



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

REVISED 9/28/05

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

DRB Application No.: 05DRB-01631 (SBP)

Project # 1004509

Project Name: THE SPORTS COURT

Agent: George Rainhart Architects

Phone No.: 884-9110

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/26/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: X - COMMENT SHEET PROVIDED! KNU

-
-
-
-

UTILITIES: _____

-
-
-

CITY ENGINEER / AMAFCA: _____

-
-
-

PARKS / CIP: _____

-
-
-

PLANNING (Last to sign) 3 copies of SPBP Ag
 address planning comments Ag
 revised utility plan ✓ with Roger Ag

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

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

Project Number 1004509

#11

to plate Ag 11/2/05



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 26, 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: 11:37 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 # 1000131**
05DRB-01520 Major-Two Year SIA
05DRB-01521 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1002459**
05DRB-01500 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57TH STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1000560**
05DRB-01501 Major-SiteDev Plan
BldPermit
- TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] *[Deferred from 10/26/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**
- 05DRB-01621 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680, 05DRB01501] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO VERIFY STORM DRAIN EASEMENT LOCATION.**
4. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat
Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). *[Deferred from 10/26/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

5. **Project # 1002134**
05DRB-01528 Major-Amnd Prelim Plat
Approval & Amnd Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, **VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16) **THE AMENDED PRELIMINARY AND AMENDED FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST WILL BE ADMINISTRATIVELY REVISED TO REMOVE THE TRAIL.**
6. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub
Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**
7. **Project # 1004039**
05DRB-01532 Major-Preliminary Plat
Approval
05DRB-01533 Minor-Sidewalk Waiver
05DRB-01536 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

8. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

9. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05 & 10/26/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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

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

10. **Project # 1000965**
05DRB-01625 Minor-Amnd SiteDev Plan Subd/EPC
05DRB-01626 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS & ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1 thru 164, Tract(s) A, B, 2, 3, 4, 5, 6A and Tract(s) A-N, LANDS OF RAY GRAHAM, OVENWEST & CITY OF ALBUQUERQUE, (to be known as **LANDS OF ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1 FOR PRD, VARYING DENSITIES, MPOS, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 158 acre(s). [REF: 05EPC01115, 05EPC01117] [**Carmen Marrone, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS.**

11. **Project # 1004509** -
05DRB-01631 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART & ASSOCIATES agent(s) for STERLING DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) 6-A-2, RENAISSANCE CENTER (to be known as **THE SPORTS COURT**) zoned C-2, located on CULTURE NE, between MERCANTILE NE and MONTGOMERY NE containing approximately 4 acre(s). (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AGREEMENT AND SIDEWALKS PER TRANSPORTATION'S COMMENT SHEET AND TO PLANNING TO ADDRESS PLANNING'S COMMENTS AND FOR A REVISED UTILITY PLAN.**

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

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

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

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

14. **Project # 1000089**
05DRB-01478 Minor-SiteDev Plan
Subd/EPC
05DRB-01479 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR SUBDIVISION. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

05DRB-01480 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

15. **Project # 1003861**
05DRB-01627 Minor-Sidewalk Waiver
05DRB-01628 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS agent(s) for THE BOULEVARD @ RIO GRANDE LLC request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, **THE BOULEVARD @ RIO GRANDE**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: 04DRB01983, 05DRB00731] (H-13) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1004507**
05DRB-01629 Minor-Prelim&Final Plat
Approval

GEORGE T RODRIGUEZ agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **DICKS ACRES SUBDIVISION**, zoned R-1 residential zone, located on MATTHEW AVE NW, between 12TH ST NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB, VERIFICATION OF PROPERTY LINE AND SETBACK, A DEMOLITION PERMIT IS REQUIRED FOR 913 MATTHEW NW AND TO PLANNING FOR THE AGIS DXF FILE.**

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

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

18. **Project # 1004481**
05DRB-01624 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CARLS JR WEST SIDE request(s) the above action(s) for TRACTS 61A2-A & 61A2-B, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between COORS BLVD SW and AMANDA ST SW containing approximately 2 acre(s).[REF: Z-88-3, 05AA01694]] [Listed under Project #1004506 in error] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000933**
05DRB-01623 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) B1 & B2, MANZANO MESA (to be known as **SOUTHERN TOWNHOMES**) zoned R-T residential zone, located on SOUTHERN BLVD SE, between ELIZABETH SE and MIRAVISTA SE containing approximately 3 acre(s). (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004505**
05DRB-01622 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for October 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:37 A.M.



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

REVISED 9/28/05

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

DRB Application No.: 05DRB-01631 (SBP)
Project Name: THE SPORTS COURT
Agent: George Rainhart Architects

Project # 1004509
Phone No.: 884-9110

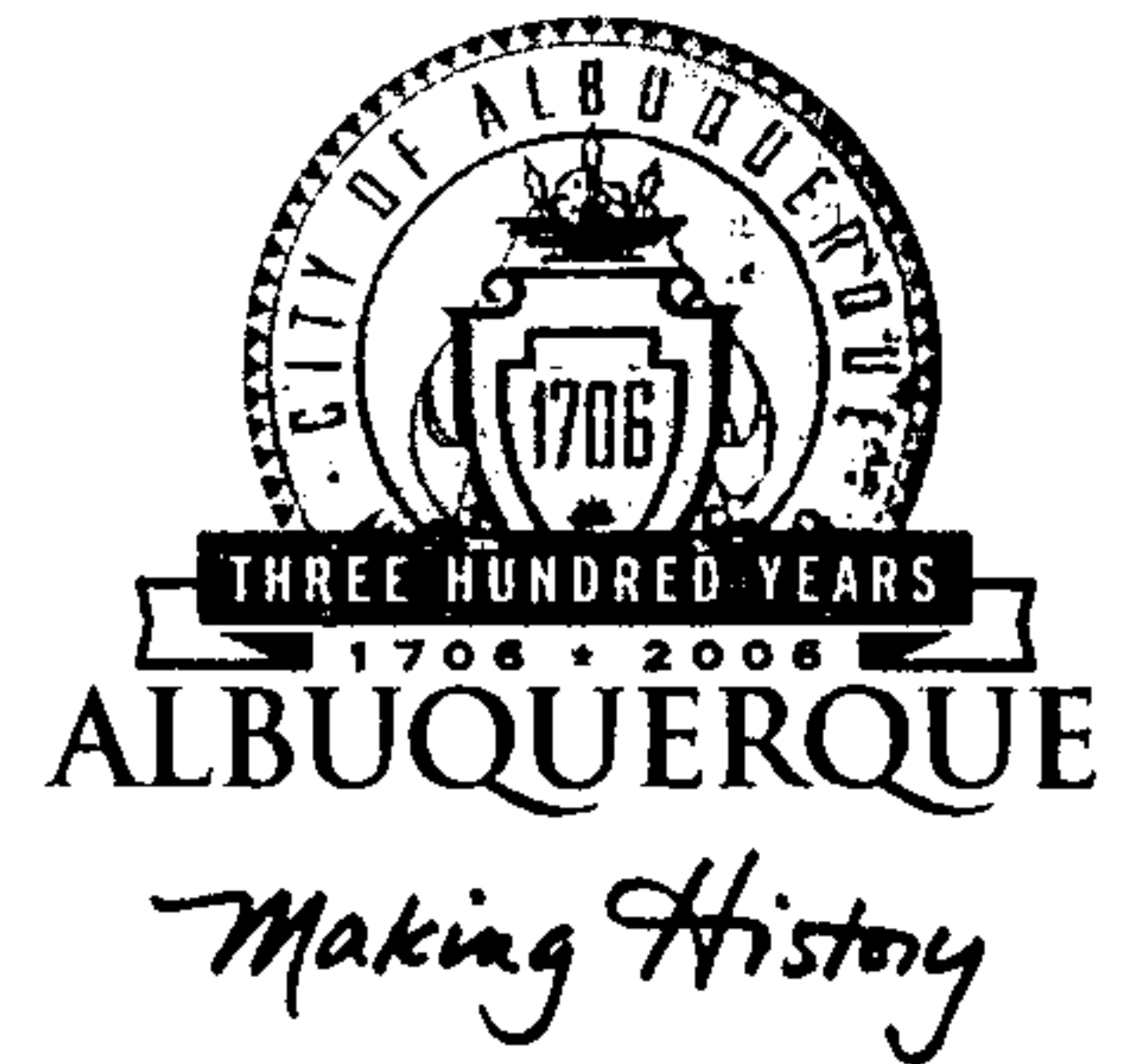
Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/26/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: X - COMMENT SHEET PROVIDED!
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): 3 copies of SPBP
- address planning comments
- revised utility plan ✓ with Roger

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

Project Number 1004509

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004509

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

RESOLUTION:

New Mexico 87103

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 26, 2005

**City Of Albuquerque
PLANNING DEPARTMENT
October 26, 2005
DRB Comments**

Item # 11

Project # 1004509

Application # 05-01631

RE: The Sports Court/SPB

Is there a perimeter wall/fence for this project? ↘

The area of total sign area cannot exceed 32 square feet.

The lettering on the monument sign must not exceed twelve (12) inches in height as per the Renaissance Master Plan.

The monument sign can be no greater than four (4) feet in height as measured from the top of the lowest adjacent curb as per the Renaissance Master Plan.

The irrigation system maintenance agreement is missing on the Landscape Plan (property owner or other).

Clearly indicate the property boundaries on the Landscape Plan.

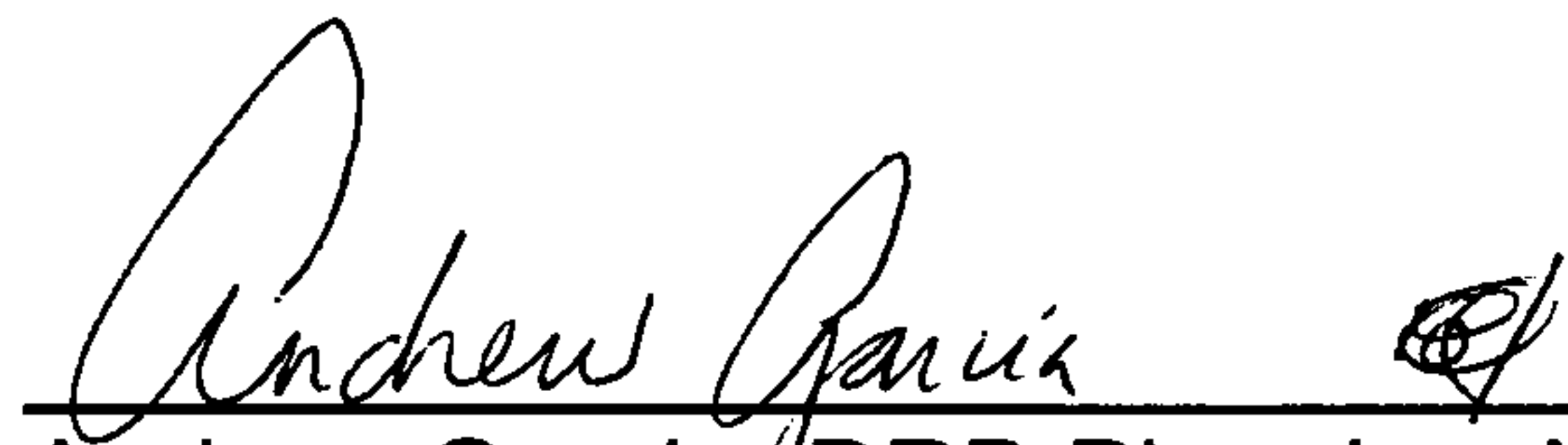
Show all easements on the Landscape Plan.

Indicate the number of plants on the Landscape Plan, and show the locations of all plants.

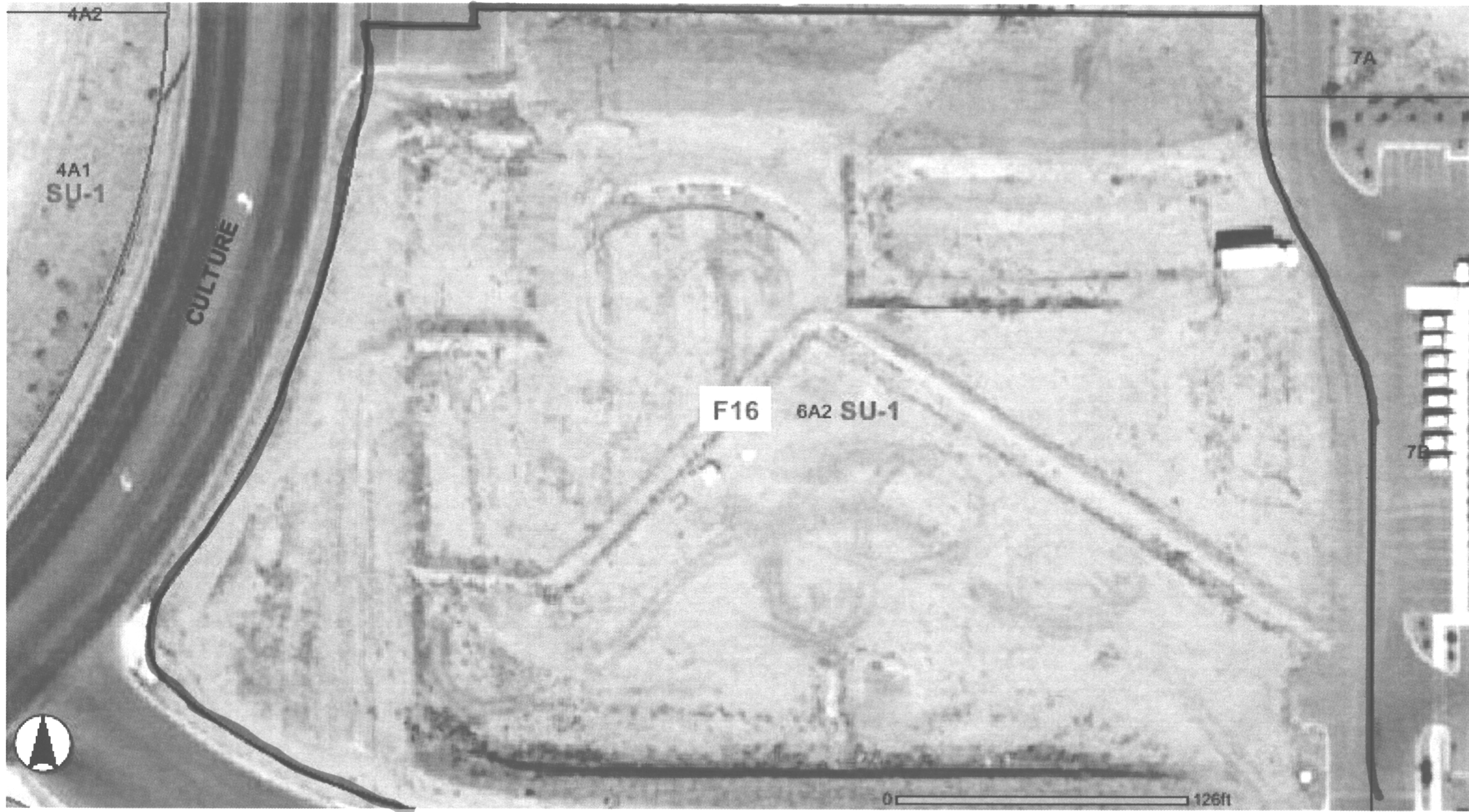
There must be a minimum of 3" of Santa Fe Brown gravel must be placed on the site.

The title block on the Landscape Plan is incorrectly labeled Site Development Plan for Building Permit.

There are two elevation drawings, one for JA1/JA2 (A7) and one for Shops elevation (A7.1). Clarify what elevation buildings they correspond to.

 Andrew Garcia

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



#11

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4273
CONNECTION TEL 98379877
SUBADDRESS
CONNECTION ID
ST. TIME 10/25 15:50
USAGE T 00'51
PGS. 3
RESULT OK

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: Anton Datillo From: Andrew Garcia

Copies to:

Fax: (505) ~~884-9110~~ 837-9877 Pages Sent: 3 (including this page)

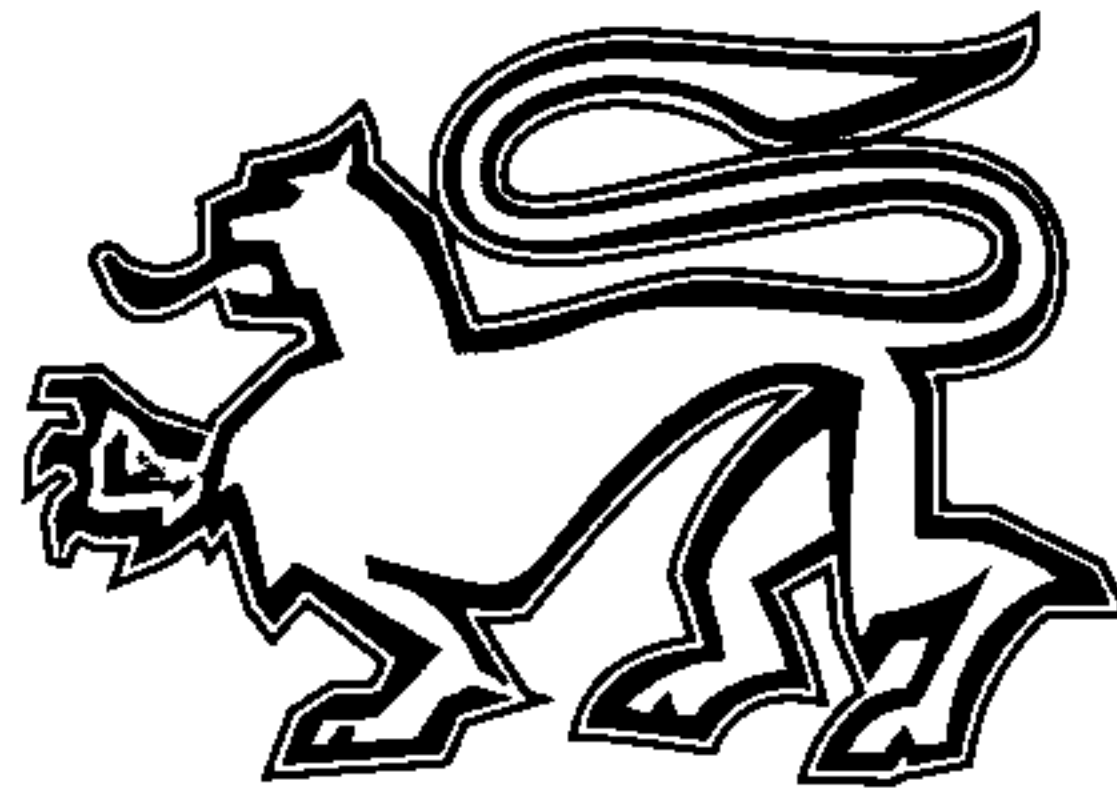
Phone: 884-9110 Date: 10/25/05

Time: 2:15pm.

- Urgent For Review Please Comment Please Reply Please Recycle

COMMENTS: Project # 1004509

If you have any questions, please call me at 924-3858.



Sterling Development, Inc.

Thursday, December 08, 2005

Planning and Zoning Dept.
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Sterling Development, Inc. project at Tract 6-A-2 Renaissance
~~City Project Number: 1004509 / 05DRB-01631~~
NEC Mercantile & Culture

Dear City of Albq.,

As Developer/Owner of the referenced project we authorize the City of Albuquerque, Planning Department to provide information about the project to representatives of Golfsmith International, Inc.

Golfsmith International, Inc. may make inquiries about the project; but, they are not authorized to make any changes or alterations to any portion of the development.

Please feel free to call with any questions or concerns. I can be reached at 505-217-1396.

Sincerely,

STERLING DEVELOPMENT, INC.

Philip J. Sterling
President

cc: Mako Kellman, Sterling Development Inc.
Curtis Young, Golfsmith
John Sedberry, Sedberry & Associates

RECEIVED DEC - 9 2005

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- 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:

NAME: Sterling Development Co. INC. PHONE: 505.217.1396
 ADDRESS: 8101 SAN PEDRO NE, SUITE 1 FAX: 505.217.1399
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Retail/SHOPS bldgs. List all owners: Sterling Development, INC.
 AGENT (if any): George Reinhart & Assoc. PHONE: 505.884.9110
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2B FAX: 505.837.9877
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Submittal of site plan & elevations
FOR BLDG. PERMIT

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

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

Lot or Tract No. 6-A-2 Block: _____ Unit: _____
 Subdiv. / Addn. Renaissance Center
 Current Zoning C-2 Proposed zoning: C-2
 Zone Atlas page(s): F-16-2 No. of existing lots: _____ No. of proposed lots: 1
 Total area of site (acres): 3.7 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? _____
 UPC No. 101606135018340610 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____ CULTURE AVE. NE
 Between: MERCAN FILE NE and Montgomery NE

CASE HISTORY:

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

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

SIGNATURE _____ DATE 10.18.05
 (Print) Andres D. Estillo _____ Applicant Agent

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>05DRB - 01631</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>10/26/05</u>				Total <u>\$ 405.00</u>

Andres D. Estillo 10/18/05
 Planner signature / date

Project # 1004509

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

[Signature] 10.8.05
Applicant name (print)

Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - _____ - 01631

[Signature] 10/18/05
Planner signature / date

Project # 1004509

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 3/1/2004

THE SPORTS COURT.

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

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

Applicant or Agent Signature / Date

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 156 provided: 156
 Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 9
 provided: 10
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - PRELIMINARY GRADING PLAN -

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

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**A. General Information**

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures

E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to 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.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

October 18, 2005

City of Albuquerque
Attn: DRB Committee
600 Second St.
Albuquerque, NM 87102

Project Summary:

We herewith wish to inform you that we will be submitting a DRB application for Tuesday, October 18th. The proposed project is located at the NE corner of Culture Drive & Mercantile Ave. NW on Tract 6-A-2, zone map #F-16-Z. The proposed Bldgs. A shops building of 30,000sf and shops building of 9,000sf, totaling 39,000sf. The height and size of the buildings will be appropriate for the site, and the use is appropriate for C-2 use. The finishes of the buildings will blend in with the architecture around the site, as well as condoning to similar landscaping.

Sincerely,

George Rainhart Architects and Associates

A handwritten signature in black ink, appearing to read "Anton Dattilo". The signature is stylized and cursive, written over the printed name.

Anton Dattilo
Project Manager



STERLING DEVELOPMENT, INC.
8101 San Pedro NE, Suite I
Albuquerque, New Mexico 87113
505-217-1396

October 18, 2005

City of Albuquerque
Attn: DRB Committee
600 Second St.
Albuquerque, NM 87102

Re: 30,000sf shops and 9,000sf shops located at the NE corner of Mercantile Ave.
& Culture Drive, Tract 6-A-2

George Rainhart, Architect & Associates P.C. is authorized to submit the site plan and elevations for DRB approval and that of building permit on our behalf.

If you should have any questions, please do not hesitate to contact our office. Thank you

Sincerely,

Sterling Development, Inc.

A handwritten signature in black ink that reads "Anissa Hogeland". The signature is written in a cursive, flowing style.

Anissa J. Hogeland
Project Design

**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-16-2

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT 6-A-2 RENAISSANCE CENTER

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING _____

INSTANTANEOUS FLOW REQUIRED 1,247 GPM

SQUARE FOOTAGE - LARGEST BUILDING 30,000

TYPE CONSTRUCTION IIB (SPRK)

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

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

DATE: 10.18.05

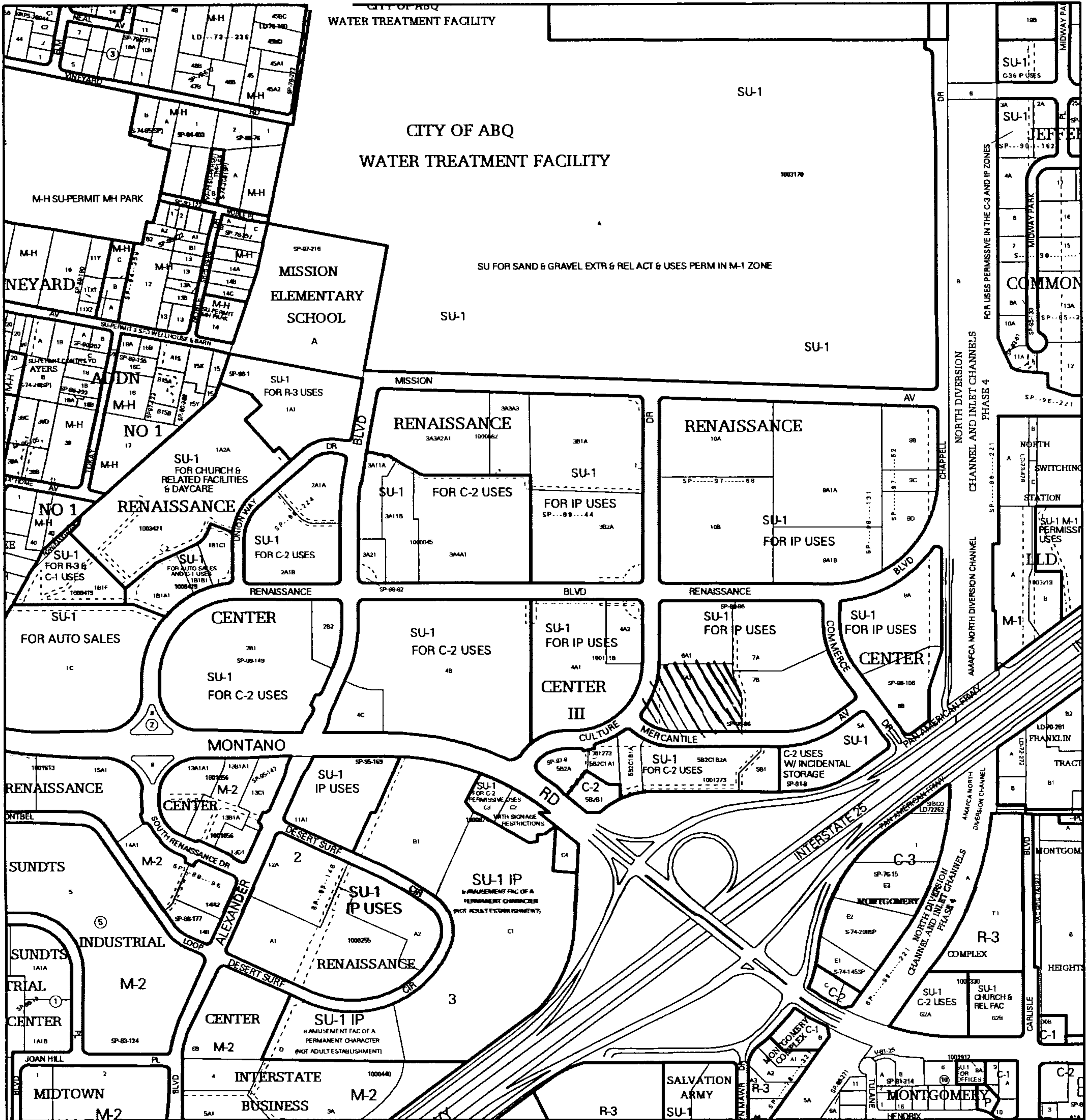
FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 884.9110 x1-112

NOTES:

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

WHITE - INDIVIDUAL YELLOW - FILE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-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

IRRIGATION NOTES:

Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and shrubs to receive (2) 1.0 GPH drip emitters. Drip and bubbler systems will be used to 1/2" polytype with flush caps to each end. The irrigation system will comply with the Albuquerque Water Waste Ordinance 56-1977.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller.

Landscape maintenance will be the responsibility of the Owner.

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

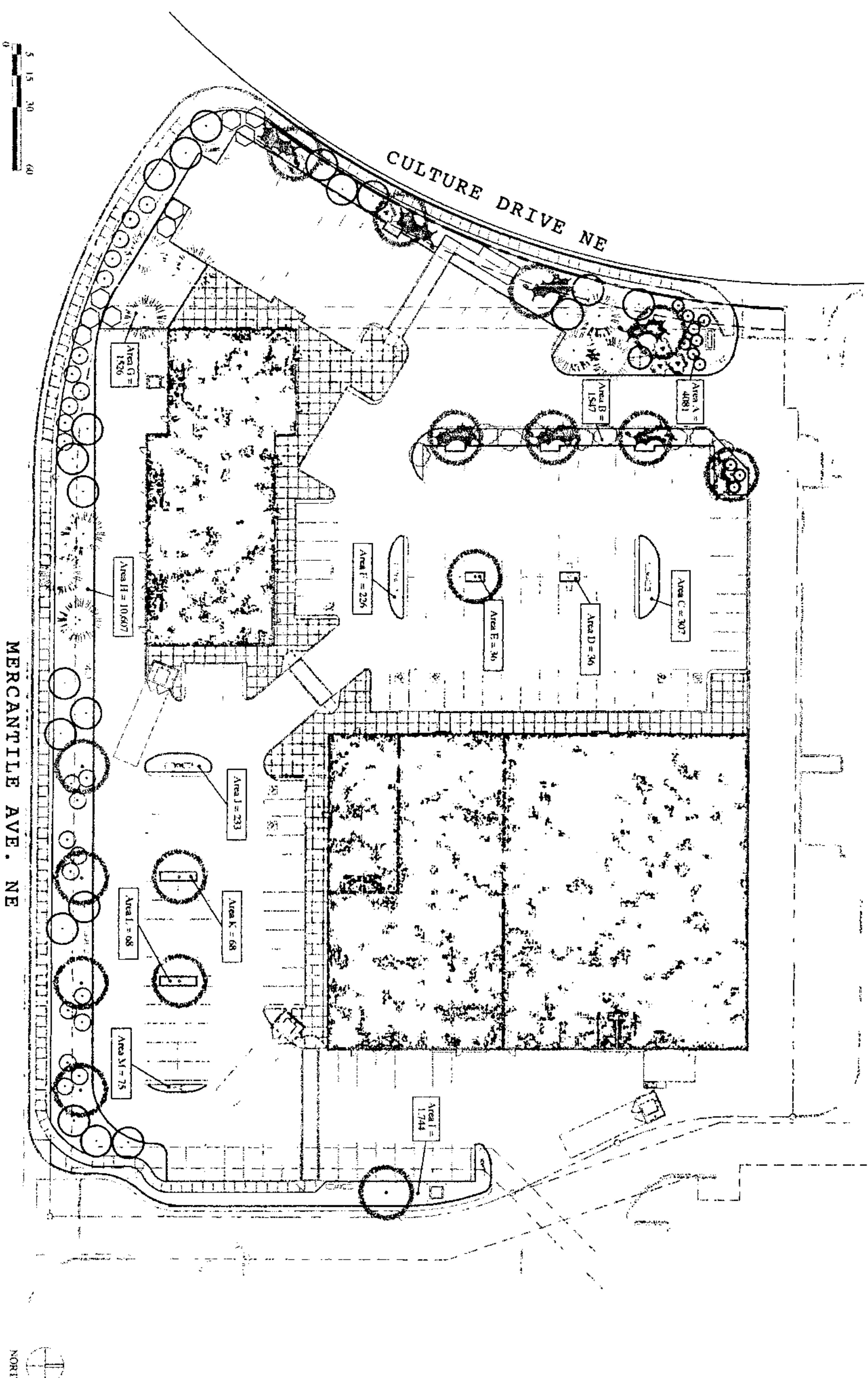
It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planning restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

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

Plant beds shall achieve 75% live ground cover at maturity.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/NOTES	WATER REQUIRE
	Gleditsia triacanthos	HONEY LOCUST	2 1/2" cal.	M
	Chiloopsis linearis	DESERT WILLOW	6" - 8"	L
	Lagerstroemia indica	GRAPE MYRTLE	15 gal.	L
	Umbellularia congesta	COMPACT TANYOSHO PINE	5 gal.	M
	Pinus mugo	DWARF MUGHO PINE	5 gal.	L
	Rapihlochia indica	INDIAN HAWTHORN	5 gal.	M
	Chrysothamnus nauseosus	CHIAMISA	1 gal.	L
	Rosmarinus officinalis	ARP ROSEMARY	2 gal.	M
	Mibegalia stricta	MAIDENCRASS	5 gal.	M
	Wildflower	WILDFLOWER	1 gal.	
	Overlaid Gravel and 5 boulders			
	Stone Fe Brown Green el with filter fabric, 1/2"			



LANDSCAPE PLAN

Scale : 1" = 30' - 0"

Landscape Calculations:

net lot area = total area of lot - building foot print
 total lot area = 160,300 sq. ft.
 building footprint = 40,000 sq. ft.
 net lot area = 120,300 sq. ft.
 required landscaping = net lot area x 15%
 net lot area = 120,300
 15% = 18,045 sq. ft. req'd

Therefore: 18,075 sq. ft. req'd

Landscape Area	Sq. Footage
A	4,381
B	1,517
C	3,07
D	37
E	76
F	25
G	1,336
H	10,607
I	1,244
J	233
K	68
L	68
M	75
total sq. ft.	19,554

Ground cover:

required landscape area = 18,075 sq. ft.
 75% = 13,556 sq. ft.
 ground cover required = 13,556 sq. ft.
 Therefore: 13,556 sq. ft.

Required trees:

1 per 10 parking spaces
 parking spaces = 168
 Therefore: 17 trees req'd

note: no parking spaces shall be more than 100 feet from a tree trunk
 street trees req'd along arterial and collector streets

LANDSCAPE CALCULATIONS

BACKFLOW PREVENTOR DETAIL

PROJECT TITLE
THE SPORTS COURT
 NEC OF MERCANTILE & CULTURE
 ALBUQUERQUE, NEW MEXICO

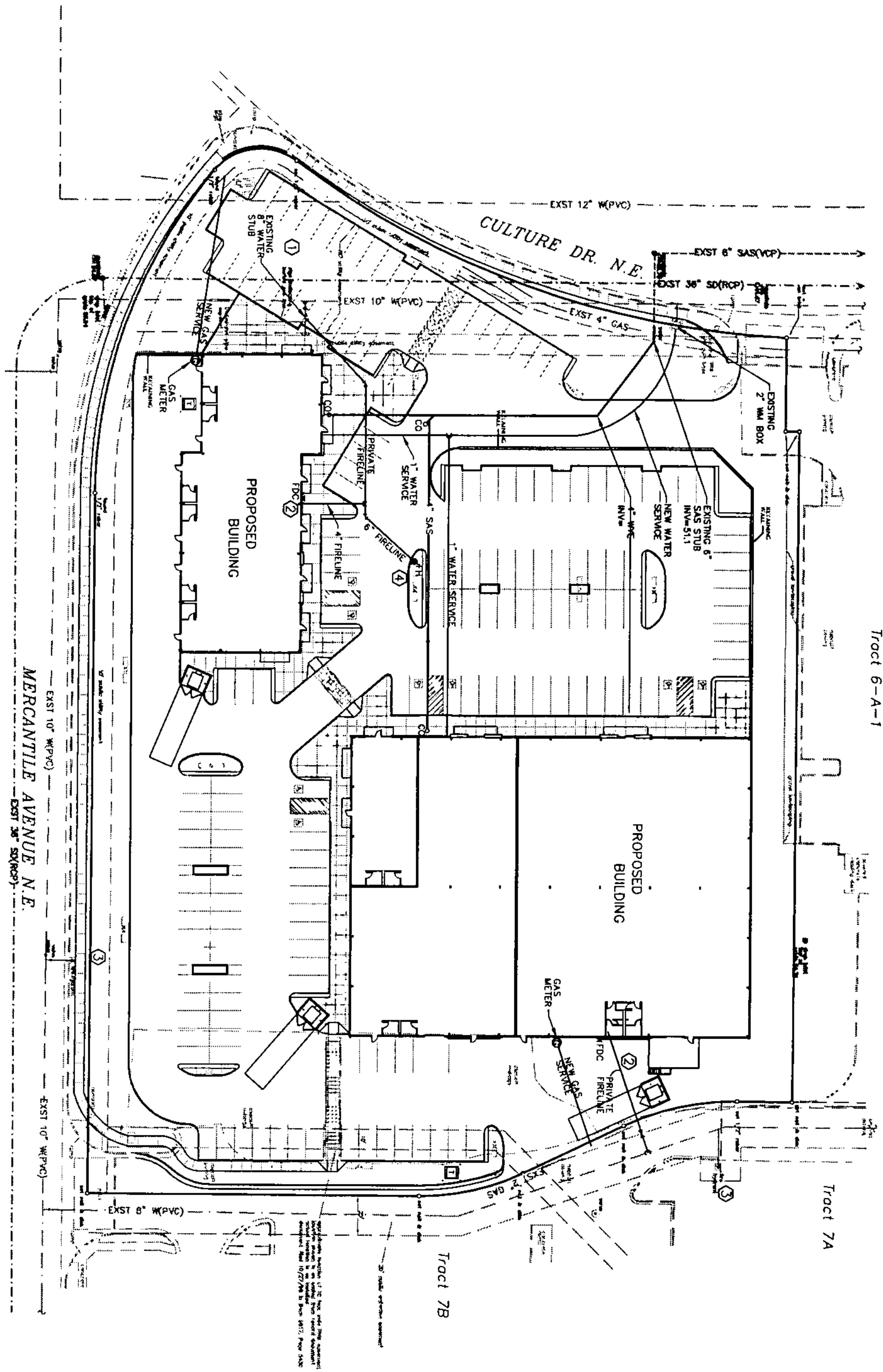
PROJECT MANAGER: ANTON DATTILO
 JOB NO: 0551
 DRAWN BY: WHS

SHEET TITLE:
SITE PLAN FOR BLDG. PERMIT

DATE: 10.13.2005
 SCALE: 1" = 30'

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION



Tract 6-A-1

Tract 7A

Tract 7B

MERCANTILE AVENUE N.E.

CULTURE DR. N.E.

PROPOSED BUILDING

PROPOSED BUILDING

NOT TO SCALE
 THE LOCATION OF THE PROPOSED BUILDINGS IS APPROXIMATE AND SUBJECT TO THE FINAL DECISION OF THE LOCAL GOVERNMENT.
 THE UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 THE EXISTING UTILITIES ARE SHOWN IN DASHED LINES AND THE PROPOSED UTILITIES ARE SHOWN IN SOLID LINES.

- KEYED NOTES**
- MULTIPLE PUBLIC UTILITY LINES ARE WITHIN AN EASEMENT AND WERE NOT RELOCATED WHEN THE STREET INTERSECTION WAS RECONFIGURED TO ACCOMMODATE PROPOSED DEVELOPMENT.
 - BOTH BUILDINGS ARE PROPOSED TO HAVE FIRE SPRINKLER SYSTEMS.
 - EXISTING PUBLIC FIRE HYDRANT.
 - PROPOSED PRIVATE FIRE HYDRANT.

LEGEND

- EXISTING GAS LINE
- EXISTING WATER METER & BOX
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATERBUNE
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- PROPOSED GAS METER & LINE
- FIRE DEPARTMENT CONNECTION

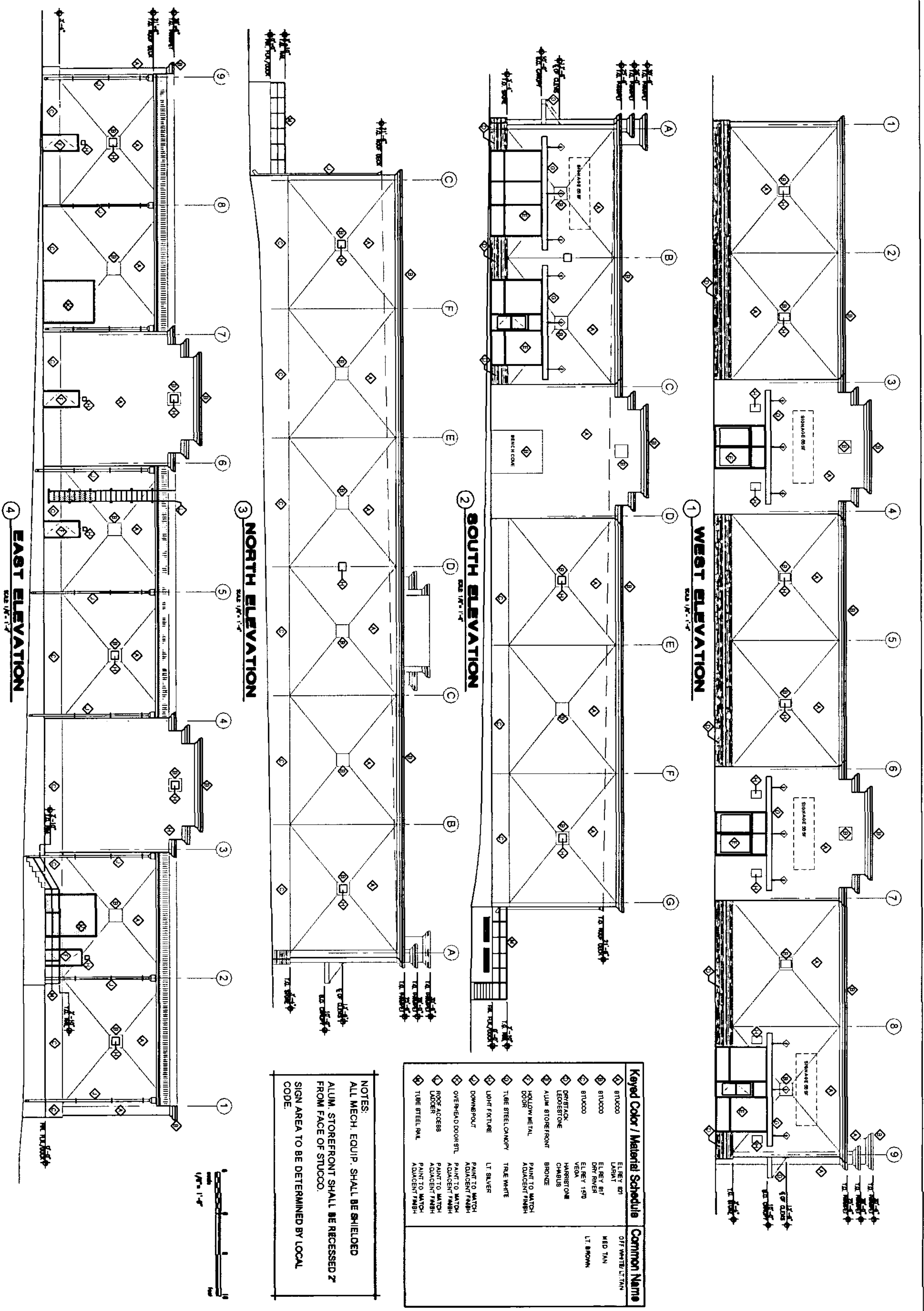


ISAACSON & ARMAN, P.A.
 Consulting Engineering Associates
 128 Marine Street N.E.
 Albuquerque, New Mexico 87108
 Phone: 505-269-8529 Fax: 505-269-8532

THE SPORTS COURT
 Shared Development

CONCEPTUAL UTILITY PLAN

Date:	10/11/05	Drawn By:	SM
Checked By:		Scale:	AS SHOWN
Project No.:	1488	Page:	SH. OF.



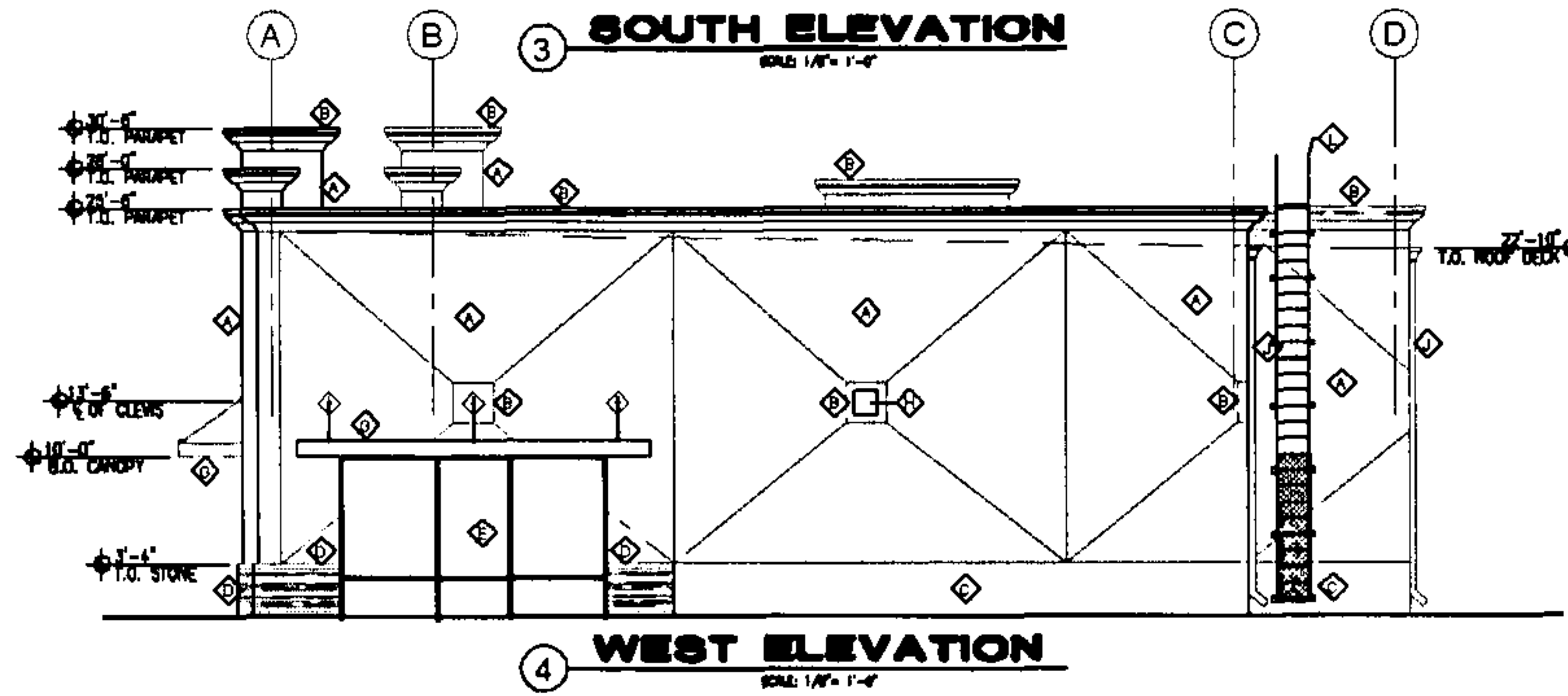
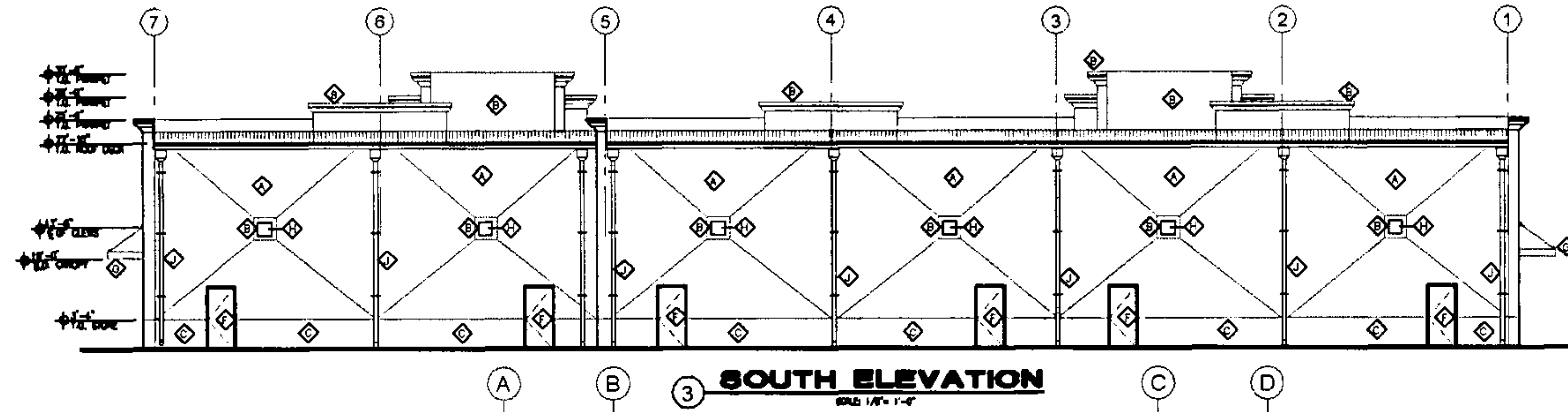
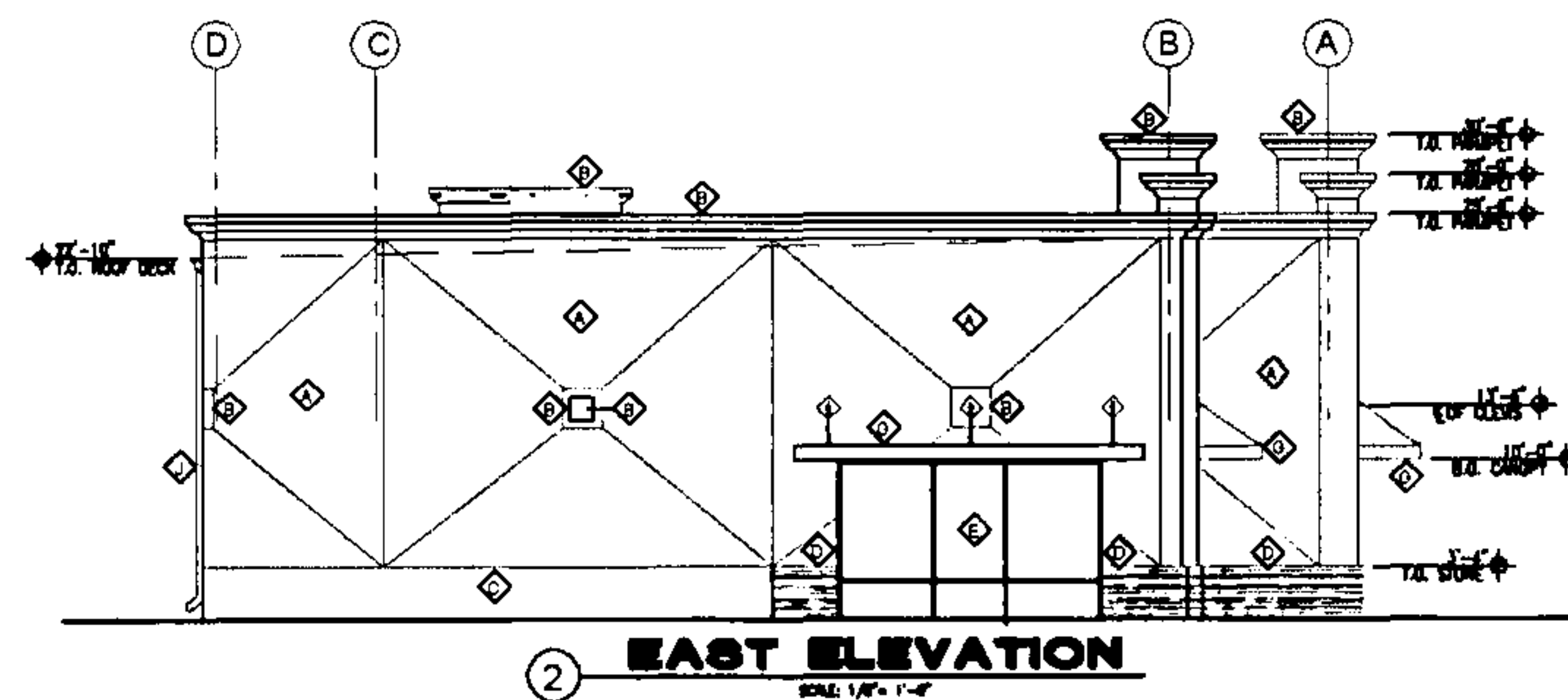
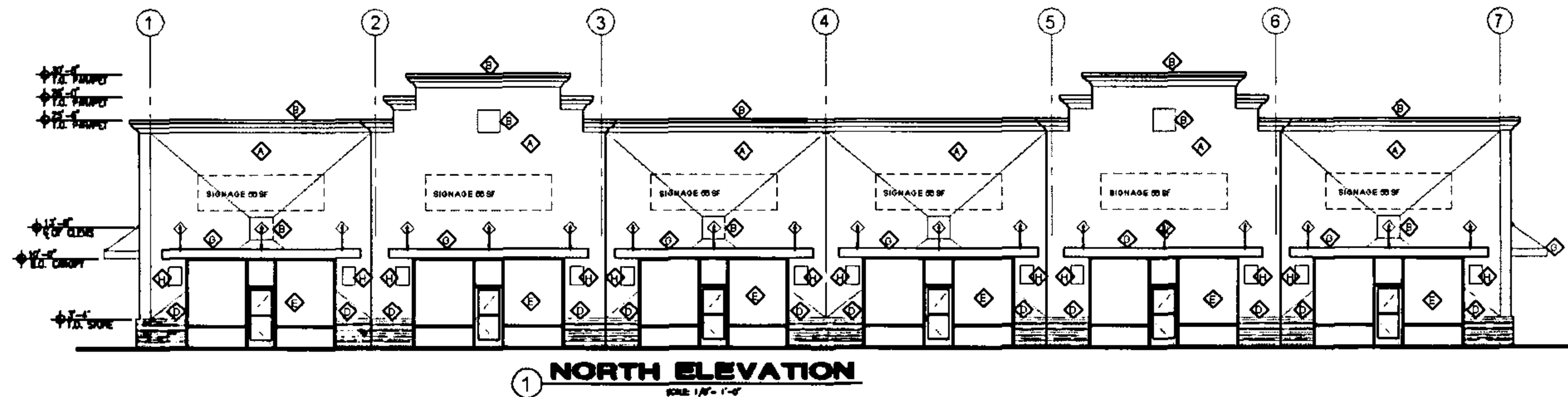
Keyed Color / Material Schedule	Common Name
STUCCO	OFF WHITE/LT TAN
STUCCO	MED TAN
STUCCO	LT BROWN
EL REY BR	
EL REY BR	
DRY RIVER	
EL REY 1570	
VEGA	
HARRINGTON	
LEONESTONE	
CHABLIS	
ALUM STOREFRONT	BRONZE
HOLLOW METAL DOOR	PAINT TO MATCH ADJACENT FINISH
TUBE STEEL CANOPY	TR. WHITE
LIGHT FIXTURE	LT. SILVER
DOWNSPOUT	PAINT TO MATCH ADJACENT FINISH
OVERHEAD DOOR STL	PAINT TO MATCH ADJACENT FINISH
ROOF ACCESS LADDER	PAINT TO MATCH ADJACENT FINISH
TUBE STEEL RAIL	PAINT TO MATCH ADJACENT FINISH

NOTES:
 ALL MECH. EQUIP. SHALL BE SHIELDED
 ALUM. STOREFRONT SHALL BE RECESSED 2" FROM FACE OF STUCCO.
 SIGN AREA TO BE DETERMINED BY LOCAL CODE.

PROJECT TITLE THE SPORTS COURT REC OF MERCANTILE & CULTURE ALBUQUERQUE, NEW MEXICO PROJECT MANAGER ANTO DATILO JAI/JA2 ELEVATIONS	DATE: 10.18.2005	BY: [Signature]	REVISION	
	SCALE: AS NOTED	DATE: [Blank]	BY: [Blank]	REVISION
	SHEET TITLE A7	DATE: [Blank]	BY: [Blank]	REVISION
	PROJECT MANAGER ANTO DATILO	DATE: [Blank]	BY: [Blank]	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION



Keyed Color / Material Schedule		Common Name
◇ STUCCO	EL REY 821 LARIAT	OFF WHITE/LT. TAN
◇ STUCCO	EL REY 817 DRY RIVER	MED. TAN
◇ STUCCO	EL REY 1870 VEGA	LT. BROWN
◇ DRYSTACK LEDGESTONE	HARRISTONE CHABUB	
◇ ALUM. STOREFRONT	BRONZE	
◇ HOLLOW METAL DOOR	PAINT TO MATCH ADJACENT FINISH	
◇ TUBE STEEL CANOPY	TRUE WHITE	
◇ LIGHT FIXTURE	LT. SILVER	
◇ DOWNSPOUT	PAINT TO MATCH ADJACENT FINISH	
◇ OVERHEAD DOOR BTL	PAINT TO MATCH ADJACENT FINISH	
◇ ROOF ACCESS LADDER	PAINT TO MATCH ADJACENT FINISH	

NOTES:
ALL MECH. EQUIP. SHALL BE SHIELDED
ALUM. STOREFRONT SHALL BE RECESSED 2" FROM FACE OF STUCCO.
SIGN AREA TO BE DETERMINED BY LOCAL CODE.



REV	DATE	BY	REVISION
1			
2			
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GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
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ALBUQUERQUE, NEW MEXICO 87110
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT TITLE THE SPORTS COURT REC. OF RECREATION & CULTURE ALBUQUERQUE, NEW MEXICO	PROJECT NUMBER 651	DATE 10.18.2005	SCALE AS NOTED
DRAWN BY WES		SHEET TITLE SHOPS ELEVATIONS	
DATE 10.18.2005		SHEET NO. A7.1	
SCALE AS NOTED		OF	

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

PAID RECEIPT

APPLICANT NAME Stealing Developments Co. Inc.
 AGENT George Rainhart & Assoc.
 ADDRESS 2325 San Pedro NE. Suite 2B
 PROJECT & APP # 1004509 / 05 DRB 01631
 PROJECT NAME Renaissance Center.

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ ~~405.00~~ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 405.00 TOTAL AMOUNT DUE

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

CK
 CHANGE
 J24 MISC
 TRANS AM
 ACTIVITY
 ACCOUNT
 RECEIPT#
 X
 10/18/2005
 12:25PM
 2749
 95-78/1070
 893
 City of Albuquerque
 Treasury Division
 \$ 405.00
 10/18/2005 12:25PM DOLLARS
 RECEIPT# 00047411 NS# 008 TRANS# 0012
 Account 441032 Fund 0110
 Activity 3424000
 Tran
 Dolly R Rainhart
 \$20.00
 002749 107000783 0012577984

Security enhanced document. See back for details.

GEORGE R. RAINHART ARCHITECT & ASSOCIATES, P.C.
 2325 SAN PEDRO NE SUITE 2B ALBUQUERQUE, NM 87110
 PH. 505-884-9110

DATE October 18, 2005

PAY TO THE ORDER OF City of Albuquerque Treasury Division \$ 405.00

Four Hundred Five & 100/100 DOLLARS

10/18/2005 12:25PM

RECEIPT# 00047411 NS# 008 TRANS# 0012
 Account 441032 Fund 0110
 Activity 3424000

FOR DRB Submittal Fee