



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70040 Project # 1003804
 Project Name: UNIVERSITY HEIGHTS HOSPITAL
 Agent: SURVEYS SOUTHWEST LTD Phone No.: 998-0303

Your request was approved on 01/30/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: see comments

UTILITIES: _____

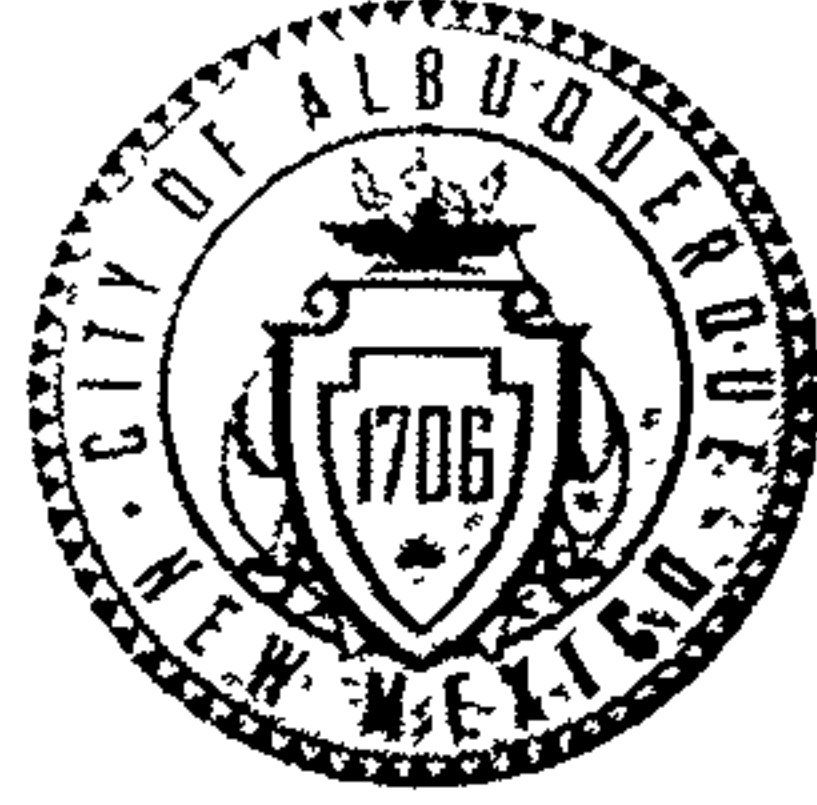
CITY ENGINEER / AMAFCA: It appears from site plan that existing buildings will not comply with Building Code with proposed lot line - will need certification that buildings comply w/Code vis a vis lot line.

PARKS / CIP: _____

PLANNING (Last to sign): - site plan to show setbacks of c
- clarify reciprocal easement 3-26-08

- 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. OK
 - Copy of recorded plat for Planning.

Created For: 1/30/08



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 30, 2008 9:00 AM

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004462**
08DRB-70006 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3**, zoned SU-1, located on COORS BLVD NW BETWEEN NAMASTE RD AND SEVILLA AVE containing approximately 23.1164 acre(s). (F-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006539**
08DRB-70005 VACATION OF PUBLIC
EASEMENT
08DRB-70007 VACATION OF PRIVATE
EASEMENT
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMEN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (*Deferred from 06/27/07 & 11/28/07*) (R-15, R-16, S-15 & S-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**
4. **Project# 1007018**
08DRB-70002 VACATION OF PUBLIC
EASEMENT

CARTESIAN SURVEYS INC agent(s) for CONTACT BRENT TIANO request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A & B, **CIRCLE K CORPORATION**, zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-19) **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.**
5. **Project# 1003709**
08DRB-70003 VACATION OF PUBLIC
EASEMENT
08DRB-70004 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) (*Deferred from 10/10/07, 11/14/08 & 12/12/07*) **DEFERRED TO 2/27/08 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# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF
- DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). (*Deferred from 1/9/08 & 1/16/08*). **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**
8. **Project# 1007076**
08DRB-70042 MINOR - SDP FOR
BUILDING PERMIT
- DEKKER/PERICH/SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot(s) 3A1-B, Block(s) A, **INTERSTATE INDUSTRIAL TRACT; ALBUQUERQUE, BERNILLIO CO., NM Unit 2**, zoned IP, located on OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE containing approximately 0.75 acre(s). (E-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TRANSPORTATION FOR SITE DEVELOPMENT PLAN TO INCLUDE REQUESTED AMENDED ITEMS, AND TO PLANNING FOR REFUSE AGREEMENT TO REMOVE DUMPSTER, AND FOR VERIFICATION THAT A PUBLIC HEARING WAS NOT REQUIRED.**
9. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION
- GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08*) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006602**
 08DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
 08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION
- 08DRB-70027 VACATION OF PRIVATE EASEMENT
 08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- SURV-TEK INC agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A - 20A, Block 31, **TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (To be known as VENTURA PLAZA) Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE containing approximately 5.4387 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. ~~Project#-1003804~~
 08DRB-70040 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
12. **Project# 1002632**
 08DRB-70034 AMENDMENT TO INFRASTRUCTURE LIST
- SURVEYS SOUTHWEST LTD agent(s) for SHERI MILONE request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1, located on MONTGOMERY BLVD NE BETWEEN JEFFERSON ST NE AND HOSPITAL LOOP NE containing approximately 11.3317 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW SETBACKS AND TO CLARIFY RECIPROCAL EASEMENTS, AND TO PLANNING FOR CROSS LOT ACCESS EASEMENT.**
- TIERRA WEST LLC agent(s) for AmGo, LLC request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit 1A**, zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PRPOSED UNSER ALIGNMENT containing approximately 32.2706 acre(s). (B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project# 1004526**
08DRB-70039 EXT OF MAJOR
PRELIMINARY PLAT
- CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 401, **SAGE PARK**, zoned PRD, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO SW containing approximately 10 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
14. **Project# 1004986**
08DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot 2, Tract 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE BETWEEN PEDREGOSO PL SE AND LA CABRA DR SE containing approximately 0.9439 acre(s). (M-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007043**
08DRB-70045 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PETE DASKALOS & JOHN GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) A35-B-1 & A35-B-2, **TOWN OF ATRISCO GRANT Unit(s) NE**, zoned SU-1 FOR C-1 & O-1 USES, located on SEQUIOA NW BETWEEN ATRISCO NW AND COORS NW containing approximately 2.6664 acre(s). (G-11) **THE PRELIMINARY/FINAL AT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS PARKING AND DRAINAGE EASMENT, AND TO PLANNING FOR INDICATION OF WIDTH AT NARROWEST POINT, 25 FT RADIUS AT INTERSECTION OF ATRISCO AND SEQUOIA, WIDTH OF RIGHT-OF-WAY, AND EXHIBIT SHOWING SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE.**

17. **Project# 1007078**
08DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for CHU LA. TRUSTEE RVT request(s) the above action(s) for all or a portion of Lot(s) 9A, 10 - 12, Block 20, **BEL-AIR**, zone C-2, located on MENAUL BLVD NE BETWEEN MONROE NE AND MADISON NE containing approximately 0.9048 acre(s). (H-17)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 2 FT DEDICATION FOR ALLEY RIGHT OF WAY ON THE NORTH.

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

18. **Project# 1007077**
08DRB-70043 SKETCH PLAT REVIEW
AND COMMENT
- PRECISION SURVEYS INC agent(s) for MICHELLE DEVLIN request(s) the above action(s) for all or a portion of Lot(s) 1-A, **MOTOROLA REPLAT**, zoned SU-1/M-1, located on ALAMEDA NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately 20.739 acre(s). C-17 **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007074**
08DRB-70038 SKETCH PLAT REVIEW
AND COMMENT
- ROSS HOWARD SURVEYING CO. request(s) the above action(s) for all or a portion of Tract(s) 99,100,109, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN GRIEGOS NW AND DIETZ PL NW containing approximately 0.7 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 9, 2008.

Other Matters: None

ADJOURNED: 11:05

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 30, 2008
DRB Comments**

ITEM # 11

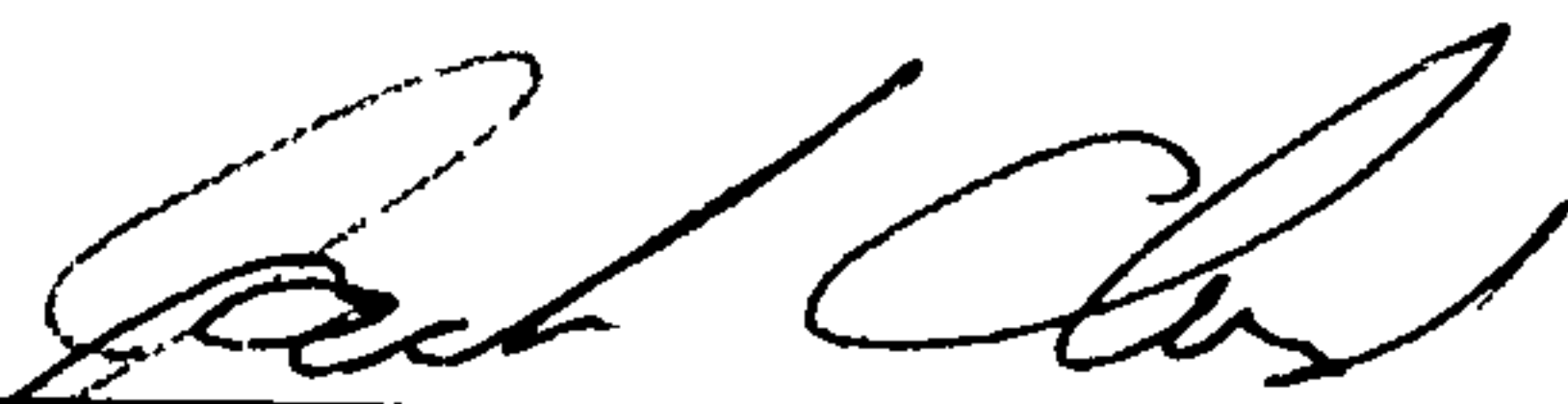
PROJECT # 1003804 APPLICATION # 08-70040

RE: Tract M-1, University Heights Hospital

For future reference, please revise solar note (No. 10) to be specific to this type of request, i.e. replace the words "REQUESTED FINAL ACTION" with the word "THIS PLAT" at the beginning of the note, and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

Note 11 needs to document and reference easements; if they are being granted with this plat, then it must be stated as such.

Certification is needed that the existing building conforms to the City's Building Code regarding the proposed lot line, and with the Zoning Code regarding on-site parking for the proposed lot(s).



Jack Cloud AICP, DRB Chairman
924-3934/ jcloud@cabq.gov



2/11

3804

DXF Electronic Approval Form

DRB Project Case #: 1003804

Subdivision Name: UNIVERSITY HEIGHTS HOSPITAL TRACTS M1A & M1B

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 1/22/2008

Hard Copy Received: 1/22/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

01.23.2008
Date

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

AGIS Use Only

Copied fc 3804 to agiscov on 1/23/2008 Contact person notified on 1/23/2008

#4



Replaceme 1
Complete 3-2-05 al

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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00315 (SBP)

Project # 1003804

Project Name: UNIVERSITY HEIGHTS HOSP.

Agent: Gregory T. Hicks & Associates

Phone No.: 243-7492

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies of SPBP

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

Project Number.

1003804

#4



Replaceme N
Complete 3-2-05 RL

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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00315 (SBP)
Project Name: UNIVERSITY HEIGHTS HOSP.
Agent: Gregory T. Hicks & Associates

Project # 1003804
Phone No.: 243-7492

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): 3 copies of SPBP
- _____
- _____
- _____

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

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

Project Number.

1003804



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 2, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 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 # 1001901**
05DRB-00196 Major-Vacation of Public Easements
05DRB-00197 Minor-Vacation of Private Easements
05DRB-00198 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES**, zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

2. **Project # 1003641**
05DRB-00194 Major-Vacation of Pub
Right-of-Way
05DRB-00195 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION**) zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: A UTILITY PLAN FOR WATER AND SEWER SERVICES SHALL BE APPROVED BY UTILITY DEVELOPMENT. THE FINAL PLAT SHALL SHOW LOT 10 WITH 3600 SQ. FT. MINIMUM LOT SIZE.**

3. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from* 2/16/05, 2/23/05 & 3/2/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

4. **Project # 1003804**
05DRB-00315 Minor-SiteDev Plan
BldPermit/EPC

GREGORY T HICKS & ASSOCIATES agent(s) for LOVELACE SANDIA HEALTH SYSTEM request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1 HOSP & PROF OFFICES, located on MONTGOMERY BLVD NE, between JEFFERSON NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 04EPC01831, DRB-96-20, V 96-7, Z-81-53, Z-78-178 Z-77-109, ZA-76-165] [Carmen Marrone, EPC Case Planner] (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1001770**
05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR**, zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] [Elvira Lopez, EPC Case Planner] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, INCLUDE ALL EASEMENTS OF RECORD AND THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS DATED 1/12/05 MUST BE RECORDED WITH THE PLAN AND TO PLANNING FOR THE AGIS DXF FILE.**

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

7. **Project # 1003978**
05DRB-00309 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING COMPANY, INC agent(s) for CHARLES B. AND THERESA M. LUCERO request(s) the above action(s) for UNPLATTED LAND (to be known as **LANDS OF CHARLES B. AND THERESA M. LUCERO**, zoned SU-2 RCM, located on MOUNTAIN RD NE, between WALTER NE and I-25 containing approximately 1 acre(s). (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROOF OF DATE OF HOUSE CONSTRUCTION.**

8. **Project # 1000045**
05DRB-00313 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s). [REF: DRB-98-227, 04DRB01978, 05DRB00030] (F-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002047**
05DRB-00312 Minor-Prelim&Final Plat
Approval

TIERRA WEST agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LN NE containing approximately 7 acre(s). [REF: 04DRB01174] (E-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A LETTER OF ACCEPTANCE FOR PROJECT NUMBER 7571-81 WATER LINE/FIRE HYDRANT RELOCATION.**

10. **Project # 1002334**
04DRB-01479 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] *[Final Plat Indef Deferred for SIA]* (K-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat
Approval
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: 04DRB-00718] *[Deferred from 2/23/05]* (C-9) **THE BOARD DEEMED IT WAS NOT NECESSARY TO AMEND THE PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS TO ADD OPEN SPACE NOTE.**

12. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

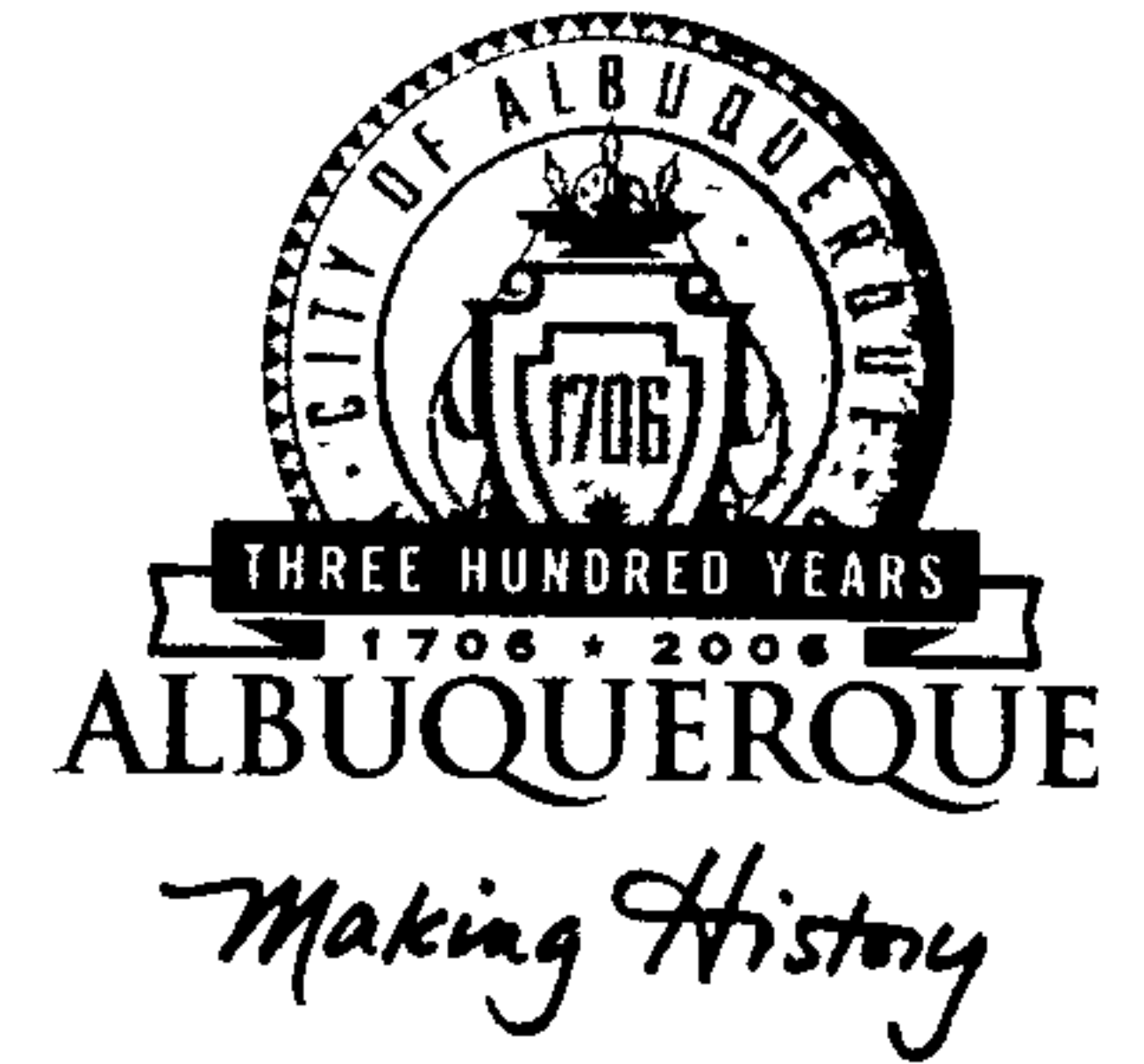
13. **Project # 1003762**
05DRB-00316 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-T, located on EASTRIDGE DR NE, between INDIAN SCHOOL RD NE and CHELWOOD PK BLVD NE containing approximately 5 acre(s). [REF: 04EPC01714] (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for February 9, 2005. **THE DRB MINUTES FOR FEBRUARY 9, 2005 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003804

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 2, 2005

44
44
44
44

PLANNER:

MIKE HOLTON WITH SOLID WASTE
SIGN MYLAR SUBSEQUENT TO
REPRODUCTION OF 6 D.R.B. SETS.

MIKE ALSO SIGNED THIS PAPER COPY.

JIM MCGILLIVRAY
GREGORY T. HICKS + ASSOC.
243-7492

2-22-5



Sheran A. Matson
03/04/04 02:35 PM

To: Jon Herbert/PLN/CABQ@COA, April M.
Candelaria/PLN/CABQ@COA
cc:
Subject: Before you buy a Zone Atlas CD

----- Forwarded by Sheran A. Matson/PLN/CABQ on 03/04/04 02:34 PM -----



Neal P. Weinberg
03/04/04 02:21 PM

To: Sheran A. Matson/PLN/CABQ@COA, Richard
Sertich/PLN/CABQ@COA
cc: Patricia M. Apt/PLN/CABQ@COA, Thomas A.
Golden/PLN/CABQ@COA, Colleen E.
Griever/PLN/CABQ@COA, Barbara A.
Romero/PLN/CABQ@COA, Neal P.
Weinberg/PLN/CABQ@COA, Jason E. Fink/ISD/CABQ@COA
Subject: Before you buy a Zone Atlas CD

The Zone Atlas pages are now available FREE at:

<http://www.cabq.gov/gis/download.htm>

Questions? Contact:
Neal Weinberg
AGIS Manager
Planning Department
nweinberg@cabq.gov
(505) 924-3807

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

#4

INTER-OFFICE MEMO

February 28, 2005

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1003804, University Heights Hospital**

On January 20, 2005, the EPC approved an Amendment to a Site Plan for Building Permit for Parcel M-1, University Heights Hospital, located on Montgomery Blvd. NE between Jefferson and San Mateo. The applicant proposes to construct a new 3-story building addition at the southwest corner of the site and to add additional surface parking throughout the site.

The DRB submittal for the amended Site Plan for Building Permit generally meets all of the EPC conditions with the exception of the following:

- The correct zoning should be noted on the cover sheet and on sheet C3.1 as "SU-1 for Hospital and Related Professional Offices"
- Condition 9: The applicant inadvertently deleted the correct lighting language referencing sites that are 5 or more acres, which is applicable to the site. Instead, the applicant needs to delete reference to sites less than 5 acres and sites within 100' of a residential zone.

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

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003804

AGENDA ITEM NO: 11

SUBJECT:

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 ____; 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
924-3986

DATE: January 30, 2008



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action **PRELIM/FINAL**
- 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

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: SHERI MILONE, CEO C/O HANK HUMME PHONE: 270-4686
 ADDRESS: 4701 MONTGOMERY NE FAX: _____
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS.

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 M-1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: UNIVERSITY HEIGHTS HOSPITAL
 Existing Zoning: SU-1 Proposed zoning: N/A
 Zone Atlas page(s): F-17-Z UPC Code: 1-017-061-383-040-40129 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB- AX, etc.): 281-53, 283-137, 277-109, ZA 76-215, DRB 96-20, AA 96-165, Y96-7 Proj # 1003804

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 11.3317 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTGOMERY BLVD NE
 Between: JEFFERSON ST. NE and HOSPITAL LOOP.

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

SIGNATURE Dan Graney DATE 1-21-08
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>ORDRB</u> <u>70040</u>	<u>PBF</u>		\$ <u>285.00</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>January 30, 2008</u>			Total \$ <u>305.00</u>
	<u>1/22/08</u>			Project # <u>1003804</u>
	Planner signature / date			

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

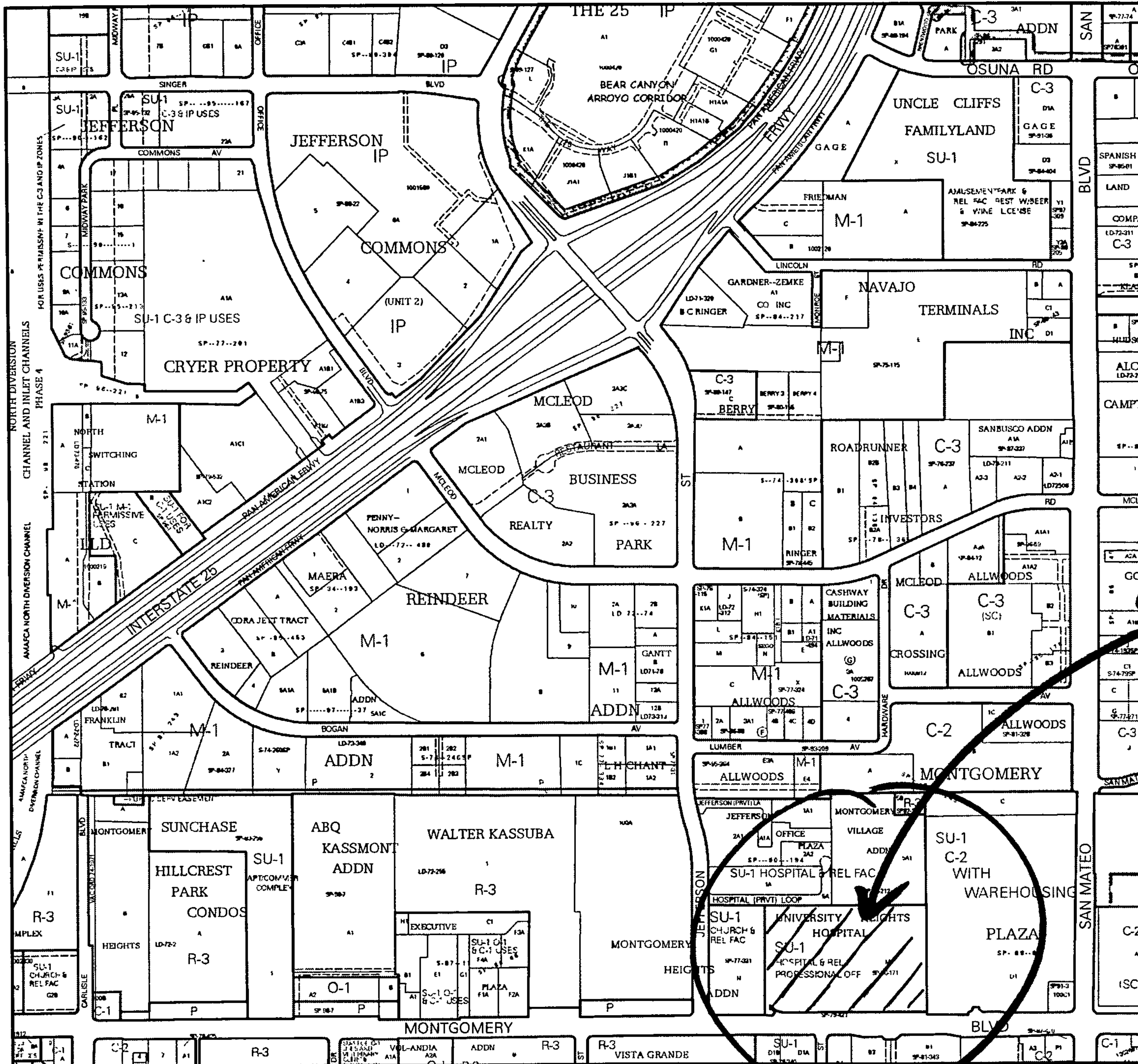
Dan Graney
Applicant name (print)
Dan Graney 1-28-08
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 09DRB - _____ - 10040
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 1/22/08
Planner signature / date
 Project # 1003804




LEGAL DESCRIPTION


T11N
R3E
SEC 35

UNIFORM PROPERTY CODE


1-017-061



STATE



Map amended through July 2007



PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit www.bernco.gov.

F-17-Z

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

December 20, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS M-1-A & M-1-B, UNIVERSITY HEIGHTS HOSPITAL

Dear Board Members:

Surveys Southwest, Ltd is requesting a preliminary / final plat for the above referenced property. The site has existing buildings (women's hospital, located at 4701 Montgomery NE).

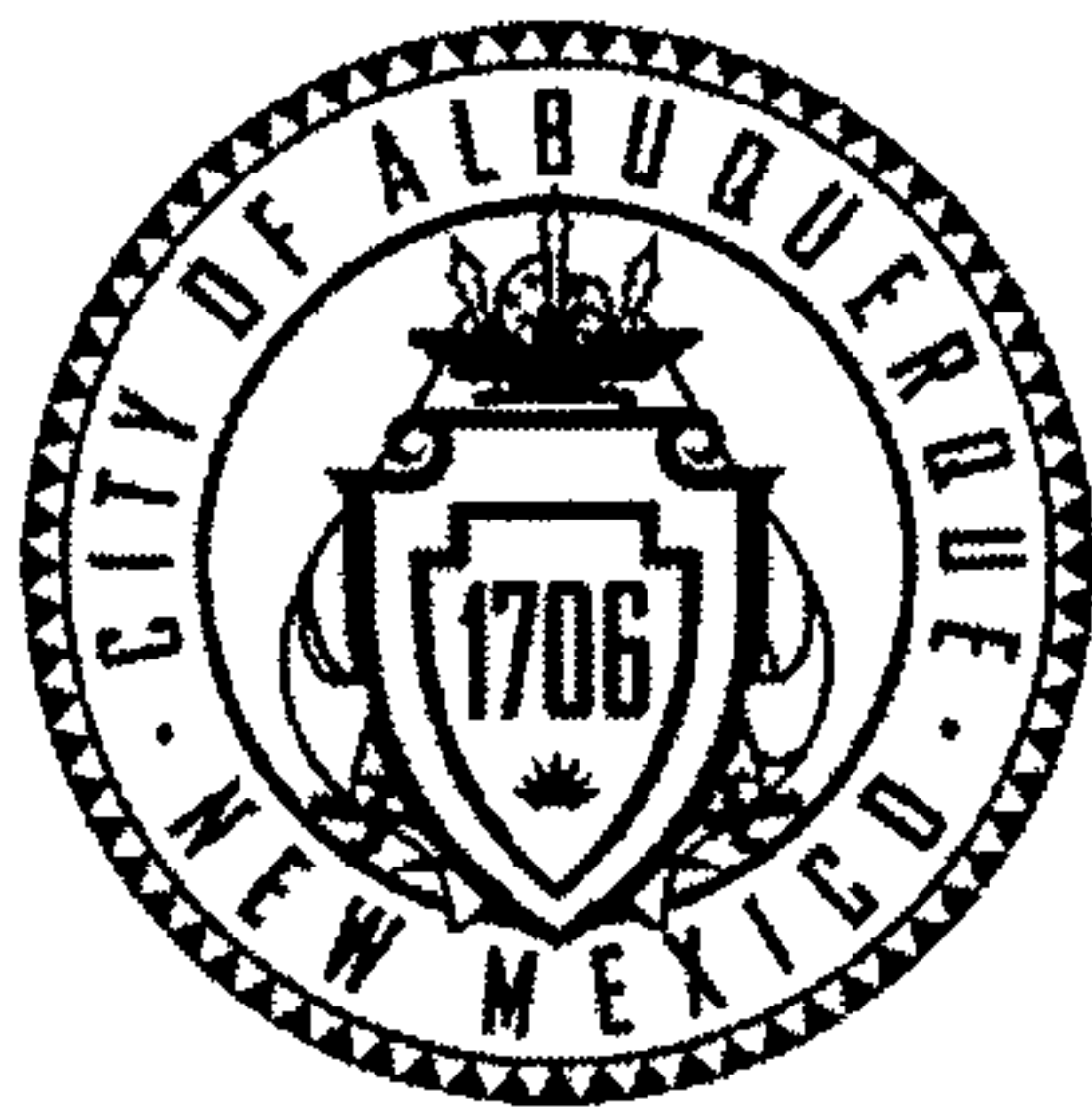
The owner is dividing One (1) existing tract into Two (2) new tracts for tax purposes.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

January 18, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Southwest Survey

Applicant:

Legal Description: Tracts M-1-A and M-1-B, University Heights Hospital

Acreage: 11.33 acres

Zone Atlas Page: F-17

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION: AGIS aerial photo (on file) showing entire tract to be completely developed.

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(2)—extensive previous land disturbance).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION: WOMEN'S HOSPITAL OF N.M. SHERI MILONE, CEO

NAME: LOVELACE SANDIA HEALTH SYSTEM PHONE: 727-7805
 ADDRESS: 4701 MONTGOMERY BLVD. N.E. FAX: 727-7888
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: sherim@sjhs.org

Proprietary interest in site. OWNER List all owners. ARDENT/LOVELACE SANDIA HEALTH SYSTEM.

AGENT (if any): GREGORY T. HICKS & ASSOC. P.C. PHONE: 243-7492
 ADDRESS: 110 2ND STREET. S.W., SUITE 204 FAX: 243-1106
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: dauidk@gthicks.com

DESCRIPTION OF REQUEST: MEDICAL OFFICE AND NEONATAL INTENSIVE CARE UNIT ADDITION, PARKING LOT ALTERATIONS

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No DRB Final Sign off for Approved EPC SDP for Bids Permit

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

Lot or Tract No M-1 Block: _____ Unit: _____
 Subdiv / Addn UNIVERSITY HEIGHTS HOSPITAL
 Current Zoning: SU-1, HDSP./PROF. OFFICES Proposed zoning: SAME
 Zone Atlas page(s): F-17-Z No of existing lots: 1 No of proposed lots: 1
 Total area of site (acres): 11.4 Density if applicable. dwellings per gross acre: N.A. dwellings per net acre: N.A.
 Within city limits? Yes No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1 017 061 383 040 40129 MRGCD Map No _____
 LOCATION OF PROPERTY BY STREETS On or Near MONTGOMERY BLVD. N.E.
 Between: JEFFERSON N.E. and SAN MATEO BLVD. N.E.

CASE HISTORY: RECENT: PROJECT # 1003804 04EPC-01831 AMENDMENT TO EPC SITE PLAN

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX-, Z-, V-, S-, etc) AA-96-165
DRB-96-20, V-96-7, Z-81-53, Z-78-137, Z-77-109, ZA-76-216

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

SIGNATURE David T. Kines DATE 2-22-05
 (Print) DAVID T. KINES Applicant Agent

Carmen Watson EPC Case Planner

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB 00315</u>	<u>SBP</u>	<u>R(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CM F</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>3-2-05</u>			Total \$ <u>20.00</u>

Michael 2-22-05 Project # 1003804

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.**

*150022
000000*

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
 - 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. *OK BLS*
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision). *on mylar*
 - 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 **NOT REQUIRED (BLS)**
 - 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.**

MIKE HOLTON

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

David T. Kines

 Applicant name (print)
DAVID T. KINES 2-22-05

 Applicant signature / date



Checklists complete Application case numbers
 Fees collected 05DRP3 600315
 Case #s assigned _____
 Related #s listed _____

Form revised October 2004

 Planner signature / date 2-22-05
Project # 1003804

February 22, 2005

Design Review Board (DRB)
City of Albuquerque

RE: Purpose of this letter:

Explanation of How EPC Conditions Are Being Addressed in Revised Site Plan
Refer to Notice of Decision dated January 20, 2005
EPC Project #1003804

Women's Hospital (formerly Northeast Heights Medical Center)
4701 Montgomery Blvd. NE

Legal Description: University Heights Hospital, Tract (Lot) M-1
Zone Map: F-17-Z
Current Zoning: SU-1, Hospital and Related Professional Offices.
(No zoning change planned or required)

Explanation of How EPC Conditions Are Being Addressed:

Condition 1 - Explanation Letter Required

- * The following narrative describes how each of the EPC conditions are being addressed in the revised submission for DRB and serves as the required letter.

Condition 2 – Scope of Work Language Clarifications

- * The EPC requested that the term “New Construction” be changed to “New Building Construction, and the term “Future Parking” be changed to “New Parking”. These language revisions are made on the new site plan and serve to clarify that all of the work shown on the site plan is part of the scope of work being sought under this submission.

Condition 3 – Label Site Wall Heights

- * Keyed Note 9 on the site plan was revised to indicate a wall height of 3'-0”.

Condition 4 – Delete One Row of Proposed New Parking Along Montgomery

- * In order to preserve the park-like main entrance to the hospital facility, the EPC requested that some of the proposed new parking along Montgomery be deleted, particularly in the middle section bordering Montgomery. The parking in this area is reduced to one row.

Condition 5 – Parking Circulation Improvements

- * Dead end parking aisles have been eliminated throughout the site, except the southeast corner. It was determined during post-EPC hearing discussions with the City planner Carmen Marrone, that the southeast corner could forego this requirement.

GREGORY T. HICKS AND ASSOCIATES, P.C.

The Sunshine Building
110 Second St SW Suite 204
Albuquerque, New Mexico 87102

• ARCHITECTS - PLANNERS •

(505) 243-7492
fax (505) 243-1106
e-mail gthicks@gthicks.com



Condition 6 – Parking Calculation Revisions

- * All parking calculation revisions requested by the EPC have been made. This results in the total number of required parking spaces being reduced from 308 to 306, in keeping with EPC's request. Reinstating the south park, and elimination of dead-end parking aisles, reduces the number of parking spaces provided from 633 to approximately 597, still exceeding the number required by the Zoning Ordinance by almost double.

Condition 7 – Pedestrian Circulation Improvements

- * The existing pedestrian pathway along Hospital Loop will be restored, particularly in the mid-section of the site. During post-EPC hearing discussions with City planner Carmen Marrone, it was determined that the pedestrian path would not need to extend to the far western and far eastern segments of the site along Hospital Loop because there is no foot traffic along those areas, and because removal of existing steep embankments would result in the loss of several mature street trees.
- * A 6' wide pedestrian path has been added which connects the hospital building to Hospital Loop.
- * The sidewalk along Montgomery Blvd. has been extended northward along the east side of the new building addition as requested.
- * Pedestrian paths crossing vehicular entrances and drive aisles have been demarcated throughout the site with painted stripes.

Condition 8 – Provide Bus Shelter along Montgomery

- * A pre-manufactured bus shelter has been added along Montgomery Blvd. The shelter is noted on the Site Plan; an enlarged site plan and elevation are shown in the drawings.

Condition 9 – Revised Site Lighting Regulations Statement

- * The site lighting narrative provided on the site plan has been edited so that information which does not apply to the subject site has been removed. Non-applicable references to sites less than 5 acres and sites within 100' of a residential zone have been removed from the narrative on the site plan.

Condition 10 – Landscaping Adjustments

- a. Two new street trees were added along Montgomery Blvd. in front of the new building, to close the gap between trees.
- b. The existing pedestrian path along Hospital Loop will be refurbished. Part of the work is to trim and remove overgrown landscaping which encroaches into the path.
- c. Detention Pond Clarification: The existing detention pond is currently being extended northward all the way to Hospital Loop, as approved under a recently approved administrative amendment.

GREGORY T. HICKS AND ASSOCIATES, P.C.

The Sunshine Building
110 Second St SW Suite 204
Albuquerque, New Mexico 87102

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(505) 243-7492
fax (505) 243-1106
e-mail gthicks@gthicks.com



- d. The existing park-like landscaping along Montgomery, in front of the main entrance to the hospital remains in it's existing arrangement.

Condition 11 – Public Space Calculations

- * Public Space Calculations have been added to the note strip on the site plan.

Condition 12 - Reference to Pergola

- * Keyed Note 41 has been added to the site plan, identifying location of pergola.

Condition 13 - Reduction in Monument Sign Size

- * Owner is giving a new round of consideration to the facility's main entrance sign, and has elected to leave the existing monument sign in place at this point in time.

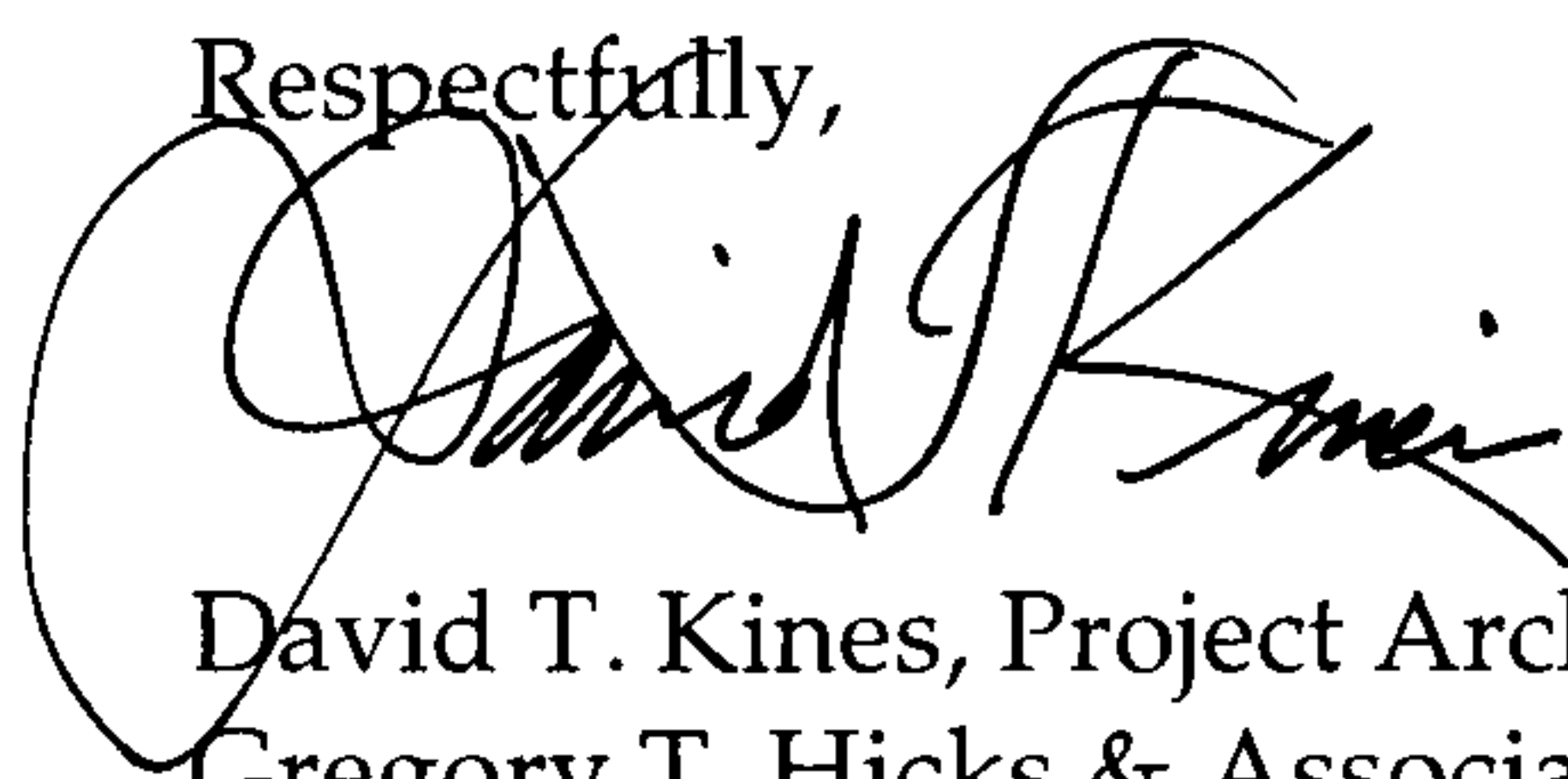
Condition 14 - Conditions From City Engineer, Municipal Development, Public Works, Water Authority and NMDOT

- a. All requirements of previous actions taken by the EPC and/or the DRB will be completed and/or provided for.
- b. All public infrastructure constructed within public right-of-way or public easements will be to city standards.
- c. Site Plan will comply and be designed per DPM Standards.
- d. Jerami Hoover with the Utilities Development / New Service Section, and Fire Inspector Steve Lopez have verified that adequate fire flow can be provided from the southwest fire hydrant on the site.

Condition 15 - Long Term Parking Plan

- * The owner will develop a long term parking plan to be used in all future requests for work, including all administrative amendments.

Respectfully,



David T. Kines, Project Architect
Gregory T. Hicks & Associates, P.C.
Agent For:

Troy Clark, Chief Financial Officer
Women's Hospital of New Mexico
Lovelace Sandia Health Systems
4701 Montgomery Blvd. NE, Albuquerque, NM 87110
Voice: 505-727-7806 Fax: 505-727-9267

attachments: Fire Hydrant and Instantaneous Fire Flow Requirements Form

GREGORY T. HICKS AND ASSOCIATES, P.C.

The Sunshine Building
110 Second St SW Suite 204
Albuquerque, New Mexico 87102

• ARCHITECTS / PLANNERS •

(505) 243-7492
fax (505) 243-1106
e-mail gthicks@gthicks.com



**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER F-17

REFERRAL # _____

SITE ADDRESS 4701 Montgomery Blvd NE

LEGAL DESCRIPTION: SUBJECT TRACT Women's Hospital of NM

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1-2

INSTANTANEOUS FLOW REQUIRED 1,370 GPM

SQUARE FOOTAGE - LARGEST BUILDING 64,389

TYPE CONSTRUCTION TFR

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLL.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLL.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1-2

DATE: 11/16/04

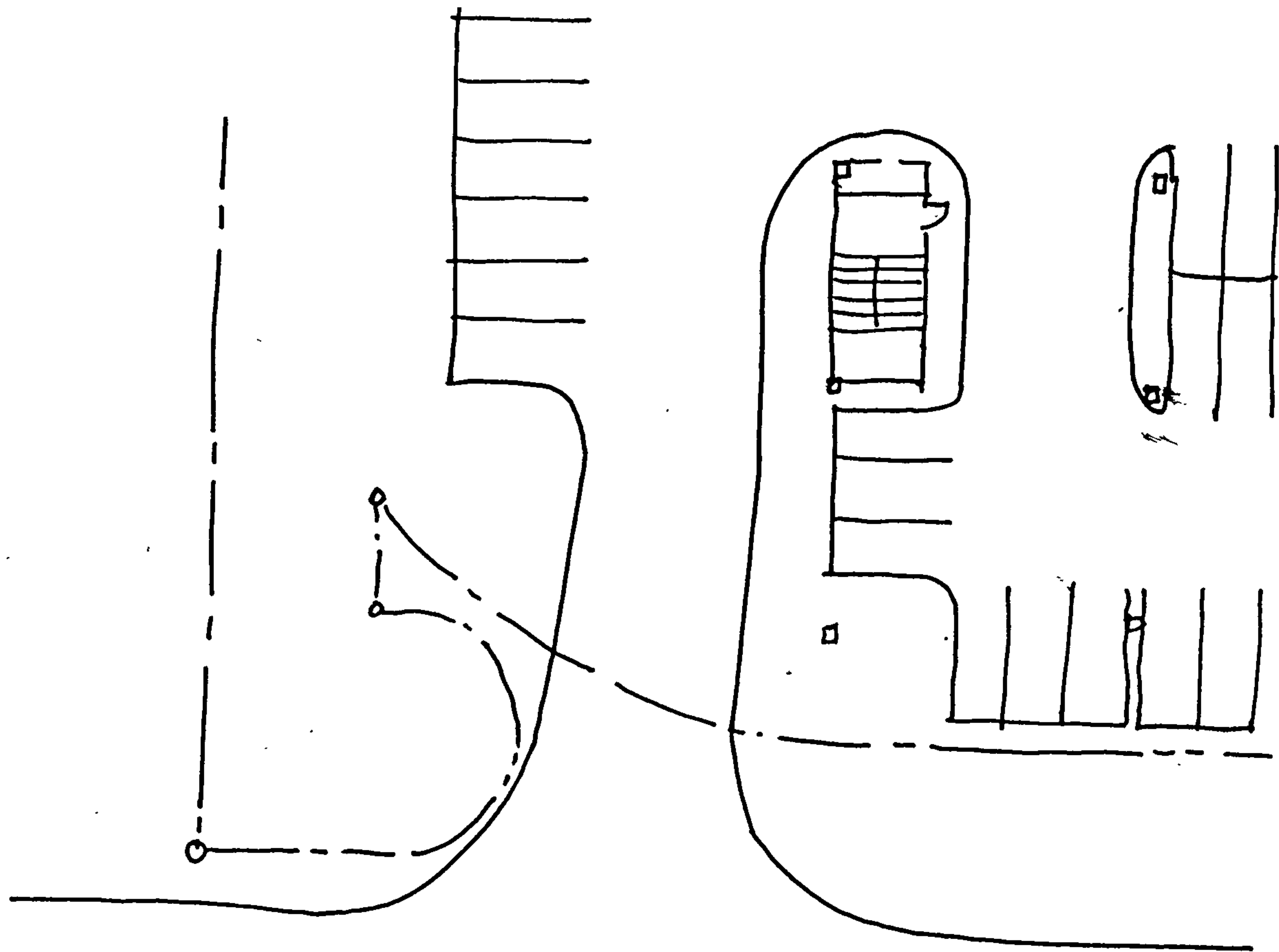
STEVE LOPEZ

FIRE DEPARTMENT INSPECTOR: _____

RECEIVED BY: [Signature] TELEPHONE: (505) 243-7492

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL YELLOW - FILE Flow is available from existing hydrant near SWC of site
Assessm. 11-11-04



AFD PLANS CHECKING OFFICE

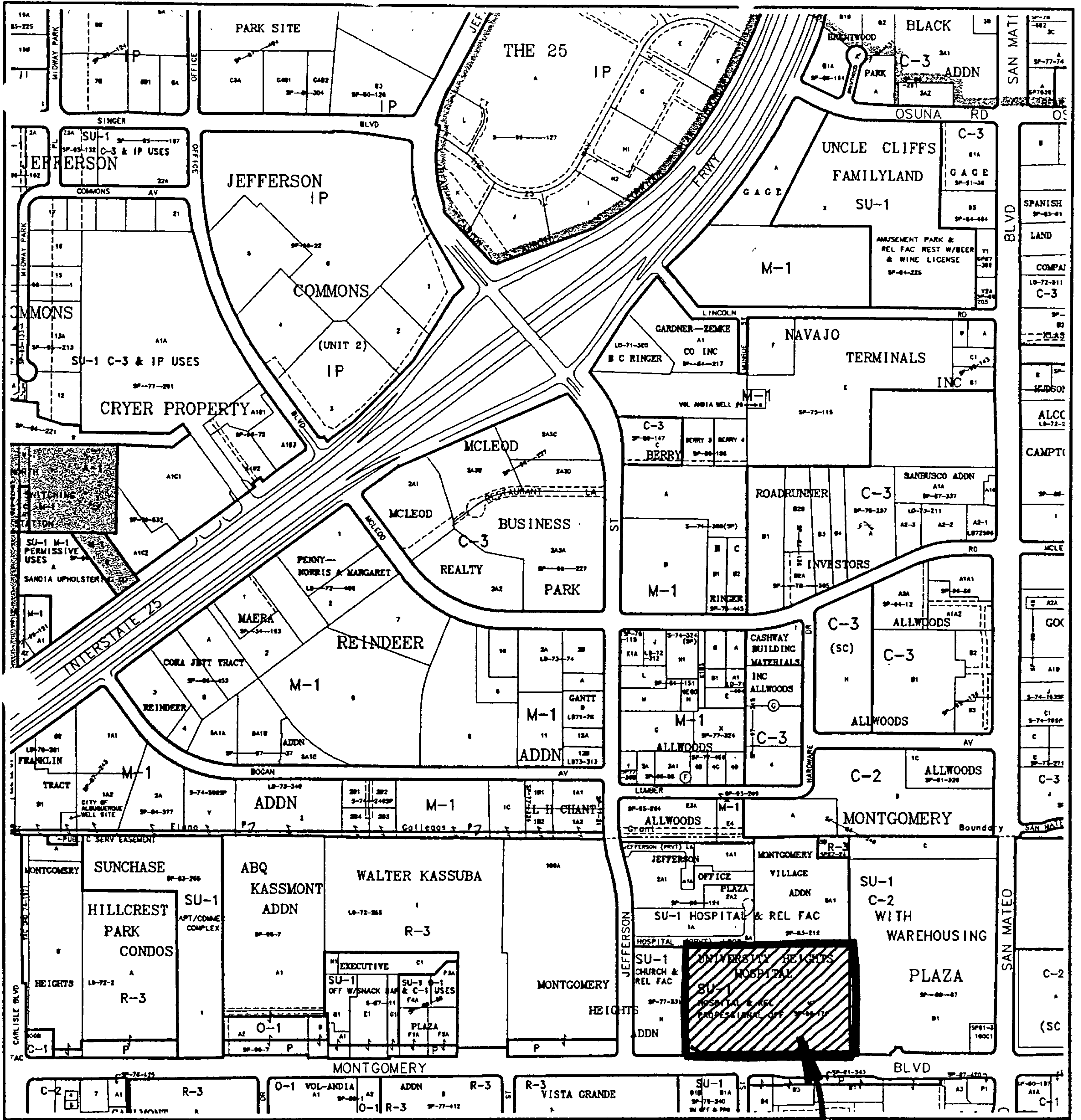
924-3611

APPROVED / DISAPPROVED

FOR FIRE DEPT.

FMK 9.7.04 ACCESS

SIGNATURE & DATE



SITE LOCATION

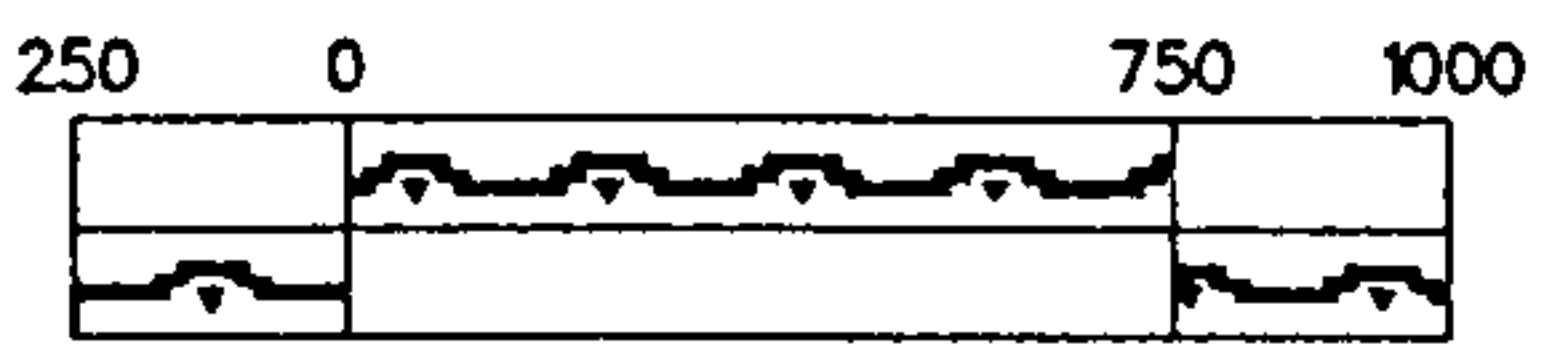


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

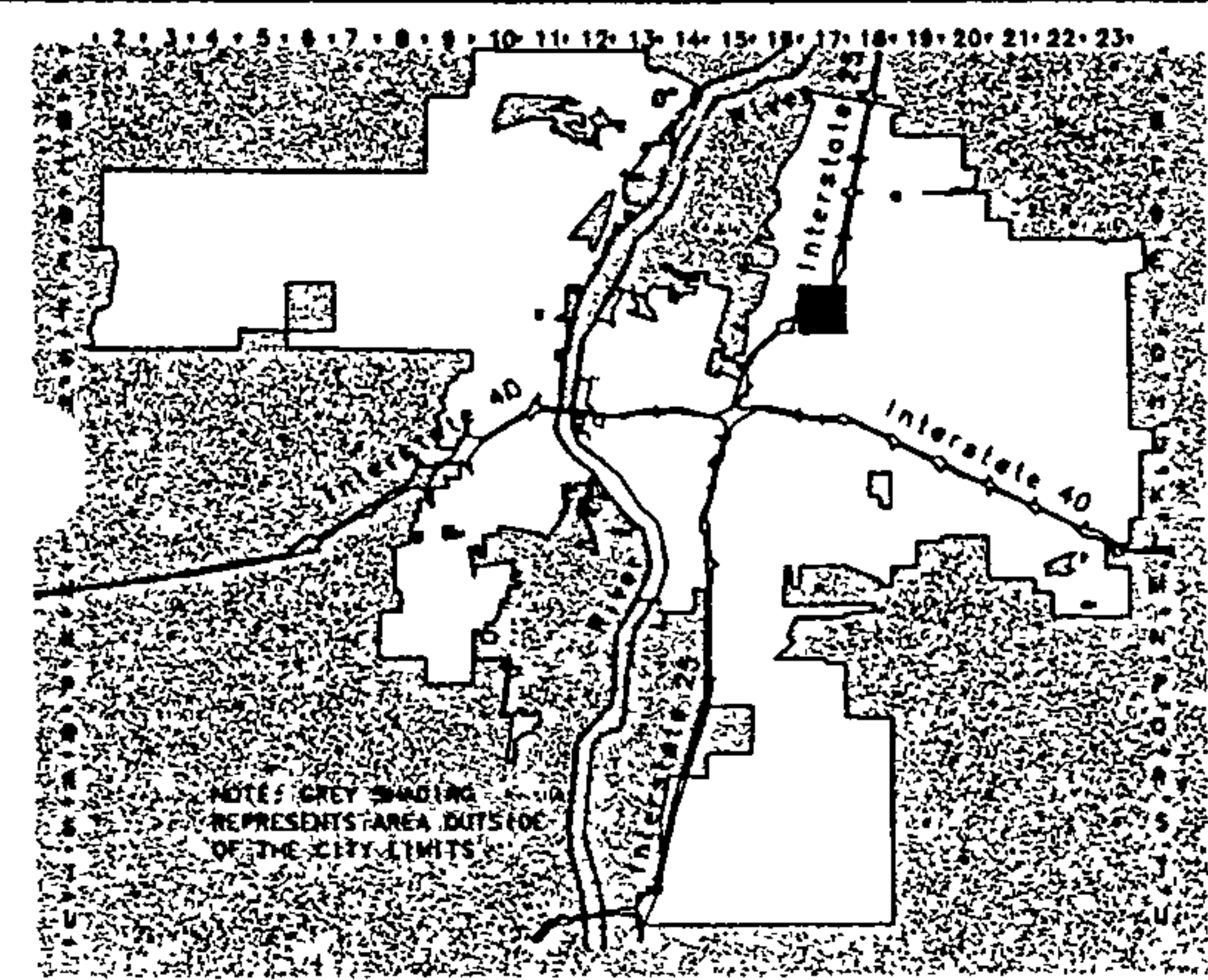
GRAPHIC SCALE IN FEET



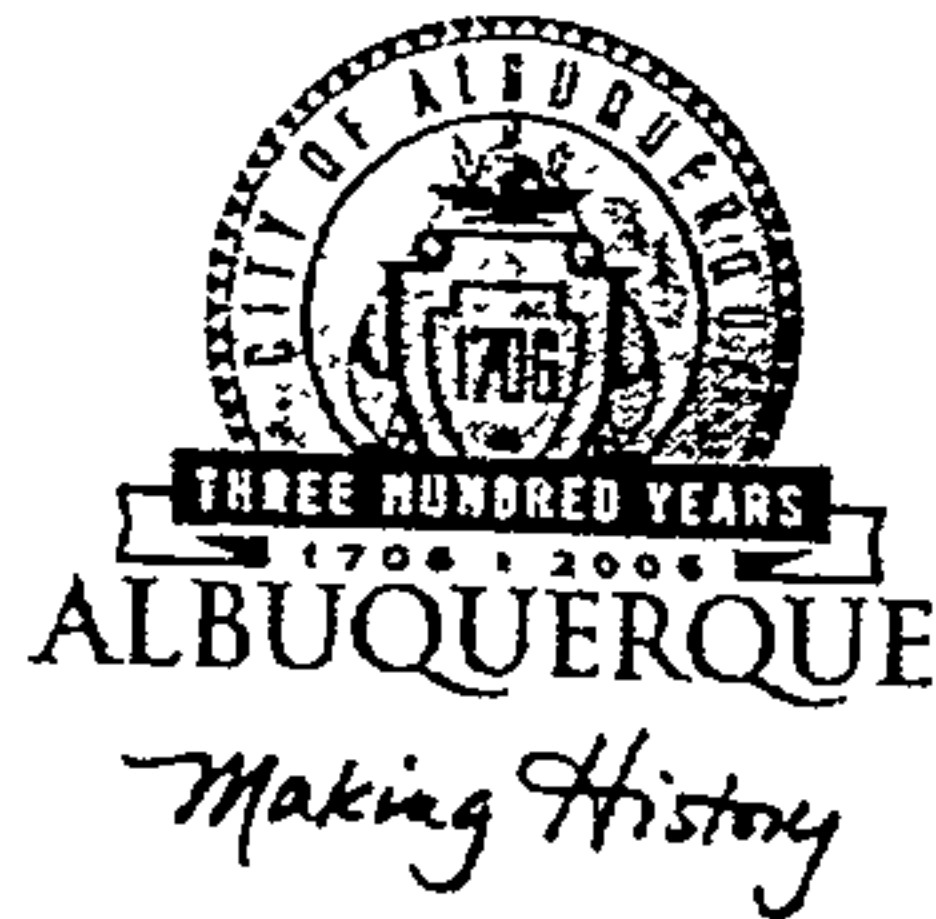
Zone Atlas Page

F-17-Z

Map Amended through July 28, 2000



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



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

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003804***
04EPC-01831 Amendment to EPC Site
Development Plan-Building Permit

Lovelace Sandia Health System
4701 Montgomery Blvd. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for , Parcel M-1, University Heights Hospital, zoned SU-1 Hospital & Professional Office, located on MONTGOMERY BLVD. NE, between JEFFERSON NE and SAN MATEO NE, containing approximately 12 acres. (F-17)
Carmen Marrone, Staff Planner

On January 20, 2005, the Environmental Planning Commission voted to approve Project 1003804/ 04EPC-01831, an amendment to a Site Plan for Building Permit, for Tract M-1, University Heights Hospital, zoned SU-1 for Hospital & Related Professional Offices, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site plan for building permit for Tract M-1, University Heights Hospital, located on Montgomery Blvd. NE between Jefferson and San Mateo. The site is currently zoned SU-1 for Hospital and Related Professional Offices and contains approximately 11.4 acres. The applicant proposes to construct a new 3-story addition at the southwest corner of the site, facing Montgomery Blvd. and to add additional surface parking throughout the site.
2. The subject site currently contains an existing 4-story hospital with a 3-story wing at the southeast corner of the hospital. The subject site is undergoing significant remodeling and expansion to accommodate the recent relocation of all women's services from the Lovelace Hospital on Gibson Blvd. SE to the subject hospital.

3. The site is designated "Established Urban" per the *Comprehensive Plan* and subject to the land use policies for Established Urban Areas. The request is consistent with Policy 5e by proposing new growth in an area that is contiguous to existing urban facilities and services and where the integrity of existing neighborhoods can be ensured. The request also furthers Policy 5i by providing employment and service uses that will not create adverse effects of noise, lighting, pollution and traffic on residential environments since there is no residential development within close proximity to the site. The request also complies with Policies 5l and 5m by providing a building addition that is compatible in scale with the existing buildings on the site and with the surrounding buildings along Montgomery Boulevard.
4. Montgomery Boulevard is designated an "Enhanced Transit Corridor" per the *Comprehensive Plan*. The site plan generally complies with the Enhanced Transit Corridor Policies of the *Comprehensive Plan* by locating the new building addition adjacent to Montgomery Boulevard and by providing pedestrian connections from Montgomery Blvd. to the main entrance of the hospital. In addition, as a condition of approval, the applicant is requested to provide a bus shelter at the current bus stop location in front of the hospital. These improvements will greatly enhance transit use along Montgomery Blvd.
5. The site plan proposes three additional rows of parking along Montgomery Boulevard, which is contrary to the "Development Form" policies for Enhanced Transit Corridors (pgs II-82 and 83 of the *Comprehensive Plan*). Parking and drive aisles should be separated from the street to enhance transit ridership. This additional parking will replace mature trees and landscaping that currently provide visual relief along Montgomery Boulevard.
6. Policy d of the Developed Landscape Goal of the *Comprehensive Plan* recommends landscaping within public rights-of-way to create a pleasing visual environment. The subject site plan proposes to remove at least 60% of the existing landscaping fronting Montgomery Boulevard and replace it with parking and associated drive aisles.
7. The site plan is deficient with regard to pedestrian connections, both within the site and to the adjacent medical-related uses north of the site. Policy g, Transportation and Transit Policies of the *Comprehensive Plan*, calls for safe pedestrian opportunities in all new developments. Additional walkways are recommended.
8. Affected neighborhoods were notified regarding the subject request. No comments have been received from the affected neighborhoods.
9. Future expansion may result in parking deficiencies and should include a long term parking plan and strategy to address parking needs.

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. *GREEN?*

✓ 2. On the site plan, replace the term "Future Phase" with "New Parking" and replace the term "New Construction" with "New Building Construction".

✓ 3. Note 9 of the Site Plan should include the exact height of the cmu wall.

✓ 4. Delete at least one row of "new" parking spaces along Montgomery Blvd. from the site plan (preferable the middle row in front of the main access to the hospital) and maintain the existing landscaping.

✓ 5. ~~Provide a better vehicular turn-around solution at the dead-end drive aisles located between the two access points off of Hospital Loop, adjacent to Hospital Loop, and at the southeast corner of the site, adjacent to Montgomery Blvd.~~ *I talked to Carmen and she said this one is OK*

✓ 6. Revise the parking calculations on the site plan as follows:
re: Existing Medical Offices (Building B)
Change 18,000 sf of N.L.A./200 = 90 spaces on 1st floor to 12,000 sf of N.L.A./ 200 = 60 spaces to be consistent with **DRB 96-20** site plan.
Change 24,000 sf of N.L.A./ 200 = 60 spaces on 2nd and 3rd floors to 24,000 sf of N.L.A./ 300 = 80 spaces to be consistent with **DRB 96-20** site plan.

re: New Medical Offices (Building C): use correct spelling of "third"

re: Sub-Total – Change 350 spaces required to 340 spaces required

re: Transit Reductions: Calculation should read as follows:

10% of 340 spaces = 34 spaces

340 – 34 = 306

TOTAL SPACES REQUIRED = 306

re: Bicycle Parking – use correct spelling of "bicycle"

- ✓ 7. Additional walkways shall be provided throughout the site and along Hospital Loop to encourage safe pedestrian activity. These additional walkways are shown on an attached map labeled "EXHIBIT A" and are described below.
- ? ① The pedestrian path along the south side of Hospital Loop shall be extended along the entire length of the property and shall be properly covered in crusher fine or some other hard surface, suitable for walking. Landscaping and vehicles shall not encroach onto this path. *Must be 6' wide*
- ✓ • A minimum 6' wide pedestrian walkway shall be provided from the pedestrian path along Hospital Loop to the sidewalk leading to the main entrance to the hospital/medical offices.
- ✓ • The sidewalk along Montgomery Blvd. shall be extended north along the east side of the new building addition.
- ✓ • The applicant is required to demarcate the pedestrian paths where they cross vehicular entrances and drive aisles. This can be done with special paving or pavement marking of a permanent nature. *Paint is OK as long as it is maintained.*
- ✓ 8. Provide a bus shelter at the location of the current bus stop, in front of the hospital. The bus shelter shall be of a type acceptable to the Transit Department.
- ✓ 9. Remove references to sites less than 5 acres and sites within 100' of a residential zone from the Site Lighting Regulations on the Site Plan.
- ✓ 10. **LANDSCAPING**
- ✓ a. ~~Include an additional street tree in front of the new building addition along Montgomery Blvd.~~ to close the gap in the middle.
- ✓ b. Remove any landscaping that encroaches onto the pedestrian path along Hospital Loop.
- ? ② c. Indicate what exists and/or what is proposed in the area north of the existing detention pond at the western boundary of the site. *extension of existing pond*
- ✓ d. The existing park-like landscaping along Montgomery, in front of the main entrance to the hospital, shall remain in its current state.
- ? ③ 11. Include outdoor public space calculations on the site plan.
- ✓ 12. Include a reference to the proposed pergola on the site plan.
- ? ④ 13. The applicant will have to reduce the size of the monument sign along Montgomery to be in compliance with the Zoning Code or request a variance to the signage size from the ZHE. *This no longer applies because the sign remains in place.*
- ✓ 14. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, 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.

DO WE HAVE ANY IN R.O.W.?
↓

? (b) The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

? FIRETRUCKS (c) Site plan shall comply and be designed per DPM Standards.

? (d) Fire flow requirements must be obtained from the Fire Marshal's Office and verified through Utility Development.

↑ DID DAVID DO?

15. ~~14.~~ The applicant shall develop longterm parking plan for all future request including all administrative amendments.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 4, 2005 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).

OFFICIAL NOTICE OF DECISION
JANUARY 20, 2005
PROJECT #1003804
PAGE 5 OF 5

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/CM/ac

cc: Gregory Hicks & Assoc., 110 Second St. SW, Suite 204, Albuquerque, NM 87102
Carl Soderberg, Hodgin NA, 4408 Ponderosa NE, Albuquerque, NM 87110
Edsel Overall, Hodgin NA, 4713 Delamar NE, Albuquerque, NM 87110
Robert Casey, Del Norte NA, 4812 Brookwood NE, Albuquerque, NM 87109
Mike Edgar, Del Norte Na, 4609 Sherwood NE, Albuquerque, NM 87109

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

PAID RECEIPT

APPLICANT NAME Covelece Sandra Health System

AGENT Gregory T. Hicks

ADDRESS 110 2nd St SW

PROJECT & APP # 1003804 / 05 DRB 00315

PROJECT NAME Women's Hospital of NM

\$ 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

2/22/2005 10:12AM LOC: ANHX
RECEIPT# 00036624 WSH 003 TRANS# 0011
Account 441032 Fund 0110
Activity 3424000 TRFIMH
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

