

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1003445 Application #: 15DRB-70020
Project Name: Fountain Hills Plaza
Agent: Mullin Heller Architecture Phone #:

Your request was approved on 3-25-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: add 28 com mnts

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record Exhibit, apply trail on
15 day appeal Temple Road

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:


3 copies of the approved site plan. Include all pages.

3. **Project# 1003445**
15DRB-70020 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT 

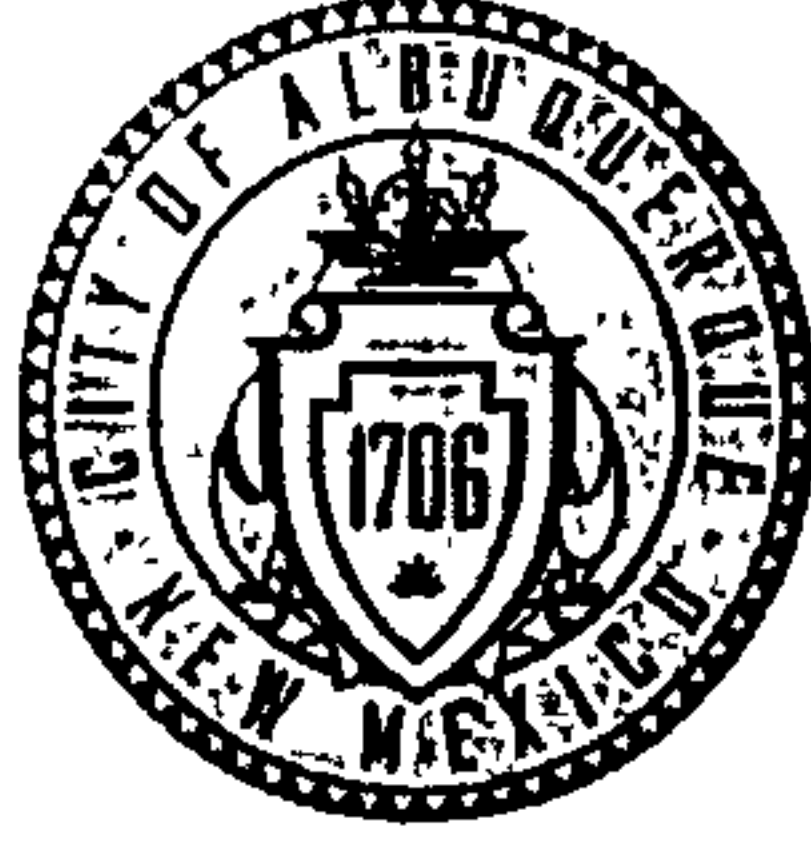
MULLEN HELLER ARCHITECTURE agents for THR PROPERTIES LLC request the referenced/ above action for Tract H, **FOUNTAIN HILLS PLAZA** zoned SU-1/ PDA, located on the northwest corner of EAGLE RANCH RD NW and PASEO DEL NOTRE NW containing approximately .9755 acre. (C-12) *[Deferred from 2/25/15, 3/11/15, 3/18/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO WATER AUTHORITY FOR SERVICE CONNECTION AGREEMENT AND TO PLANNING FOR RECORDING OF EASEMENT AND 15 DAY APPEAL PERIOD.**

4. **Project# 1002739**
14DRB-70240 – SITE DEVELOPMENT
PLAN FOR SUBDIVISION
14DRB-70241 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
14DRB-70242 - PRELIMINARY PLAT


MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISION** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)*[Deferred from 8/6/14, 9/10/14, 10/1/14, 10/22/14, 11/5/14, 11/19/14, 1/28/15, 2/18/15]* **DEFERRED TO 4/15/15.**

5. **Project# 1004245**
14DRB-70220 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
14DRB-70221 PRELIMINARY PLAT


MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.76 acres. (A-10) *[Deferred 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14, 1/21/15, 1/28/15, 2/18/15]* **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/25/15, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 3/4/15 THE PRELIMINARY PLAT WAS APPROVED.**



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*

FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1003445

Board hearing date:

WEDNESDAY, February 25, 2015



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 25, 2015, beginning at 9:00 a.m. and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, February 24, 2015, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1002202

15DRB-70039 VACATION OF PUBLIC
WATERLINE EASEMENT

SCOTT EDDINGS agent for WINROCK PARTNERS LLC requests the referenced/ above action for a portion of Parcel A-1-A-1-A, **WINROCK CENTER ADDITION** zoned SU-3, located on the east side of LOUISIANA BLVD NE between I-40 and INDIAN SCHOOL RD NE. (J-19)

Project# 1003445

15DRB-70020 MAJOR – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

MULLEN HELLER ARCHITECTURE agents for THR PROPERTIES LLC request the referenced/ above action for Tract H, **FOUNTAIN HILLS PLAZA** zoned SU-1/PDA, located on the northwest corner of EAGLE RANCH RD NW and PASEO DEL NOTRE NW containing approximately .9755 acre. (C-12)

Project# 1010265

15DRB-70037 VACATION OF PUBLIC RIGHT-
OF-WAY
15DRB-70038 MINOR - PRELIMINARY/ FINAL
PLAT APPROVAL

SURV-TEK INC agents for ROBERT E STRELL request the referenced/ above actions for a portion of MORNINGSIDE DRIVE SE, SILVER AVENUE SE and Lot 11, Block 4, **MANKATO PLACE** zoned CCR-2, located on the northwest corner of SILVER AVE SE and MORNINGSIDE DR SE containing approximately .1355 acre. (K-17)

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


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, February 9, 2015.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- 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): Mullen Heller Architecture, PC. PHONE: 505-268-4144
 ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

APPLICANT: THR Properties LLC. PHONE: 505-892-9010
 ADDRESS: 8201 Golf Course Road NW Suite C-3 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Obtain Design Review Board (DRB) Approval - See attached letter of explanation

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

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

Lot or Tract No. Tract H Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision
 Existing Zoning: SU-1 FOR PDA TO INCLUDE C-3 USES Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): C-12-Z UPC Code: 101206451026111904

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Z-94-31, Z-96-30, DRB-96-83, 05EPC-00022, 07DRB-70053, Proj. #:1000762 and 1003445

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): 0.9755 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: Physical Address: 9201 Eagle Ranch Road, NW.
 Between: Paseo Del Norte NW. and Nunzio Avenue NW.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 9/24/14

SIGNATURE [Signature] DATE 01/20/2015

(Print Name) Douglas Heller Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70020</u>	<u>SBP</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	_____	_____	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>February 25, 2015</u>				Total
Staff signature & Date <u>[Signature] 1-20-15</u>				\$ 405.00 <u>480.00</u>
Project # <u>1003445</u>				

Revised: 4/2012

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"**
- N/A-less than 5 Ac. 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
 - on SP/SD 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
 - N/A 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.

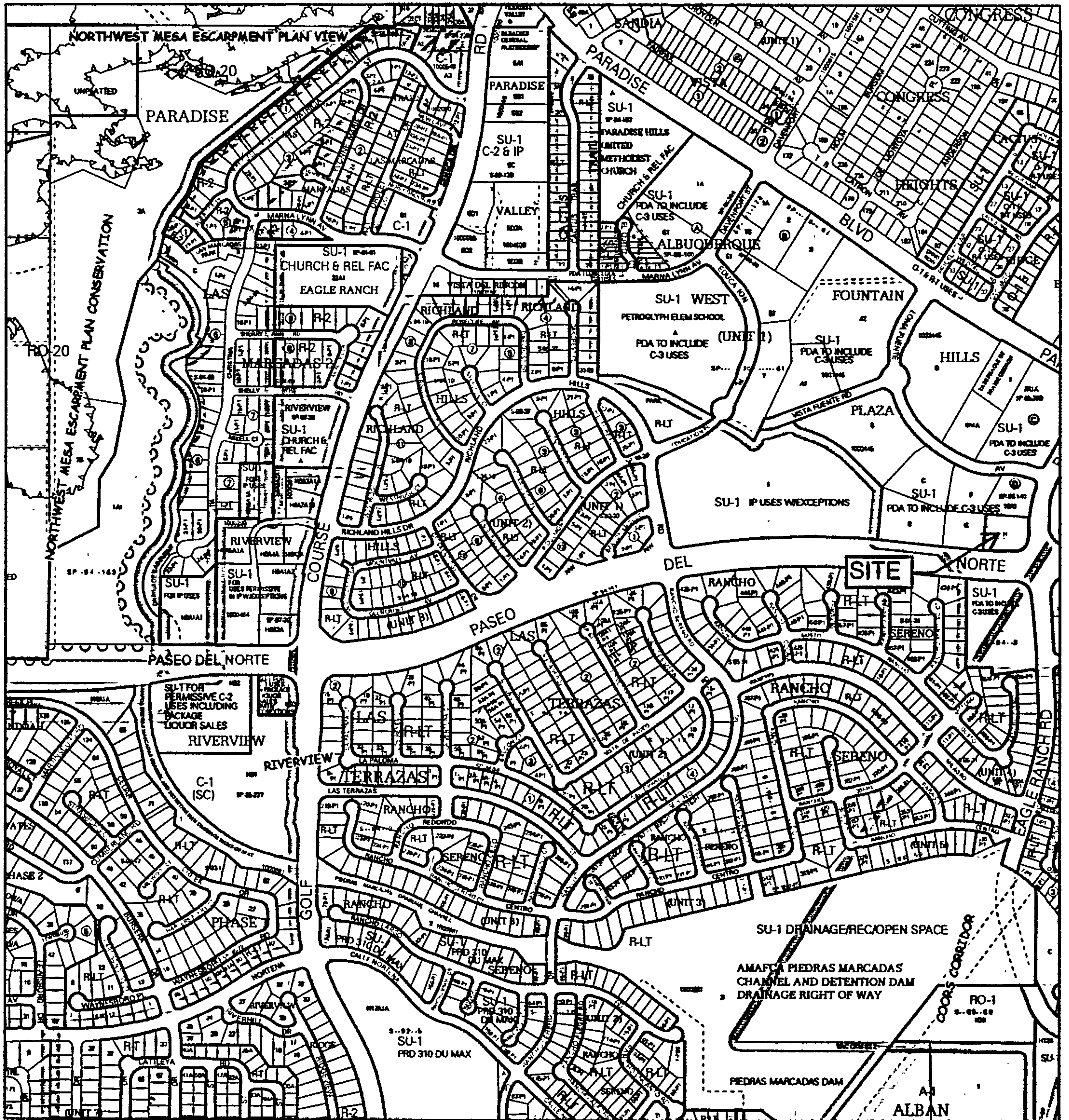
Douglas Heller 01/20/2015
 Applicant name (print)
D. Heller
 Applicant signature / date




Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15DRB-70020

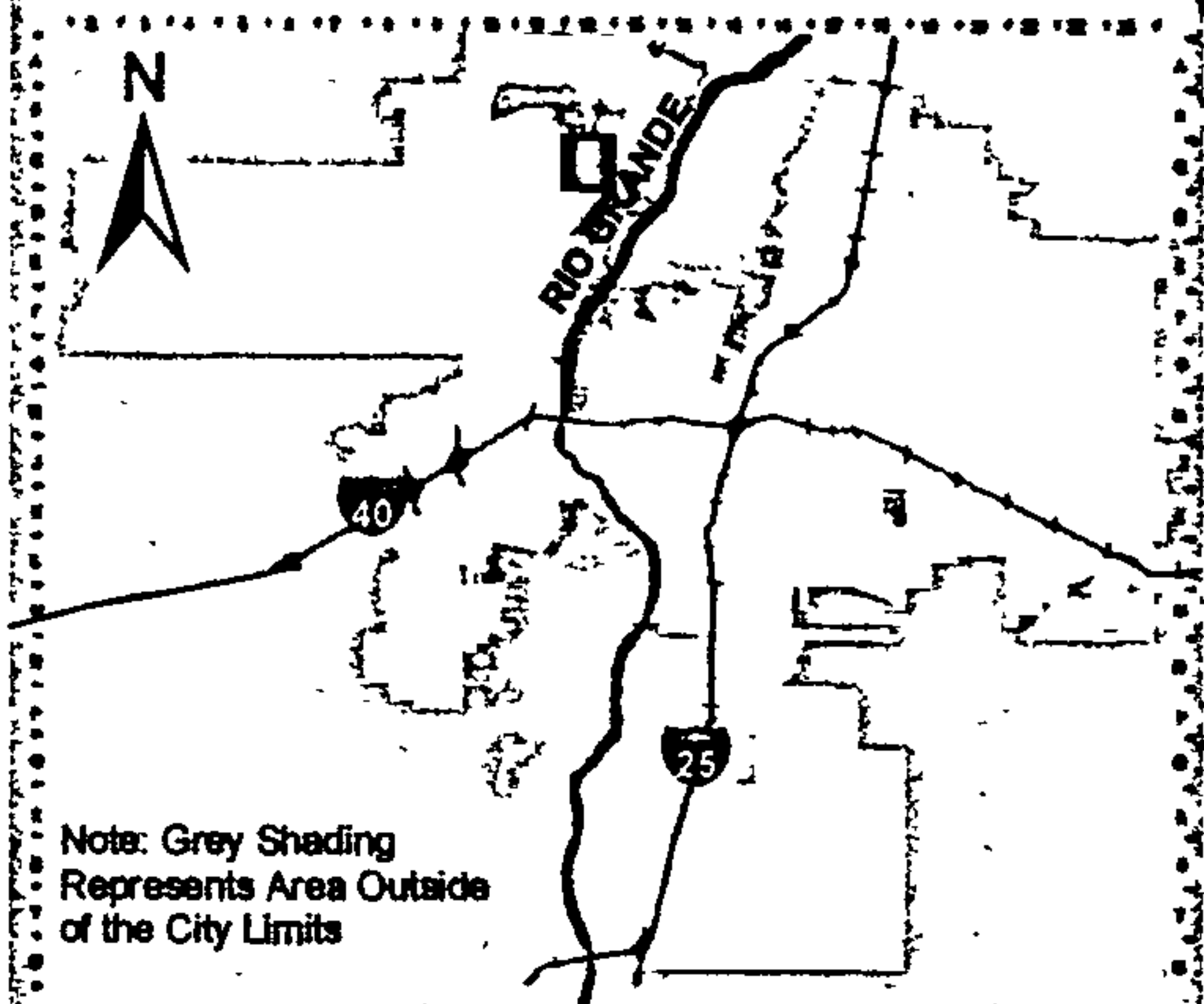
V. [Signature] 1-20-15
 Planner signature / date
 Project # 1003445



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



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-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

January 19, 2015

Jack Cloud, Chairman
Development Review Board
Planning Department, City of Albuquerque
600 Second NW
Albuquerque, NM 87102

**Re: Request for Development Review Board Approval for Fountain Hills Plaza, Tract H
Legal Description: Tract H, Fountain Hills Plaza Subdivision**

Dear Mr. Cloud;

With this letter, we are submitting a proposed ±one-acre development at the northwest corner of Paseo del Norte NW and Eagle Ranch Road NW to the DRB for review and approval. The project includes a ±10,674sf dental office, with an underground parking structure, which will allow for 20 parking spaces. A future 3,000sf office/retail building is planned, as well. This building will be submitted to the DRB once the exact scope is determined.

This project is part of the Fountain Hills Plaza Subdivision and is subject to the Design Guidelines & Standards as approved by the Environmental Planning Commission. We will address the major components of the Design Guidelines & Standards below.

Land Use

Concurrent with this submittal, we submitted an Administrative Amendment requesting that 'Office' be added as an approved use to Tract H in addition to Restaurant/Retail. We believe that the addition of the 'Office' use to Tract H is consistent with the *Land Use Concept* as outlined in the Subdivision's Design Guidelines & Standards. This statement reads in part: "The land use concept is an integrated, Mixed-use Office/Commercial/Retail & Service Center, adjacent to a Designated Community Activity Center per the City of Albuquerque Comprehensive Plan."

Floor Area Ratio

Additionally, as part of the Administrative Amendment submittal we requested that the Floor Area Ratio for Tract H be increased to be consistent with the other properties in the subdivision. All other tracts have a maximum FAR of .35, while Tract H is the only property limited to a maximum .25 FAR. This is especially burdensome as the property was reduced between the time of the DRB approved Subdivision (1.26 acres) and the latest Administrative Amendment (0.9755 acre), dated 9/14/07.

The FAR for the proposed development is .32.

Landscaping

The proposed landscaping is consistent with the Design Guidelines; notably street trees along Paseo del Norte and Eagle Ranch Road are at 30' oc, and a minimum of 20% of the net land area is landscaped. Additional landscaping requirements related to the parking area are noted below.

Vehicular Access and Utilities

Access to this landlocked property will be through the adjacent lot to the north, per the approved Subdivision. An asphalt drive will be constructed on Lot 10-A-1 (north of Tract



H) for the benefit of Tract H. Utilities will run along the north property line and make connections in Eagle Ranch Blvd.

Parking Area

Parking areas are set back from the internal property lines the required 10'. The parking lot is broken up by landscape islands, per the Design Standards & Guidelines. The total number of parking spaces required vs. provided will be determined when the future office/retail building is submitted for the DRB review and approval. At that time, we will ensure that the total number of spaces provided does not exceed the number required plus ten percent.

As noted in the Off-Street Parking Guidelines, a pedestrian connection is provided through the parking lot as well to a new sidewalk along Paseo del Norte.

Building Setbacks

The Design Guidelines require setback follow the C-3 zone. This requires a 10' building setback along Paseo del Norte and Eagle Ranch Road. Setbacks for the parking lot are noted above per the Off-Street Parking Guidelines.

Site Lighting

Notes complying with the maximum height of light poles, shielding, etc. are provided on the DRB submittal.

Architectural Expression

The Design Guidelines & Standards note that buildings should incorporate "Southwestern Characteristics with a Contemporary Southwestern Expression." The massing of the proposed design follows a traditional southwestern style; structural forms fused together for varied facades along each side of the building. Windows are located on each façade, and the fenestration varies to express the interior function; i.e. punched windows at private rooms and ribbon windows at the more open areas.

Material selections follow the Guidelines, as well, with the majority of the building being stucco with accents of stone and cementitious panels, all within the 'earth tones' color range.

The proposed dental office is a two-story building, with a height of 32'-0". The maximum height allowed in the Design Guidelines & Standards is 52'.

Drainage

The proposed drainage concept for this site allows for storm water to sheet flow to the north (low end of the site) then be captured in the concrete channel along the north property line then discharged along Eagle Ranch Road.

Jack, thank you for your consideration, and do not hesitate to contact me if you have any questions regarding this submittal.

Sincerely,

Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP

January 14, 2015

To Whom It May Concern:

This letter serves as authorization that Mullen Heller Architecture is the agent for THR Properties LLC, owner of the property being "TRACT H, FOUNTAIN HILLS PLAZA SUBDIVISION" in all matters for the City of Albuquerque's Site Development Process.

Sincerely,



R. Cannon Rowan DMD

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: THR Properties LLC. DATE OF REQUEST: 01/26/15 ZONE ATLAS PAGE(S): C-12-Z

CURRENT: SU-1 FOR PDA TO
ZONING INCLUDE C-3 USES
PARCEL SIZE (AC/SQ. FT.) 0.9755 AC.

LEGAL DESCRIPTION:
LOT OR TRACT # Tract H BLOCK # _____
SUBDIVISION NAME Fountain Hills Plaza Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A
BUILDING SIZE: 13,674 SF. (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 1-26-15

(To be signed upon completion of processing by the Traffic Engineer)

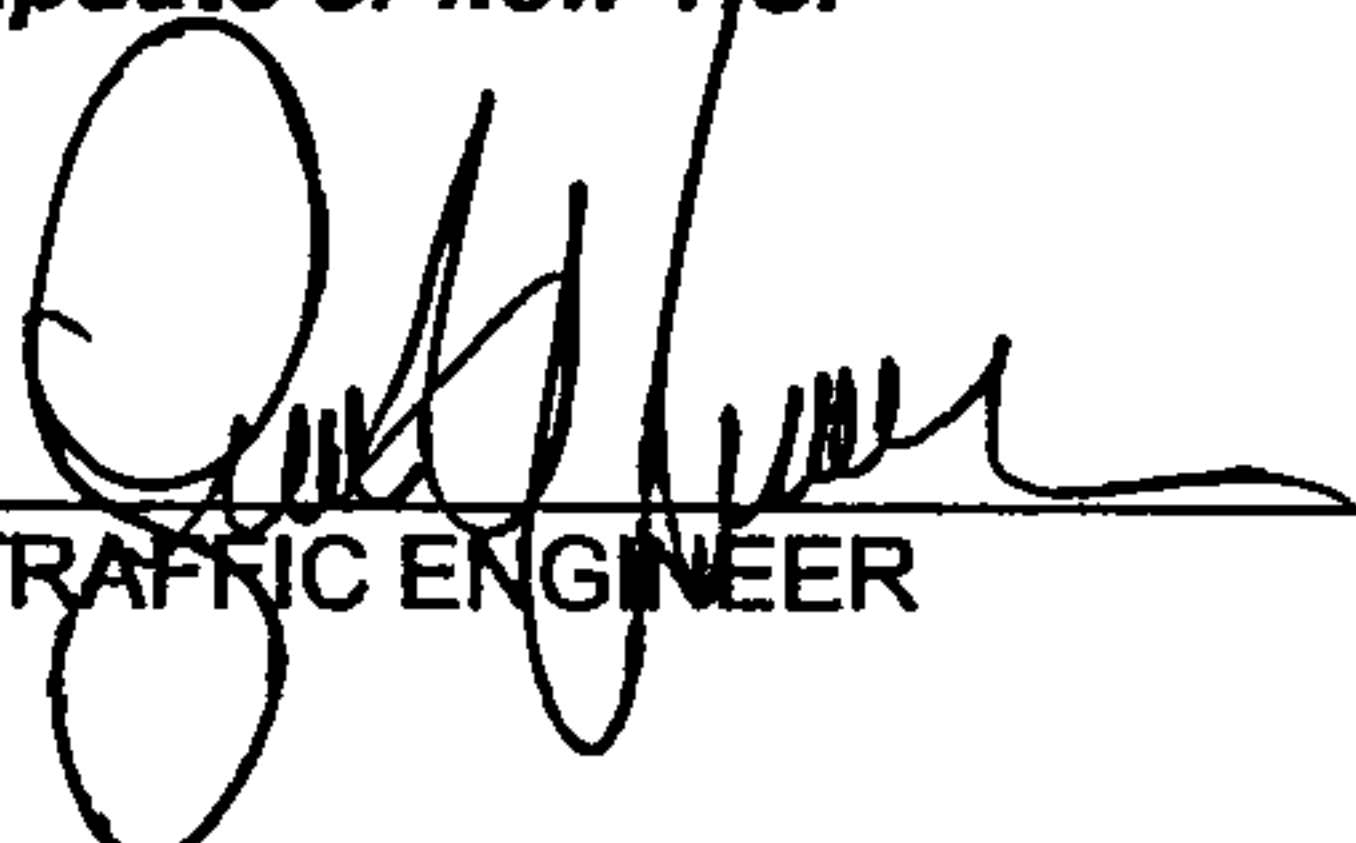
Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: Dental office - 10,674 square feet
Retail Building - 3,000 square feet

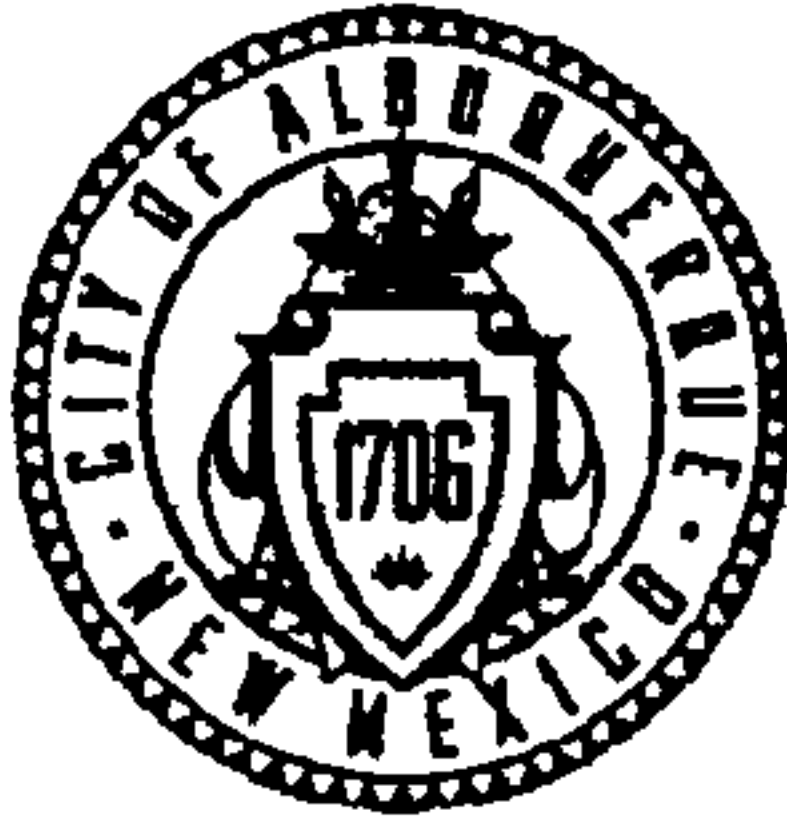
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.


TRAFFIC ENGINEER

01-26-15
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

January 27, 2015

Michael Salvador
Mullen Heller Architecture, P.C.
924 Park Avenue SW, Ste. B/87102
Phone: 505-268-4144 Fax: 505-268-4244

Dear Michael:

Thank you for your inquiry of January 27, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TRACT H OF FOUNTAIN HILLS PLAZA SUBDIVISION LOCATED ON 9201 EAGLE RANCH ROAD NW BETWEEN PASEO DEL NORTE NW AND NUNZIO AVENUE NW zone map C-12.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD 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 recognized neighborhood 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 describe 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 Associations (if there are associations). A copy must be submitted with application packet.

Copies of the certified receipts to Neighborhood 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 Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 1/27/14 Time Entered: 4:45 p.m. ONC Rep. Initials: DC

ATTACHMENT "A"

*
*
*
*
*

January 27, 2015

Michael Salvador
Mullen Heller Architecture, P.C.
924 Park Avenue SW, Ste. B/87102
Phone: 505-268-4144 Fax: 505-268-4244

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Tom Anderson**
10013 Plunkett Dr. NW/87114 304-0106 (c)
Maria Warren
5020 Russell NW/87114 440-2240 (c)

PIEDRAS MARCADAS N.A. (PMC) "R"

***Tony Paiz**
4905 Sherry Ann NW/87114 480-5741 (c)
Zora Gordley
8615 Tia Christina NW/87114 897-6950 (h)

RANCHO SERENO N.A. (RSO) "R"

Debra Cox
8209 Rancho Paraiso NW/87120 792-0448 (h)
Sander A. Rue
7500 Rancho Solano Ct. NW/87120 899-0288 (h)

TAYLOR RANCH N.A. (TRN) "R"

***Jolene Wolfley**
7216 Carson Trl. NW/87120 890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120 898-2114 (h)

January 26, 2015

Paradise Hills Civic Association
Tom Anderson
10013 Plunkett Dr. NW.
Albuquerque, NM 87114
Phone No: 505-304-0106

Dear Mr. Tom Anderson:

We are writing to you and your neighborhood association as the agent for THR Properties LLC, who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

We are providing you with this notification letter along with the Site Plan for Building Permit drawing package. These have been submitted to the City of Albuquerque (COA) Planning Department Current Planning Section for review, and we are providing you a set per the requirements of the COA Planning Department Current Planning Director and the Office of Neighborhood Coordination.

The proposed project is the development of the 0.9755 acre site with a proposed 10,674 SF dental office building and a proposed 3,000 SF future retail/office building. This project seeks to obtain Site Development Plan for Building Permit approval from the COA Development Review Board (DRB).

Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP



January 26, 2015

Paradise Hills Civic Association
Maria Warren
5020 Russell NW.
Albuquerque, NM 87114
Phone No: 505-440-2240

Dear Ms. Maria Warren:

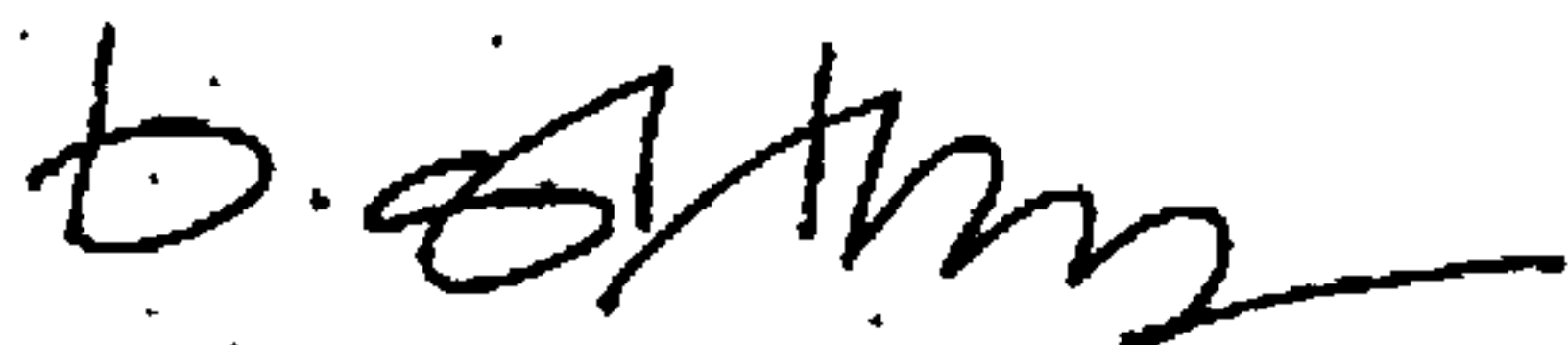
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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP



January 26, 2015

Piedras Marcadas Neighborhood Association
Tony Paiz
4905 Sherry Ann NW.
Albuquerque, NM 87114
Phone No: 505-480-5741

Dear Mr. Tony Paiz:

We are writing to you and your neighborhood association as the agent for THR Properties LLC, who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Piedras Marcadas Neighborhood Association
Zora Gordley
8615 Tia Christina NW.
Albuquerque, NM 87114
Phone No: 505-897-6950

Dear Ms. Zora Gordley:

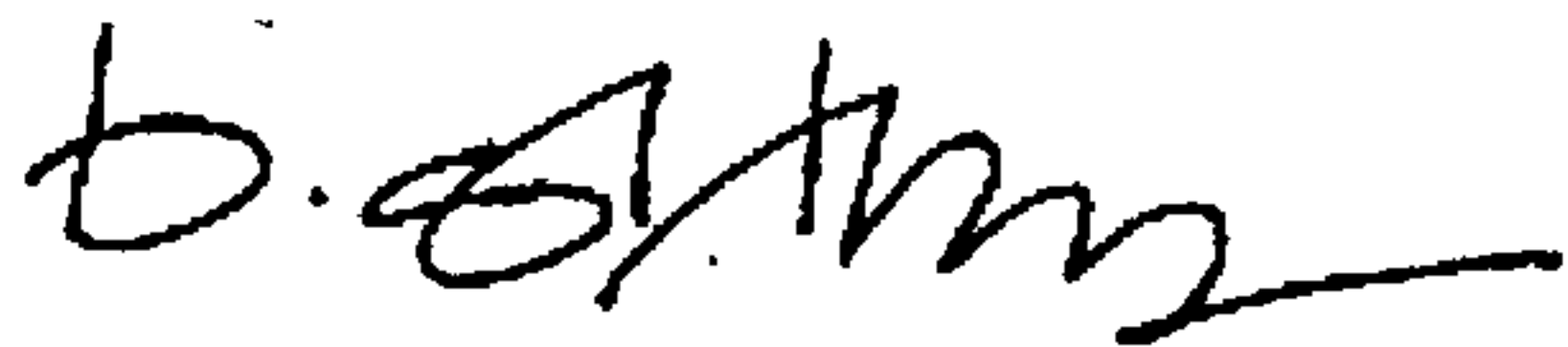
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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

January 26, 2015

Rancho Sereno Neighborhood Association
Debra Cox
8209 Rancho Paraiso NW.
Albuquerque, NM 87120
Phone No: 505-792-0448

Dear Ms. Debra Cox:

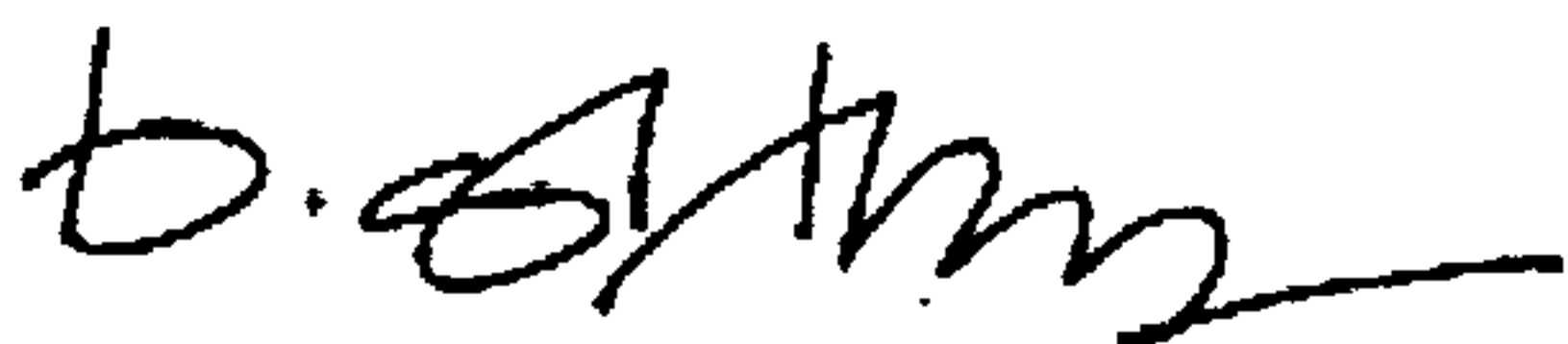
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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP



January 26, 2015

Rancho Sereno Neighborhood Association
Sander A. Rue
7500 Rancho Solano Ct. NW.
Albuquerque, NM 87120
Phone No: 505-899-0288

Dear Mr. Sander A. Rue:

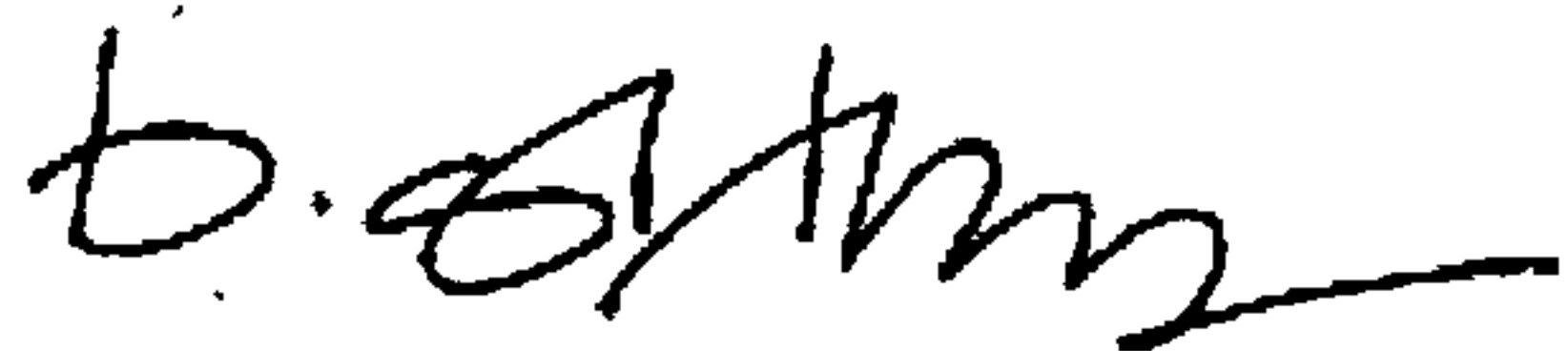
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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP



January 26, 2015

Taylor Ranch Neighborhood Association
Jolene Wolfley
7216 Carson Trail NW.
Albuquerque, NM 87120
Phone No: 505-890-9414

Dear Ms. Jolene Wolfley:

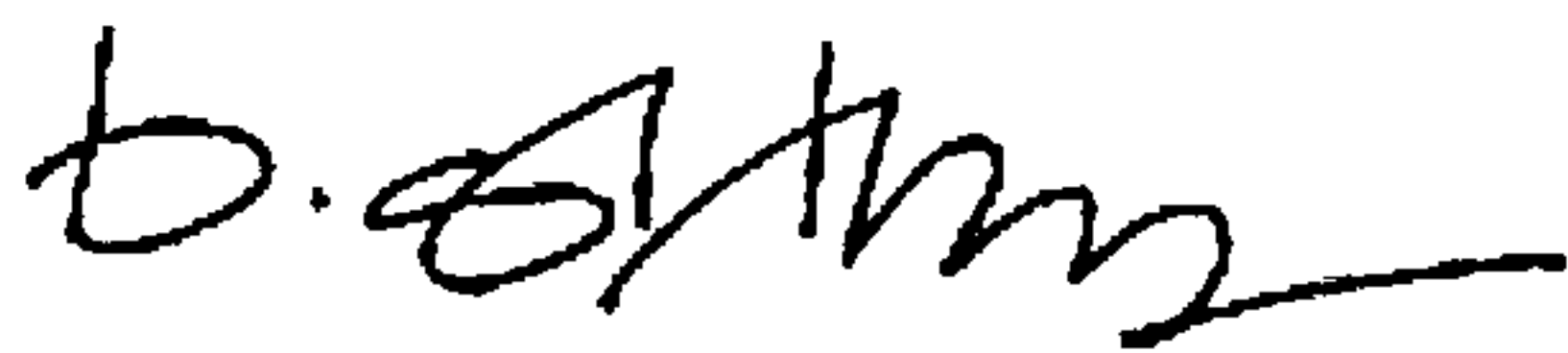
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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP



January 26, 2015

Taylor Ranch Neighborhood Association
Rene Horvath
5515 Palomino Dr. NW.
Albuquerque, NM 87120
Phone No: 505-898-2114

Dear Rene Horvath:

We are writing to you and your neighborhood association as the agent for THR Properties LLC. who is developing the property at: 9201 Eagle Ranch Road, NW. The legal description of the property being developed is: Tract H, Fountain Hills Plaza Subdivision, as shown on the plat entitled "Plat of Fountain Hills Plaza Subdivision", recorded 09/2007.

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Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP



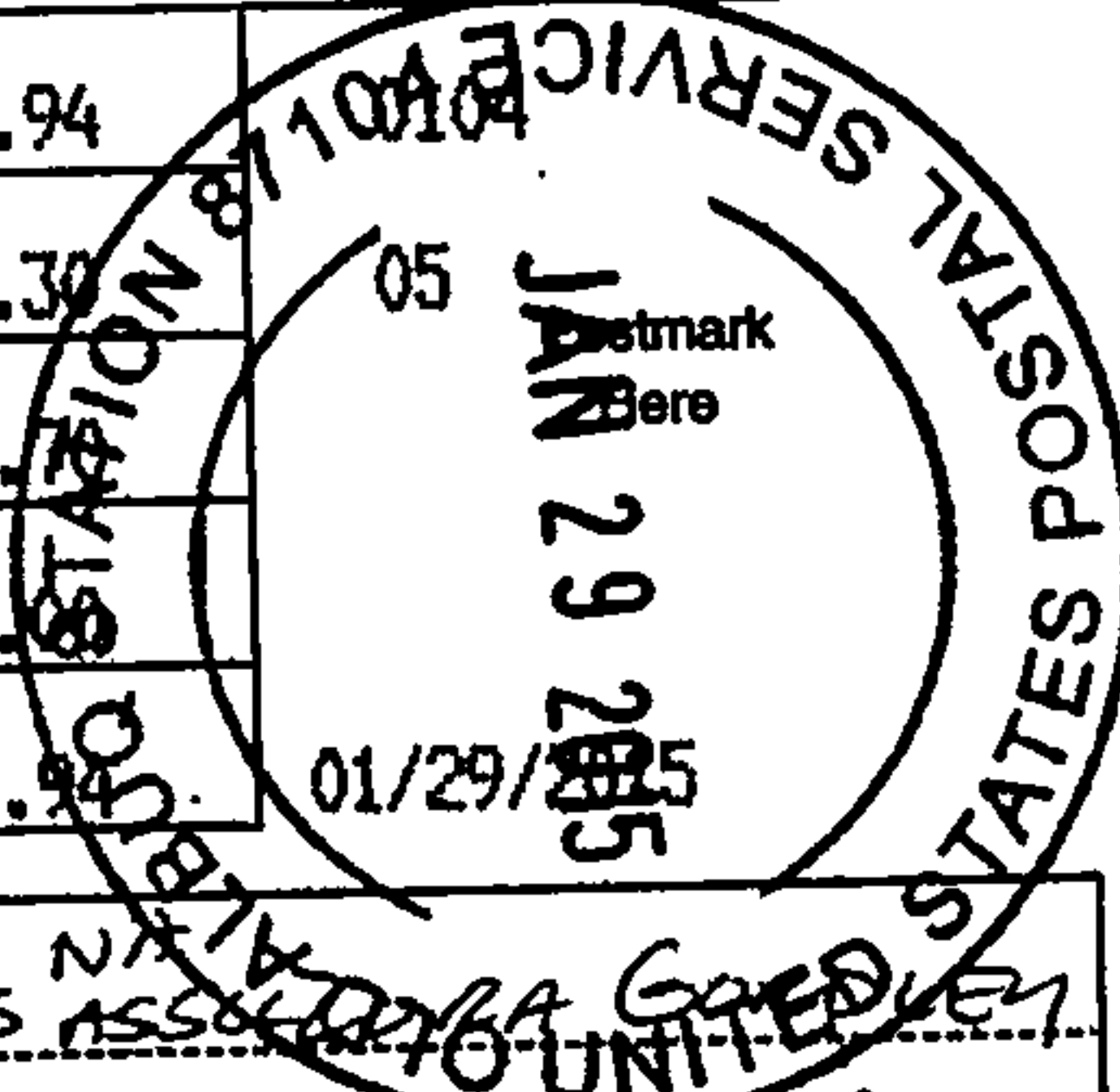
7013 3020 020E ET02

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$9.94



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 Street, Apt. No. or PO Box No. **8615 DIA CHRISTINA NW**
 City, State, ZIP+4 **ABQ, NM 87114**

PS Form 3800, August 2005 See Reverse for Instructions

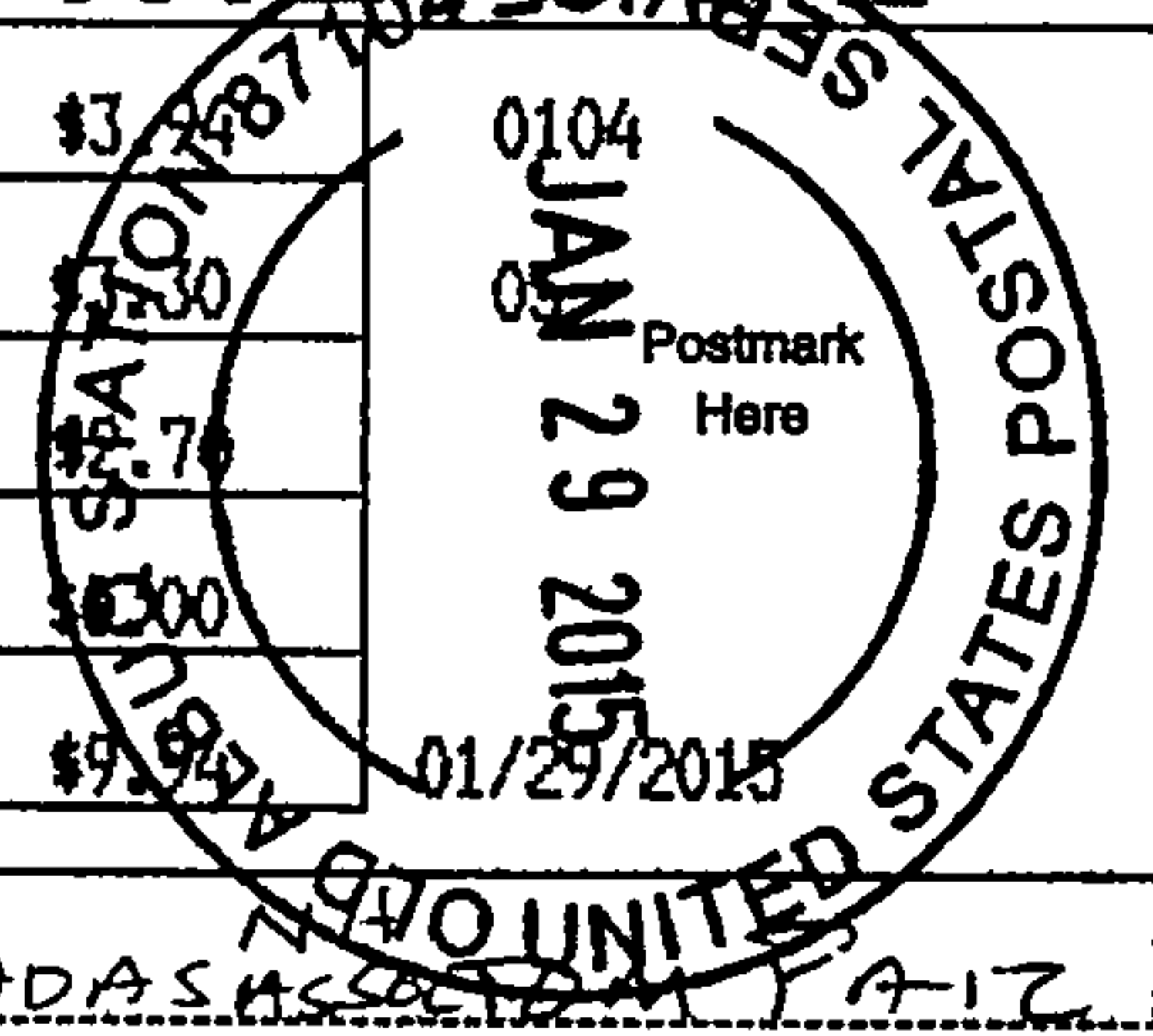
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PIEDRAS MARCADAS ASSOCIATED UNIT
 Street, Apt. No. or PO Box No. **4965 SHERRY ANN NW**
 City, State, ZIP+4 **ABQ, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

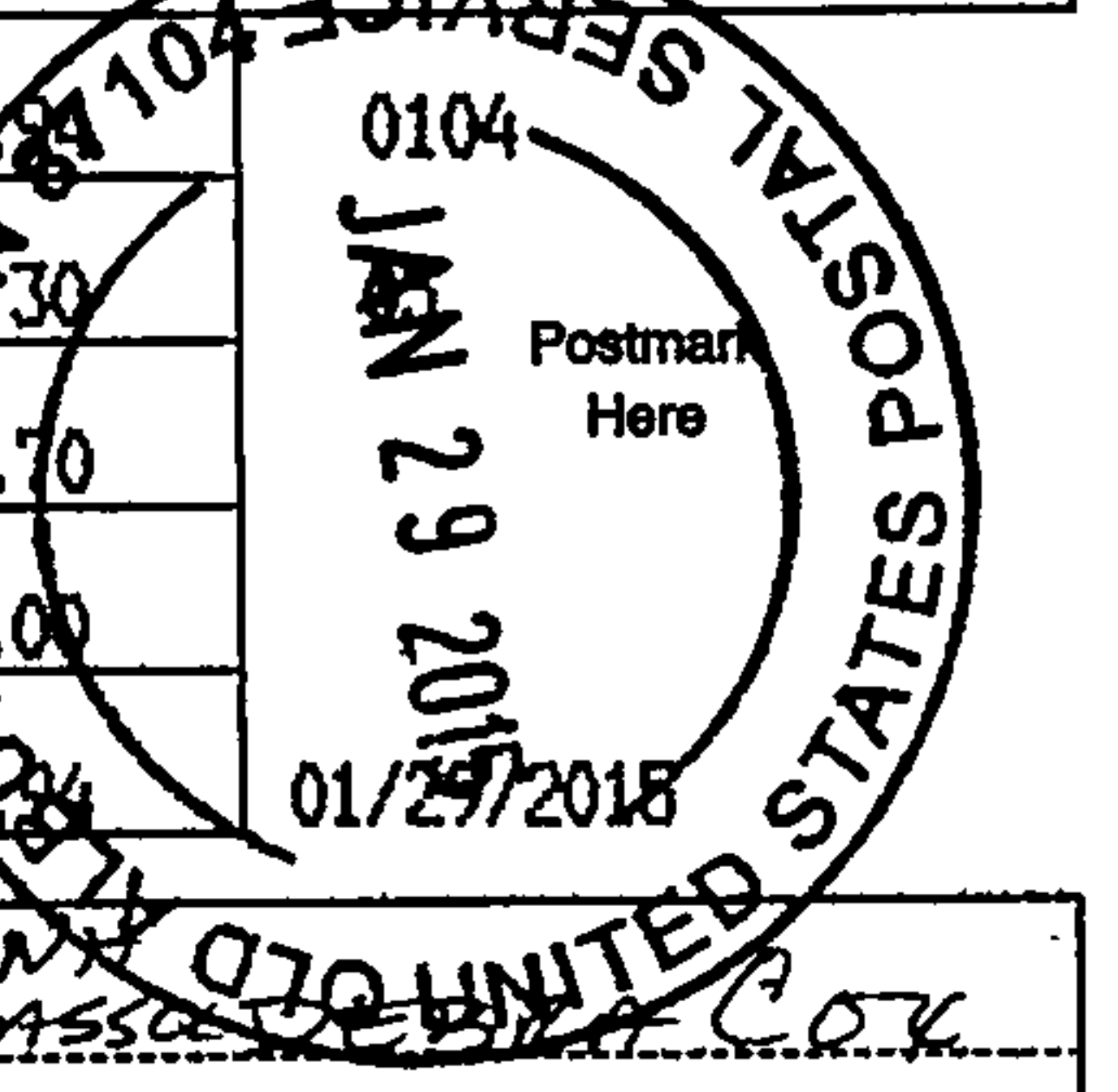
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Total Postage & Fees	\$	\$9.94



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RANCHO SERENO ASSOCIATED UNIT
 Street, Apt. No. or PO Box No. **8209 RANCHO PARAISO NW**
 City, State, ZIP+4 **ABQ, NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

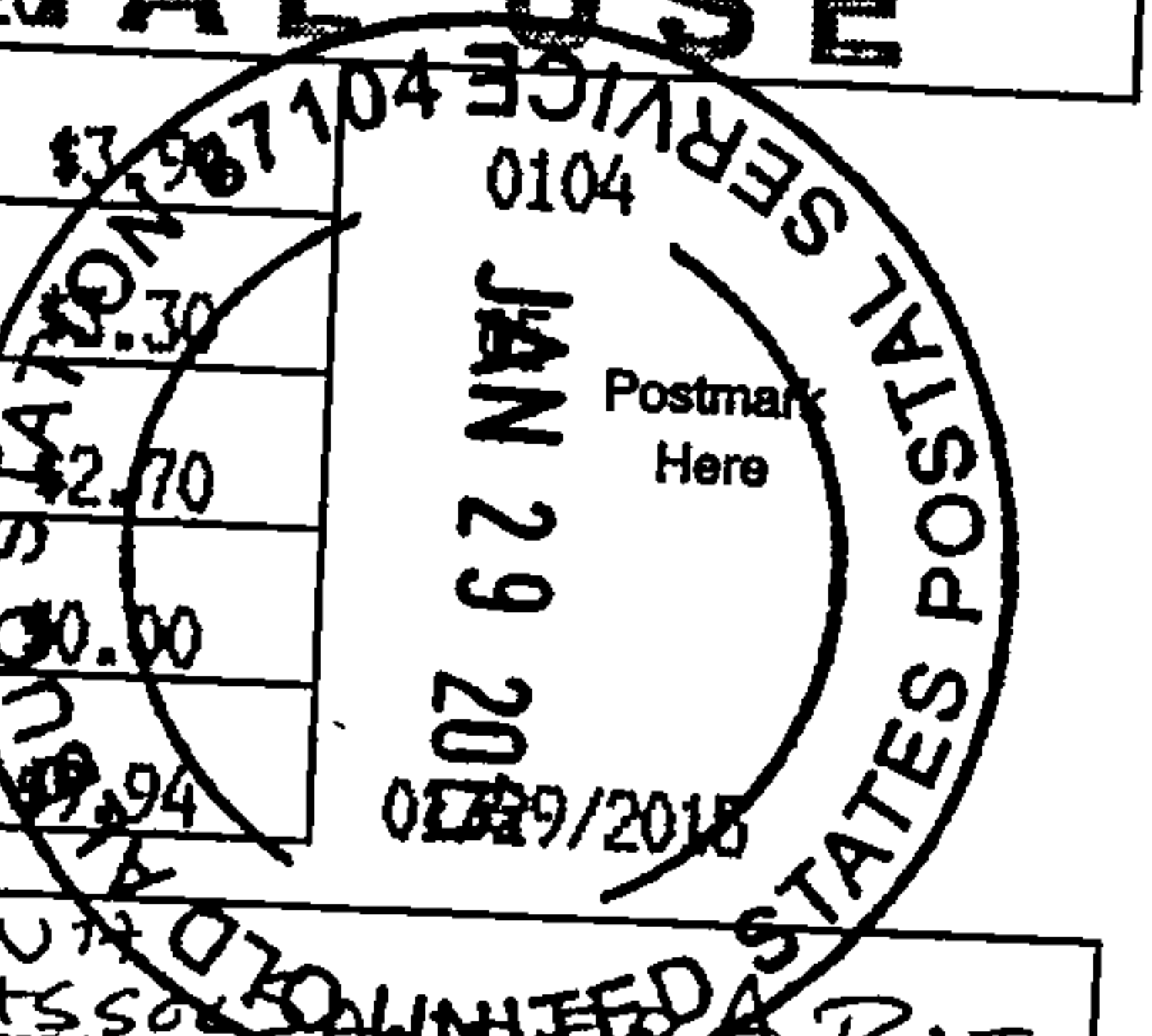
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Total Postage & Fees	\$	\$9.94



Sent To
RANCHO SERENO ASSOCIATED UNIT
 Street, Apt. No. or PO Box No. **7500 RANCHO SOLANO CT NW**
 City, State, ZIP+4 **ABQ, NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

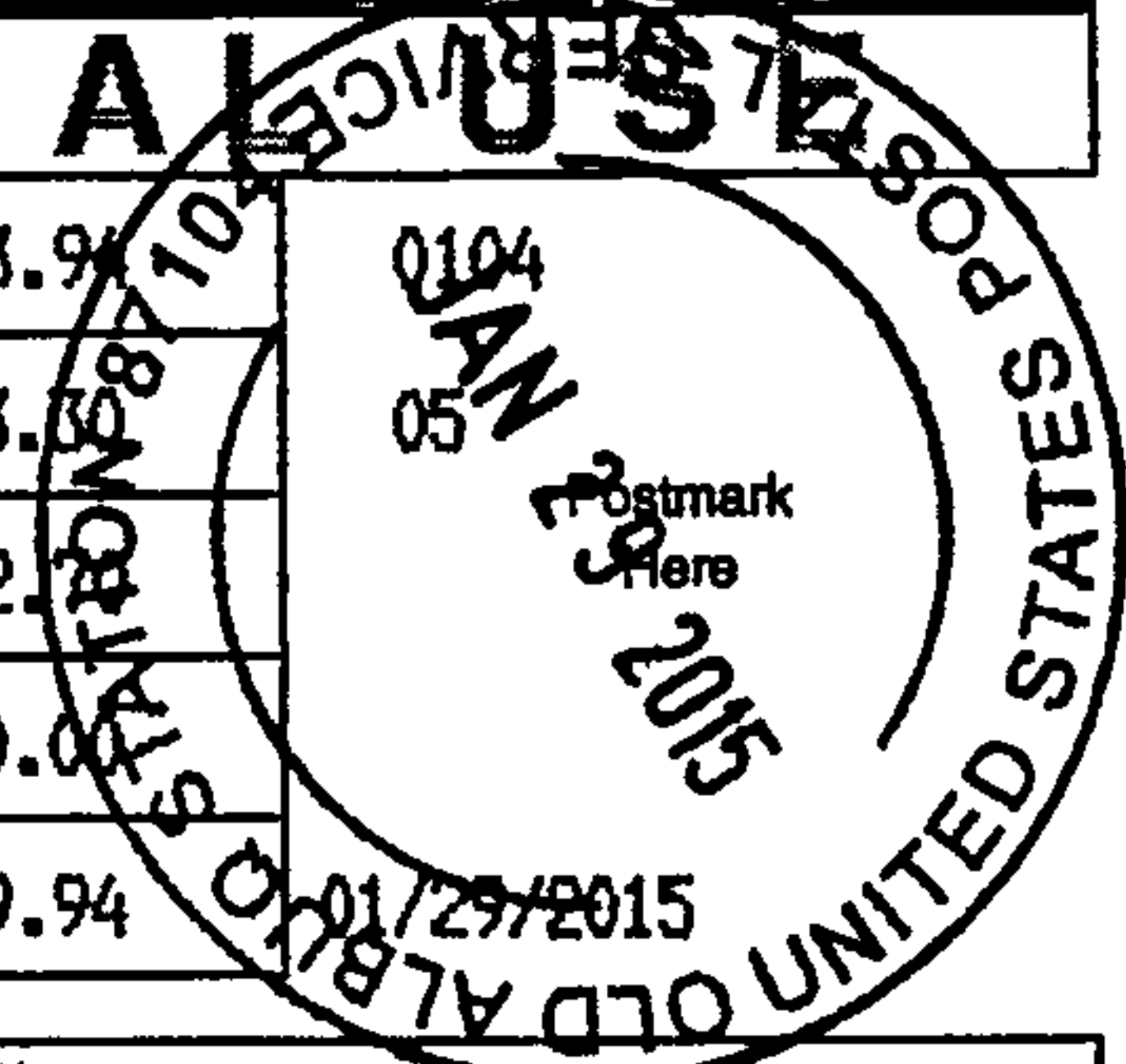
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$9.94



Sent To **NH**
TAYLOR RANCH ASSOC JOLENE WOLFLEY
 Street, Apt. No., or PO Box No. **7216 CARSON TRAIL NW**
 City, State, ZIP+4 **ABQ, NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

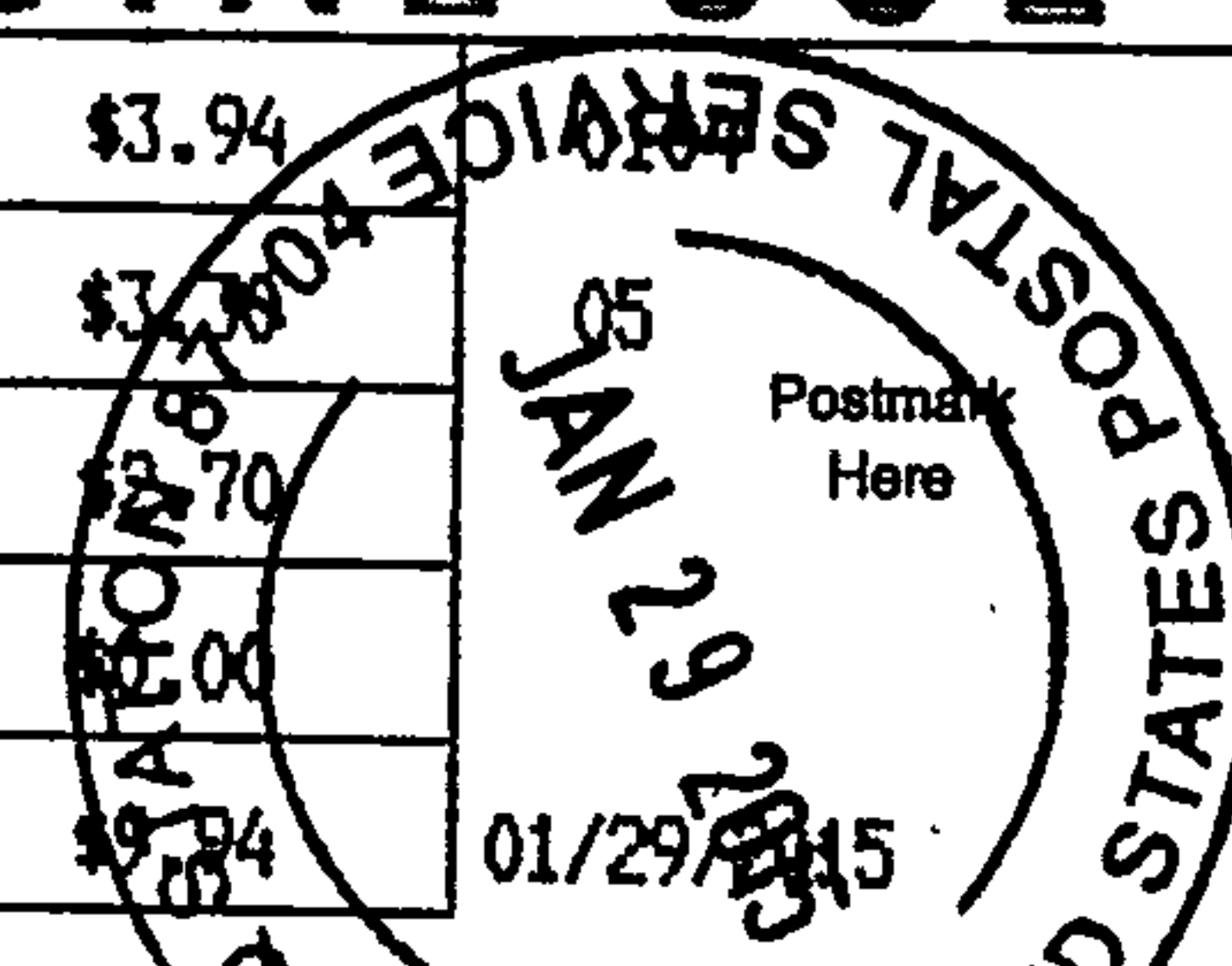
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$9.94



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TAYLOR RANCH ASSOC JOLENE WOLFLEY
 Street, Apt. No., or PO Box No. **5515 PARMINO DR NW**
 City, State, ZIP+4 **ABQ, NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

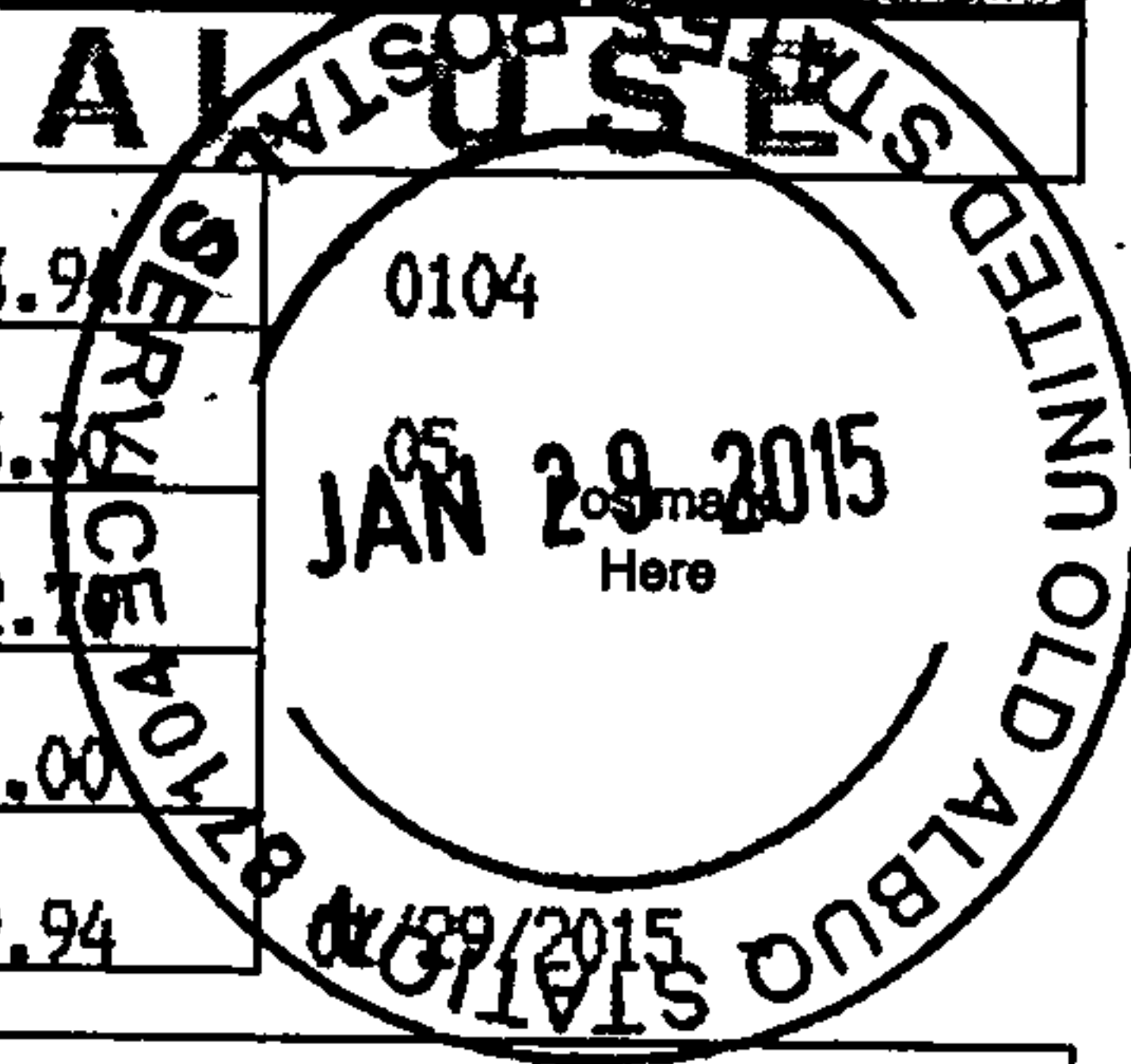
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ALBUQUERQUE NM 87114

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Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$9.94



Sent To **CIVIL**
PARADISE HILLS ASSOC MARIA WARREN
 Street, Apt. No., or PO Box No. **5000 RUSSELL NW**
 City, State, ZIP+4 **ABQ, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

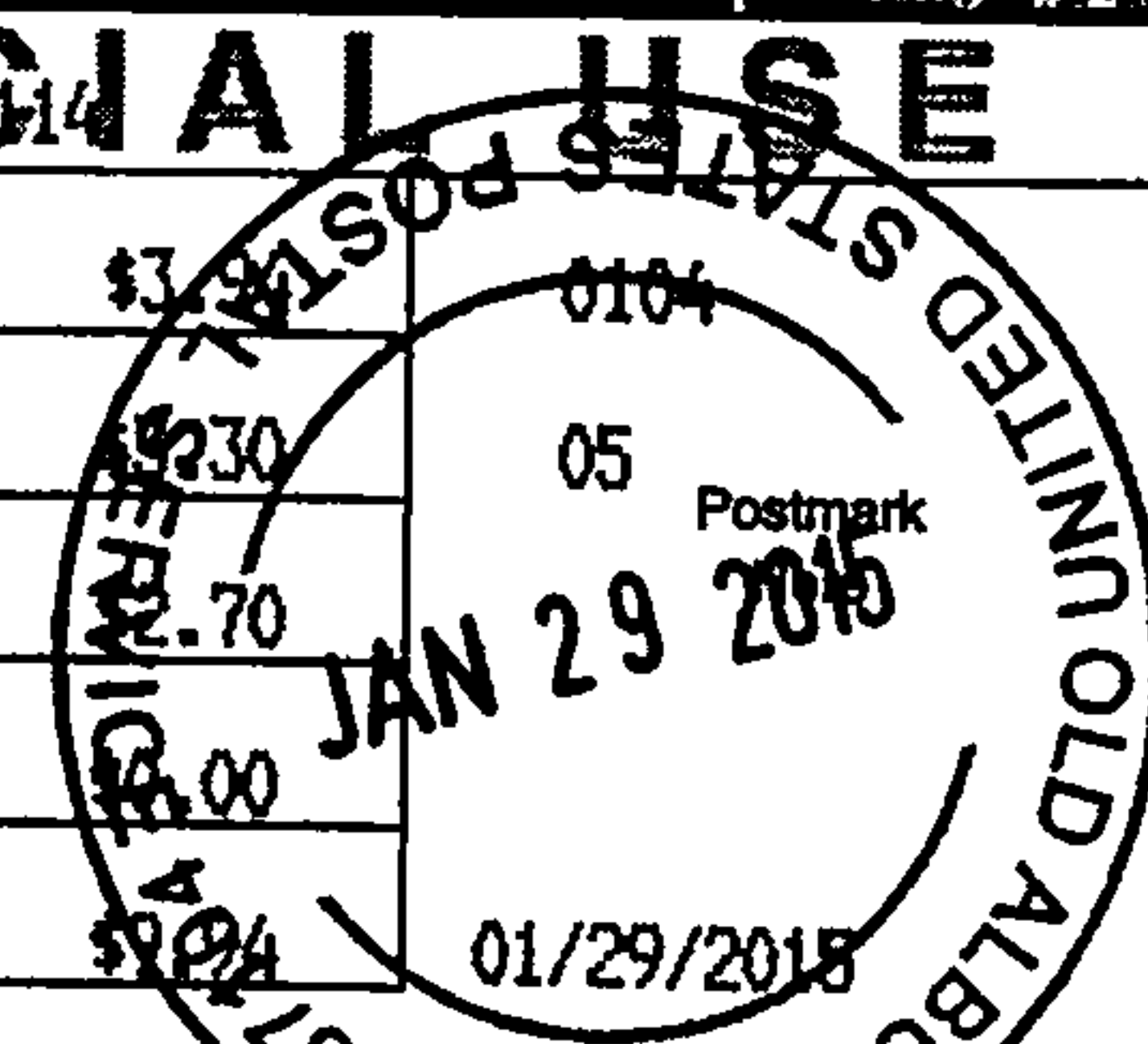
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ALBUQUERQUE NM 87114

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$9.94




Sent To **CIVIL**
PARADISE HILLS ASSOC MARIA WARREN
 Street, Apt. No., or PO Box No. **10013 PLUNIZETT DR NW**
 City, State, ZIP+4 **ABQ, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness 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. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.


01/20/15

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. 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 & electronic copy (pdf) of Site Development Plan
- 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'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'

[other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. 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: 53 provided: 53

Handicapped spaces (included in required total) required: 4 provided: 4
Motorcycle spaces (in addition to required total) required: 2 provided: 2

- B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: 3 provided: 3
- 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
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 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

3. Phasing – This is required information if phasing of project is anticipated

- 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or 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.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. 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.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 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

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. 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 discuss 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
- 7. Verification of adequate sight distance



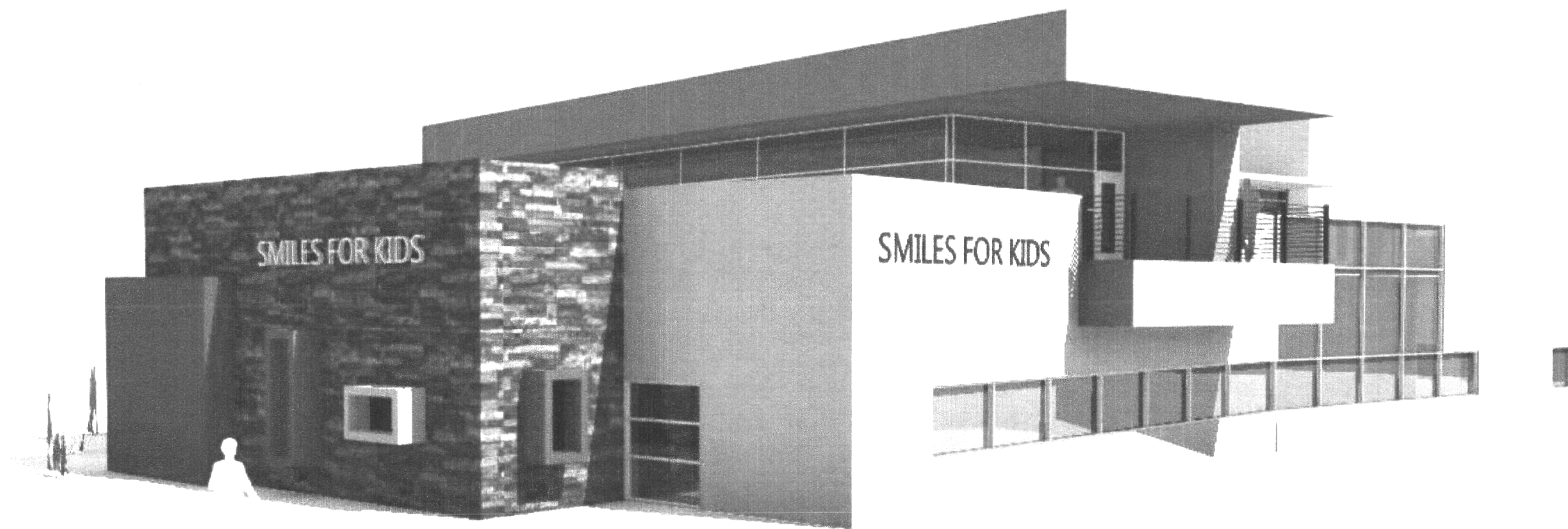
View from Southwest



View from Southeast



View from Southwest



View from Southeast

PROJECT #
1003415

February 25, 2015

SBF