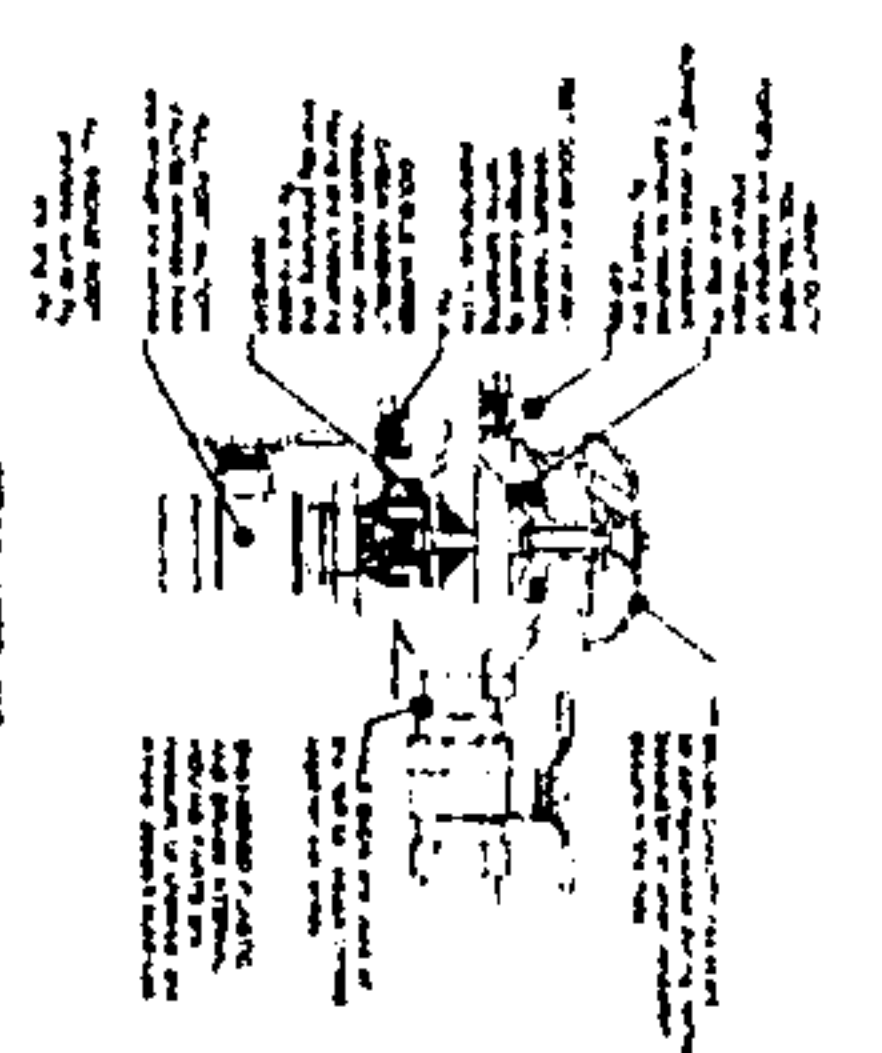
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	43,766	square feet
TOTAL BUILDING AREA	11,217	square feet
OPPOSITE AREA	24,000	square feet
NET LOT AREA	30,149	square feet
LANDSCAPE REQUIREMENT	4522	square feet
TOTAL BED PROVIDED	11246	square feet
GROUND COVER REQ	75%	square feet
TOTAL GROUND COVER REQUIREMENT	8435	square feet
TOTAL GROUND COVER PROVIDED	8772	square feet
TOTAL SOD AREA	348	square feet
(max 30% of landscape required)		
TOTAL LANDSCAPE PROVIDED	11794	square feet



GRAPHIC SCALE

16 8 0 8 16

SCALE 1/8" = 1'

The Hill

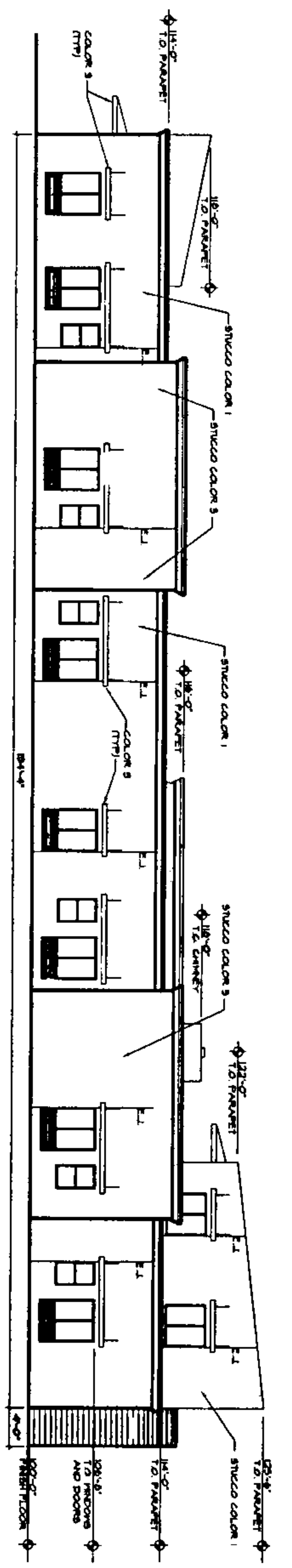
LANDSCAPE ARCHITECTS & DESIGNERS

CON: LC 428458
7909 East N.E.
Albuquerque, NM 87110
Tel: (505) 898-9677
Fax: (505) 898-7707
Email: info@thehilllandscape.com

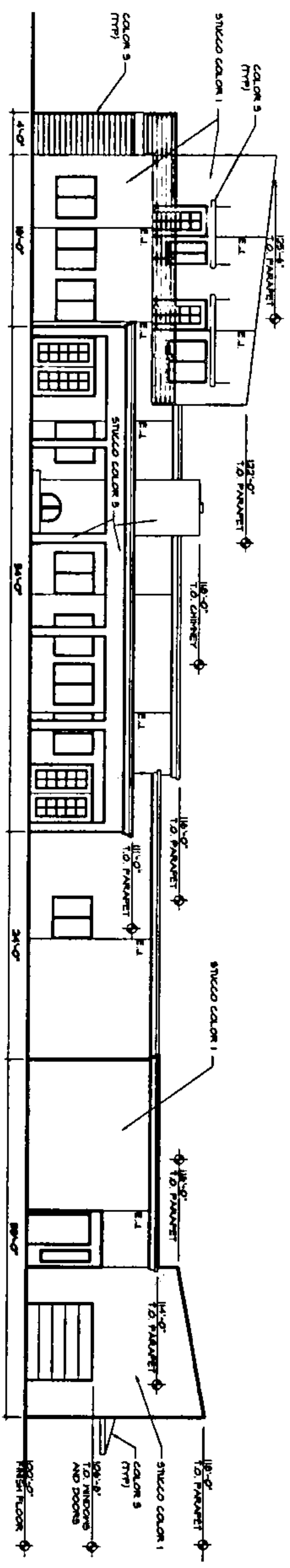
PROJECT NO: 0607
DATE: DECEMBER 1, 2011
SHEET NO: 1-1

CHARLIE M. OTERO ARCHITECT

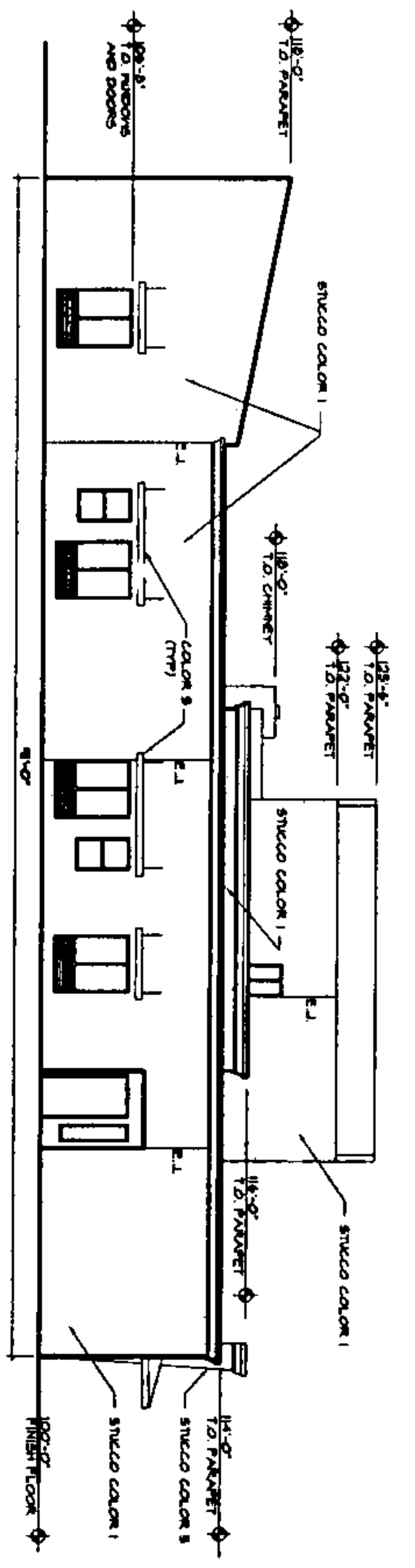
8000 Pennsylvania Circle NE
Albuquerque, New Mexico



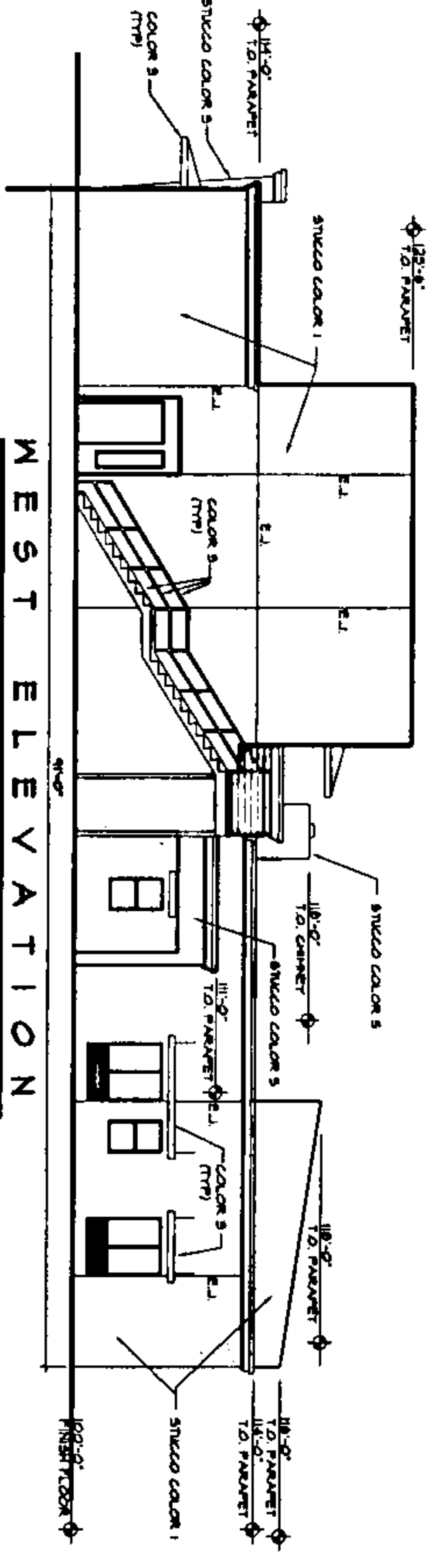
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

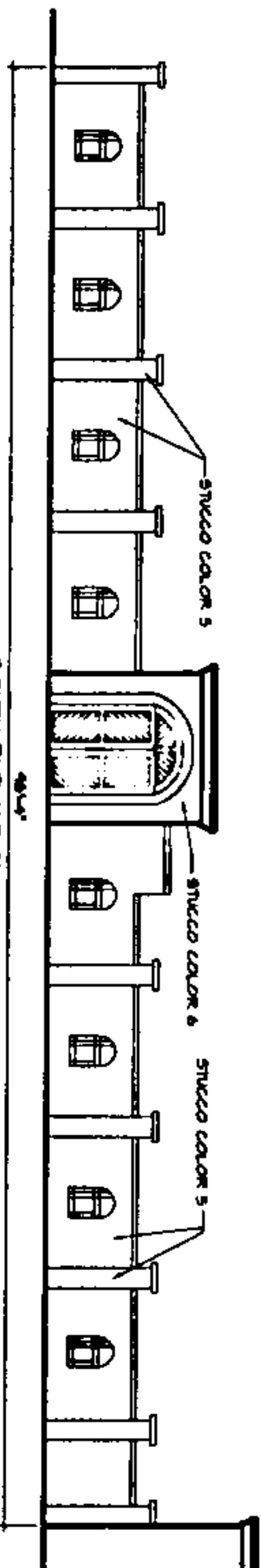


WEST ELEVATION
SCALE: 1/8"=1'-0"

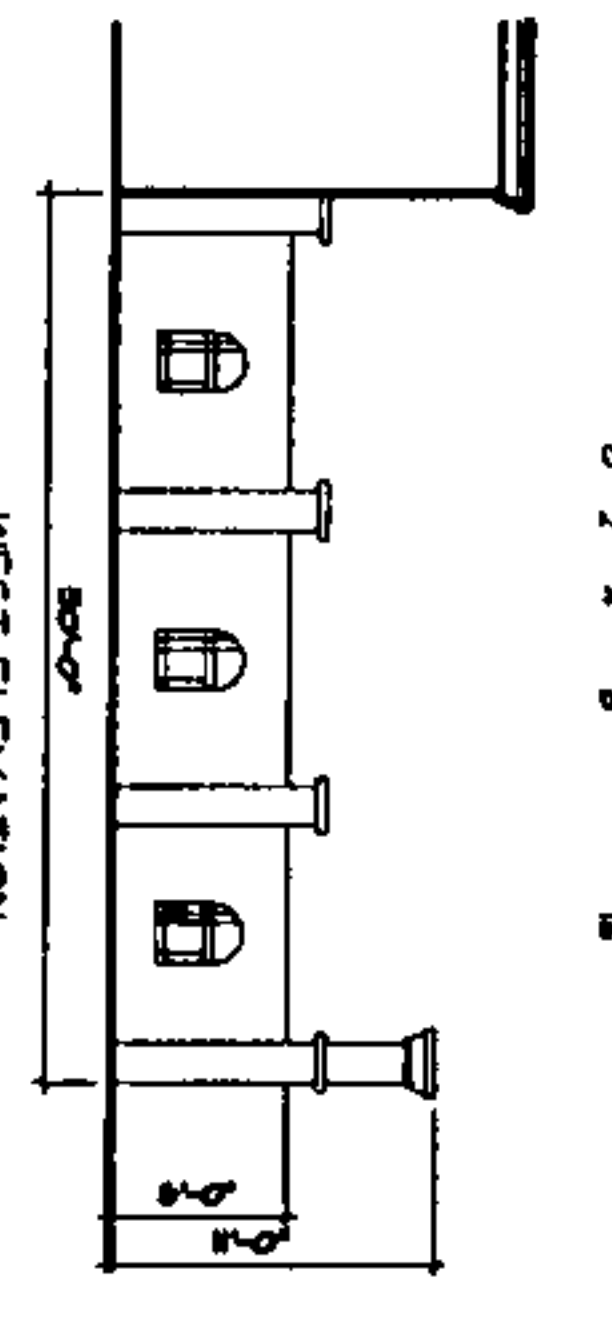
EXTERIOR ELEVATIONS LIFESPIRE LIVING

COLOR LEGEND

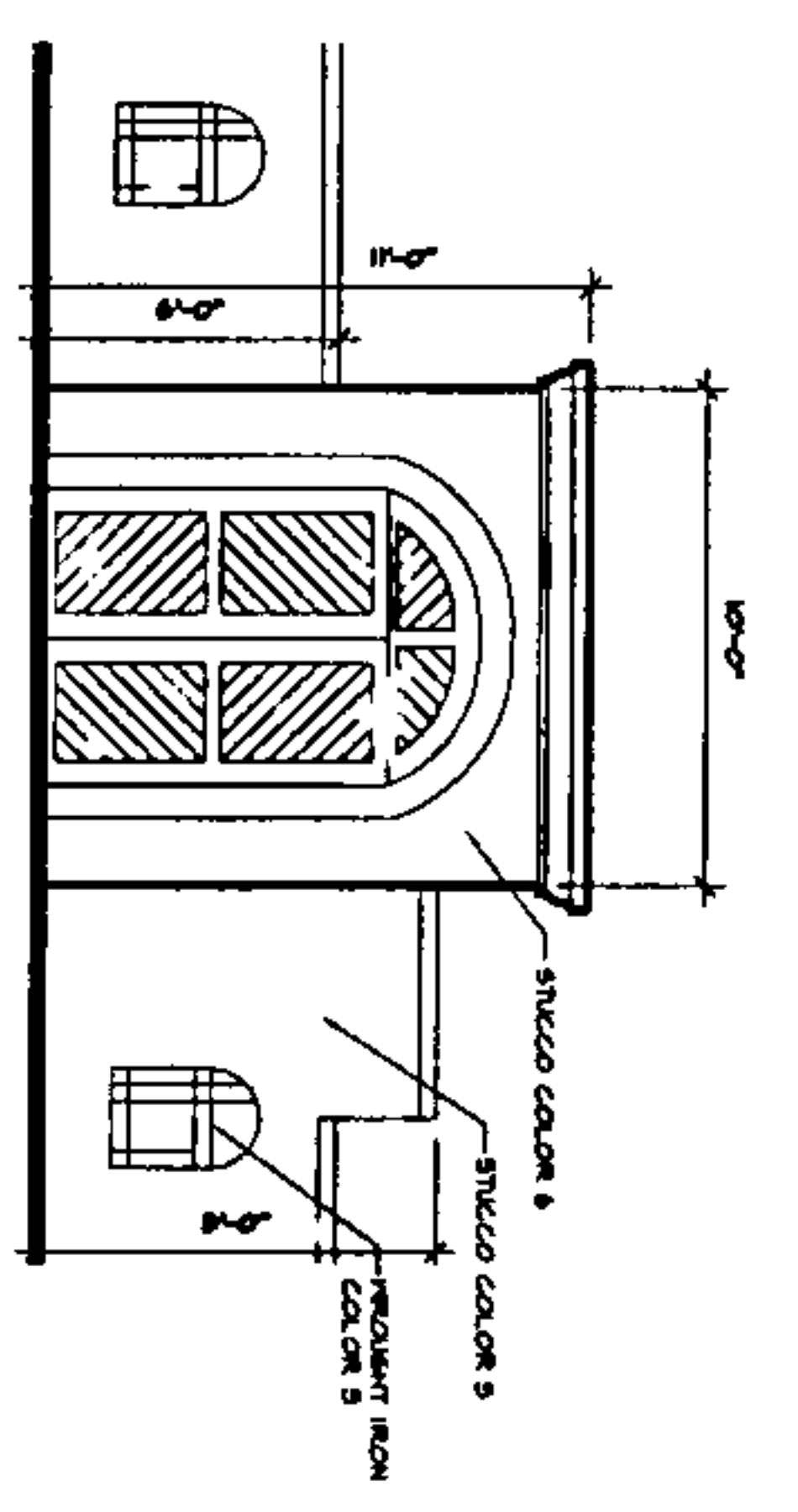
MATERIAL	COLOR
STUCCO SYSTEM	2 COAT STUCCO STUCCO SYSTEM
ALUMINUM WINDOWS AND DOORS	OPEN 3 LAYERS OF JIBED TEX
ALUMINUM WINDOWS AND DOORS	COLOR 1 - SAND
ALUMINUM WINDOWS AND DOORS	COLOR 2 - CLAY RED
ALUMINUM WINDOWS AND DOORS	COLOR 3 - CLAY RED
ALUMINUM WINDOWS AND DOORS	COLOR 4 - CLAY RED
ALUMINUM WINDOWS AND DOORS	COLOR 5 - DARK HAZARD
ALUMINUM WINDOWS AND DOORS	PREMIXED TINT
ALUMINUM WINDOWS AND DOORS	PAINTED TAN/WATCH WINDOW FRAME
ALUMINUM WINDOWS AND DOORS	PAINTED TAN/WATCH WINDOW FRAME
ALUMINUM WINDOWS AND DOORS	PAINTED TAN/WATCH ALUMINUM WINDOW DOORS
ALUMINUM WINDOWS AND DOORS	PAINTED CLAY-ALUM. SWAGEL
ALUMINUM WINDOWS AND DOORS	PAINT TO MATCH STUCCO
ALUMINUM WINDOWS AND DOORS	PAINT TO MATCH STUCCO



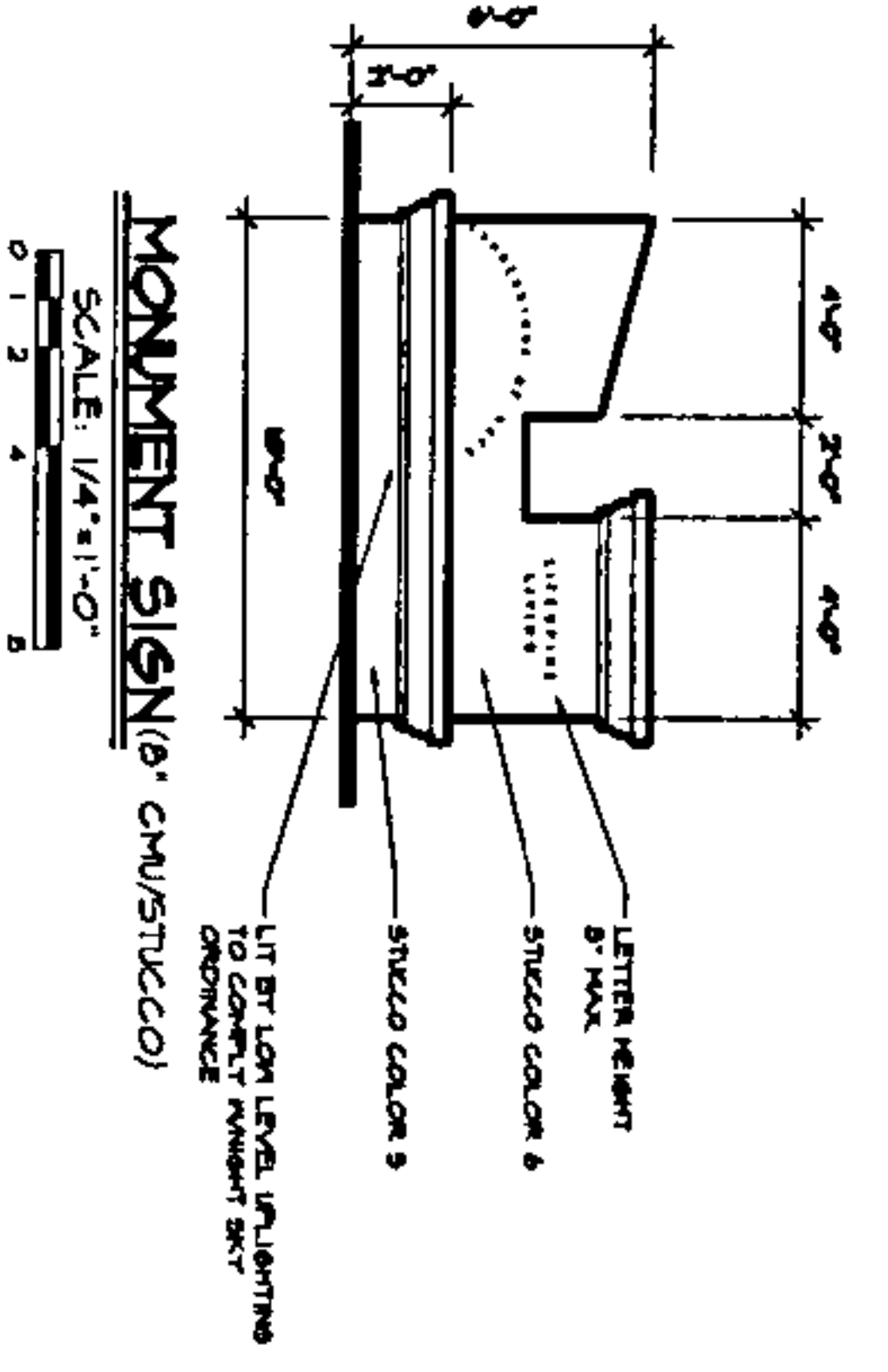
COURTYARD FENCE ELEVATION
SCALE: 1/8"=1'-0"



COURTYARD FENCE ELEVATION
SCALE: 1/8"=1'-0"



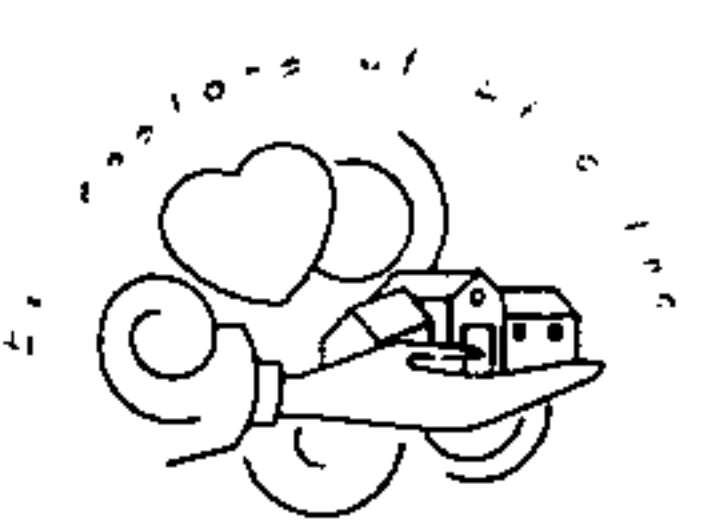
COURTYARD DOOR
SCALE: 1/8"=1'-0"



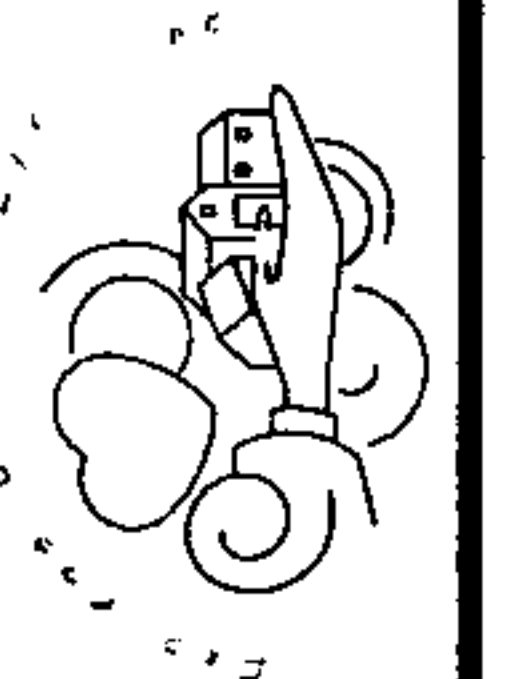
MONUMENT SIGN
SCALE: 1/4"=1'-0"

CHARLIE M. OTERO ARCHITECT
8000 Pennsylvania Circle NE
Albuquerque, New Mexico
(505)254-2232
(505)883-3161 Fax
Architecture/Construction Management Services

EXPRESSIONS OF LIFE
LIFESPIRE LIVING



OWNER	
ARCHITECT	
DATE	DEC 13-06
PROJECT NO.	0607
SHEET NO.	A-1
FOR BUILDING PERMIT	



ENGINEER

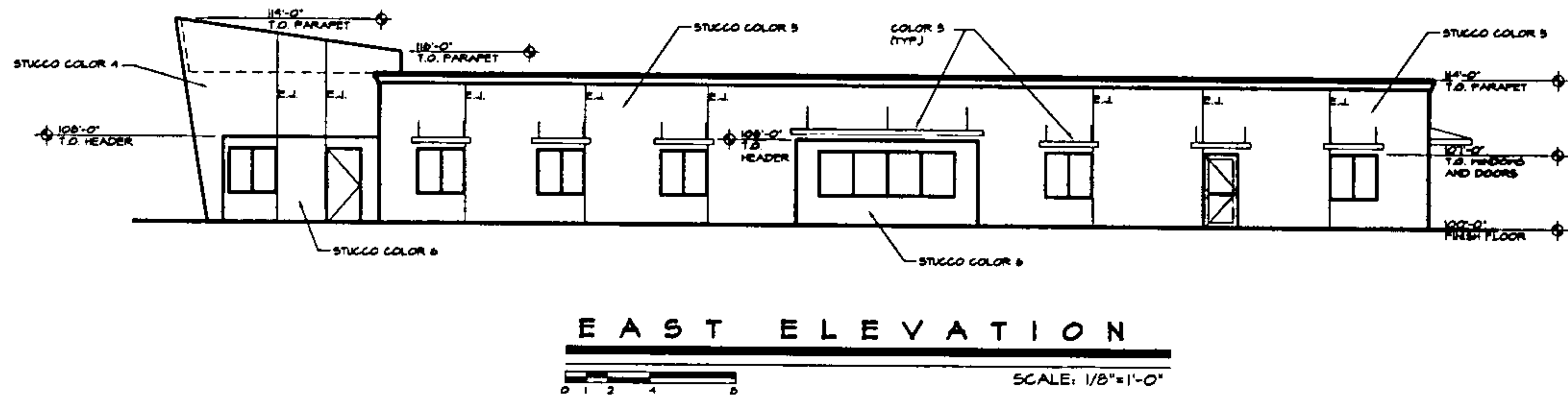
ARCHITECT

DEC 12-06
DATE

0607
PROJECT NO.

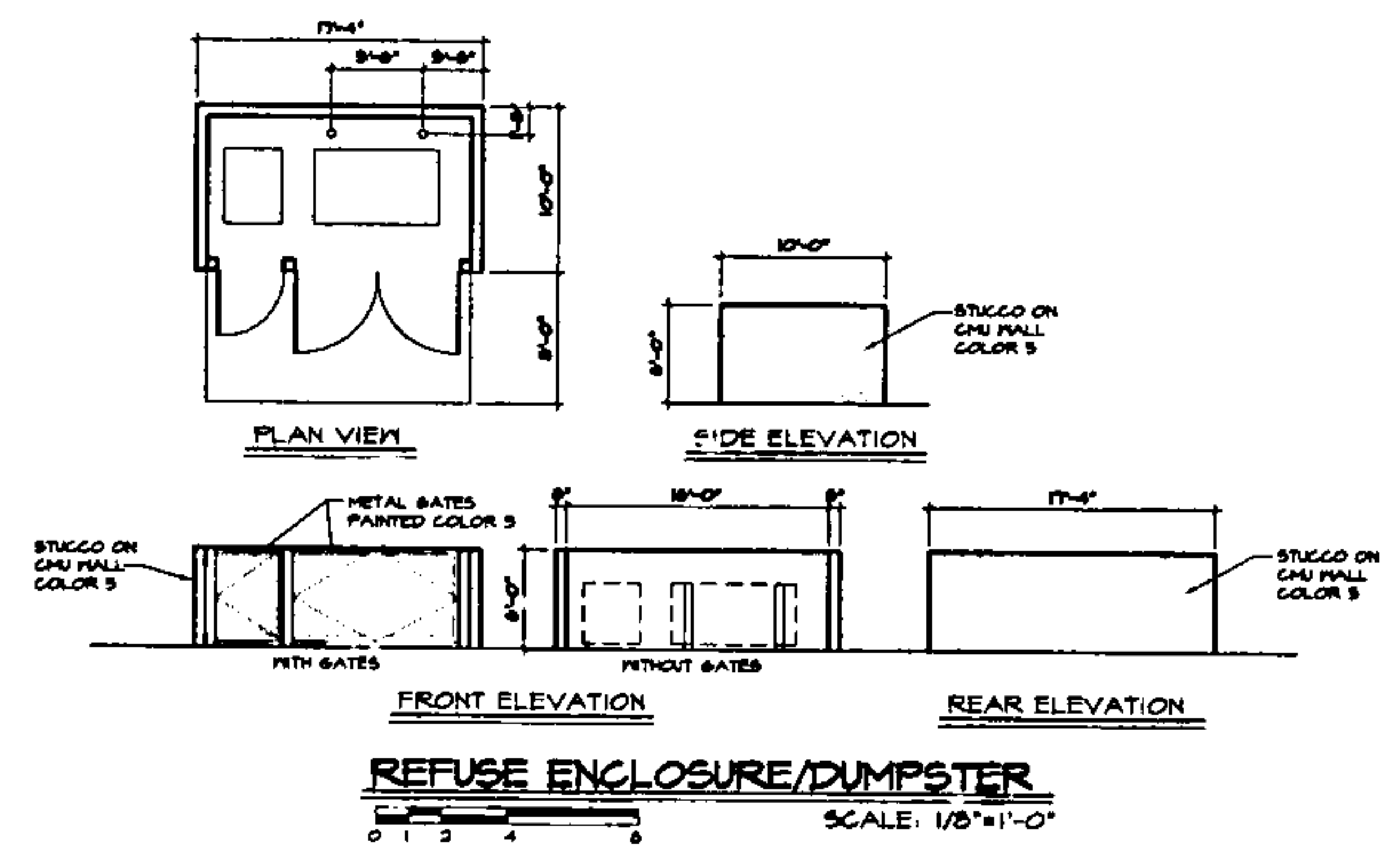
FOR BUILDING PERMIT

A-2
SHEET NO.



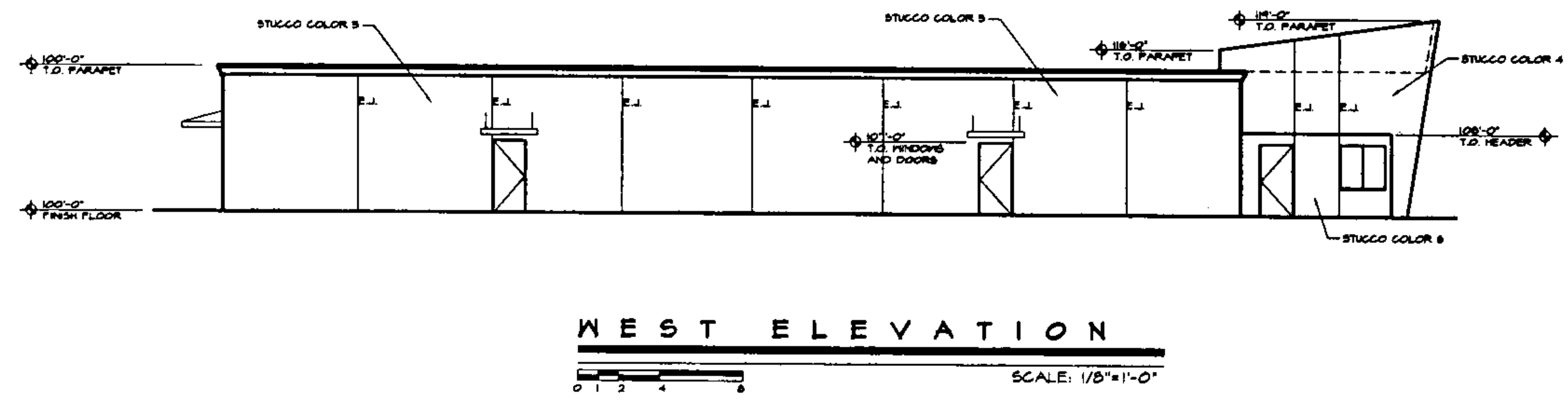
EAST ELEVATION

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



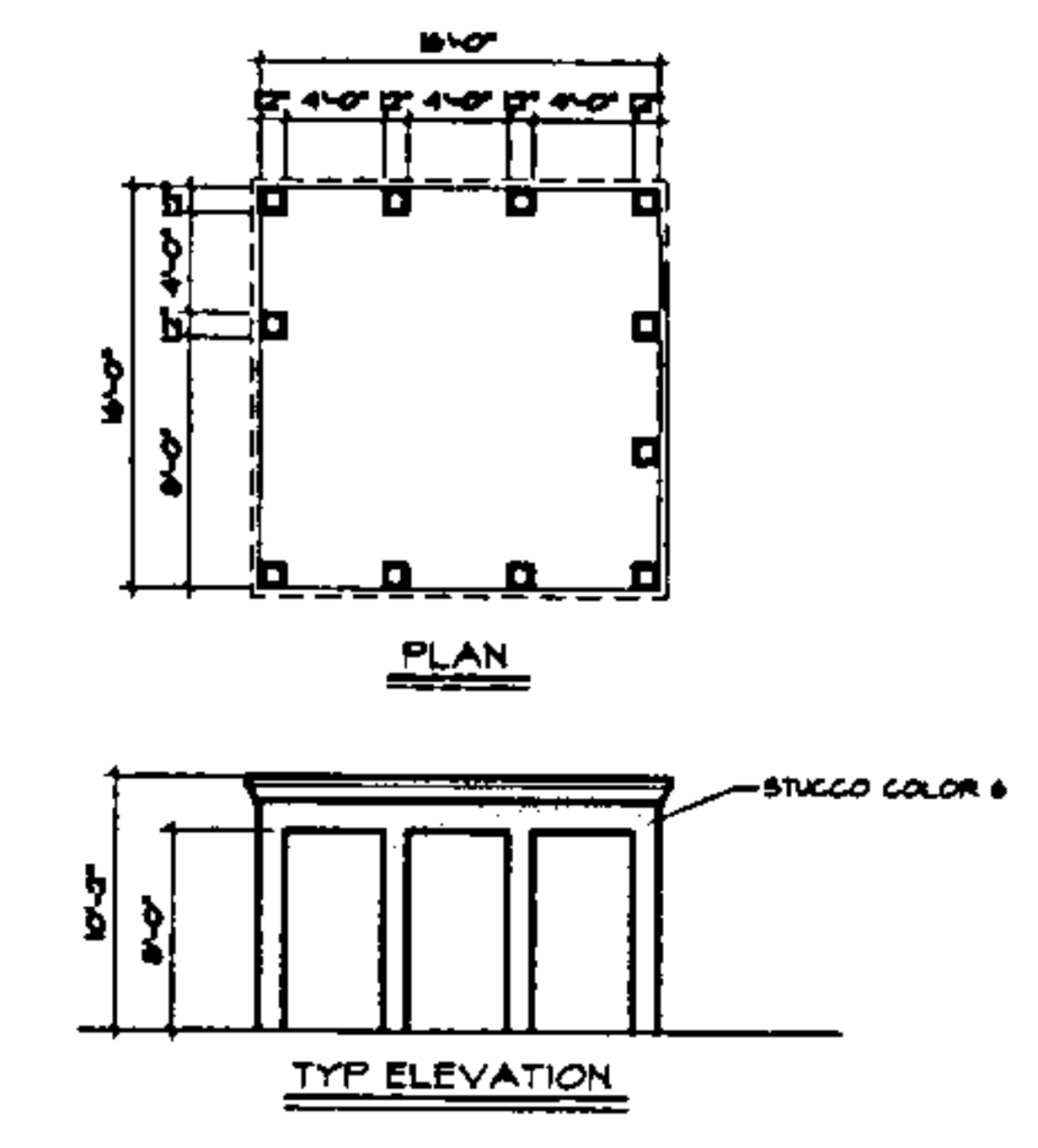
REFUSE ENCLOSURE/DUMPSTER

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



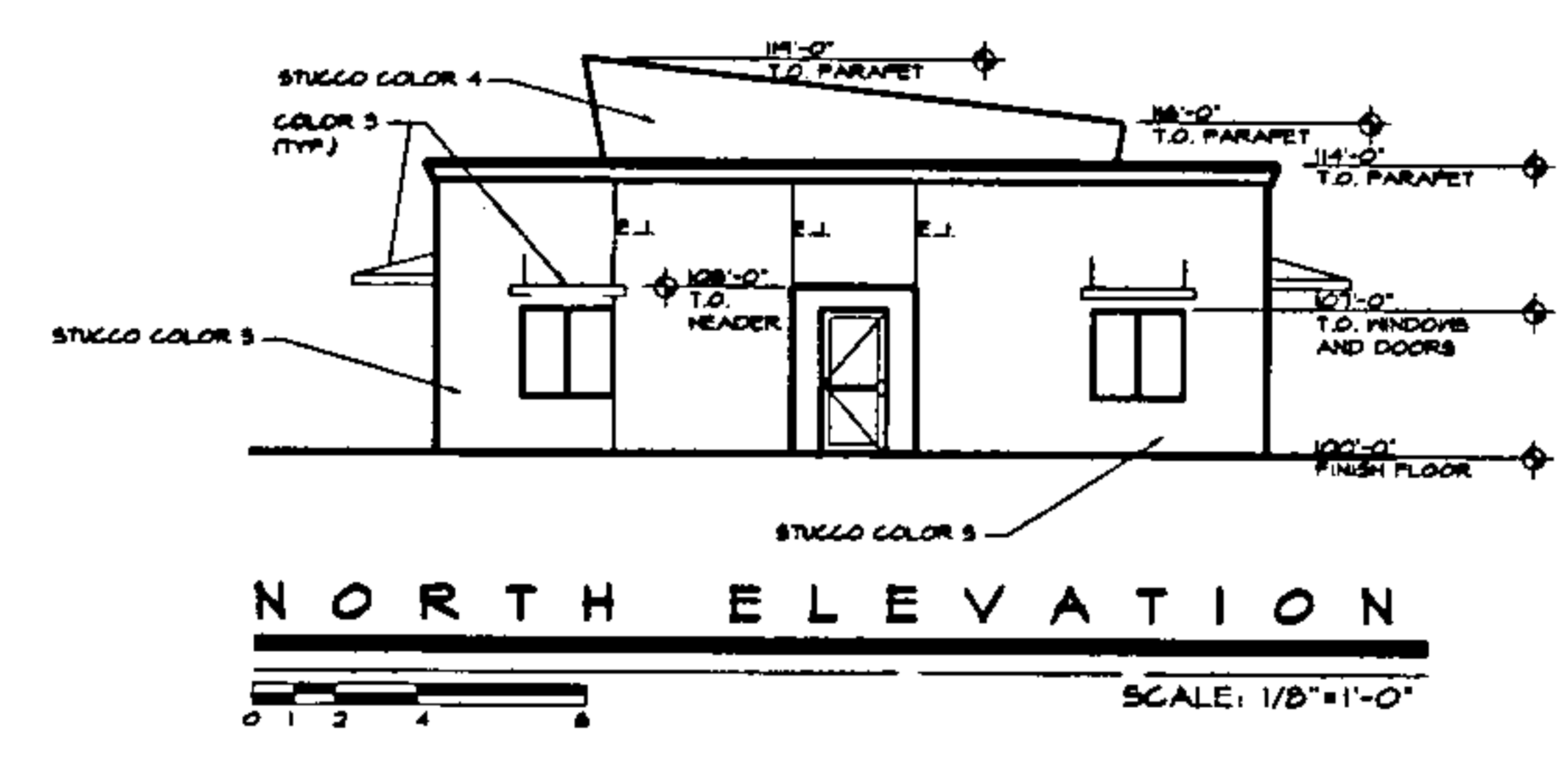
WEST ELEVATION

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



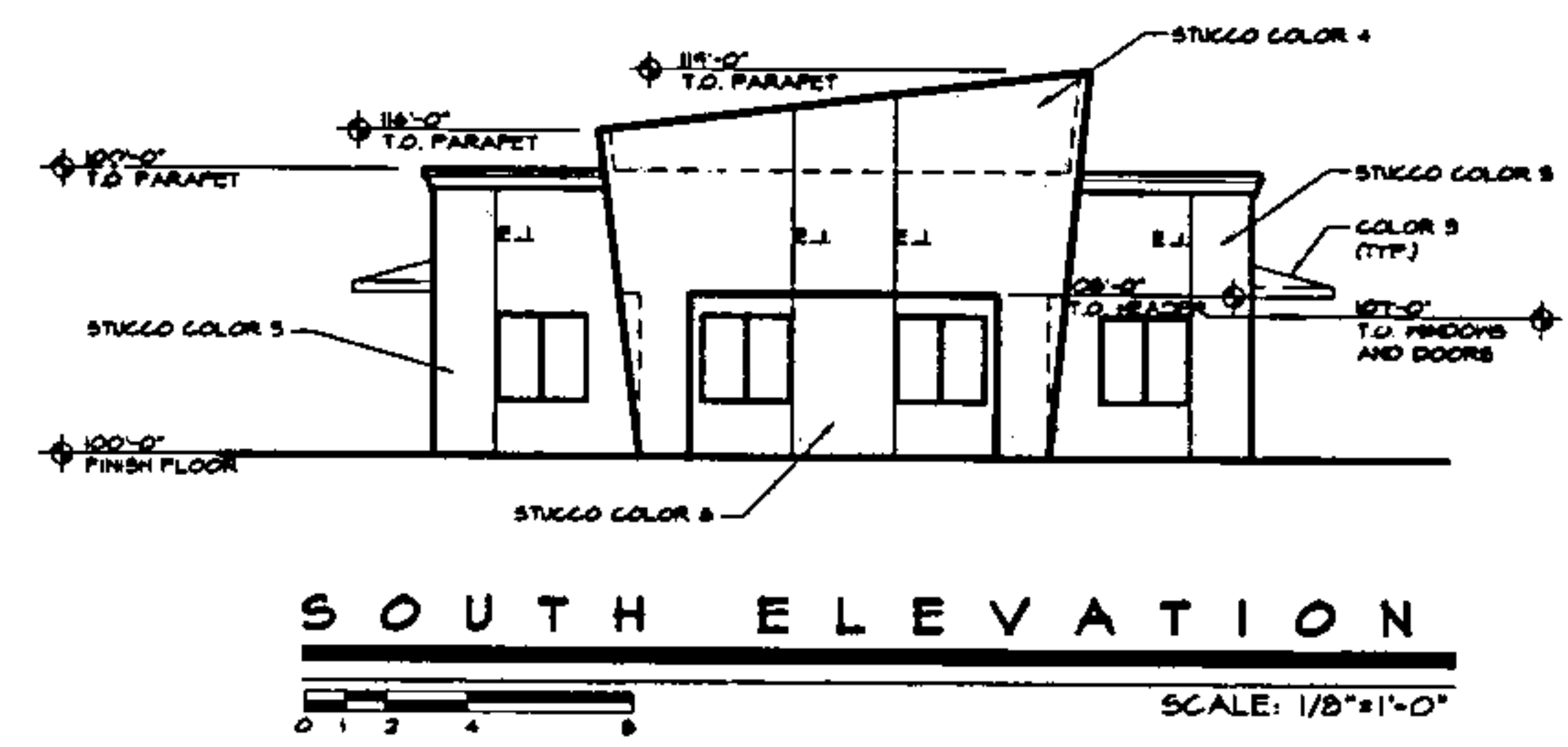
SHADE STRUCTURE

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



NORTH ELEVATION

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



SOUTH ELEVATION

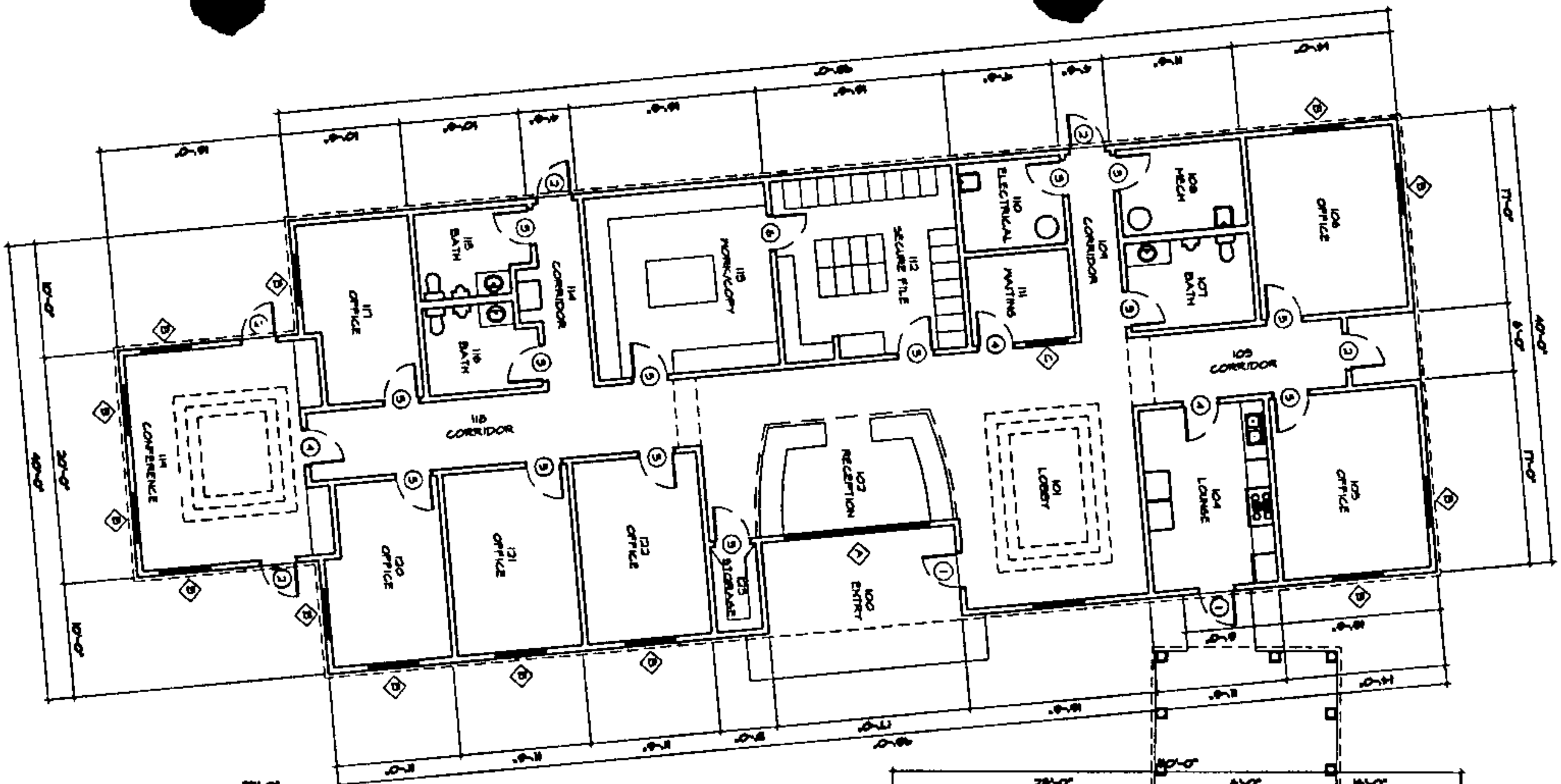
SCALE: 1/8"=1'-0"

COLOR LEGEND:

MATERIAL	COLOR
STUCCO SYSTEM	2 COAT SYNTHETIC STUCCO SYSTEM OVER 30GA. STUCCO MESH OVER 2 LAYERS OF JAMBO TEX
	COLOR 1 - SAND
	COLOR 2 - ADOBE
	COLOR 3 - CLAY RED
	COLOR 4 - FOREST GREEN
	COLOR 5 - OLIVE GREEN
	COLOR 6 - DARK MUSTARD
ALUMINUM WINDOWS	PREFINISHED TAN
METAL DOORS AND FRAMES	PAINTED TAN/MATCH WINDOW FRAME
GLAZING	PAINTED TAN/MATCH WINDOW FRAME
WOOD FRENCH DOORS	PAINTED TAN/MATCH ALUMINUM WINDOWS
METAL STAIRS AND RAILING	PAINTED CLAY-ALKYD ENAMEL
CONC. OVERFLOW SCUPPERS	PAIN TO MATCH STUCCO

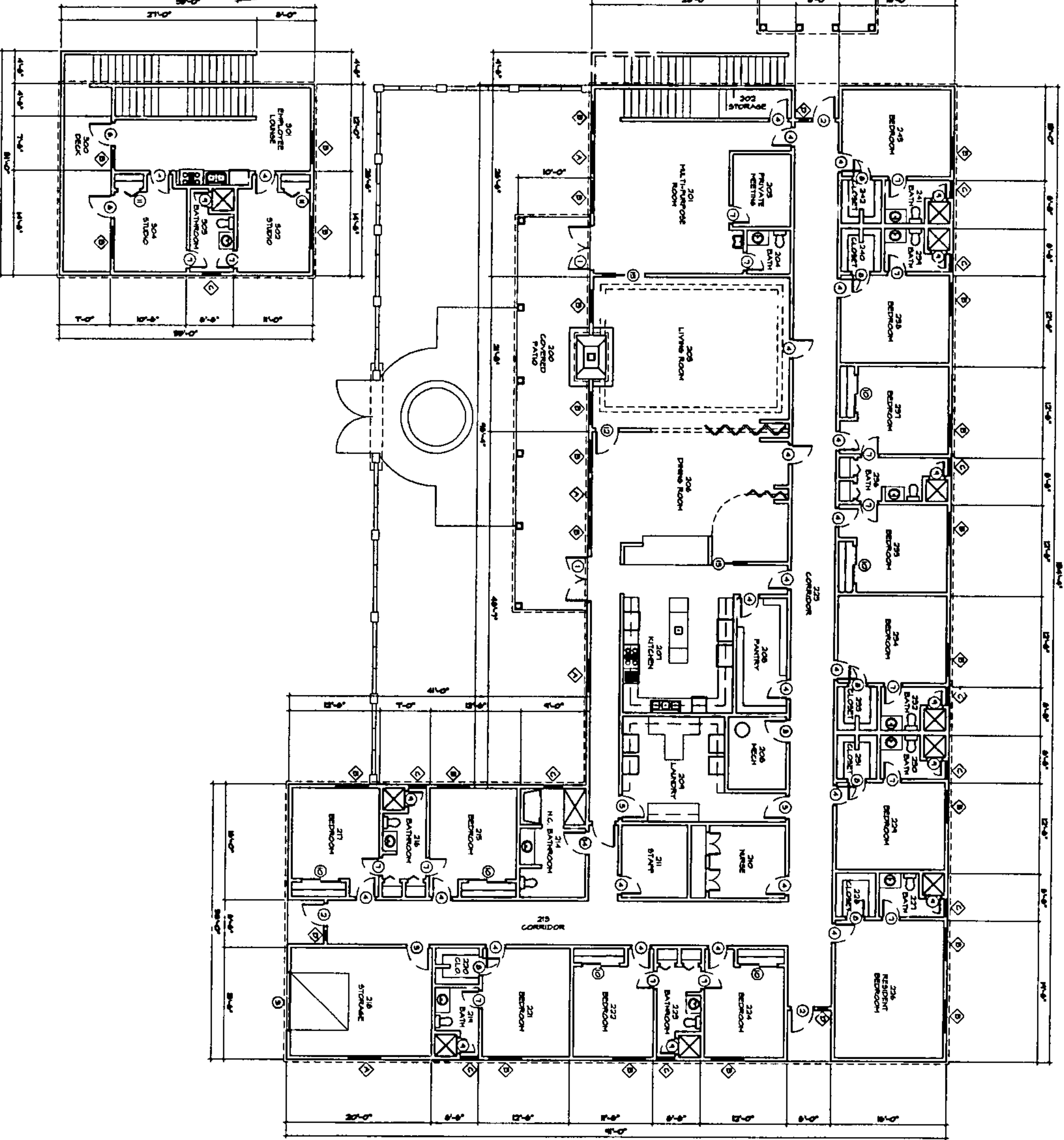
EXTERIOR ELEVATIONS EXPRESSIONS OF LIFE

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



EXPRESSIONS OF LIFE

SQUARE FOOTAGE = 4067



2ND LEVEL

LIFESPIRE LIVING

SQUARE FOOTAGE = 7661
STORAGE = 636
KITCHEN/LAUNDRY = 794

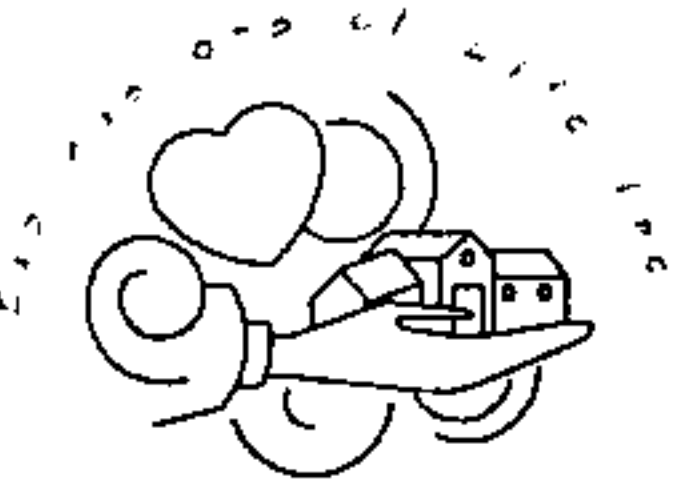


FLOOR PLAN



SCALE 1/8"=1'-0"

- LEGEND.**
- ① DOOR TYPE, SEE DETAILS AND SCHEDULES ON SHEET 3000A
 - ② WINDOW TYPE, SEE DETAILS AND SCHEDULES ON SHEET 3000A



EXPRESSIONS OF LIFE
LIFESPIRE LIVING

CHARLIE M. OTERO ARCHITECT
8000 Pennsylvania Circle NE
Albuquerque, New Mexico
(505)254-2232
(505)883-3161 Fax
Architecture/Construction Management Services

DESIGNER	
ARCHITECT	0607
DATE	DEC 12-06
PROJECT NO.	FOR BUILDING PERMIT
SHEET NO.	A-3

00.00
405.00
385.00

CHARGE

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

PAID RECEIPT

APPLICANT NAME Expressions of Life Inc / DBA James & Carol Inc

AGENT Charlie M. Otero Architect

ADDRESS 8000 Pennsylvania Circle N.E.

PROJECT & APP # 1003272

PROJECT NAME _____

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 385.⁰⁰ 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

\$ 405.⁰⁰ TOTAL AMOUNT DUE

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

12/12/2006 10:10AM
RECEIPT# 00073013 WSH 007 TRANSH 0002
ACCOUNT 441032 FUND 0110
ACTIVITY 3424000
TRANS AMT 4405.00
J24 MISC 920.00

SECURITY WARNING: THE FACE OF THIS DOCUMENT FEATURES A COLORED BACKGROUND AND MICROPRINT BORDERS - THE REVERSE SIDE FEATURES ARTIFICIAL WATERMARKS

EXPRESSIONS OF LIFE INC.
DBA JAMES & CAROL INC.
3805 ATRISCO DR. NW STE. C
ALBUQUERQUE, NM 87120-4980

WELLS FARGO BANK
SEQUOIA 3401 COORS BLVD. NW
ALBUQUERQUE, NM 87120

85-219/1070

3549

DATE 12/11/2006

PAY TO THE ORDER OF City of Albuquerque

Four Hundred Five and 00/100

City of Albuquerque

\$ 405.00

DOLLARS

MEMO Annual Site Plan/DRB

Charlie M. Otero

003549 1070021921356447506

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Lot 2-A-1-B-2-B-2 (Mixed Use Condo/Commercial Site)
Lot 2-A-1-B-2-B-2 Albuquerque West, Unit 2

Date Submitted: 12/5/06
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003372
DRB Application No.: _____

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 guarantee. All such revisions require approval by the DRC Chair, the User Department, and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Const Engineer
<input type="checkbox"/>	<input type="checkbox"/>	8"	Standard	All Saints	Highly	155' East			
<input type="checkbox"/>	<input type="checkbox"/>	2'	Permanent Asphalt Paving	Road NW	"	Private Esmt.			
<input type="checkbox"/>	<input type="checkbox"/>	6'	Concrete Sidewalk	"	"	"			
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								
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<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input type="checkbox"/>								

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Gilbert Aldaz
 NAME (print)
Applied Engr. Inc.
 FIRM
Gilbert Aldaz
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____	_____
DRB CHAIR - date	PARKS & RECREATION - date
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____ - date
UTILITY DEVELOPMENT - date	_____ - date
_____	_____ - date
CITY ENGINEER - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

11/27/2006 MON 20:07 PTX/RX NQ 76911 71002

Project Number: _____

Date Submitted: 12/5/06
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003272
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lot 2-A-1-B-2-B-2 (Mixed Use Condo/Commercial Site)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 2-A-1-B-2-B-2, Albuquerque West, Unit 2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
		8"	Standard Curb and Gutter	All Saints Road NW	High Assets Way NW	155' East to 24' Private Esmt.	/	/	/
		2'	Permanent Asphalt Paving	"	"	"	/	/	/
		6'	Concrete Sidewalk	"	"	"	/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/

11/27/2006 MON 20:07 [TX/RX NO 7634] 002

Nov 27 06 08:39P Gilbert Aldaz 505-237-8164 p.2

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Gilbert Aldaz
NAME (print)
Applied Engr. Inc.
FIRM
Gilbert Aldaz
SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date
_____ PARKS & RECREATION - date
_____ TRANSPORTATION DEVELOPMENT - date
_____ AMAFCA - date
_____ UTILITY DEVELOPMENT - date
_____ - date
_____ CITY ENGINEER - date
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Americontractors, LLC PHONE: 239-0920
 ADDRESS: P.O. BOX 56883 FAX: 890-7278
 CITY: Albuquerque STATE NM ZIP 87087 E-MAIL: dwayneprmo@hotmail.com
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Chodra Vigil Architects PHONE: 842-1113
 ADDRESS: 1801 Pro Grande Blvd. FAX: 842-1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: CVARCH@AOL.COM

DESCRIPTION OF REQUEST: Site development plan for building permit.

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

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

Lot or Tract No. 2-A-1-B-2-B-2 Block: _____ Unit: 2
 Subdiv. / Addn. Albuquerque West Unit 2
 Current Zoning: Same as Prop. 06DRB-00941 Proposed zoning: SU-1PDA to include C-3 and conditional R-7
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): .8 Density if applicable: dwellings per gross acre: 14 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. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Highway Assets Way NW
 Between: All Saints Rd. NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 06DRB-00941
Proj # 1003272

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

SIGNATURE Philip Robinson DATE 11/10/06
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>06DRB -01682</u> _____ _____ _____ _____ Hearing date <u>12/13/06</u>	Action <u>SBP</u> <u>CMF</u> _____ _____ _____	S.F. <u>P(3)</u> _____ _____ _____	Fees <u>\$ 385.00</u> <u>\$ 20.00</u> _____ _____ _____ Total <u>\$ 405.00</u>
---	---	---	--	---

Sandy Handley 12/05/06 Project # 1003272

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
 - 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 - *See Site plan for Subdivision*
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 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
 - 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.

Philip Robinson Applicant name (print)
Pal Applicant signature / date 12/14

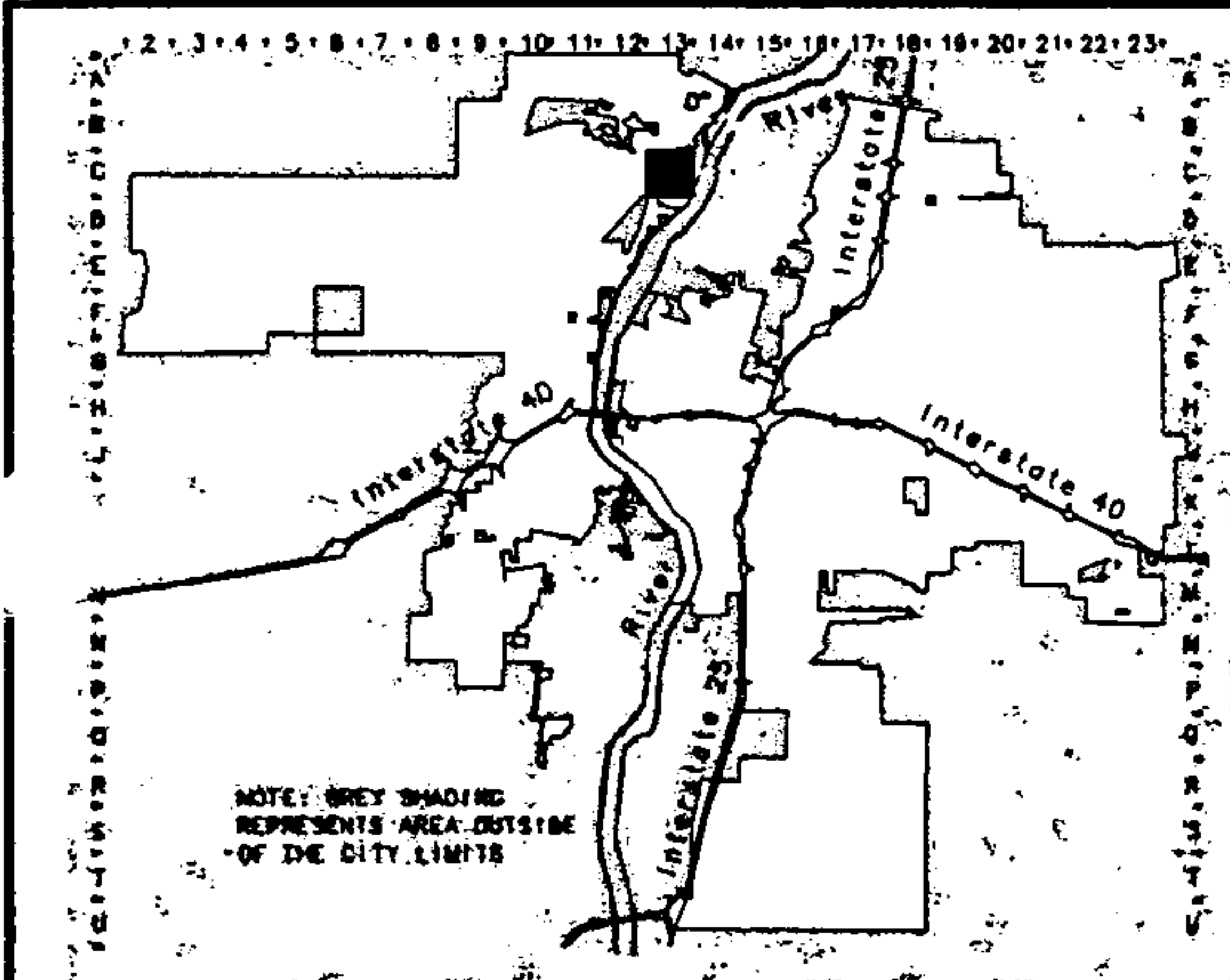
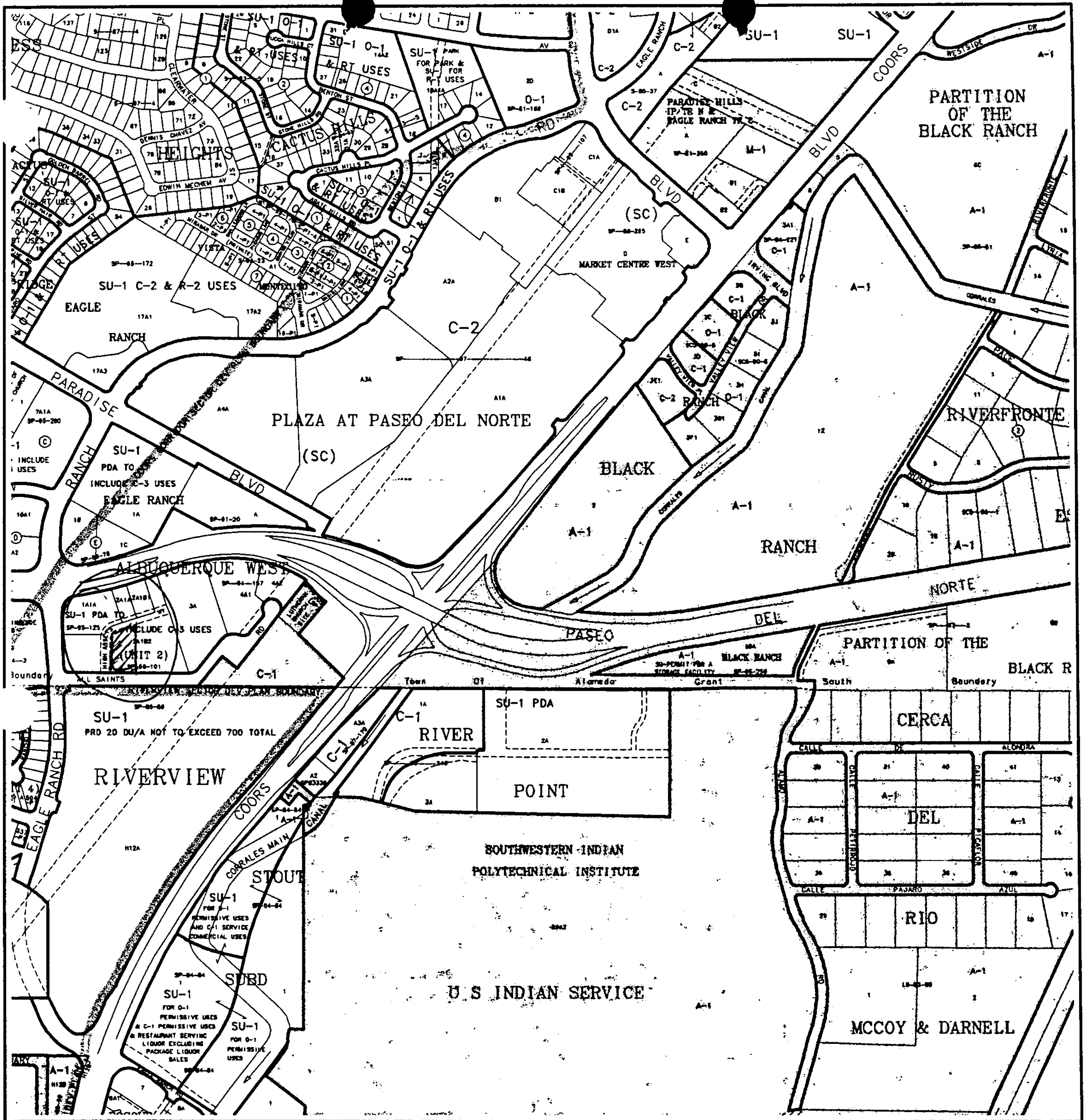


Form revised October 2004

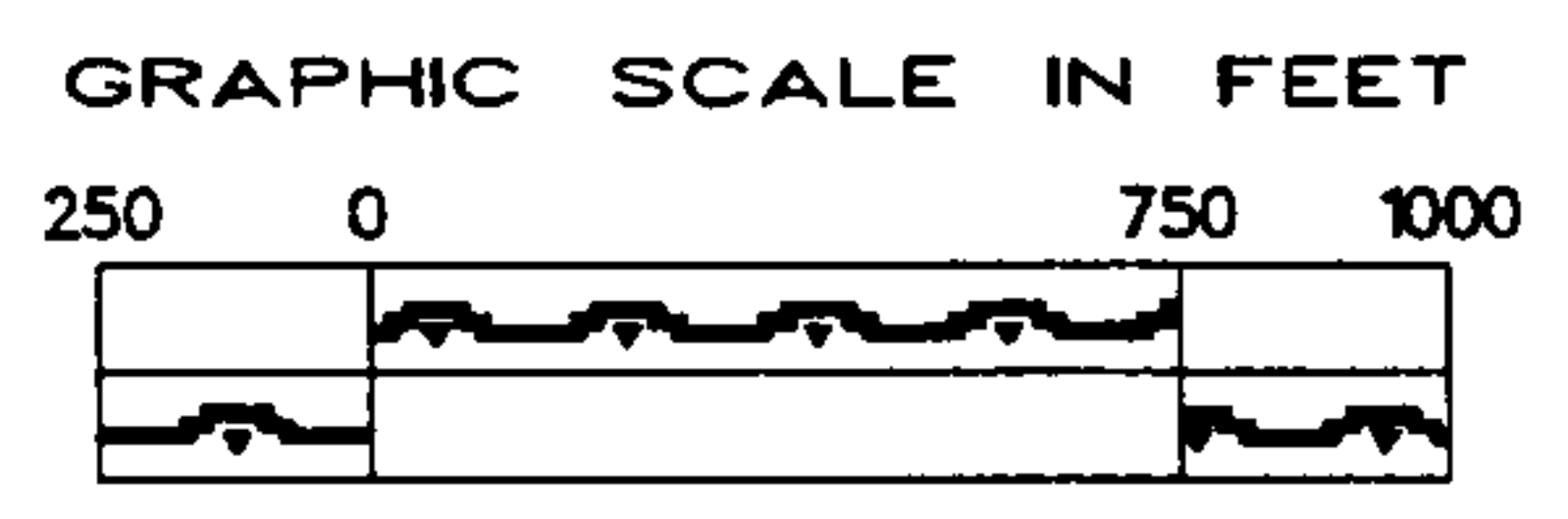
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 06DRB- _____ -01682
 _____ - _____
 _____ - _____

Sandy Handley 12/05/06
 Planner signature / date
Project # 1003272



CITY OF
Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page

C-13-Z

Map Amended through July 27, 2000

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

PAID RECEIPT

APPLICANT NAME AMERLO CONTRACTOR, LLC
 AGENT CLAUDIO VIGIL ARCHITECTS
 ADDRESS 1801 RIO GRANDE BLVD
 PROJECT & APP # 1003272/06DRB 01682
 PROJECT NAME _____

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 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
 \$ 405.00 TOTAL AMOUNT DUE

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

12/5/2006
 RECEIPT#
 Account
 Activity
 Trans Amt
 J24 Misc
 CK
 CHANGE

EAGLE ASSETS, LLC
 PO BOX 67185
 ALBUQUERQUE, NM 87114

City of Albuquerque
 Planning Division

10:49AM
 NSH 007
 Filed 12/5/06

1002
 95-7045/3122

(DATE) Dec 4, 2006
 Treasury Division

PAY TO THE ORDER OF City of Albuquerque \$ 405.00
Four Hundred Five Dollars

Activity 342
 TRSURS
 \$405.00
 \$20.00

First Federal Bank
 4301 The 25 Way N.E., Albuquerque, NM 87109

FOR DRB Submittal (condo's)

MP

001002 3122704501 0800365201

November 29, 2006

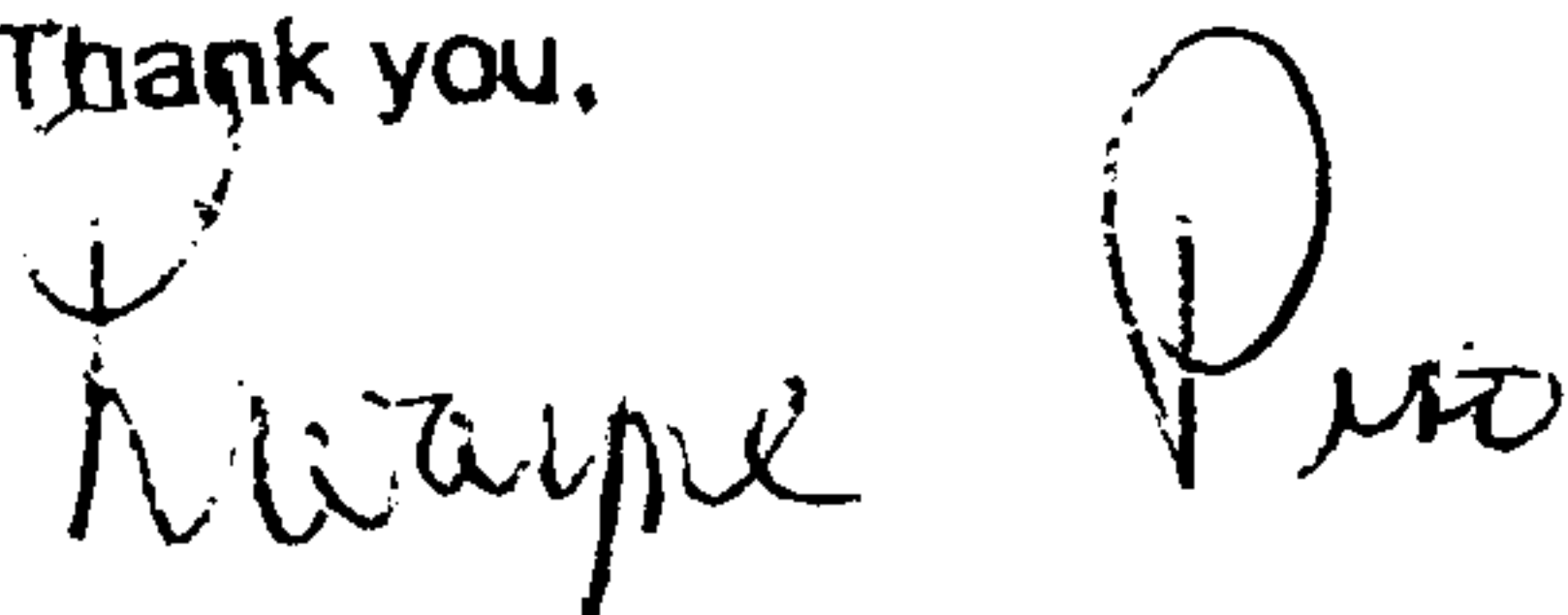
City of Albuquerque
Planning Department
Development Review Board
600 2nd Street, N.W.
Albuquerque, NM 87102

**RE: Site Development Plan for Building Permit, Lot 2-A-1-B-2-B-2
Albuquerque west Unit II, Albuquerque, New Mexico**

To Whom It May Concern:

This letter is to authorize Claudio Vigil Architects to act as agent for Ameri-Contractors LLC, in matters concerning the submission, review, and revisions of the proposed site development plan for the above mentioned property to the Development Review Board.

Thank you,



Dwayne Pino
Managing Member of Ameri-Contractors LLC

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

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



Applicant or Agent Signature / Date

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

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

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

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

4. Utilities

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - PRELIMINARY GRADING PLAN -

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

Grading information for sites that are under 1 acre can be included on Sheet #1.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements *There are no monument signs.*
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- ~~N/A~~ G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- ~~N/A~~ I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 57 provided: 57
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
provided: 4
 - ~~N/A~~ 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ~~N/A~~ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ~~N/A~~ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ~~N/A~~ 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
 - ~~N/A~~ 1. Bikeways and bike-related facilities
 - ~~N/A~~ 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



November 29, 2006

Ms. Sheran Matson, DRB Chair
DRB
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Lot 2-A-1-B-2-B-2, Albuquerque West, Unit Two
Site Development Plan for Building Permit

Dear Ms. Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project, zoned SU-1 for C-3 and conditional residential uses, will provide approximately 8,000 square feet of retail/office space as well as 14 loft style condominiums.

The building we are proposing to build consists of a basement level parking garage, first floor Retail/Office space and two and half stories of residential condominiums above. The style of the building is contemporary southwest, in accordance with the design guidelines established in the previously approved Site Development Plan for Subdivision (06DRB-00941, Proj. #1003272)

The massing is designed to express the function of the building with a distinct commercial level, and individually articulated residential units above. There are balconies on each unit and canopies over the commercial entrances to create a human scale.

The primary exterior finish is stucco, but some elements as well as areas of each end of the building are treated with architectural metal cladding as an accent

We believe that the proposed building and site plan are in keeping with the intentions of the Design Guidelines for this site. The building has an upbeat and contemporary expression while using traditional Southwestern materials such as stucco, metal and stone. We respectfully ask that you approve our request.

Sincerely,

Phil Robinson,
Project Architect
Claudio Vigil Architects, Agent



December 12, 2006

Ms. Sheran Matson, DRB Chair
DRB
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Lot 2-A-1-B-2-B-2, Albuquerque West, Unit Two
Site Development Plan for Building Permit

The intent of this design is to create a mixed-use development with commercial spaces and high density residential, integrated to encourage a sense of community and place.

The building proportions have been carefully modeled to create a building with great presence, personality, and unique character. Also, individual dwelling units have been articulated to increase the sense of individuality for the residents.

The building achieves a sense of human scale by the use of fabricated steel and glass awnings over entrances and windows, inset entrances, balconies and porches, and a highly articulated facade. Guardrails, site signage, overhangs, awnings, gutters and scuppers, and site lighting are also detailed to provide visual interest.

Building colors have been selected to be consistent with the shopping center to the west of our site, which was recently approved through DRB. These colors are consistent with the color palate established in the site development plan for subdivision and also contribute to this building's unique character.

We are confident that this project meets the intent and spirit of the design standard established by the governing site plan for subdivision.

Sincerely,

Phil Robinson
Project Architect

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 4-20-04)
EXHIBIT "A"

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

High Assets Shopping Center
PROPOSED NAME OF SUBDIVISION SITE DEVELOPMENT PLAN
Lot 2-A-1-B-2-B-1 Albuquerque West, Unit 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Clair

Date Submitted: _____
Date Site Plan Approved: 10/15/06
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003272
DRB Application No.: 06NRB-01509

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 appropriate 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 appropriate or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and agreement. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unaddressed items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Const Engineer
<input type="checkbox"/>	<input type="checkbox"/>	8'	STR C&G	All South Rd	Englewood	Highlands	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	2'	TEAM PAVEMENT	"	"	"	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	6'	Concrete Sidewalk	"	"	"	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Gilbert Aldaz
 NAME (print)
Applied Engr Inc
 FIRM
Gilbert Aldaz
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 10/25/06
 DRB CHAIR - date

Christine Dandoral 10/25/06
 PARKS & RECREATION - date

[Signature] 10-25-06
 TRANSPORTATION DEVELOPMENT - date

[Signature] 10/25/06
 UTILITY DEVELOPMENT - date

Bradley L. Bigham 10/25/06
 CITY ENGINEER - date

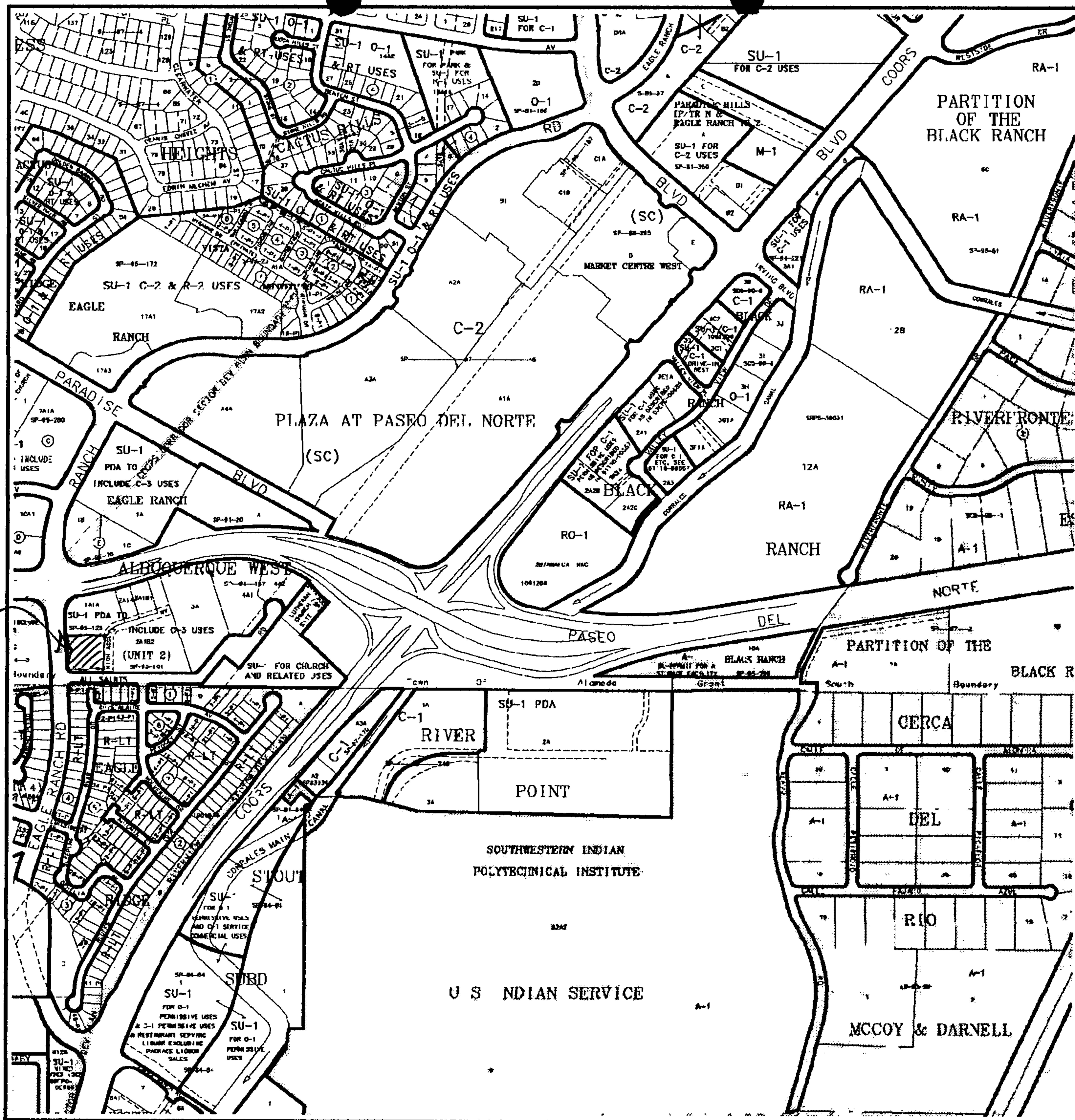
 AMAFCA - date

 - date

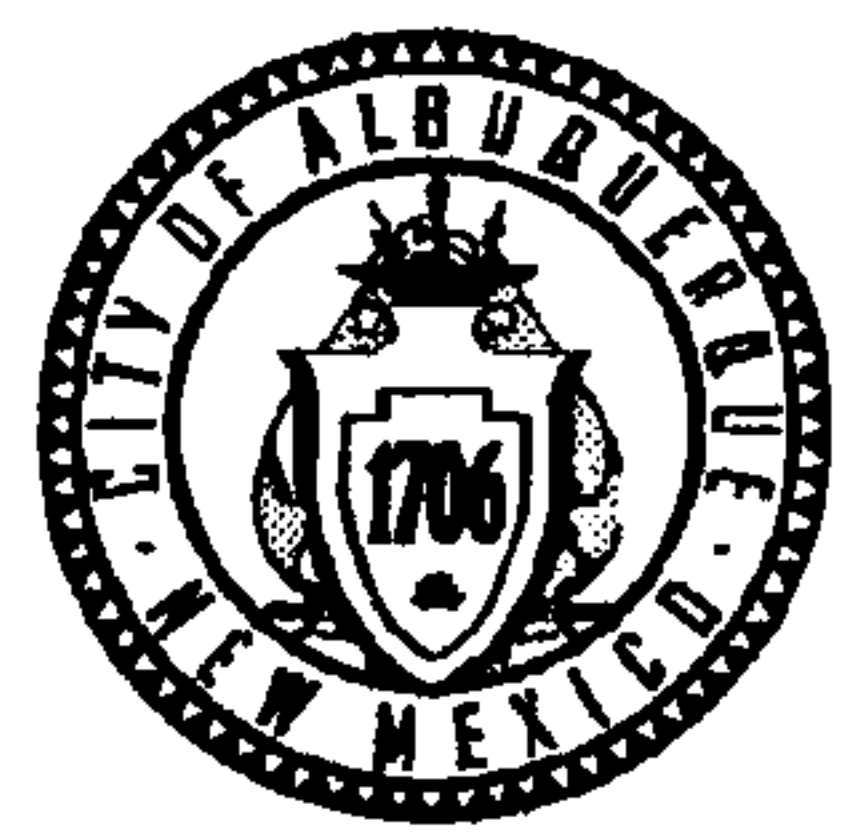
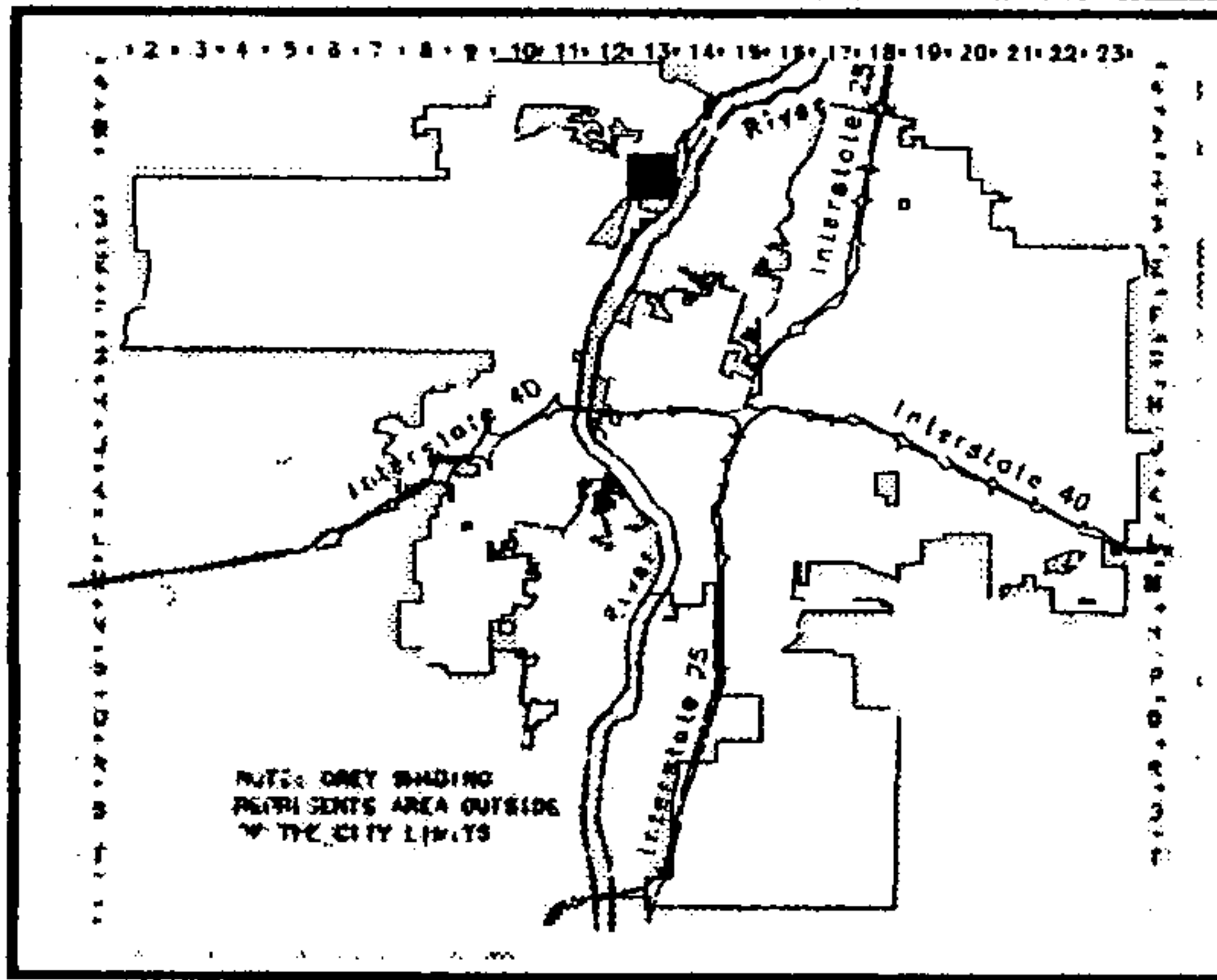
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SITE



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-13-Z

Map Amended through February 01, 2005

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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Louise Holton 10/16/06
Applicant or Agent Signature / Date

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1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- N/A D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
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- N/A G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- N/A I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

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- A. Parking layout with spaces numbered per aisle and totaled.
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 Handicapped spaces required: 3 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

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SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

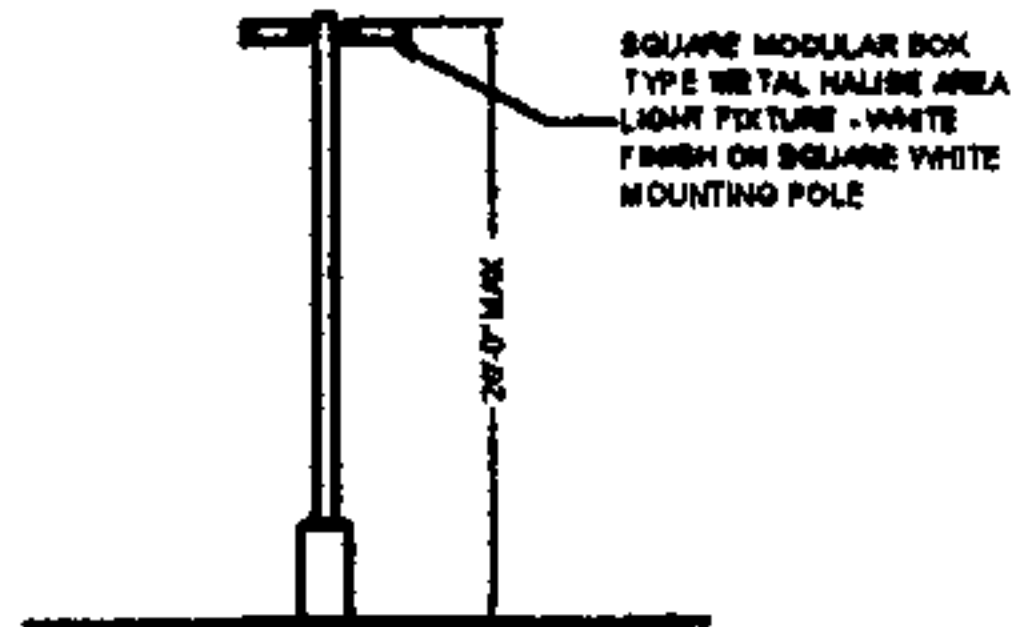
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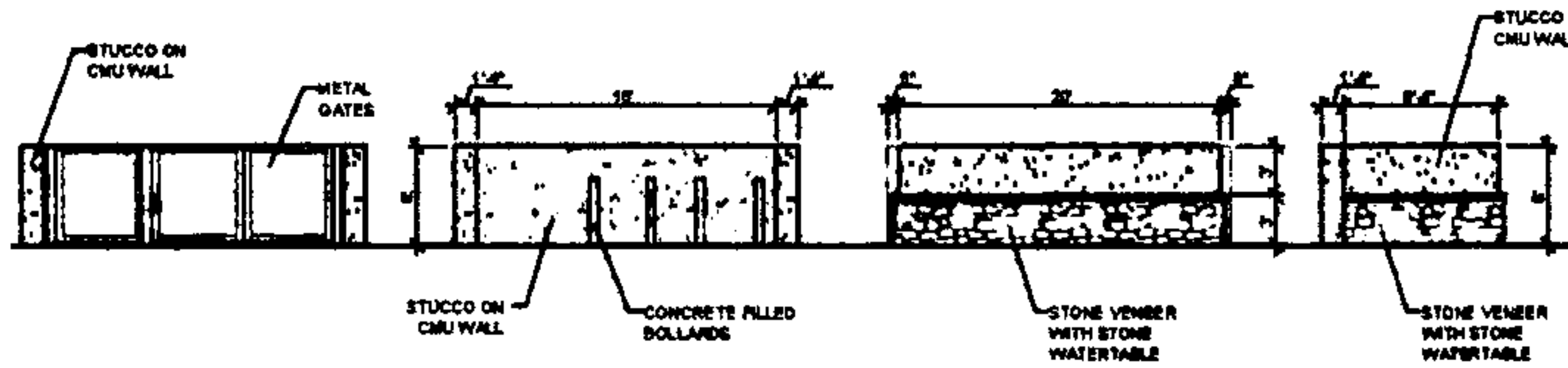
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ON TO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND THE BUILDING.

LIGHT SHALL NOT GLARE ON TO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 100 FOOT CANDLETS. ALL LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE TO PREVENT FLIGHTING LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LIGHTS MUST BE FULLY SHIELDED TO PREVENT FLIGHTING LIGHT BEYOND THE PROPERTY LINE.

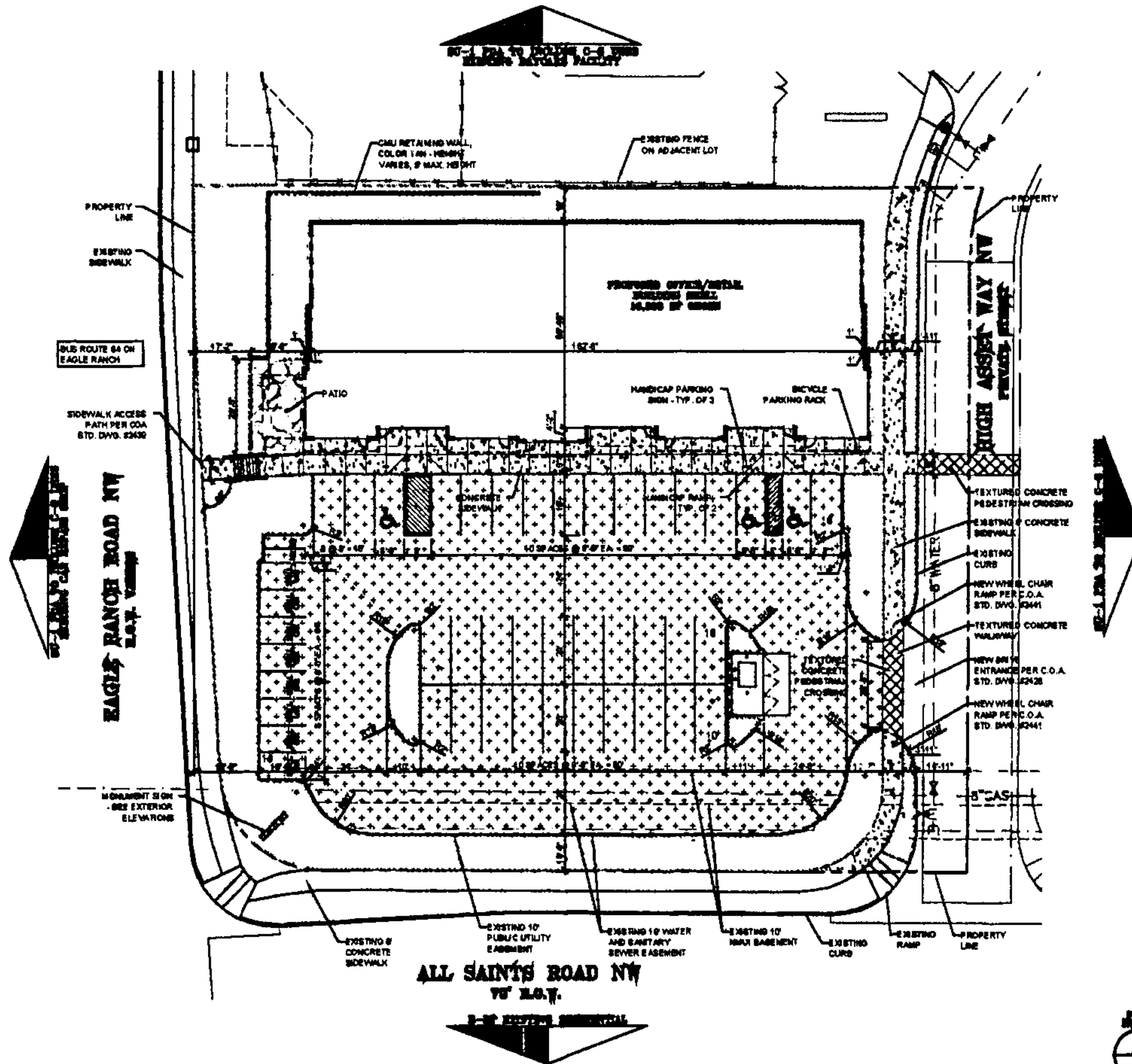
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED INSIDE BOX TYPE FIXTURES.

ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

D2 LIGHTING DETAIL
SCALE: N.E.S.



WITH GATES WITHOUT GATES
FRONT ELEVATION REAR ELEVATION SIDE ELEVATION
D3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



A2
SCALE: 1" = 100'

SITE PLAN
SCALE: 1" = 100'

SIGNATURE BLOCK	
PROJECT NUMBER:	
APPLICATION NUMBER:	
<p>IN ALL INSTRUMENTS LIST HEREBY () THE () TO BE THE SIGN OF APPROVED AND PLANS TO BE WORK SHALL BE SIGNED FOR ANY CONSTRUCTION UNDER PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC UTILITY.</p>	
DESIGN DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION:	DATE
PARKS & RECREATION DEPARTMENT:	DATE
VIETNAM VETERANS:	DATE
CITY ENGINEER, ENGINEERING DIVISION / ADAPTA:	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional):	DATE
ROAD VALUE MANAGEMENT:	DATE
DESIGN COMMISSION, PLANNING DEPARTMENT:	DATE
FILED (TYPE) 11/24/08	

SITE PLAN LEGEND	
	INDICATES EXTENT OF LANDSCAPE AREA
	INDICATES EXTENT OF ASPHALTIC CONCRETE PAVING, MINIMUM 2" OF ASPHALT OVER 4" BASE COURSE.
	INDICATES EXTENT OF CONCRETE PAVING AND CONCRETE SIDEWALK.
	PROPERTY LINE
	ADJACENT BOUNDARIES

PARKING ANALYSIS:
 REQUIRED: 1888 / 200 - 19% FOR BUS ROUTE - 21 - 0 - 48
 PROVIDED: 48

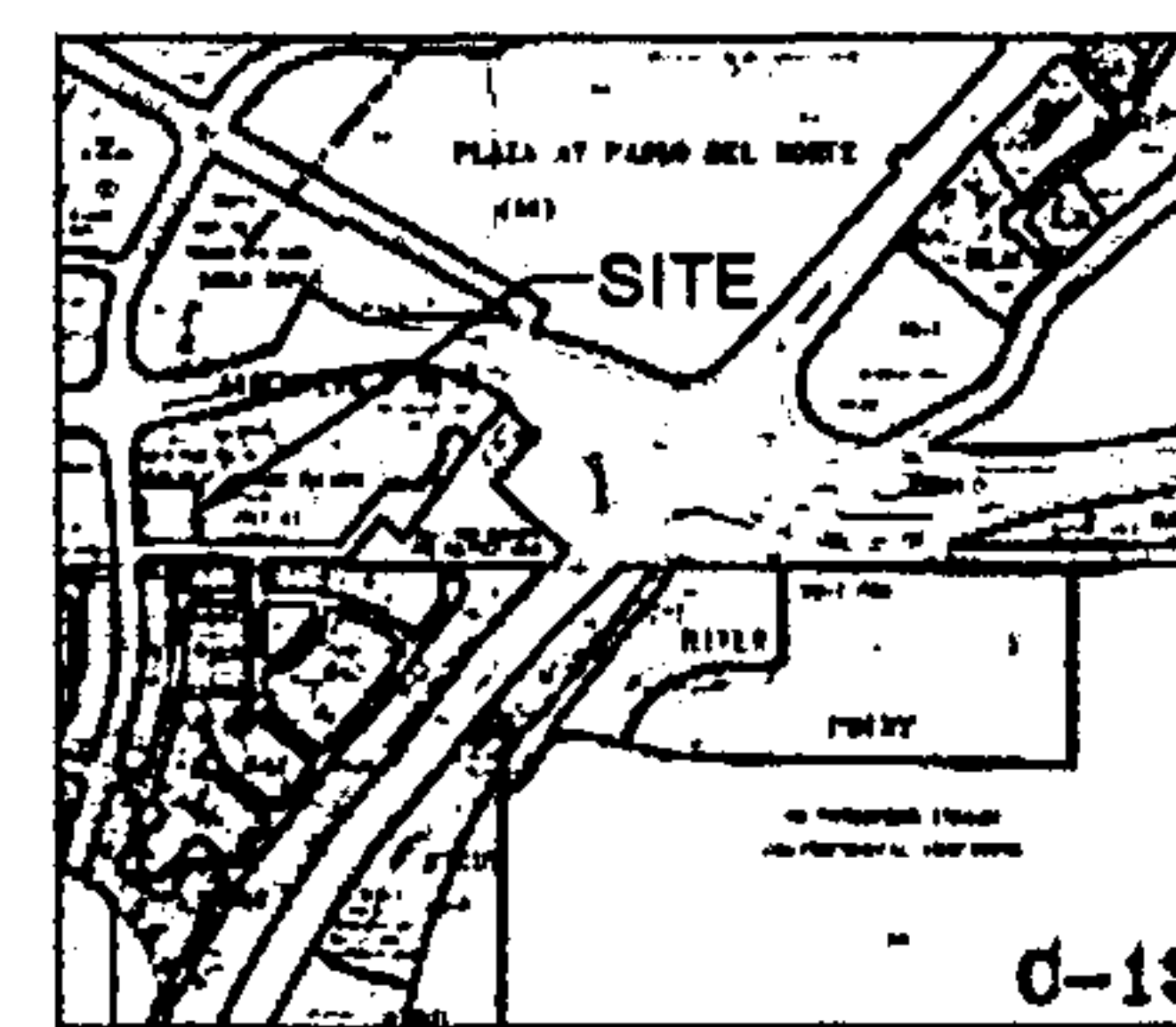
ADA SPACES REQUIRED AND PROVIDED: 3

BICYCLE PARKING REQUIRED: 45 / 20 - 3, PROVIDED: 4

PARKING SPACE SIZES:
 REGULAR: 9'-0" x 18'-0" WITH 2'-0" OVERHANG
 COMPACT: 6'-0" x 12'-0" WITH 1'-0" OVERHANG

BICYCLE SPACES:
 REQUIRED: 45 / 20 - 3
 PROVIDED: 4

TOTAL LOT AREA: 48,441 SF = 2.24 ACRES
NET LOT AREA: 34,841 SF
CONSTRUCTION TYPE: 10



A5 VICINITY MAP
SCALE: 1" = 100'

CLAUDIO VIGIL ARCHITECTS

1001 El Grande Boulevard, N.Y.
 Albuquerque, New Mexico
 Phone: (505) 948-1118
 Fax: (505) 948-1880

DESIGNER OF INSTRUMENTS OF SERVICE
 All design concepts, details, specifications, plans, contract documents, and other notes and drawings, including all instruments of service, shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all copyright law, statutory and other reserved rights, including the copyright therein.

CONSULTANTS

PROFESSIONAL SEAL

HIGH ASSETS SHOPPING CENTER
BUILDING SKILL
 ALL SAINTS ROAD NW
 ALBUQUERQUE, NEW MEXICO

DATE	REVISION

DATE: 11/24/08
PROJECT: GEORGE S. DEYUMA C-101 8P
SCALE: 1/8" = 1'-0"
DATE: 11/24/08
DESIGNER: CLAUDIO VIGIL ARCHITECTS P.C.
FILE: C-101-1018-2008

DATE: 11/24/08
PROJECT: GEORGE S. DEYUMA C-101 8P
SCALE: 1/8" = 1'-0"
DATE: 11/24/08
DESIGNER: CLAUDIO VIGIL ARCHITECTS P.C.
FILE: C-101-1018-2008

DATE: 11/24/08
PROJECT: GEORGE S. DEYUMA C-101 8P
SCALE: 1/8" = 1'-0"
DATE: 11/24/08
DESIGNER: CLAUDIO VIGIL ARCHITECTS P.C.
FILE: C-101-1018-2008

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
10		Fraxinus oxycarpa 'Raywood' Raywood Ash	7" B&B	Medium+
5		Cedrus atlantica glauca Blue Atlas Cedar	5'-8"	Medium
4	○	Platanus chinensis Chinese Platanus	7" B&B	Medium+
Shrubs/Groundcovers				
21	●	Artemisia 'Powis Castle' Powis Castle Sage	1-Gal	Low+
25	●	Caryopteris clandonensis Blue Mist	1-Gal	Medium
13	●	Ericameria laetifolia 'Aguire' Turpentine Bush	5-Gal	Low+
15	●	Nepeta musini Giant Catmint	1-Gal	Medium
38	●	Rhus aromatica Grew Low Sumac	5-Gal	Low+
25	●	Rosmarinus officinalis 'Arp' Arp Rosemary	5-Gal	Low+
Ornamental Grasses				
18	●	Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium
33	●	Muhlenbergia capillaris 'Regal Mist' Regal Mist	1-Gal	Medium
17	●	Nassella tenuiseta Threadgrass	1-Gal	Low+

SITE DATA

GROSS LOT AREA	42084	SF
LESS BUILDING(S)	10362	SF
NET LOT AREA	31722	SF

REQUIRED LANDSCAPE	4757	SF
PROPOSED LANDSCAPE	11819	SF
PERCENT OF NET LOT AREA	38%	%

HIGH WATER USE TURF		
MAX. 20% OF LANDSCAPE AREA	0	SF
PROPOSED HIGH WATER USE TURF	0	SF
PERCENT OF LANDSCAPE AREA	0%	%

REQUIRED STREET TREES (EAGLE RANCH & ALL SAINTS RD)	
PROVIDED AT 30' O.C. SPACING ALONG STREET	13
REQUIRED PARKING LOT TREES	
PROVIDED AT 1 PER 10 SPACES (46 SPACES/10)	5

PLANTING RESTRICTIONS APPROACH

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

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

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

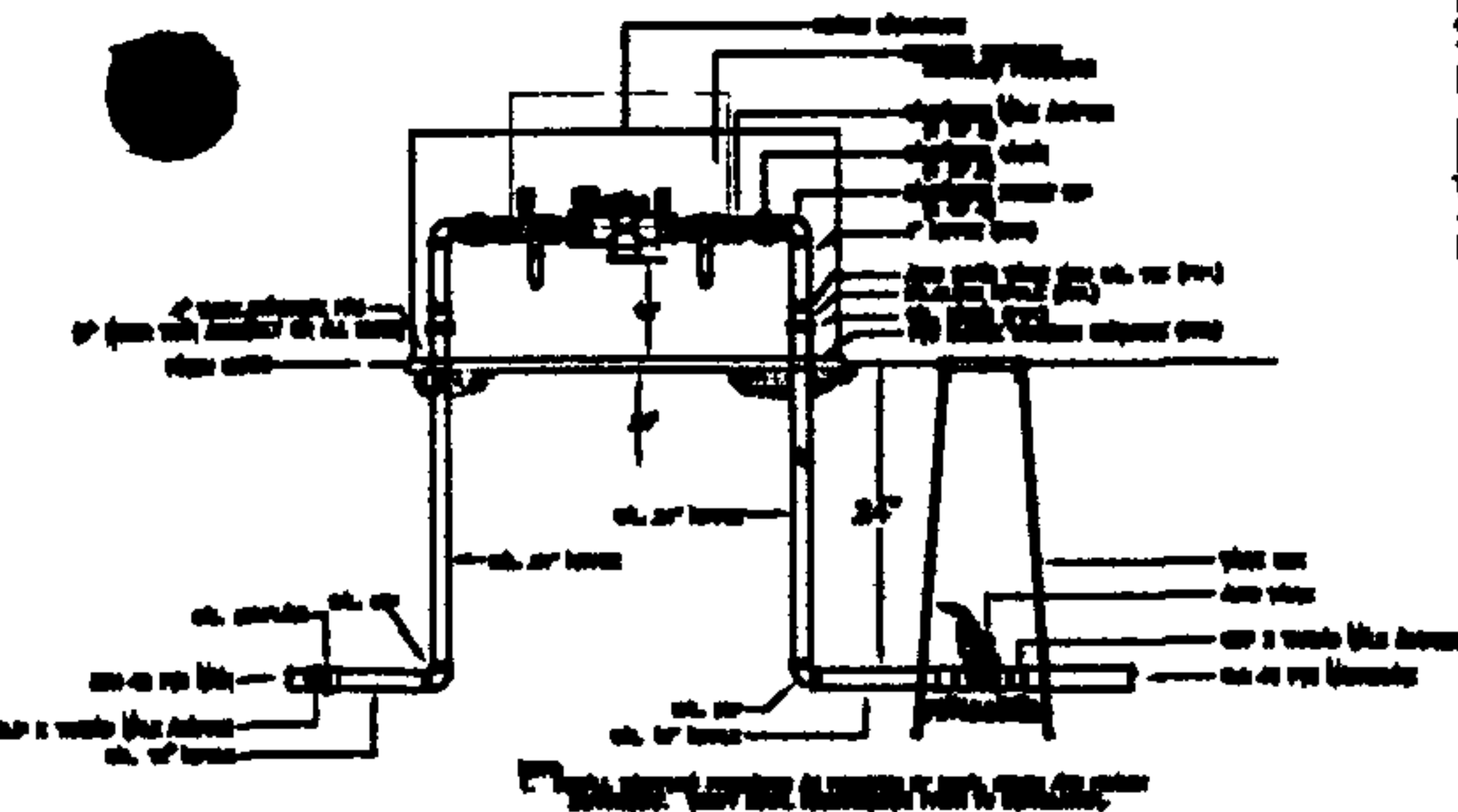
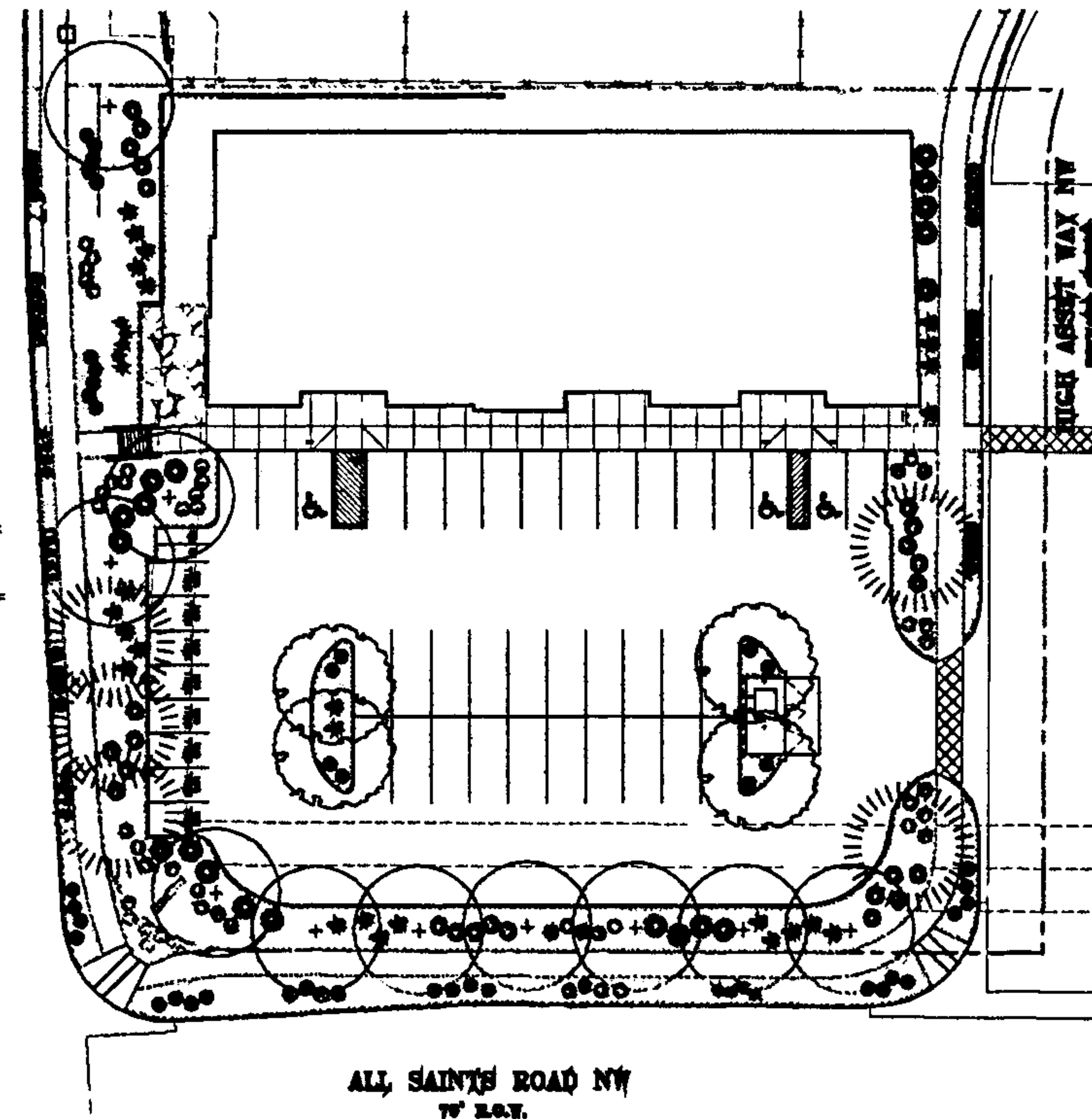
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 3" DEPTH NO FILTER FABRIC

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

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.



Mastervalue w/ RPBA

ALL SAINTS ROAD NW
70' R.O.V.


LANDSCAPE PLAN
 SCALE: 1" = 20'


CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 848-1118
 Fax: (505) 848-1980

I, the undersigned, being a duly licensed Professional Engineer in the State of New Mexico, do hereby certify that the above is a true and correct copy of the original as shown to me.

CONSULTANTS

PROFESSIONAL SEAL



HIGH ASSETS SHOPPING CENTER
BUILDING SHELL
 ALL SAINTS ROAD NW
 ALBUQUERQUE, NEW MEXICO

DATE	DESCRIPTION

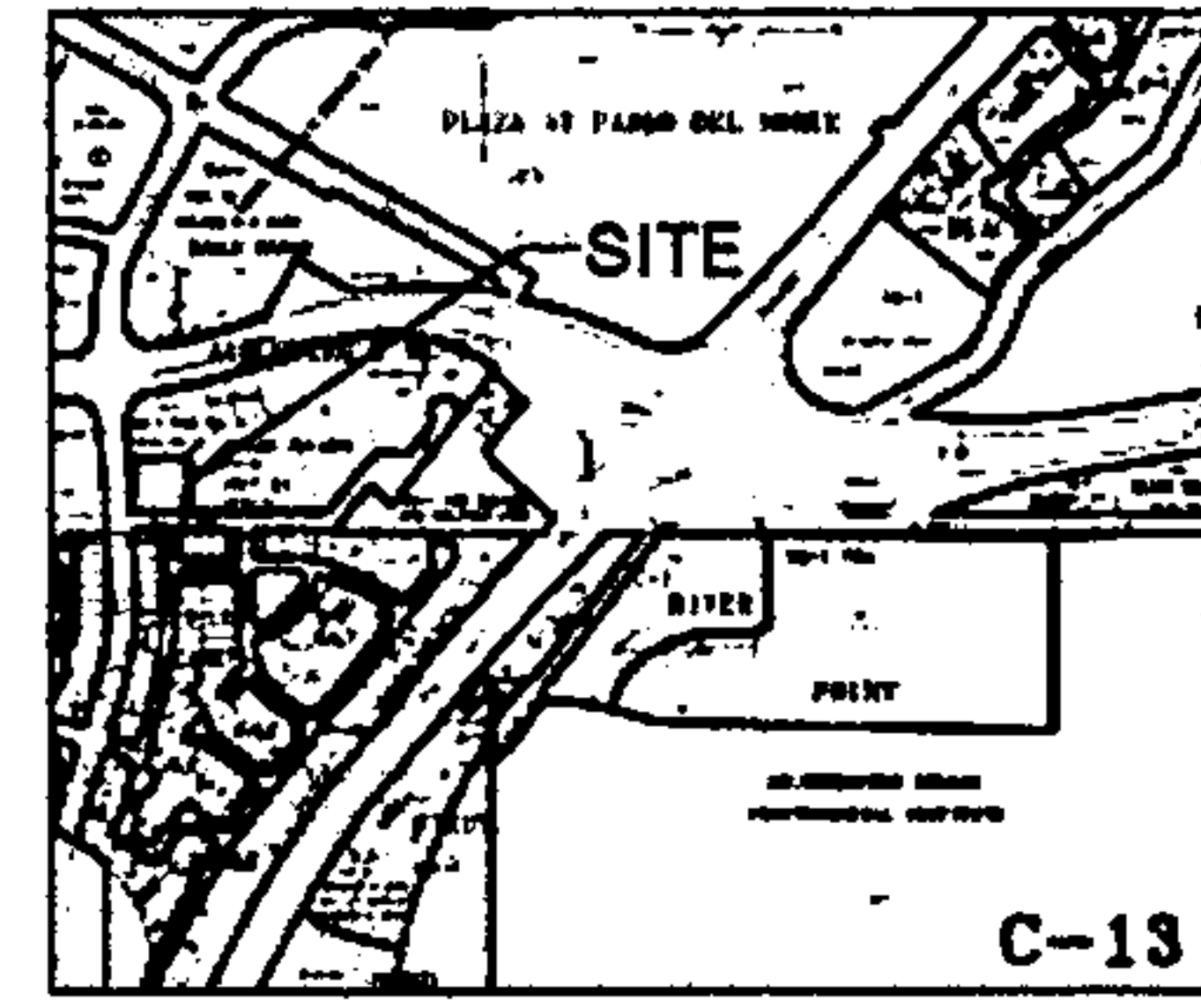
DATE	DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER
L-101

FACILITY ACCESSIBILITY
 ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ADA 117-119.6.
 WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE MAXIMUM SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:8 WITH A CROSS SLOPE NOT GREATER THAN 1:48.
 CURB RAMP AND RAMP FLARE SHALL HAVE A MAXIMUM SLOPE NOT GREATER THAN 1:12 WITH A CROSS SLOPE NOT GREATER THAN 1:48. CURVED SLOPES OF ADJACENT WALKWAYS AND RAMP SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE GREATER THAN 1:50. TRANSITION FROM RAMP TO WALKWAY, OUTSIDE OR INSIDE SHALL BE AT THE SAME LEVEL. WHERE PROVISIONS MUST BE MADE FOR A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT GREATER THAN 1:10. ABOVE THE TOP OF THE RAMP PARALLEL TO THE SIDE OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT GREATER THAN 1:12.
 PARADEWAY PARKING SPACES AND ACCESSIBLE SPACES SHALL HAVE SURFACE SLOPES NOT GREATER THAN 1:48. ACCESSIBLE SPACES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
 THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND SIGNALS. ALL SIGNS, SIGNALS, CHANNELIZATION DEVICES, CONE PLACEMENT AND SIGNALS OF SUCH DESIGN SHALL COMPLY WITH THE REQUIREMENTS OF THE "MANUAL OF TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE CORRESPONDING AGENCY.

- CONSTRUCTION NOTES**
1. TWO BUSINESS DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
 2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE ORDINANCES AND PROVISIONS.
 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS AND RULES CONCERNING SAFETY AND HEALTH.
 4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
 5. THE CONTRACTOR SHALL FURNISH THE ARCHITECT/ENGINEER WITH AN AS BUILT SURVEY FOR EXISTING CERTIFICATION.
 6. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOOR, TOP OF CURB AND ASPHALT, FLOW LINE, PIPE BENCHES, ETC.) ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION UPON COMPLETION OF THE PROJECT. THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
 7. THE OWNER/CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINS OF CONSTRUCTION.
 8. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PERTAINING TO THIS PROJECT.
 9. ALL FORD BOTTOMS SHALL RECEIVE GRAVEL AND FILTER FABRIC SEE LANDSCAPE PLAN.



Z-C-13 VICINITY MAP
 SCALE 1" = 100'-0"

CLAUDIO VIGIL ARCHITECTS

1001 Rio Grande Boulevard, N.W.
 Albuquerque, New Mexico
 Phone: (505) 848-1118
 Fax: (505) 848-1800

STATEMENT OF REQUIREMENTS OF SERVICE
 All design concepts, details, specifications, plans, construction documents, etc. shall be prepared by Claudio Vigil Architects, P.C. or its duly authorized representatives. The property of Claudio Vigil Architects, P.C. shall include all copyright, patent, and other reserved rights, including the copyright therein.

CONSULTANTS

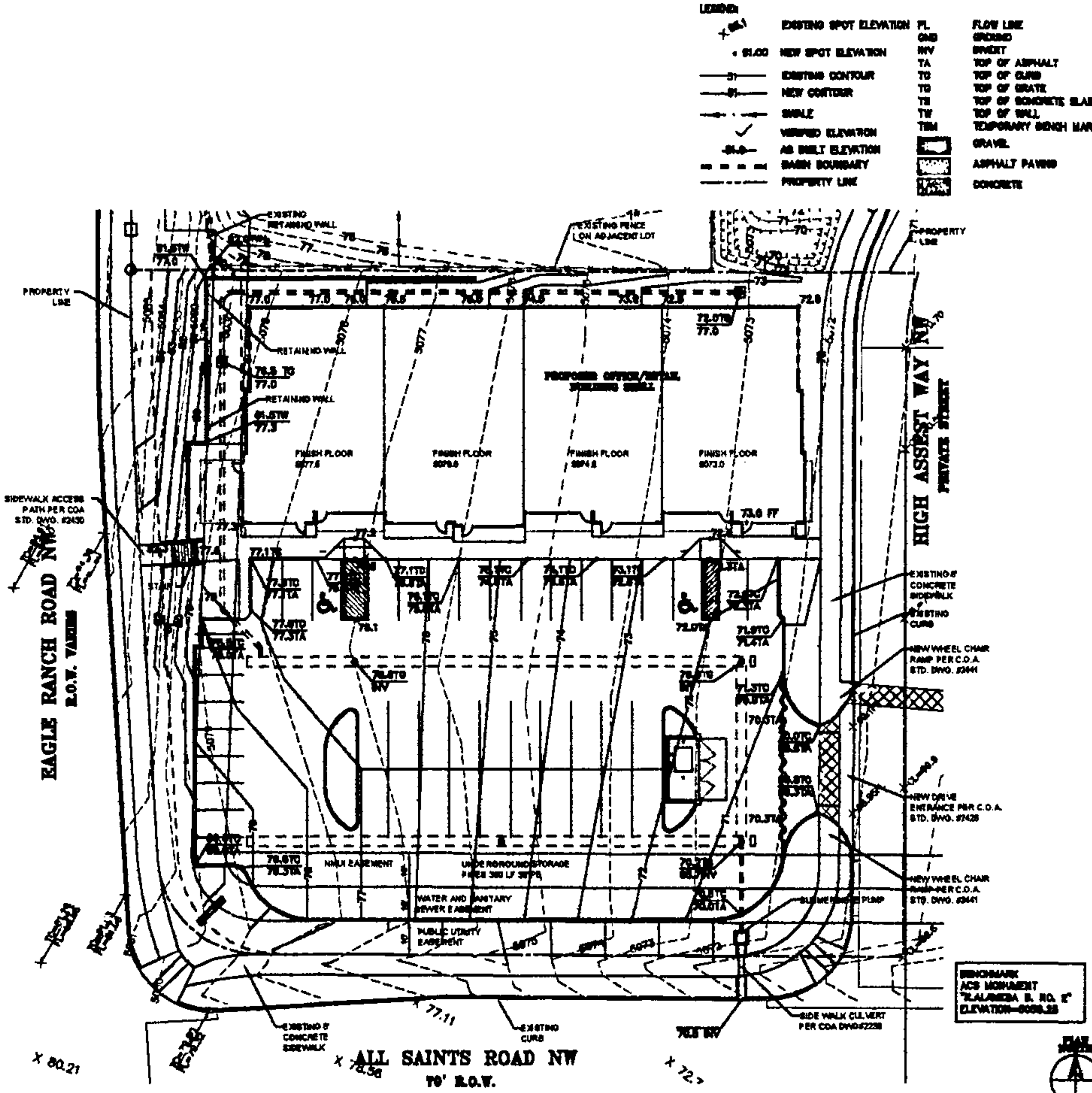
PROFESSIONAL SEAL

HIGH ASSETS SHOPPING CENTER BUILDING SHELL
 ALL SAINTS ROAD NW
 ALBUQUERQUE, NEW MEXICO

DATE	REVISION

PROJECT NUMBER: 02/21
 DRAWING TITLE: PRELIMINARY SITE GRADING PLAN
 DRAWING NO.: 10
 SHEET NO.: 102
 DESIGNED BY: CLAUDIO VIGIL ARCHITECTS 2/16
 CHECKED BY: C. JORDAN 8/2002

PRELIMINARY SITE GRADING PLAN
 FOR DRB APPROVAL
 SHEET NUMBER: C-102



DRAINAGE PLAN
 THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED EAST OF CROSS COUNTEWAY SOUTH OF PLAZA DEL NORTE, ON THE NORTHEAST CORNER OF THE INTERSECTION OF PANDO DEL NORTE AND ALL SAINTS ROAD. THE SITE IS UNDERDRAINAGE AND SLOPED FROM WEST TO EAST AT AN APPROXIMATE SLOPE OF 4.1% PER FOOT. ON THE SITE SIDE NOT BE WITHIN A FLOOD HAZARD ZONE, THE SITE IS HIGHER THAN THE LANDS TO THE EAST AND SOUTH. THE LANDS TO THE NORTH SLOPE TO THE EAST, AND THE EXISTING CURB AND GUTTER ALONG CABLE STREET ROAD TO THE WEST. DRAINAGE FLOW FROM THAT DIRECTION THROUGH EXISTING FLOORS ARE SCOURING DRAINAGE.
 THE PROPOSED SITE LIES WITHIN THE ALBUQUERQUE WEST UNIT 2 ZONING PLAN PREPARED BY BRADSHAW & ASSOCIATES WHICH HAS ESTABLISHED A MINIMUM RATE OF 1.5% FOR THE SUBJECT SITE. THE PROPOSED IMPROVEMENTS CONSIST OF A NEW OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING, AS SHOWN BY THE DRAINAGE PLAN. THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE RUNOFF IS DIRECTED TO THE UNDERGROUND STORAGE PIPES LOCATED UNDER THE PARKING AREA. BECAUSE FROM THE STORAGE SYSTEM IS TO ALL SHORTS ROAD AND IS LIMITED TO THE 1.5% OF ALLOWED BY THE ZONING PLAN BY A CONTROL CURB.

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 2-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROGRAM MANUAL, VOLUME 1.
CALCULATIONS
 PRECIPITATION ZONE - 1
 TOTAL SITE AREA = 1.088 ACRES
EXISTING CONDITIONS
 LAND TREATMENT: A=100%
 $E = 0.44(1.088) = 0.44$ INCHES
 $V = 0.44(1.088) / 12 = 0.039$ ACRE FEET
 $Q = 1.38(1.088) (1.039) = 1.54$ CFS
DEVELOPED CONDITIONS
 LAND TREATMENT: B=25% D=75%
 $E = 0.87(0.25) + 1.47(0.75) = 1.68$ INCHES
 $V = 1.68 (1.088) / 12 = 0.146$ ACRE FEET
 $Q = 1.38 (0.25) + 1.47(0.75) (1.088) = 4.0$ CFS
 INCREASE IN VOLUME OF RUNOFF = 0.106 ACRE FT
 INCREASE IN RATE OF RUNOFF = 2.7 CFS

FORD VOLUME
 $V_{1.5\%} = 0.2$ HR 0.25 M/H = $0.25(70) = 0.106$ HR
 $V_{2.107} = 2.107$ M/H @ 0.25 M/H = 0.738 HR
 $V_{2.7} = (0.7) + (0.106) + (0.738) = 0.844$ HR
 $V_{TOTAL} = 2.844$ CF

FORD VOLUME
REMARKS FOR SITE
 ALLOWED = 1.56 CFS

**CLAUDIO VIGIL
ARCHITECTS**



1701 Rio Grande Boulevard, N.Y.
Albuquerque, New Mexico
Phone (505) 849-1118
Fax (505) 849-1500

DISCLAIMER OF SERVICES
This document is preliminary and for informational purposes only. It is not intended to be a contract and does not constitute an offer of any services. The information herein is subject to change without notice and is not to be relied upon for any legal or financial purposes. The user of this document is advised to consult with their own legal and financial advisors regarding their specific needs and circumstances.

CONSULTANTS

PROFESSIONAL SEAL



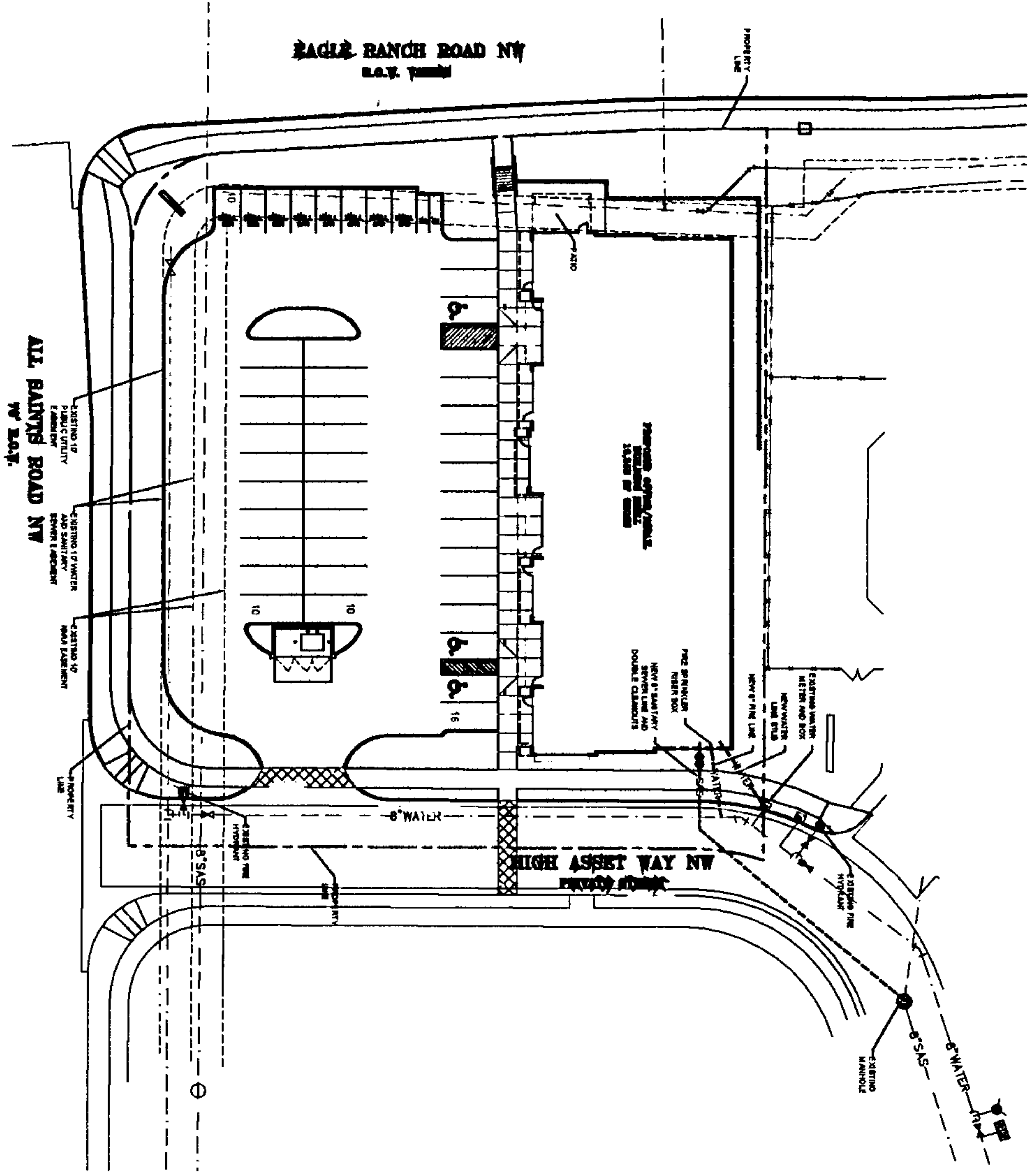
**HIGH ASSETS
SHOPPING
CENTER**
BUILDING PERMIT,
ALL SAINTS ROAD NW
ALBUQUERQUE, NEW MEXICO

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 1-01
DATE: 10/18/2008
PROJECT: HIGH ASSETS SHOPPING CENTER
CLIENT: CLAUDIO VIGIL ARCHITECTS
DESIGNER: CLAUDIO VIGIL ARCHITECTS

**CONCEPTUAL
UTILITY
PLAN**

U-101



EAGLE RANCH ROAD NW
R.O.V. 1000'

ALL SAINTS ROAD NW
R.O.V. 500'

HIGH ASSETS WAY NW
R.O.V. 500'

October 16, 2006

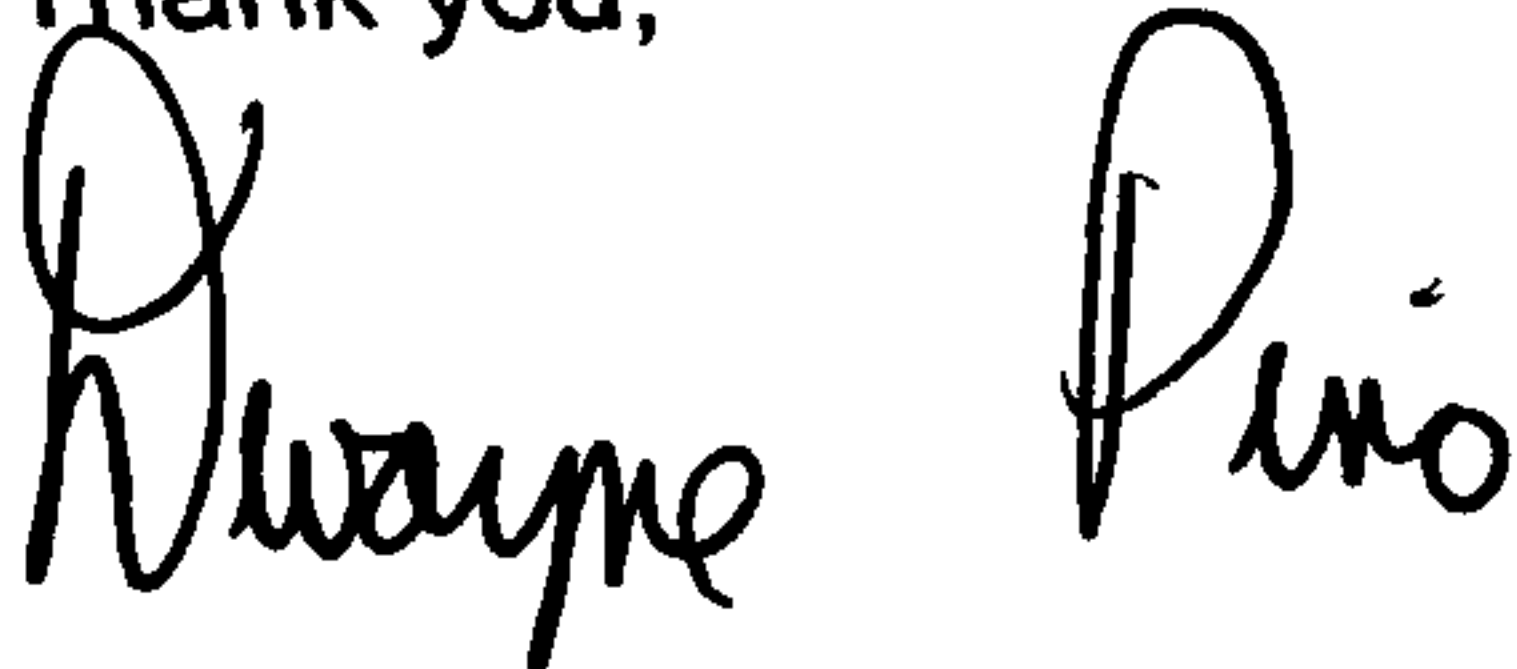
City of Albuquerque
Planning Department
Development Review Board
600 2nd Street, N.W.
Albuquerque, NM 87102

**RE: Site Development Plan for Building Permit High Assets,
Albuquerque, New Mexico**

To Whom It May Concern:

This letter is to authorize Claudio Vigil Architects to act as agent for Ameri-Contractors LLC, in matters concerning the submission, review, and revisions of the proposed site development plan for the above mentioned property to the Development Review Board.

Thank you,

A handwritten signature in black ink, appearing to read "Dwayne Pino". The signature is written in a cursive style with a large initial "D" and "P".

Dwayne Pino
Managing Member of Ameri-Contractors LLC



October 16, 2006

Ms. Sheran Matson, DRB Chair
DRB
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Lot 2-A-1-B-2-B-1, Albuquerque West, Unit Two
Site Development Plan for Building Permit

Dear Ms. Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project, zoned SU-1 for C-3 uses, will provide a total of 10,200 square feet of retail/office space.

The building we are proposing to build consists of eight individually articulated suites. Each suite is either set back or protruding from the ones next to it, and all suites have varying heights to give the appearance of many smaller buildings rather than one large one. The primary exterior finish is stucco, but two suite facades as well as areas of each end of the building get treated with architectural metal cladding as an accent. The street facing ends of the building also incorporate a stone base and water table for added material depth and interest. Furthermore, each suite entrance is protected by either an overhang or a metal roof canopy, for both added protection, human scale, and visually interesting shadow lines.

We believe that the proposed building and site plan are in keeping with the intentions of the Design Guidelines for this site. The building has an upbeat and contemporary expression while using traditional Southwestern materials such as stucco, metal and stone. We respectfully ask that you approve our request.

Sincerely,

Louise Hollesen, Agent
Claudio Vigil Architects

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

PAID RECEIPT

APPLICANT NAME AMERI-CONTRACTORS
AGENT CLAUDIO VIGIL ARCHITECTS
ADDRESS 1801 RIO GRANDE BLVD NW
PROJECT & APP # 1003272/06DRB 01509
PROJECT NAME HIGH ASSETS SHOPPING CENTER

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 385.00 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
\$ 405.00 TOTAL AMOUNT DUE

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

AMERI-CONTRACTORS, LLC
CONSTRUCTION ACCOUNT
P.O. BOX 56883
ALBUQUERQUE, NM 87187
(505) 239-0920

11158
DATE 10/16/06 95-673-1070

PAY TO THE ORDER OF City of Albuquerque \$ 405.00
Four Hundred Five Dollars DOLLARS

SUNRISE BANK OF ALBUQUERQUE LLC
225 GOLD SW ALBUQUERQUE, NM 87102
FOR DRB Application Fee (High Assets)

10/17/2006
RECEIPT# 00000000000000000000
Account 441006
Activity 342000
TRANS AMT \$405.00
124 Misc \$20.00

MP

CHANGE

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> V		<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> 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 checked="" type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICANT INFORMATION:

NAME: AMERI-CONTRACTORS PHONE: 239-0920
 ADDRESS: P.O. BOX 56883 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): CLAUDIO VIGIL ARCHITECTS PHONE: 842-1113
 ADDRESS: 1801 RIO GRANDE BLVD. NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

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

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

Lot or Tract No. 2-A-1-B-2-B-1 Block: _____ Unit: _____
 Subdiv./Addn. ALBUQUERQUE WEST UNIT 2
 Current Zoning: SU-1 for C-3 uses Proposed zoning: _____
 Zone Atlas page(s): C-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): ~~2.03~~ 1.03 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. 101306404020730902 MRGCD Map No. Eagle Rock NW
 LOCATION OF PROPERTY BY STREETS: On or Near: NW CORNER OF ALL SAINTS RD & HIGH ASSET WAY
 Between: PASEO DEL NORTE NW and ALL SAINTS 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.): 06DRB01253

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

SIGNATURE Louise Houesen DATE 10/17/06
 (Print) LOUISE HOUSEN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 01509</u>	<u>SBP</u>	<u>F(3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>10/25/06</u>	_____	_____	Total <u>\$ 405.00</u>

Sandy Handley 10/17/06

PROJECT # 1003272

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

SKETCH PLAN REVIEW AND COMMENT

Maximum Size: 24" x 36"

- ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) 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

Maximum Size: 24" x 36"

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) 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
- ___ Completed Site Plan for Subdivision Checklist
- ___ Infrastructure List, if relevant to the site plan
- ___ 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

Maximum Size: 24" x 36"

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ~~___~~ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- ___ Solid Waste Management Department signature on Site Plan
- ___ Zone Atlas map with the entire property(ies) 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
- ___ 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

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AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 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
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

LOUISE HOLLESEN

Applicant name (print)

Louise Hollesen

Applicant signature / date

10/17/06



Form revised APRIL 2006

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

Application case numbers

016DRB - 01509

Sandy Handley 10/25/06

Planner signature / date

Project # 1003272

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
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- Fee (see schedule)
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

James K. Storzien AICP
Applicant name (print)
[Signature] 6/28/06
Applicant signature / date



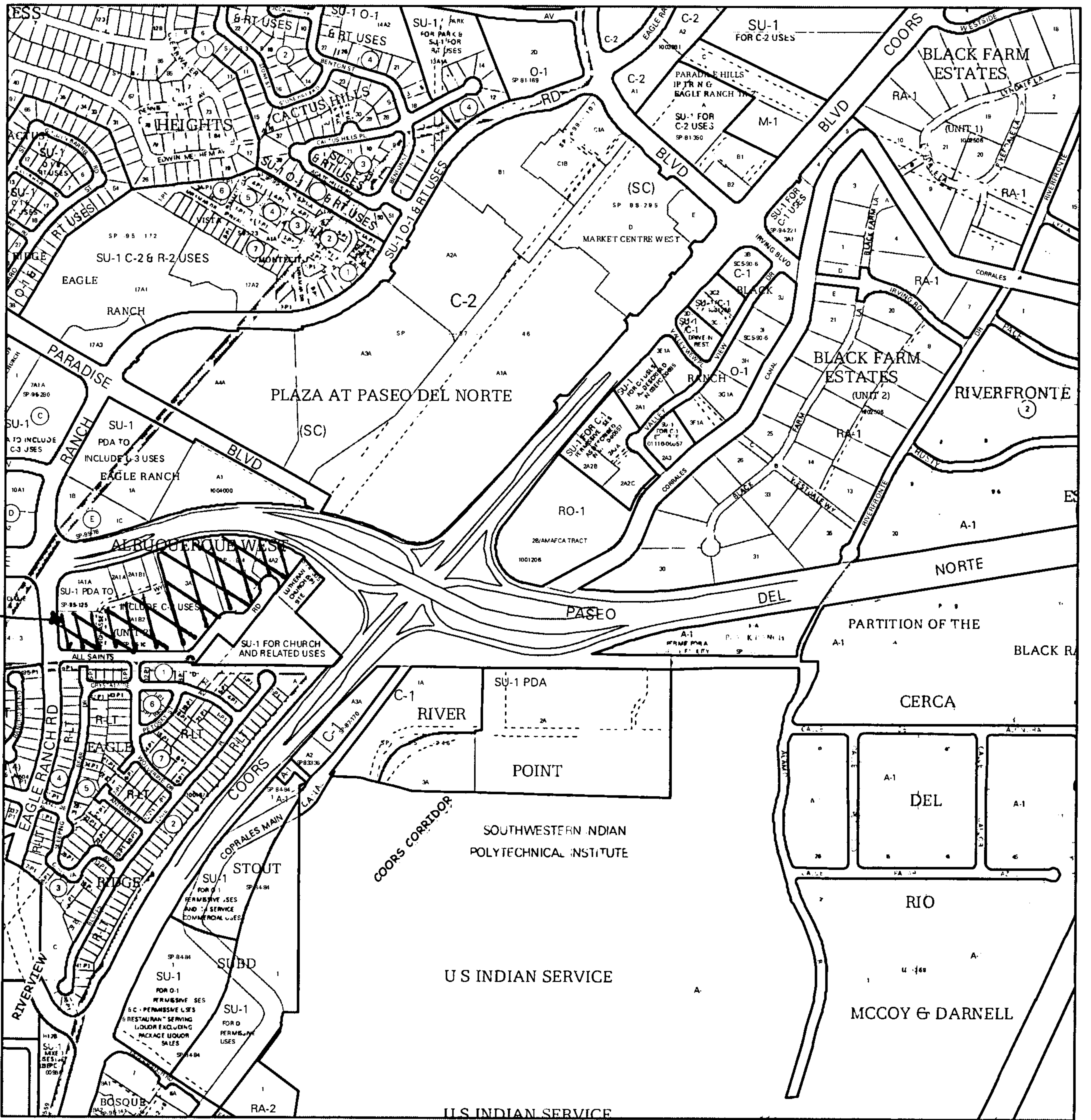
Form revised JUNE 2005

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

Application case numbers
06 DRB - 009411

[Signature] 6/30/04
Planner signature / date
Project # 1003272

SITE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/21/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-13-Z

Selected Symbols

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

0 750 1,500 Feet



June 28, 2006

Ms. Sheran Matson, Madame Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project #1003272, 06EPC-00283

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Matson:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to explain how we have met all conditions placed on the above referenced project by the Environmental Planning Commission. Project #1003272, 06EPC-00283, a site plan for subdivision, was approved by EPC at the May 18, 2006 hearing with nine conditions. Each condition and the way we have dealt with it in the accompanying DRB submittal are provided below:

(505) 764-9801
Fax 542-5495
cp@consensusplanning.com
www.consensusplanning.com

- 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.**

This letter satisfies the requirement of Condition #1 by detailing how the conditions have been met. The letter accompanies the DRB submittal for the above referenced project.

- 2. The applicant shall meet with the staff planner prior to DRB application submittal to ensure that all conditions of approval are met.**

This meeting took place on June 21, 2006 at 9:30 AM. Staff from Consensus Planning met with Case Planners Stephanie Shumsky and Maggie Gould to discuss the conditions and ensure that they are being addressed.

- 3. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:**

- a. All the requirements of previous actions taken by the EPC and/or provided for.**
- b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will**

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

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).

- c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, an update may be required depending on a revised trip generation.
- d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- e. Site plan shall comply and be designed per DPM Standards.
- f. Platting must be a concurrent DRB action.
- g. Dedication of an additional 6 feet of right-of-way along Eagle Ranch Road as required by the City Engineer to provide for on-street bicycle lanes.
- h. Construction of the bicycle lane along Eagle Ranch Road adjacent to the subject property, as designated on the Long Range Bikeways System map.
- i. No direct access to Paseo del Norte will be permitted.

We are in agreement on all of these conditions. The permanent improvements will be put in and shown at the time of site plan for building permit. Any revisions to the trip generation and the TIS will be done at the time of site plan for building permit. The plat is being submitted simultaneously with this DRB site plan for subdivision final sign-off request. No direct access to Paseo del Norte will be permitted and a note to that effect is located on the site plan.

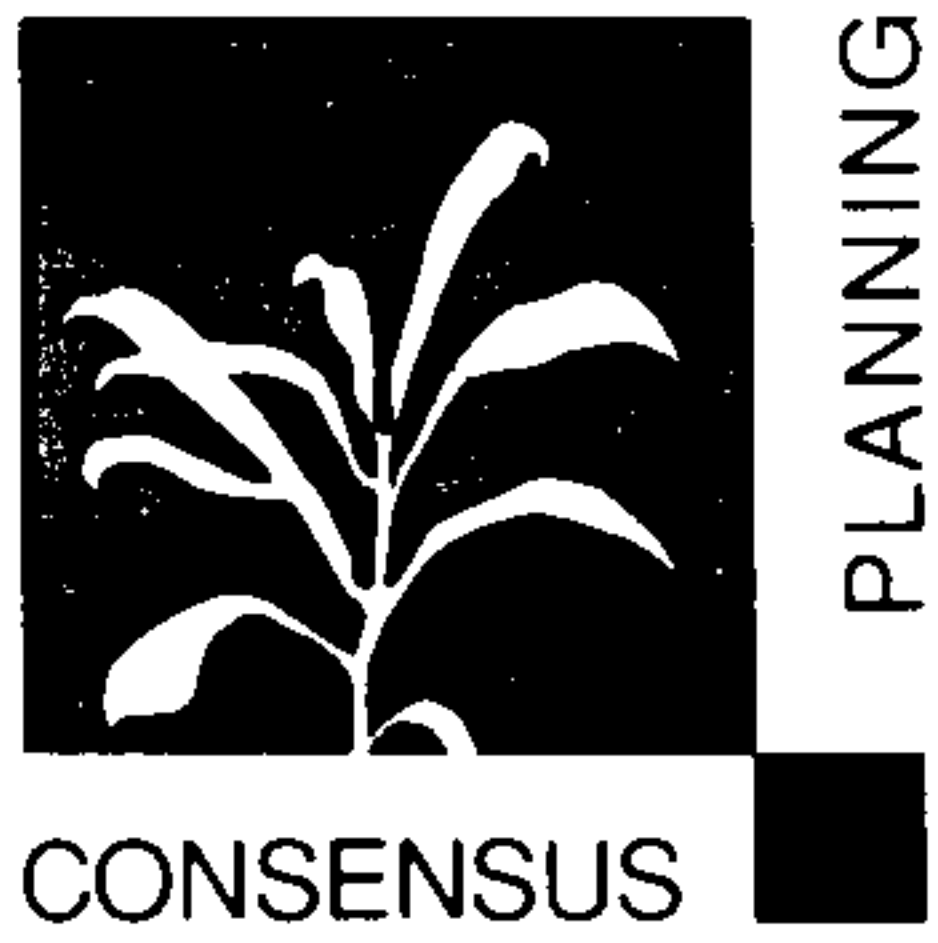
4. Condition from Solid Waste Management Department's Refuse Division: Site plan shall comply with all SWMD ordinances and requirements.

We are in agreement with this condition. The site plan complies with all SWMD ordinances and requirements.

5. Conditions from the Fire Department:

- a. Fire hydrants shall be installed to provide adequate flow and distance requirements prior to any material being delivered to building sites.
- b. Buildings 30 feet or taller required road width to be a minimum of 26 feet wide unobstructed access for ladder apparatus.
- c. Commercial buildings 30 feet or taller require 26 feet wide unobstructed access to three sides of each structure.
- d. Buildings 30 feet or taller must conform to NFPA 13 Fire sprinklers with standpipe connections.

- e. Roadways used for Fire Department Access 32 feet wide or less must be striped fire lane along one side.
We are in agreement with all of these conditions. The proposed private roadway easement abutting the north property line of Proposed Lot 3-A-1 will be shown to be 26' in compliance with Fire Condition 5b.
6. Two free-standing monument signs are allowed to identify the project. One on Eagle Ranch Road and one on Paseo del Norte. Only building-mounted signage is allowed on individual lots.
We agree with this condition. Note E.7.a.(2) will be changed to read "A project Monument sign may be located on Eagle Ranch Road and Paseo del Norte" to demonstrate compliance with this condition. Only building mounted signs are allowed on individual lots.
7. A zone change is required to allow residential uses.
We agree with this condition. A zone change application to allow residential uses over a portion of the project has been submitted to the EPC and will be heard at the July 2006 EPC hearing.
8. PNM requires phase to ground clearances be maintained for all transmission lines, no more than 2' of fill be placed at mid span locations. Ground elevations must be maintained at all pole structure locations. PNM must have access to all portions of the right-of-way road including all pole structures and substations within the proposed development. No tall streetlights or signs allowed beneath or in close proximity of the transmission lines. PNM must review and approve all current and proposed road crossings within the development.
We are in agreement with this condition.
9. The applicant shall meet with PNM to address easement issues prior to DRB submittal.
Consensus Planning has corresponded with PNM regarding this issue several times. We talked to Mr. Charlie Brown the week of June 21 2006 who indicated that he was not available to meet the week of the 21st or the week of the 26th. He did ask us to send the site plan for his review. He responded by informing us that the PNM easement is shown on the survey and original plat. Our project engineer of Isaacson and Afrman sent us the survey and we have now correctly identified the easement on our site plan. We will follow up with Mr. Brown prior to the DRB hearing to determine if he has further issues.
10. The Maximum Building Height Notes that states 3.5-6 stories shall be eliminated from the site plan.
The note has been eliminated from the site plan.



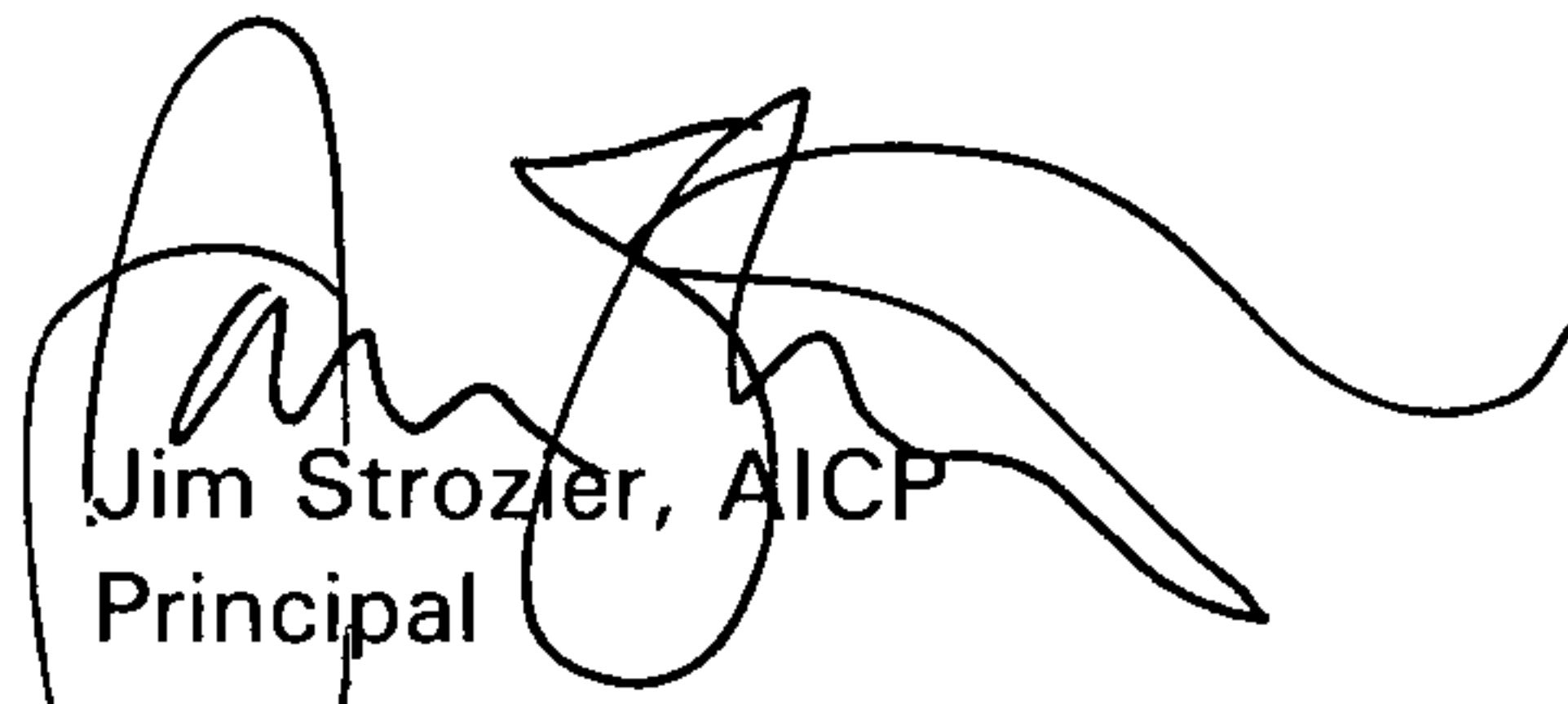
11. The following changes to the design standards shall occur prior to the DRB submittal:

- a. Note E.2.a. shall be revised to read: "Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25' on center and include a minimum of 25% coniferous trees."
- b. Note E.4.c. shall be revised to read: "Live plan materials shall cover a minimum of 80% of all landscaped areas."
- c. Note E.6.m. shall be revised to read: "Trademark and franchise style buildings are prohibited."
- d. Note E.10.b shall be revised to read: "Outdoor patio spaces with shade trees and/or shade structures are required."

These changes have been made to the design guidelines.

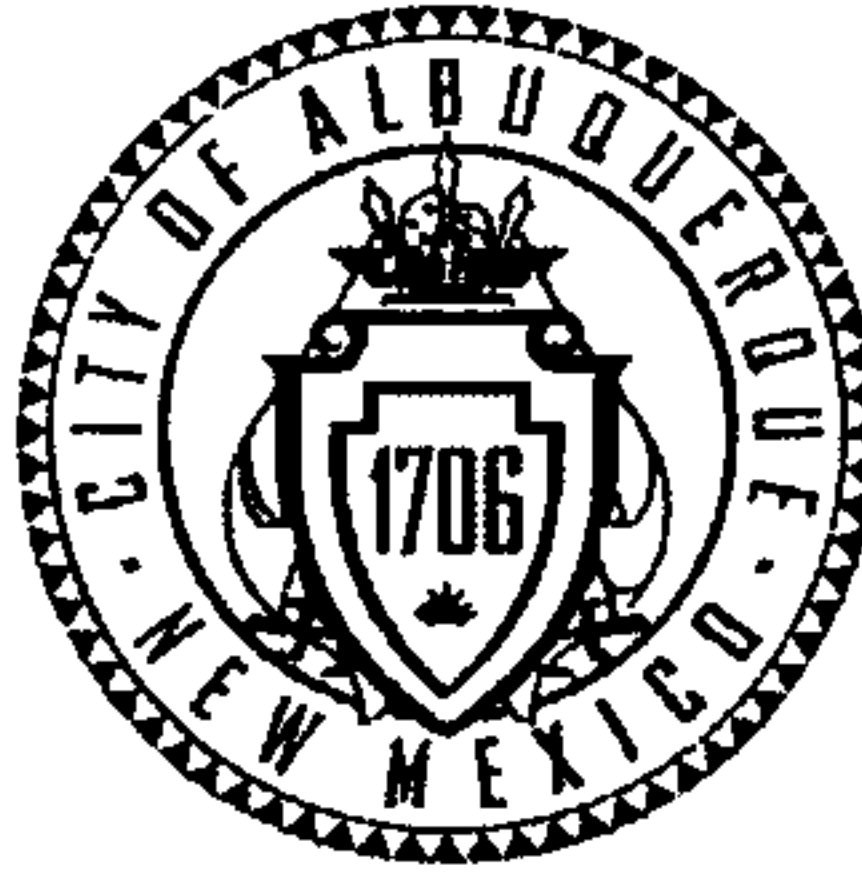
Please feel free to call me if you have any questions or desire additional information. Based on the information provided, we respectfully request that you sign off on this site plan for subdivision.

Sincerely,



Jim Strozler, AICP
Principal

c: Stephanie Shumsky, Case Planner, City of Albuquerque



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

Date: May 19, 2006

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003272**
06EPC-00283 EPC Site Development Plan-
Subdivision

Dwayne Pino
P.O. Box 568i83
Albuq. NM 87187

LEGAL DESCRIPTION: for all or a portion of Lots 2-A-1-B-2, 3-A, 4-A-1, **Albuquerque West, Unit 2**, zoned SU-1 for PDA to include C-3 Uses, located on the south side of PASEO DEL NORTE NW, between EAGLE RANCH ROAD NW and COORS BLVD. NW, containing approximately 10 acres. (C-13) Stephanie Shumsky, Staff Planner

On May 18, 2006 the Environmental Planning Commission voted to approve Project 1003272/06EPC-00283, a request for approval of a site development plan for subdivision, for Lot(s) 2-A-1-B-2, 3-A, 4-A-1, Albuquerque West, Unit 2, zoned SU-1 PDA to Include C-3 Uses with Exclusions, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for approval of a site development plan for subdivision is for an approximately 10-acre parcel, zoned SU-1 PDA to Include C-3 Uses with Exclusions, located on Eagle Ranch Road NW between Paseo del Norte NW and All Saints Road NW.
2. The subject site is zoned SU-1 PDA to Include C-3 Uses with Exclusions. The exclusions include tire capping/retreading, contractor's yard, equipment rental, bulk fuel storage or sales, auto dismantling, and outdoor building material storage or sales unless incidental to retail sales and adequately screened. In addition to the uses excluded by the zoning, the applicant proposes to exclude the following uses: antenna, manufacturing (of some products), adult amusement establishment or adult store, automotive engine manufacturing, sheet metal working, ice plant wholesale, kennel, warehousing, bottling, railroad right-of-way and incidental facilities, and cold storage plant.
3. The request furthers goals and policies of the Comprehensive Plan:

OFFICIAL NOTICE OF DECISION

MAY 18, 2006

PROJECT #1003272

PAGE 2 OF 8

- a. The Established Urban Area goal and policies are furthered:
 - i. The goal and policies a, and d are furthered because the zoning for the subject site allows for a full range of land uses and the proposed layout and design standards will accommodate many uses and building types. The design will be complementary to existing surrounding uses. The subject site is an undeveloped parcel in the midst a developed area. The site is contiguous to urban facilities and services and the design standards proposed will provide a complementary interface between the development and the residential neighborhood to the south.
 - ii. Policies e and i are furthered because attempts to minimize any adverse effects on the adjacent residential area are addressed in the design standards and include the shielding of lights, landscaping, screen walls, and pedestrian connections.
 - iii. Policy g is furthered because Eagle Ranch Road is planned to have a bike lane. The developer is required to construct this bike lane and the proposed development will have connection to it.
 - iv. Policies j and k are furthered because the subject site is in close proximity to the Coors/Paseo Activity Center and is zoned to allow a variety of commercial uses. The proposed design standards provide an array of techniques that can be used to minimize effects of the development and provide a buffer between the adjacent roadways and the neighborhood.
 - v. Policies l and m are furthered because the proposed design standards allow for quality in building design, layout and materials. The proposed architectural style and building layout is appropriate to the plan area and is similar to other developments within and in close proximity to the Coors Corridor. While building heights of 3.5 stories are allowed vistas and views will not be blocked because of the site's topography. Taller buildings may be sited on the eastern portion of the site, which is lower than the western portion of the site.
- b. The subject site is not located in a designated activity center but it is in close proximity to the Coors/Paseo Community Activity Center. The Activity Center goal and policies a, b and f because development on the subject site will provide a transition from the intense uses within the activity center to the less intense uses of the residential neighborhood to the south. The proposed design standards allow for a site layout that provides a pedestrian and neighborhood friendly interface to the neighborhood. In addition, the layout and site design of the development may increase the walkability of the entire area since it will provide destination points for nearby residents.
- c. The request furthers the Air Quality goal and policies b, d and i because the allowed uses will provide employment opportunities and reduce the need to drive across the river for services and jobs. Area residents will have an opportunity to walk and bike to the development instead of driving. In addition, the proposed design standards limit parking and focus on the enhancement of pedestrian walkways and access.
- d. The request furthers the Noise goal and policy a because development on the subject site will provide a buffer between Paseo del Norte and the residential neighborhood to the south.

- e. The request furthers the Developed Landscape goal and policy d because the proposed design standards allow for a variety of architectural elements while providing a consistent design theme. Limitations on signage and lighting help to reduce any adverse visual impacts and a consistent landscape theme and planting material selection help to provide visual interest and lower the potential for blowing dust and erosion.
 - f. The request furthers the Community Identity and Urban Design goal and policies d and e because the design standards provide for an identifiable development that relates well with surrounding development. The allowed uses can act as a transition between the more intense uses of Paseo del Norte and the activity center to the north and the less intense uses of the residential area to the south. The development will relate well to adjacent roadways because sidewalks and pedestrian connections are proposed and the intent of the site layout is to have the parking areas toward the center of the site with buildings on the outside. The buildings will have pedestrian connection to the building entrances, patios and covered entranceways.
 - g. The Water Management goal and policy a are furthered because various water harvesting techniques will be utilized to capture wastewater. The use of low-water use landscaping will help to conserve water as well.
 - h. The Transportation and Transit goal and policies g and o are furthered because the primary roadways adjacent to the site are designated as principal arterials/enhanced transit corridors and the allowed uses are appropriate for these types of roadways. Pedestrian connections to Eagle Ranch Road are proposed and the zoning allows commercial uses, which are needed in this area of the community. Peak hour demands on the transportation system may be reduced because local residents can walk or bicycle to the site.
 - i. The Economic Development goal and policies a and g are furthered because the allowed uses will provide employment opportunities for area residents and will provide places for residents to shop and seek services. Employment, service and commercial uses are needed on the west side in order to contribute to the jobs/housing balance.
4. The request furthers goals, objectives and policies of the West Side Strategic Plan:
- a. Goal 12 and Objectives 1 and 8 are furthered because a variety of employment, service and retail uses are allowed under the current zoning. Many potentially adverse uses are excluded in order to make the development more neighborhood friendly. Employment opportunities will be created and will require employees with a variety of skills and abilities. Development of the site with a mix of uses will result in a reduction in the number of cross-metro trips and may result in an increase in pedestrian and bicyclist activity in the area. The eventual development of the site will relate to Eagle Ranch Road via pedestrian connections, which residents can then utilize to travel to the activity center to the north.
 - b. Policy 1.1 is furthered because the site is adjacent to the Coors/Paseo Community Activity Center and Taylor Ranch Community area and provides a transition from the intense uses within the activity center to the low intensity residential area to the south.
 - c. Policies 1.5 and 1.14 are furthered because pedestrian and bicycle connections will be provided that connect the subject site to the activity center and transit bus stops.

- d. Taylor Ranch Community policies 3.12 and 3.16 are furthered because the subject site is located at the intersection of two major roadways and because the zoning allows for a mix of commercial and public uses that are appropriate within the Taylor Ranch Community.
5. The request furthers goals and policies of the Coors Corridor Plan:
 - a. Land Use and Intensity of Development policies 3, 5, and 7 are furthered or partially furthered by this request because the Plan recommends commercial uses for the subject site and the site's zoning allows for a variety of these uses. The development intensity allowed by the zoning and site design guided by the design standards provides the framework for appropriate development adjacent to the two primary arterials. Policy 7 is partially furthered because clustered development is not specified as a design standard.
 - b. Visual Impressions policies 2 and 3 are furthered because the development will not infringe upon views along the Coors Corridor. The design standards ensure that future development will be compatible with surrounding development and will be consistent in its architectural theme throughout the site.
 - c. Several Site Planning and Architecture policies are furthered by this request:
 - i. Policy 2 is furthered because the design standards indicate that the bulk of each building will be scaled back and internal to the lots and the edges will be more human-scaled along the sidewalks. Covered awnings and porticos will easily identify building entrances. Pedestrian walkways will lead to building entrances and will connect to the adjacent sidewalks and roadways.
 - ii. Policy 4 is furthered because the design standards provide for thoughtful landscape design with low-water use plants and water harvesting techniques..
 - iii. Policy 5 is furthered because parking spaces will be limited to the minimum required by the Zoning Code plus 10%. The off street parking areas will be landscaped, broken up into smaller segments and will be placed internal to the site.
 - iv. Policies 7 and 8 are furthered because separate vehicular and pedestrian access will be provided from adjacent roadways and a bike lane will be constructed along Eagle Ranch Road. Bicyclists will have easy access to the site and bike racks will be provided throughout the site.
 - v. Policy 9 is furthered because site lighting will be appropriate to the scale of development, will not be excessive or glare onto adjacent property (residential or commercial). Low level, pedestrian scaled lighting will be used along pedestrian walkways and other accent lighting will be utilized on buildings and in plazas and common areas.
 - vi. Policy 10 is furthered because of the consistent design theme proposed in the design standards. The contemporary southwest architecture, with modern and traditional elements, will contribute to the variety of existing architectural styles in the surrounding area, while not mimicking them, and will contribute to the visual attractiveness of the Coors Corridor.
6. Pursuant to the annexation agreement approved for the subject site (F/S O-186) the following shall be delegated to the Development Review Board:

- a. All platting and replatting.
 - b. Site development plans for building permit provided that:
 - i. The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;
 - ii. Structures do not exceed 2.5 stories in height, and;
 - iii. 15% of the paved areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance (now part of the Landscape Requirements of the Zoning Code);
 - iv. The F.A.R does not exceed .50
 - c. Approval of a Site Development Plan for Subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.
7. All previous platting and the creation of the existing three lots was completed at the DRB. Therefore, there are no conditions or findings to reference. The applicant is proposing to reconfigure the existing three lots into seven new lots and includes design standards to ensure that future development has a consistent architectural theme, is pedestrian oriented, and includes a compatible mix of uses.
8. Eagle Ranch Road is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
9. The City Engineer may require up to six (6) additional feet of right-of-way on Eagle Ranch Road to accommodate the designated bicycle lane.
10. Residential Uses were contemplated as a use within this zoning when the original ordinance was approved. Due to the recent elimination of residential uses as a conditional use in the C-3 zone (O-05-127), residential uses are currently prohibited on the site under the existing zoning. A zone change to a residential zone category designation must occur in order to allow residential uses on the subject site.
11. The proposed design standards comply with or are more restrictive than Zoning Code regulations. The recommended conditions of approval will ensure that the site develops to meet the intent and spirit of the Zoning Code and other City Plans and Policies.
12. The Paradise Hills Civic Association and the Piedras Marcadas Neighborhood Association as well as property owners within 100' of the subject site were notified of this request. A facilitated meeting was held on Thursday March 6, 2006. There is neighborhood support for this request. There is no known neighborhood or other opposition. The facilitated meeting report indicates that the residents want a contemporary/modern/urban type of development architecture and layout that incorporates southwest elements but does not mimic traditional southwest architecture.

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. The applicant shall meet with the staff planner prior to DRB application submittal to ensure that all conditions of approval are met.
3. Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. 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).
 - c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, an update may be required depending on a revised trip generation.
 - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Platting must be a concurrent DRB action.
 - g. Dedication of an additional 6 feet of right-of-way along Eagle Ranch Road as required by the City Engineer to provide for on-street bicycle lanes.
 - h. Construction of the bicycle lane along Eagle Ranch Road adjacent to the subject property, as designated on Long Range Bikeways System map.
 - i. No Direct access to Paseo Del Norte will be permitted.
4. Condition from Solid Waste Management Department's Refuse Division: Site plan shall comply with all SWMD ordinances and requirements.
5. Conditions from the Fire Department:
 - a. Fire hydrants shall be installed to provide adequate flow and distance requirements prior to any material being delivered to building sites.

OFFICIAL NOTICE OF DECISION
MAY 18, 2006
PROJECT #1003272
PAGE 7 OF 8

- b. Buildings 30 feet or taller require road width to be minimum 26 feet wide unobstructed access for ladder apparatus
 - c. Commercial buildings 30 feet or taller require 26 feet wide unobstructed access to three sides of each structure.
 - d. Buildings 30 feet or taller must conform to NFPA 13 Fire sprinklers with standpipe connections.
 - e. Roadways used for Fire Department Access 32 feet wide or less must be striped fire lane along one side.
6. Two free-standing monument signs are allowed to identify the project. One on Eagle Ranch Road and one on Paseo del Norte. Only building-mounted signage is allowed on individual lots.
7. A zone change is required to allow residential uses.
8. PNM requires phase to ground clearances be maintained for all transmission lines, no more than 2' of fill be placed at mid span locations. Ground elevations must be maintained at all pole structure locations. PNM must have access to all portions of the right-of-way road including all pole structures and substations within the proposed development. No tall streetlights or signs allowed beneath or in close proximity of the transmission lines. PNM must review and approve all current and proposed road crossings within the development.
9. The applicant shall meet with PNM to address easement issues prior to DRB submittal.
10. The Maximum Building Height Note that states: 3.5-6 Stories shall be eliminated from the site plan.
11. The following changes to the design standards shall occur prior to DRB submittal:
 - a. Note E.2.a. shall be revised to read: "Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25' on center and include a minimum of 25% coniferous trees."
 - b. Note E.4.c. shall be revised to read: "Live plant materials shall cover a minimum of 80% of all landscaped areas."
 - c. Note E.6.m. shall be revised to read: "Trademark and franchise style buildings are prohibited."
 - d. Note E.10.b. shall be revised to read: "Outdoor patio spaces with shade trees and/or shade structures are required."

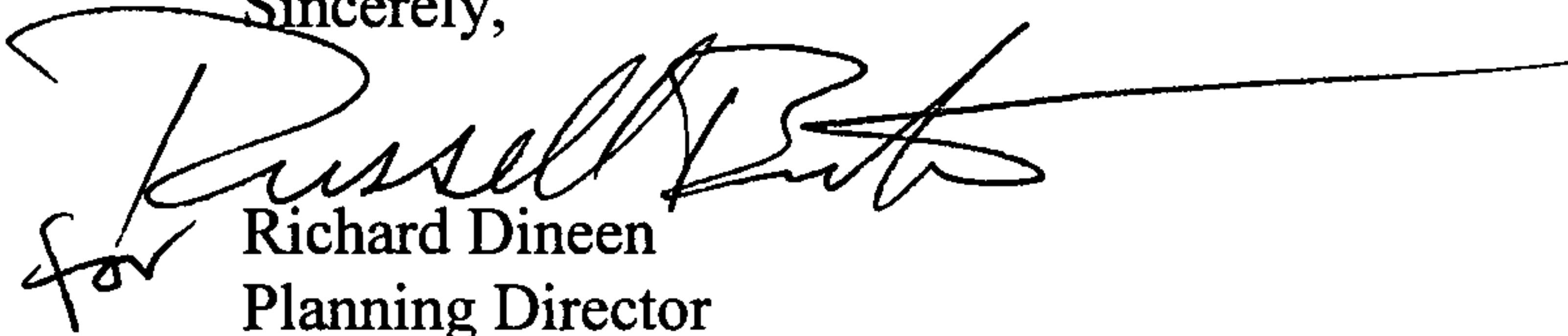
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 2, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Gerri Warner, Piedras Marcadas NA, 8715 Tia Christina NW, Albuquerque, NM 87114
Zora Gordley, Piedras Marcadas NA, 8615 Tia Christina NW, Albuquerque, NM 87114
Jeff Melvin, Rancho Sereno Na, 4115 Grande NW, Albuquerque, NM 87120
Sander Rue, Rancho Sereno NA, 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuquerque, NM 87120
Robert Wood, Taylor Ranch Na, 6500 Carney Ave. NW, Albuquerque, NM 87120

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

PAID RECEIPT

APPLICANT NAME AMERI CONTRACTORS
AGENT CONTRACTOR CONSENSUS PLANNING
ADDRESS _____
PROJECT & APP # 1003272 / 06DRB-00941
PROJECT NAME Albua west Unit 2

\$ 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

6/30/2006 10:45AM LCC: AMIX
RECEIPT# 00060633 US# 008 TRAN# 0019
Account 441032 Fund 0000
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc
CA \$20.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME AMERI CONTRACTORS LLC
AGENT CONSENSUS PLANNING
ADDRESS _____
PROJECT & APP # 1003272/06 DRB 00941
PROJECT NAME ALBUQUERQUE WEST -

\$ _____ 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.

City Of Albuquerque
Treasury Division

7/20/2006 2:56PM LOC: ANNX
RECEIPT# 00063937 US# 006 TRANSH 0029
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$50.00
J24 Misc

\$50.00

VI \$50.00
CHANGE \$0.00

Thank You