

COMPLETED 04/07/09 SH DRB CASE ACTION LOG (Site Plan – Build P.)

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

-	B Application No.: 09DRB-70111	Projec	t # 1004614		
Proj	ject Name: Interstate Industrial Issues I	Unit 5			
_Age	ent: High Mesa Consulting Group	Phone	No.:		
	r request was approved on <u>3-25-</u> wing departments. TSTANDING SIGNATURES COMMEN			ignature(s) to the	
				usp. data)	3/2
	UTILITIES:				
	CITY ENGINEER / AMAFCA:				
	PARKS / CIP:				
	PLANNING (Last to sign): Recei	ve EPC	Planners	approval	
	Planning must record this plat. Planting must record this plat. Planting and a mylar coperation of the original plat and a mylar coperation of the County Tax certificate from the County Tax printout from the County Associated as a copies of the approved second of the county Treasurer's signation with the County Clerk. Department's signature. AGIS DXF File approval recorded plat for File Copy of Page 2015 plat for File Copy p	reasurer. o the County Clerk sessor. site plan. Include cure must be obtained. quired.	lerk.). RECORDED D. all pages. ined prior to the re	ecording of the pl	at

Created On:



DRB CASE ACTION LOG (Site Plan – Build P.)

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.

	Application No.: 09DRB-70111 Project # 1004614
Proje	ect Name: Interstate Industrial Issues Unit 5
Ager	nt: High Mesa Consulting Group Phone No.:
IOIIO	request was approved on <u>3-25-09</u> by the DRB with delegation of signature(s) to the wing departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: SEE DEB comments from Transp. data) 3/2
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign): Receive EPC Planners approval
	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.

Created On:

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

6. Project#-1004614—9
09DRB-70111 EPC APPROVED SDP
FOR BUILD PERMIT

HIGH MESA CONSULTING GROUP agent(s) for HEALTHSOUTH CORPORATION C/O request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B-1, INTERSTATE INDUSTRIAL ISSUES Unit(s) 5, zoned SU-1 HOSPITAL AND RELATED ISSUES, located on JEFFERSON ST NE BETWEEN ELLISON ST NE AND GRUBER AVE NE containing approximately 6.659 acre(s). (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR EPC PLANNER APPROVAL.

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

7. Project# 1000365 09DRB-70110 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for JUAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4, & 19-21, Block(s) 1, UNITY ADDITON zoned SU-1/C-1, located on RHODE ISLAND ST SE BETWEEN CENTRAL AVE SE AND ZUNI RD SE containing approximately .9298 acre(s). (K-19)THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN (APPROVED IN 2007) TO BE VOIDED.

8. Project# 1006940 09DRB-70112 EXT OF MAJOR PRELIMINARY PLAT COMMUNITY SCIENCES CORP agent(s) for FABIAN IBARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20, **ORIGINAL TOWN SITE OF WESTLAND** zoned C-2, located on BRIDGE BLVD SW BETWEEN 86TH ST SW AND 90TH ST SW containing approximately 1.1941 acre(s). A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

9. Project# 1007614 09DRB-70114 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

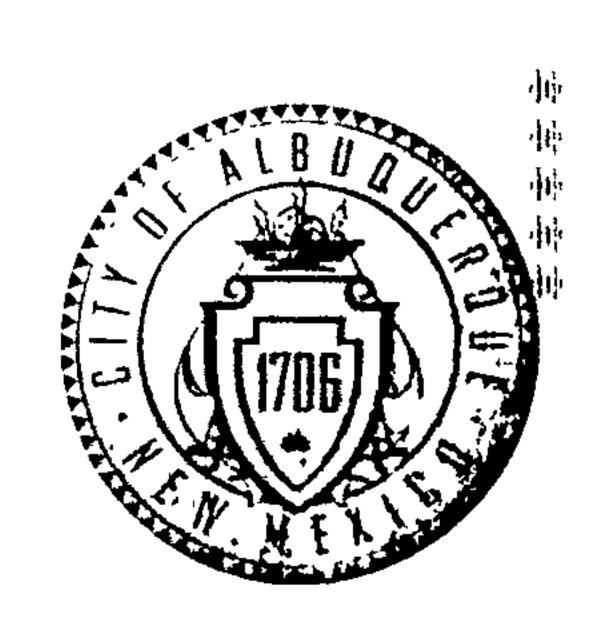
THE SURVEY OFFICE LLC agent(s) for CHARLES & DAWN MATSON request(s) the above action(s) for all or a portion of Tract(s) 03-A & 14-A, EXECUTIVE HILLS zoned SU-1 PRD, located on EXECUTIVE HILLS WAY SE AND EXECUTIVE HILLS LN SE containing approximately .2863 acre(s). (L-23) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.

10. Other Matters: None.

ADJOURNED: 10:10

DRB 3/25/09

CITY OF AEBUQUERQUE



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1004614	AGENDA ITEM NO: 6
	SUBJECT:	
	Site Plan for BP	
	ACTION REQUESTED:	
	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AME	END:()
PO Box 1293	ENGINEERING COMMENTS:	
Albuquerque	No adverse comments.	
NM 87103	RESOLUTION:	
	APPROVED; DENIED; DEFERRED, CO!	MMENTS PROVIDED; WITHDRAWN
vww.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 924-3986	DATE : March 25, 2009

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

<u>DRB CASE NO: 1004614</u> <u>AGENDA ITEM NO: 6</u>

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

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

Show all ramps, both existing and proposed.

Clearly define the ADA accessible pathway from the proposed handicapped parking spaces; additional ramps may be required.

Provide a detail for all proposed wheelchair ramps; define the maximum slope.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro

DATE: MARCH 25, 2009

Transportation Development

505-924-3991

INTER-OFFICE MEMO

DATE:

March 23, 2009

TO:

Jack Cloud, DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1004614, Health South expansion and improvements

On December 18, 2008, the EPC voted to approve a Site Development Plan for Building Permit for an expansion and improvement of the Health South rehabilitation facility.

Staff met with the applicant's agent, Jeff Mortensen of the High Mesa Consulting Group, on February 13, 2009, to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit does not meet the EPC conditions of approval as elaborated in the Official Notification of Decision. Minor adjustments are needed to satisfy Conditions 9B and 10B. The information regarding Conditions 4A and 9C is explanatory.

Condition 4A- Explanation: 13, not 12, handicap spaces are provided.

Condition 9B: Landscape Sheet 4 shows, in the left hand column, Raywood Ash as a new tree. Landscape Sheet 5 shows 6 new Raywood Ash along Jefferson St. To meet this condition, a non-allergenic tree is needed to replace the Ash trees.

Condition 9C- Note: The symbol used for the Chinese Pistache (CP) needs to be bolded. Otherwise, it looks like the symbol for Apple tree.

Condition 10B: The symbol P needs to be added to the legend on Landscape Sheet 5. There are pear trees shown on Landscape Sheet 5.

If you have any questions regarding this case, please call me at 924-3935.

APPLICATION NO. 05 per -01932 PROJECT NO. 1004614
PROJECT NAME Subjective Subjective Adjusting Applications

EPC APPLICATION NO. Z-91-33, Z-87.16
APPLICANT/AGENT Justemen Value PHONE NO. 345-4250

ZONE ATLAS PAGE DOD-17

(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) ONE STOP COMMENT FORM LOG

R) (AA)

HYDROLOGY DEV (505) 92		· · ·	· · · · · · · · · · · · · · · · · · ·	
PLANS DISAPPROVED	DATE		DATE	1
PLANS APPROVED B18	DATE /2/30/05		DATE	
	COMME	NTS:		•••••
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UTILITY DEV (505) 924-3989		•	- · · · · · · · · · · · · · · · · · · ·
PLANS DISAPPROVED.	DATE	······································	DATE
PLANS APPROVED 1703	DATE 01/04/06		DATE
	'/ COMMENTS:		
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TRANSPORTATION DEV (5	05) 924-3990	4	•	·
PLANS DISAPPROVED	DATE ,		DATE	
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PARKS AND REC (505) 7	68-5328	
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	COMMENTS:	
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PLANS DISAPPROVED	DATE	DATE_
PLANS DISAPPROVED PLANS APPROVED OBO.	DATE 1-4-06	DATE
	COMMENTS:	
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Revised 3/3/04

OLB PH	
APPLICATION NO. 050RB 01932	PROJECT NO. 1004614
PROJECT NAME State State	uttual - Hact 5
APPLICANT / AGENT Jeff Metterwer	PHONE NO. 345-4250
ZONE ATLAS PAGE 19-17	DATE SUBMITTED /2/29/05-

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF	TRANSP	UTILITY	PARKS	HYD DEV	PLANI	NING
APPROVAL	DEV	DEV	& REC	(City Engr)	CASE PLANNER	DRB CHAIR
SDP-Building Permit/ SDP-Subdivision	F: D: F: A:	F:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:
Administrative Amendments (AA's)	F: 12/3405 D: F: A: 12-3:05	F: D: F: D:6		F: D: F: A:	F: D: F: D: A:_/-4.06 A6	
Minor Plat / Major Final Plat	F: D: F: D: A:	F: D: F: A:	F: D: F: A:	F: D: F: F: A:		F: D: F: F: A:
Vacation-Private Easement	F: D: F: A:	F: D: F: F: A:	F: D: F: A:	F: D: F: A:		F: D: F: D:

First Review-	
Total City Days	
Second Review-	
Total City Days	
Third Review-	
Total City Days	
Subtotal	
Total Number of	
Developer Days	
(from back of form)	
Total Days	

F = forwarded

D = disapproved

A = approved

RECIEVED. 12/29/05 CAME IN 25 & Admendment to Site plane.
12/80/06- IMA CALLED to Do ADMIN. Admendment, KS.

^{*}Business Days

^{**}Pulled by Agent (P)

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

	First Review	
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		
	Second Review	
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		
	Third Review	
	Third Review Date Returned:	Developer Days:
Called Applicant:		Developer Days:
		Developer Days:
Called Applicant: Date Released:		Developer Days:
Called Applicant: Date Released: Print Name:	Date Returned:	Developer Days:
Called Applicant: Date Released: Print Name: Signed:		Developer Days: Developer Days:
Called Applicant: Date Released: Print Name: Signed: Called Applicant:	Date Returned: Fourth Review	
Called Applicant: Date Released: Print Name: Signed:	Date Returned: Fourth Review	

City c. Albuquerque Planning L., artment

One Stop Shop – Development and Building Services

03/13/2009 Issued By: PLNTES

Permit Number:

2009 070 111

Category Code 910

Application Number:

09DRB-70111. Epc Approved Sdp For Build Permit

Address:

Location Description:

JEFFERSON ST NE BETWEEN ELLISON ST NE AND GRUBER AVE NE

Project Number:

1004814

Applicant

Healthsouth Corporation C/O
David Peine
3860 Grandview Pkwy Suite 200

Birmingham AL 35243

205-970-5677

Agent / Contact

High Mesa Consulting Group

Debie Trujillo

8010-B Midway Park Blvd Ne

Albuquerque NM 87109

dtrujillo@highmesacg.com

Application Fees

 441018/4971000
 Public Notification

 441032/3424000
 Conflict Mgmt Fee
 \$20.00

 441006/4983000
 DRB Actions

TOTAL:

\$20.00

City Of Albuquerque Treasury Division

3/13/2009 3:33PM LOC: ANNX WS# 007 TRANS# 0050 RECEIPT# 00111894-00111894

FERMIT# 2009070111 TRSLJS
Trans Amt \$20.00

Conflict Manag. Fee \$20.00 CK \$20.00 CHANGE \$0.00

Thank You

A City of Albuquerque

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DEVELOPMENT PLAN REVIEW APPLICATION

2008.039.2

SUBDIVISION Major Subdivision action Minor Subdivision action Vacation Vacation Variance (Non-Zoning) SITE DEVELOPMENT PLAN	Supplemental form S V	Sector Plan	& Zone Establishment (Phase I, II, III) It to Sector, Area, Facility or Isive Plan
 ☐for Subdivision Purposes ☐for Building Permit ☐ IP Master Development Pl ☐ Cert. of Appropriateness (In the content of Appropriate Pl 	an	APPEAL / PROT Decision by Director or Staf Appeal	EST of DRB, EPC, LUCC, Planning F, ZHE, Zoning Board of
PRINT OR TYPE IN BLACK INK ONLY Planning Department Development Servitime of application. Refer to supplement	rices Center, 600 2 Str	reet NVV Albuquera	completed application in person to the ue, NM 87102. Fees must be paid at the
APPLICANT INFORMATION: NAME: HEALTHSOUTH Corporation ADDRESS: 3660 Grandview Pkwy, Suite 20 CITY: Birmingham Proprietary interest in site: Owners AGENT (if any): High Mesa Consulting Ground ADDRESS: 6010-B Midway Park Blvd. NE CITY: Albuquerque	STATE AL	ZIP <u>87109</u>	PHONE: 205-970-5677 FAX: 205-969-6158 E-MAIL: David.Peine@healthsouth.com PHONE: 505-345-4250 FAX: 505-345-4254 E-MAIL: dtrujillo@highmesacg.com
DESCRIPTION OF REQUEST: DRB Final Sign- Is the applicant seeking incentives pursuant	Off for EPC Approved Site Ito the Family Housing Deve	Development Plan for Blopment Program?	uilding Permit Yes. 🔯 No.
SITE INFORMATION: ACCURACY OF THE LEG Lot or Tract No. <u>Tracts 4A and 4B-1</u>	GAL DESCRIPTION IS CRU	JCIAL! ATTACH A SEF Block:	
Subdiv. / Addn. Interstate Industrial Tract, Ur	nit 5		Other <u>o</u>
Current Zoning: SU-1 Hospital and Related:	ssues. Pro	posed zoning: n/a	
Zone Atlas page(s): D-17		of existing lots: 1	Nia afamaa aa ali i d
		_	No. of proposed lots: 1
· · · · · · · · · · · · · · · · · · ·	ensity if applicable: dwelling		dwellings per net acre: <u>n/a</u>
Within city limits? X Yes. No , but site i		nits (DRB jurisdiction.)	Within 1000FT of a landfill? No
UPC No. <u>101706335602140320 and 101706</u>			MRGCD Map No. <u>n/a</u>
LOCATION OF PROPERTY BY STREETS: Between: Ellison Street NE		Street NE ruber Avenue NE	
List any current or prior case number that mand 1004614, 05DRB-01932, SP-92-30, Z-87-16, Check-off if project was previously reviewed I	<u>Z-91-4, DRB-96-317</u> ov Sketch Plat/Plan □ or P		
(Print) <u>Debie LeBlanc Trujillo for High Mesa (</u>	Consulting Group		☐ Applicant ⊠ Agent
R OFFICIAL USE ONLY			Form revised 9/01, 3/03
INTERNAL ROUTING All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent Case history #s are listed Site is within 1000ft of a landfill F.H.D.P. density bonus	Application case numb		Action S.F. Fees SBP
F.H.D.P. fee rebate	Hearing date \(\lambda \)		\$ 20.80 04614

Planner signature / date

FORM P(3): SITE PLAN REVIEL. D.R.B. MEETING (UNADVERTIS_U) SKETCH PLAT REVIEW AND COMMENT (DRB22) Maximum Size: 24" x 36" Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies. Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request ___ List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. ☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) Maximum Size: 24" x 36" 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted by an agent Copy of the document delegating approval authority to the DRB Completed Site Plan for Subdivision Checklist Infrastructure List, if relevant to the site plan Fee (see schedule) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required. ☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36" 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted by an agent Copy of the document delegating approval authority to the DRB 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) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required. AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36" AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36" Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted by an agent 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) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting. Your attendance is required. FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05) FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06) Freviously_5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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 for Building Permit Zone Atlas map with the entire property(ies) clearly outlined Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision nfrastructure List, if relevant to the site plan Lopy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) V List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.

HIGH MESA CONSULTING GROW Your attendance is required. PBIF LEBLAKE TRUITILIO SAL the applicant, acknowledge that any Applicant name (print), albuquerque Applicant signature// date

information required but not submitted with this application will likely result in deferral of actions.

Checklists complete Fees collected

Case #s assigned Related #s listed

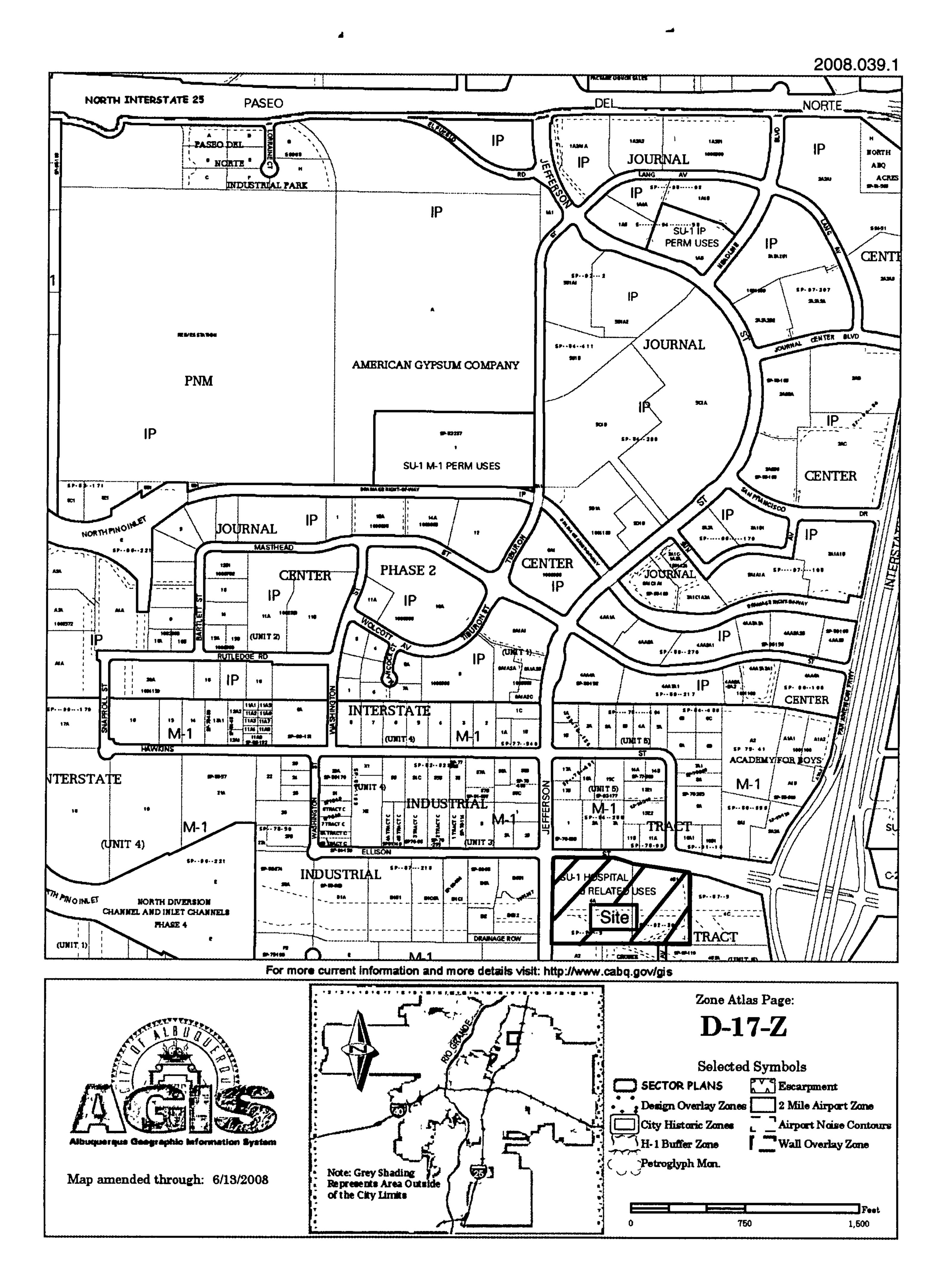
Application case numbers

-3011

Form revised October 2007

3.13.09 Planner signature / date

Project # 00 W 614



2008.039.2 March 13, 2009

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Final Sign-Off for EPC Approved Site Development Plan for Building Permit HEALTHSOUTH
DRB Project No. 1004614

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(3) along with the related fees
- Six (6) copies of the Site Development Plan for Building Permit including Grading and Drainage Plan
- Approved for Site Development Plan for Building Permit Preliminary Grading Plan Letter
- Gity of Albuquerque Zone Atlas D-17 (with site highlighted)
- Letter submitted to Planner addressing EPC conditions and EPC Official Notice of Decision
 - One (1) copy of Site Plan with Fire Marshal's stamp

On behalf of our clients, HEALTHSOUTH Rehabilitation Hospital, we are requesting Site Development Plan for Building Permit. As shown on the Site Development Plan for Building Permit we are proposing to create three (3) buildings to the already existing / developed site. The first building will be a 13,294 square foot 20 bed patient expansion. The second building will be a 1,022 square foot addition to the existing hospital which will be an expansion to the Therapy Gym. The third building will be a 546 square foot addition to the existing patient wing.

Principals: Jeffrey G. Mortensen, P.E. + Charles G: Cala, Jr., P.S. + Juan M. Cala Joseph M. Solomon, Jr., P.S. + J. Graeme Means, P.E. + Richard C. White + Grady E. Barrens

March 13, 2009
Jack Cloud
Page 2

Please schedule us for the next available Development Review Board hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to call.

Sincerely,

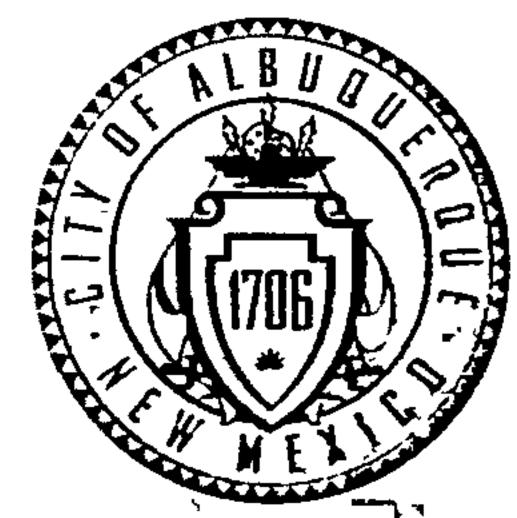
HIGH MESA CONSULTING GROUP

Debie LeBlanc Trujillo

DLT Enclosures

xc: Jeffrey, P. Blackwood, NCARB, Director Design & Construction, HEALTHSOUTH Rehabilitation Hospital
David Peine, Design & Construction, HEALTHSOUTH Corporation
Daniel Lovato, Director of Plant Operations, HEALTHSOUTH Rehabilitation Hospital
Curtis Chong, AIA, Principal, Boulder Associates Architects,

CITY OF AIB''QUERQUE 2000.007.2



November 21, 2008

Jeffrey G. Mortensen, P.E. High Mesa Consulting Group 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

Re: HealthSouth Preliminary Grading Plan Engineer's Stamp dated 11-5-08 (L15/D055)

Dear Mr. Mortensen,

PO Box 1293

Based upon the information provided in your submittal received 11-5-08, the above referenced plan is approved for Site Development for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

NM 87103

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

www.cabq gov

C: file

xc: Mike Bensky, Boulder Associates

David Peine, HealthSouth Corporation

2008.039.1 February 05, 2009

Via Hand Delivery

Ms. Catalina Lehner, Planner Planning Department City of Albuquerque 600 Second Street NW Albuquerque, NM 87102

Re: Healthsouth Site Development Plan for Building Permit Project # 1004614 08EPC - 40112

Dear Catalina:

Transmitted herewith for your review in advance of submission to the DRB is one set of corrected plans for the subject project. We believe that we have addressed all comments and concerns set forth in the Conditions of Approval. In addition, we submit the following explanations as to how each of the Conditions, attached hereto for reference, were met

- 1. This letter is provided to specify 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 of approval.
- 2. Upon review of this plan set, please contact me so that I may meet with you to ensure that the Conditions of Approval have been met.
- 3. Color of existing ornamental iron fence around the employee parking area is specified as "black" on sheet 1 and sheet 2.
- 4. Parking:
 - A. Parking note on sheet 1 is revised to indicate that 4 accessible/disabled parking spaces are required and 13 spaces are provided.
 - B. Total parking spaces are itemized (60 required, 197 existing, 197 proposed)
 - C. Parking totals in the southern parking area are indicated correctly as 10 and 12.
- 5. Pedestrian Circulation:
 - A. Thermoplastic pavement markings are provided across vehicle access points on Jefferson Street and Ellison Street.
 - B. Pedestrian walkways internal to the site shall be demarcated by thermoplastic pavement markings.
 - C. A chain-link pedestrian gate is added through the existing fence in the site's southwestern corner to access the Secondary Trail along the South Pino Arroyo. A crosswalk, and sidewalk are also added.
- 6. Main Façade Area:
 - A. The sidewalk along the building's primary (western) façade is changed to at least the required 8' width, complying with Zoning Code 14-16-3-18(C)(3).
 - B. New benches are added to the main (western) facade near the main entry, complying with Zoning Code 14-16-3-18(C)(3).

Principals: Jeffrey G. Mortensen, P.E. + Charles G. Cala, Jr., P.S. + Juan M. Cala Joseph M. Solomon, Jr., P.S. + J. Graeme Means, P.E. + Richard C. White + Grady E. Barrens

2008.039.1 February 05, 2009 Page 2

- 7. Sustainability: The Grading Plan has been modified to direct runoff from the new parking lot into a designated water harvesting area.
- 8. Signage: Location of directional signage has been indicated on the Site Development Plan.
- 9. Landscaping-Regulations:
 - A. The Junipers have been removed and replaced. Powis Castle (Artemisia Powis Castle) has been substituted for the Broadmoor Junipers while 6 Red Clusterberry (Cotoneaster Parneyi) shrubs have been substituted for the Phitzer Juniper shrubs
 - B. The ash trees referenced were dead and hence being replaced. Instead of the originally approved. Green Ash trees, these are now being replaced with 2 Chinese Pistache.
 - C. Two additional trees have been added, both 2" caliper Chinese Pistache. One has been added at east and west ends of the southern edge of the south parking lot.
 - D. Trees have been specified with a minimum 2" caliper.
- 10. Landscaping-Other:
 - A. The Plant Legend has been modified for ease in reading to better distinguish between existing and proposed plantings.
 - B. The Plant Legend has been corrected for consistency and clarity.
 - C. Plant totals have been added for ease in reading.
- 11. Lighting: Pole details have been provided on sheet 2.
- 12. Outdoor space:
 - A. An area directly adjacent to the primary (western) façade is hatched to indicate public area, and "required" and "provided" areas are listed on sheet 1, complying with Zoning Code 14-16-3-18(C)(3).
 - B. An area directly adjacent to the new ambulance drop-off at the southeast corner of the building is hatched to indicate employee area, and "required" and "provided" areas are listed on sheet 1, complying with Zoning Code 14-16-3-18(C)(3).

" IT O

- 13. Minor corrections:
 - A. First sheet label is changed to "Site Development Plan For Building Permit"
 - B. The lengths of the elevations are dimensioned.
 - C. The location of the oxygen tank on the landscaping plan is the same as sheet 1.
- 14. Refuse Enclosure:
 - A. The color and finish of the existing refuse enclosure is indicated on sheet 2.
 - B. A gate has been added to the existing refuse enclosure in sheet 1.
 - C. A gate detail has been added on sheet 2.
- 15. Coordination with PNM regarding easements: A second light at the parking expansion is added to provide required lighting while meeting PNM light pole height limitations.
- 16. Coordination with Solid Waste Management Department: The options presented by Solid Waste are to expand the existing refuse enclosure and continue with conventional pick-up six (6) days a week or switch to a compactor that will fit in the existing enclosure and require pick-up every other week. Mr. James Baca at Solid Waste prefers the compactor option. The applicant will follow this recommendation and modify its service agreement concurrent with Building Permit approval.
- 17. Conditions from Transit Department: We have attempted to work with Mr. Andrew DeGarmo, Transit Department, regarding improvements to the existing bus stop along the west frontage of the site. E-mail correspondence has resulted in a single response that "as much of the 5' x 8' pad that you can fit in the

2008.039.1
February 05, 2009
Page 3

public right-of-way is sufficient". Unfortunately, the existing back of sidewalk is already at the right-of-way leaving no additional room in which to build additional pad. Copies of our e-mail correspondence are attached for reference.

- 18. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:
 - A. To the best of our knowledge, all requirements of previous actions taken by the EPC and/or DRB have been completed and/or provided for.
 - B. To the best of our knowledge, all required transportation infrastructure adjacent to the site is already built.
 - C. To our knowledge, the Site Plan complies with DPM Standards. We agree that much of the site is already built and therefore an "as-built site development plan."

Please review this submittal at your earliest convenience. After you have completed an initial review, please contact us so that we may meet and review the submittal more carefully together, condition by condition. In the meantime, if you should have any questions or comments, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP

Jeffrey G. Mortensen, P.E.

President



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

High Mesa Consulting Group 6010 B Midway Park Blvd. NE Albuq. NM 87109 Date: December 19, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1004614*
08EPC-40112 SITE DEVELOPMENT BUILDG PRMT

LEGAL DESCRIPTION: for all or a portion of tracts 4-A 4-B-1, Interstate Industrial Tract Unit 5, zoned SU-1 for Hospital and Related Uses located on Jefferson St. NE, between Ellison St. NE and Gruber Ave. NE, containing approximately 11.5 acres. (D-17) Catalina Lehner, Staff Planner

On December 18, 2008 the Environmental Planning Commission voted to approve Project 1004614/ 08EPC 40112, a Site Development Plan for Building Permit for Tracts 4A & 4B-1. Interstate Industrial Tract Unit 5, zoned SU-1 for Hospital & Related Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This is a request for a site development plan for building permit for Tracts 4A & 4B-1. Interstate Industrial Tract Unit 5, an approximately 11.5 acre site located at the southeast corner of the Jefferson St. and Ellison St. intersection. An existing rehabilitation hospital and accessory parking lot occupy the subject site, which is zoned SU-1 for Hospital & Related Uses.
- The applicant proposes to expand and improve the existing rehabilitation hospital building and site in five phases. The additions include a 20 bed wing (10,705 sf), a day room and hall, an oxygen tank and enclosure, a generator, patient drop-off area, sidewalk improvements, parking lot restriping and landscape improvements, and other minor changes.
- 3. The existing 61,734 square foot hospital building would be 76,053 square feet with the additions. Since the proposed expansion exceeds 10% of the existing building's square footage, this request could not be approved administratively pursuant to Zoning Code §14-16-2-22, Special Use Zone.

OFFICIAL NOTICE OF DECISION DECEMBER 18, 2008 PROJECT #1004614 PAGE 2 OF 6

- 4. The subject site is located in an area designated as Established Urban Area by the Comprehensive Plan. The North Valley Area Plan and Facility Plan for Arroyos also apply. The subject site lies within the boundaries of the Journal Center Major Activity Center, Jefferson Street is designated as an Enhanced Transit Corridor and the South Pino Arroyo, an Open Space Link Arroyo, abuts the subject site to the south.
- 5. The request partially furthers the following Comprehensive Plan policies:
 - A. <u>Policy II.B.5d</u>: The request would not significantly affect the intensity of the use and would improve the facility and site, though improvements to pedestrian connections to address social/recreational concerns and increase safety are needed.
 - B. <u>Policy II.B.5k</u>: Jefferson St. is a Minor Arterial and principal route through this Major Activity Center. Safety can be increased by providing improved drive-aisle crossings and pedestrian connections for the benefit of patients, visitors and employees.
- 6. The request generally furthers the Transportation and Transit Goal and partially furthers Policy II.D.4g. The improvements would generally help to encourage walking and access to transit (Goal). The degree to which pedestrian opportunities are promoted and integrated into the development could be increased to help improve non-motorized travel conditions in and around the subject site (Policy II.D.4g).
- 7. The subject site is located in Journal Center, a designated Major Activity Center. In general, the request comports with the Activity Centers Goal because it would improve an existing institutional use which is desirable in activity centers. However, the request partially furthers Policies II.D.4g and 4p. Improvements are needed to functionally integrate pedestrian opportunities into the development and improve safety.
- 8. The request partially furthers the following applicable policies in the Facility Plan for Arroyos (FPA):
 - A. <u>Policy 3-Parking & Service Areas:</u> Landscape is proposed along a portion of the arroyo, but the parking area comprises most of the southern boundary. However, there is no pedestrian/bicycle access point to the arroyo from the subject site.
 - B. <u>Policy 4- Walls:</u> There is a chain link fence along the southern boundary which provides for visual access, and the proposed vines would help improve the fence's appearance. However, the intent of the policy is to not have continuous fencing or walls.
 - C. <u>Landscaping Policy 1-Landscaping Adjacent to the Arrovo Right-of-Way:</u> Landscaping is proposed along the fence and in the southeastern corner, though these are not predominantly tree masses as preferred by the policy.
- 9. Regarding the North Valley Area Plan, the request generally furthers the applicable Goal and partially furthers the following applicable policies:
 - A. General Goal 6: The subject site is located in an already developed/established commercial industrial zone and area and is already zoned accordingly. The proposed additions and improvements would generally help to encourage quality commercial/industrial development.

OFFICIAL NOTICE OF DECISION DECEMBER 18, 2008 PROJECT #1004614 PAGE 3 OF 6

- B. <u>Transportation Policy 2</u>: Improvements for pedestrian circulation would help improve the safety and feasibility of non-motorized travel, but more could easily be done to actively promote such opportunities on and around the subject site.
- C. <u>Village Center Policy 3</u>: Though the building's main entrances are visible to the pedestrian, they are not directly accessible by pedestrian connections.
- 10. Conditions are needed to bring the subject site into compliance with the Street Tree Ordinance, the General Building and Site Design Regulations for Non-residential Uses [Zoning Code §14-16-3-18(C)], and to improve pedestrian circulation and safety in this Major Activity Center location.
- 11. A Traffic Impact Study (TIS) was not required.
- 12. The Alameda North Valley Association was notified as required. This submittal occurred prior to the October 24, 2008 letter to coalition representatives, so the North Valley Coalition received a courtesy notification only. There is no known neighborhood or other opposition.

CONDITIONS:

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
- 3. Walls/Fences:

The color of the ornamental iron fence around the employee parking area shall be specified.

- 4. Parking:
 - A. A note shall be added indicating that 4 handicap spaces are required and 12 are provided.
 - B. The total parking spaces provided shall be itemized (required, existing and proposed).
 - C. The parking space totals in the southern parking area shall be indicated correctly as 10 and 12.

OFFICIAL NOTICE OF DECISION DECEMBER 18, 2008 PROJECT #1004614 PAGE 4 OF 6

5. Pedestrian Circulation:

- A. A crossing of textured concrete or thermoplastic shall be provided across the vehicle access points on Jefferson Street and Ellison Street.
- B. The pedestrian walkways internal to the site shall be clearly demarcated by the use of special paving such as textured concrete or thermoplastic [Zoning Code §14-16-3-1(H)(1)].
- C. A pedestrian gate shall be added near the subject site's southwestern comer to access the Secondary Trail along the South Pino Arroyo.

6. Main façade area:

- A. The sidewalk along the building's primary (western) façade shall be 8 ft. wide pursuant to Zoning Code §14-16-3-18(C)(3).
- B. A bench shall be added to the main (Western) façade [Zoning Code §14-16-3-18(C)(3)]. This bench shall be located near the main entry and not by the bench on the northern side.

7. Sustainability:

In the area of the proposed parking lot expansion, notches shall be added to the proposed curbing where technically feasible to allow for water harvesting in this natural ponding area.

8. Signage:

The location of the directional signage shall be indicated on the site development plan.

9. Landscaping-Regulations:

- A. To comply with the City's Pollen Ordinance, §9-12-5 ROA 1994, no new juniper species shall be added.
- B. A non-allergenic tree shall replace the proposed Ash trees.
- C. A tree shall be added to the western and eastern landscape areas, along the subject site's southern side, by the parking lot [Zoning Code §14-16-3-10(G)].
- D. Trees shall have a 2 inch caliper or be 10-12 feet in height [Zoning Code §14-16-3-10(F)].

10. Landscaping- Other:

- A. The newly proposed plants shall be underlined in the plant legends to help distinguish between existing and proposed plants.
- B. The plant legend on Sheet 5 shall include BM, P, R and BJ to create consistency with the symbols used in the drawing. The symbol for AP shall match the symbol on the legend.
- C. Plant totals for the new plant material shall be added to the plant legend for ease of reading.

11. Lighting:

A standard light pole detail shall be provided for the light poles near the building and for the parking lot light poles.

12. Outdoor Space:

A. A minimum of 1014 square feet of public outdoor space shall be provided to comply with Zoning Code §14-16-3-18(C)(4).

OFFICIAL NOTICE OF DECISION DECEMBER 18, 2008 PROJECT #1004614 PAGE 5 OF 6

B. A designated, outdoor gathering space for employees, minimum of 300 square feet with shading over at least 25% of the area, shall be provided to comply with Zoning Code §14-16-3-18(C)(3).

13. Minor corrections:

- A. The first sheet shall be labeled "site development plan for building permit."
- B. The length of the elevations shall be dimensioned.
- C. The location of the oxygen tank on the landscaping plan shall be the same as on the site development plan for building permit (sheet 1).

14. Refuse Enclosure:

- A. The color and finish of the refuse enclosure shall be specified and be compatible with the building.
- B. The refuse enclosure shall be gated.
- C. A refuse enclosure detail shall be provided.

15. <u>CONDITION FROM THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM):</u> The applicant shall comply with PNM as necessary regarding the placement of trees adjacent to the gas line easement, the location of the oxygen tank and the height of light poles.

16. <u>CONDITION FROM THE SOLID WASTE MANAGEMENT DEPARTMENT (SWMD)</u> REFUSE DIVISION:

The applicant shall coordinate with the SWMD to increase service as needed.

17. CONDITION FROM THE TRANSIT DEPARTMENT

The applicant shall continue to work with the Transit Department regarding any improvements to the transit facilities near the subject site.

18. <u>CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:</u>

- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. Site plan shall comply and be designed per DPM Standards (note, aside from the building expansion(s), the site is an as-built site development plan).

OFFICIAL NOTICE OF DECISION DECEMBER 18, 2008 PROJECT #1004614 PAGE 6 OF 6

PROTEST: 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, WHICH IS BY JANUARY 2, 2009.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JANUARY 2, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen

Planning Director

RD/CL/ac

Cc: Healthsouth Corp., c/o David Peine, 3660 Grandview Pkwy, Suite 200, Birmingham, AL 35243 David Lindner, Alameda North Valley Assoc., 10407 4th St. NW, Albuq. NM 87114 Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Lane NE, Albuq. NM 87113

XC: Jeff Blackwood
Curtis Chong

Mike Bensky Bill Perkins

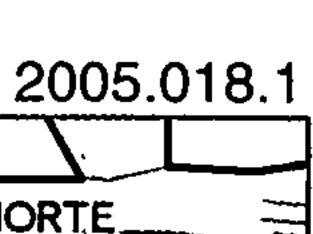
A City of Albuquerque

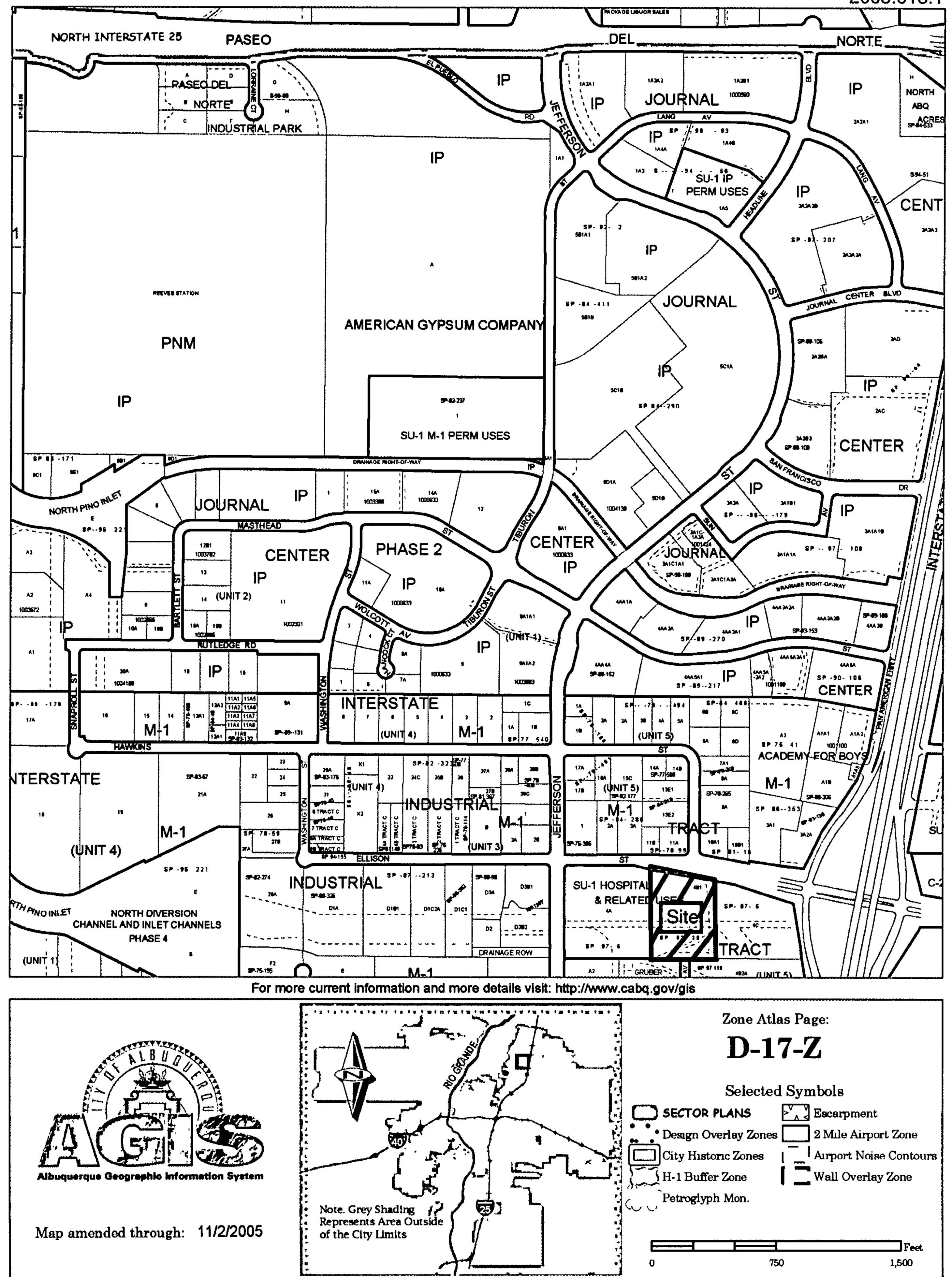


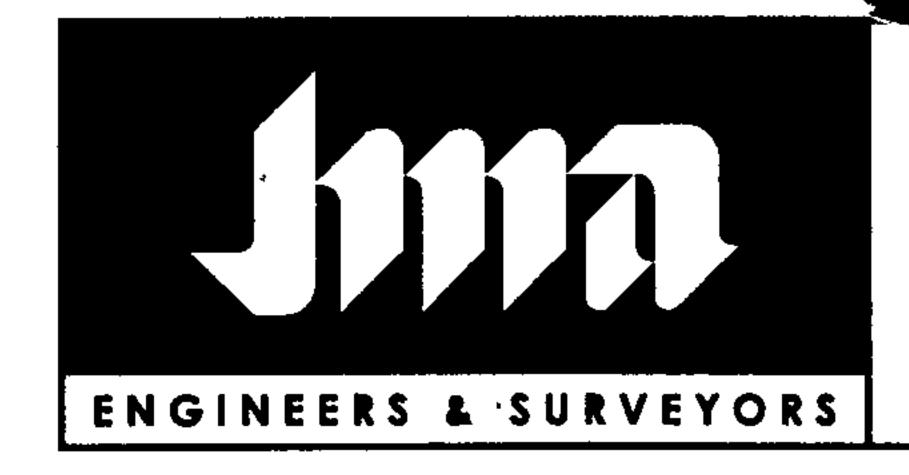
DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION Major Subdivision action Minor Subdivision action Vacation	Supplemental form S		Z & Zone Establishment (Phase I, II, III) t to Sector, Area, Facility or
SITE DEVELOPMENT PLAN		Comprehen Zone Chang	sive Plan ge
☐ for Subdivision Purposes ☐ for Building Permit ☐ IP Master Development Plan ☐ Cert. of Appropriateness (L	s	APPEAL / PROT Decision by: Director or Staf Appeal	
PRINT OR TYPE IN BLACK INK ONLY Planning Department Development Serv time of application. Refer to supplement	iocs ochler dan / .sir	PPINNY AINHAHARAI	completed application in person to the ue, NM 87102. Fees must be paid at the
APPLICANT INFORMATION: NAME: Health South c/o David Peine ADDRESS: One Health South Parkway CITY: Birmingham Proprietary interest in site: Owners AGENT (if any): Jeff Mortensen & Associate ADDRESS: 6010-B Midway Park Blvd. NE	STATE <u>AL</u> s, Inc.	ZIP <u>35243</u>	PHONE: (205)970-5677 FAX: (205)969-6158 E-MAIL: PHONE: 505-345-4250 FAX: 505-345-4254
CITY: <u>Albuquerque</u>	STATE <u>NM</u>	ZIP <u>87109</u>	E-MAIL: dtrujillo@jmainc.org
DESCRIPTION OF REQUEST: Amendment of Sold like the applicant seeking incentives pursuant	Site Development Plan for Butto the Family Housing Devel	uilding Permit	Vaa 1571 N.a.
SITE INFORMATION: ACCURACY OF THE LECTURE Lot or Tract No. <u>Tract 4B1</u>			· -
Subdiv. / Addn. Interstate Industrial Tract 5		<u> </u>	Offit. <u>117a</u>
Current Zoning: SU-1 Hospital & Related Use	<u>es</u> Pro	posed zoning: <u>n/a</u>	
Zone Atlas page(s): <u>D-17</u>		of existing lots: 1	No. of proposed lots: 1
Total area of site (acres): +/- 4.4123 De	nsity if applicable: dwelling		dwellings per net acre: n/a
Within city limits? ⊠ Yes. No □, but site is		·	Within 1000FT of a landfill? No
UPC No. <u>101706340200640315</u>		nto (Di to juntoutononti)	MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: (Between: <u>Jefferson Street, NE</u>		<u>eet, NE</u> terstate 25	TWI TOOD Map No. <u>II/a</u>
CASE HISTORY: List any current or prior case number that ma Z 91-33, V 91-4 and DRB 96-317	y be relevant to your applica	ation (Proj., App., DRB-,	AX_,Z_, V_, S_, etc.): <u>SP 92-30 , Z 87-16,</u>
Check-off if project was previously reviewed b	y Sketch Plat/Plan [_], or B	re-application Review Te	eam . Date of review:
SIGNATURE LE	W. Tund	4 0	DATE <u>December29,2005</u>
(Print) Debie LeBlanc Trujillo fo Jeff Mortense	• //		☐ Applicant ☑ Agent
FOR OFFICIAL USE ONLY			Form revised 9/01, 3/03
All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent Case history #s are listed Site is within 1000ft of a landfill F.H.D.P. density bonus	Application case number 50RB -	ers -01932	S.F. Fees P(4) \$ 50.00 CMF \$ 20.35 \$ Total \$ 70.00
YL SC 729705 Planner	signature / date	Project # 100	4614

FC	RM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL U. AMENDMENT ACCESTED E
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.) Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing and justifying the request Letter of authorization from the property owner if application is submitted by an agent Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist Solid Waste Management Department signature on Site Plan if relevant Blue-line copy of Site Plan with Fire Marshal's stamp Copy of the LUCC approval if the site is in an historic overlay zone Fee (see schedule) Any original and/or related file numbers are listed on the cover application
×	AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY
	NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted. Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy (uncluded) Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing and justifying the request Letter of authorization from the property owner if application is submitted by an agent (property of property) Copy of EPC or DRB Notice of Decision (not required for WTF) (property of property) Fee (see schedule) Any original and/or related file numbers are listed on the cover application
	NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's</u>
	 gross floor area Notifying letter & certified mail receipts addressed to owners of adjacent properties Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
	NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above: Co-location evidence as described in Zoning Code §14-16-3-17(A)(5) Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2 Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e) Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a) Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower Registered Engineer's stamp on the Site Development Plans Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
	PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.
an su	he applicant, acknowledge that y information required but not bmitted with this application will ely result in deferral of actions. SEFF MOFTENSEN ARSSOC, JW. Applicant name (print) Applicant name (print) Applicant signature / date
	Checklists complete Application case numbers Fees collected Case #s assigned Form revised June 04, October 2004 Planner signature / date
	Case #s assignedProject # /১০ 46/4







JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

F: 505.345.4254

P: 505.345.4250

ESTABLISHED 1977

2005.018.1 December 29, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Amendment to Site Development Plan for Building Permit

Health South

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(4) along with related fees
- Five (5) copies of the Amended Site Development Plan for Building Permit
- One (1) copy of Approved Site Development Plan (included in Amended Site Development Plan for Building Permit)
- City of Albuquerque Zone Atlas D-17 (with site highlighted)
- Letter describing and justifying request
- Letter of Authorization from Property Owner (signed authorization to proceed)
- Copy of Notice of Decision (previously Approved Site Development Plan)

On behalf of our clients, Health South, we are requesting an Amendment to the Site Development Plan for Building Permit for the Specialty Rehabilitation Center. The purpose of this request is to create additional parking spaces for the Health South Satellite Parking.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

Debie LeBlanc Trujillo

JEFF MORTENSEN & ASSOCIATES, INC.

DLT. Enclosures

xc: David Peine – Heath South Director of ADA Compliance w/enc.

Tony Maldonado – Health South w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.018.1 December 29, 2005

Mr. Russell Brito, Senior Planner c/o Ms. Sheran Matson, DRB Chair Development & Building Services Division Planning Department City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

Re: Health South Satellite Parking Lot (Z-87-16)

Request for Administrative Amendment Site Plan Approval

Dear Russell:

Transmitted herewith are five (5) sets of the Site Plan for Administrative Amendment for the above referenced project. This is the project we have discussed on several previous occasions. As discussed, the main hospital site was approved at the EPC on February 19, 1987 and subsequently signed-off at the DRB on March 10, 1987. There has been one prior Administrative Amendment approved by Mr. Jack Cloud on 11-13-87. A copy of the referenced Administrative Amendment Site Plan was reproduced from City files and incorporated into this plan set as the "Record Site Plan", sheet 2 of 8.

The proposed satellite parking lot is for employees only and lies on the existing lot immediately adjacent and contiguous to the existing hospital site. Both sites are owned by Health South. The proposed parking lot is intended to replace the existing unpaved parking area currently in use by the hospital employees.

Your prompt attention to this request for review and approval will be greatly appreciated in order that the project progress to construction. If you should have any questions or comments concerning this request, or any other aspect of this project, please do not hesitate to call. If an additional meeting would prove beneficial, we are available to meet to further discuss this request and the associated project.

Sincerely,

JEFE MORTENSEN & ASSOCIATES, INC

Jeffrey J. Mortensen, P.E.

President

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

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JGM;jgm enclosures

xc: David Peine w/ enclosures

Tony Maldonado w/ enclosures Brad Bingham w/ enclosures



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.018.1 August 25, 2005 Via Fax and Regular Mail 205-969-6158

Mr. David E. Peine
Director of ADA Compliance
Healthsouth
One HealthSouth Parkway
Birmingham, AL 35243——

Re: Proposal for Professional Services
Satellite Parking Lot
Tract 4B1, Interstate Industrial Tract, Unit 5

Dear David:

Jeff Mortensen & Associates, Inc. (JMA) is pleased to present the following proposal for professional services for the subject project. This proposal has been prepared pursuant to our initial meeting of December 02, 2004, our follow-up meeting of February 23, 2005, our subsequent research at the City and our follow-up telephone conversations and faxes.

This proposal includes the following items of work:

1. Preparation of Topographic Survey

2. Preparation of Site Plan for EPC/DRB approval

- 3. Preparation of Conceptual Grading and Drainage Plan for Site Plan approval
- 4. Preparation of Paving and Grading Plan for Grading and Paving Permit
- 5. Coordination of Parking Lot Lighting
- 6. Construction Observation
- 7. Engineer's Drainage Certification

This amended proposal is based upon the following understandings:

1. The Topographic Survey is necessary to support the design of the proposed parking lot.

2. The site is currently zoned SU-1 for Hospital and Related Uses and therefore requires Site Plan approval by the Environmental Planning Commission (EPC) and the Development Review Board (DRB).

3. The Site Plan will suffice as the Parking Lot Layout and Traffic Circulation Plan (TCL).

4. A Conceptual Grading and Drainage Plan is necessary to support the Site Plan. As such, a Conceptual Grading and Drainage Plan is a necessary component of a Site Plan submittal.

5. In addition, a Landscaping Plan will be required as part of the Site Plan approval. We will work with a local Landscape Contractor that provides design-build services to fulfill this component of the Site Plan submittal.

FRINCIPALS	JEFFERY G. MORTENSEN. F.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.3.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

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6. Parking Lot lighting will be coordinated with a local electrical schematically as part of the Site Plan.

7. Security fenoing will be coordinated with you local representative and incorporated into the Site

Plan.

8. No offsite work will be required outside the project limits.

9. Construction Phase services will be invoiced on an hourly basis as an additional service, if :

recuired.

10. Post-construction phase services, such as the preparation of an As-Constructed Grading Plan along with an associated Drainage Certification have historically been prepared on an hourly basis as an additional service if and when requested. Inasmuch, that scope of work is excluded from this proposal.

Upon authorization to proceed we will begin the topographic survey. The Topographic Survey will locate the existing improvements within the project limits. The project limits will de defined as Tract 4B1, Interstate Industrial Tract, Unit 5. Topography will be based upon City of Albuquerque datum. Existing utilities visible from the ground surface will be located. Those that are not visible or indicated by surface evidence can not and will not be located. The above information will be plotted on a 24"x36" standard plan sheet at an appropriate engineering scale. We will provide you with a final copy for your files upon completion. This will not include the preparation of a Boundary Survey. Boundary information will be graphically superimposed for orientation purposes. Existing property corners discovered during the survey effort will be located to aid in the graphic overlay of the record boundary.

Upon completion of the Topographic Survey, we will begin the preparation of the schematic design for the parking lot. The plan will be prepared in accordance with City of Albuquerque standards. Upon completion, we will submit the Plan to you for review and comment. Following receipt of your comments, we will formalize the Plan for Site Plan submission as well as distribution as the "base" plan for the Conceptual Grading and Drainage Plan and the Landscaping Plan. The Conceptual Grading and Drainage Plan will be prepared in accordance with City of Albuquerque standards. Upon completion, we will submit it to the Hydrology Development Section, Development and Building Services Division, City of Albuquerque, for review and approval. We will also work with the Landscape designer to have the Landscaping Plan prepared. Once the above Plans are complete, we will prepare a submission to the City Planning Department for EPC review and approval. We will work with City staff in the review of the Site Plan submittal and will attend the EPC meeting to present the project and respond to questions and comments. Following EPC approval, we will address any comments and/or conditions and then submit to the DRB for final sign-off. Similarly, we will attend the DRB meeting to present the project and respond to questions and comments.

JMA uses the highest level of technology available to the surveying industry. The majority of the survey work will be performed using Conventional or Robotic Total Stations combined with TDS Data Collection systems or by utilization of Trimble Navigation Global Positioning System (GPS) technologies. This information will then be processed and transferred to an AUTOCAD Release 14,

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Release 2000, Release 2002 or Release 2004 Drawing File. Unless otherwise provided for in this proposal, all data formatting and layering will be based upon JMA standards.

The State of New Mexico Engineering and Surveying Practice Act requires disclosure of the minimum terms and conditions of professional liability insurance coverage provided by our firm. Attached herewith is a copy of the current Certificate of Insurance summarizing that information.

The Site Plan will include parking lot lighting for security purposes. We are not aware of any specific requirements for the lighting of parking lots, however, feel that lighting would be appropriate for the safety and convenience of your employees. We will also collaborate with your local site representative to discuss and identify security fencing. It has been brought to our attention that you have experienced several car break-ins. As such, a perimeter fence with a gate is probably something that you would like to incorporate into the project scope. You will also need to determine if the gate will be manually operated or automatic. These two aspects are in addition to the previously proposed scope of work.

Upon receipt of DRB approval, we will begin the preparation of the Grading and Paving Plans for Permit. This Plan Set will be prepared in accordance with City of Albuquerque standards and the above referenced EPC/DRB approved Site Plan. Upon completion, we will submit the Plan to the Hydrology Development Section, Development and Building Services Division for review and approval. Upon approval, we will provide you with an appropriate number of sets for bidding and/or negotiation. At that time, we can provide you with a list of preferred contractors interested in building the project for you.

IMA also offers construction phase services. Construction Phase services will consist of construction observation, administration and staking. We can also assist in the bidding and/or negotiation phase of the project. During the construction duration, we can provide a construction observer. The construction observer will make daily site visits when work is in progress, prepare daily inspection reports, observe for compliance with the Plans and Specifications, and will schedule final inspections. Upon completion of construction, the construction observer will complete all closeout submittals and assist in the preparation of Record Drawings and certifications required for City acceptance of the work. Construction staking will consist of the horizontal and vertical layout of the parking lot grading and paving improvements to facilitate its construction. As a condition for project closeout and acceptance, it will also include the collection of relevant as-built information so that Record Drawings can be prepared. At this time, we have included an allowance for periodic site visits to visually observe the status of the work and/or to answer questions during construction. This will not include daily construction observation or staking which we can propose at a later date if you feel those services are required.

As you may be aware, Drainage Certifications are often imposed at the time of Drainage Submittal approval. The level of work required for each Certification is difficult to quantify as the ability to certify a project is a direct function of how closely the completed work resembles the approved Plan. Deviations from the approved Plan require additional analysis on the part of the Engineer thereby

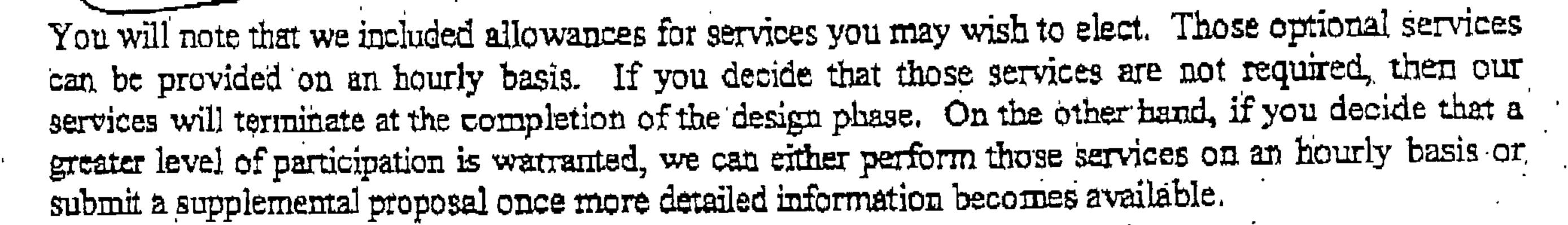
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making the process much more lengthy and complex. Because of this, we perform all Certifications on an hourly basis. Recertifications, if required, are an additional service. For budgeting purposes, we have included an allowance for an Engineer's Drainage Certification.

The fees for the above scope of work are outlined as follows:

• Topographic Survey

- Site Plan Submittal including the Site Plan, Conceptual Grading and Drainage Plan, and Landscaping Plan
- Grading and Paving Plan for Paving Permit
- City review fees (allowance)
- Construction Observation (allowance)
- Engineer's Drainage Certification (allowance)
- Reproduction charges (allowance)
 - Estimated Subtotal



Applicable taxes, City and County fees, reprographic charges, and postage, if applicable, will be added to all invoices. All invoices are due and payable 30 days after date of invoice. Invoices will be submitted on a monthly basis in accordance with the percentage of work completed during the respective reporting period. Any invoice not paid within 30 days will be assessed a one and one-half percent per month late payment fee. All attorneys' fees and costs associated with the collection of monies due will be added to the amount of the invoice in question.

If the above scope of work and terms are satisfactory, then your signature below will serve as our authorization to proceed. This proposal is subject to acceptance within 30 days from the date hereon and only in accordance with the terms and conditions stated above. This proposal is for design phase services only and does not include any construction or post-construction phase work. Those services are available, however, as an additional service on an hourly basis when requested. If the project scope should change following the commencement of the design effort, all work associated with incorporating those changes shall be invoiced on an hourly basis as additional services. If during the course of our efforts, the project is suspended or terminated, you shall be responsible for the charges accrued on the project at the time of suspension or termination. Upon reactivation, additional charges may be assessed to account for increases in billing rates and/or restart costs.

If you should have any questions or comments concerning this proposal, or any other aspect of this project, please do not hesitate to call. Thank you for considering JMA for this project.

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AGREED TO & ACCEPTED BY:

David Peine

JGM:jgm Enclosures Sincerely,

JEEF-MORTENSEN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.

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(REV. 1/28/2003rd)

PROJECT TITLE: DRB #:	HEALTH SOUTH SATELLITE PARKING LO EPC #: Z-87-16	ZONE ATLAS/DRNG WORK ORDER #:	. FILE #:D17 <u>D</u>
LEGAL DESCRIPTION:	TRACT 4B-1, INTERSTATE INDUSTRIA	AL TRACT, UNIT 5	,
CITY ADDRESS: <u>ELI</u>	ISON STREET NE	······································	
ENGINEERING FIRM:	JEFF MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OMMED: HEALTH CO	vi i vi li	CONTACT	ביאור סביאוב
OWNER: HEALTH SO ADDRESS:	ONE HEALTHSOUTH PARKWAY	CONTACT: PHONE:	DAVID PEINE 205-970-5677
CITY, STATE:	BIRMINGHAM, AL	ZIP CODE:	35243
OIII, OIII.			
ARCHITECT: N/A		CONTACT:	
ADDRESS:		PHONE:	•
CITY, STATE:		ZIP CODE:	
SURVEYOR: JEFF N	MORTENSEN & ASSOC., INC.	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
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CONTRACTOR: N/A	**	CONTACT:	
ADDRESS:		PHONE:	·
CITY, STATE:		ZIP CODE:	
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WAS A PRE-DESIGN CO YES X NO COPY PROVIDED	NFERENCE ATTENDED:		
DATE SUBMITTED:	12/29/2005 BY: <u>JEFFRE</u>	Y G. MORTENSEN	
Requests for approvals of	Site Development Plans and/or Subdivision		by a drainage submittal. The

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

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

PAID RECEIPT

APPLICANT NAME	Dealth South			
AGENT	Jeffmortensen & assac.			
ADDRESS	· · · · · · · · · · · · · · · · · · ·			
PROJECT & APP #	1004614 050RB01932			
PROJECT NAME	Siterstale Hautrin Frants			
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\$'50,00 441006/4983000 DRB Actions				
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()Maj () Let	983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** or/Minor Subdivision ()Site Development Plan ()Bldg Permit ter of Map Revision ()Conditional Letter of Map Revision offic Impact Study			
\$ <u>/0.00</u> TOTAL	AMOUNT DUE			
*** <u>NOTE</u> : If a subsequen	t submittal is required, bring a copy of this paid receipt with you to avoid an			

DUPLICATE

City Of Albuquerque Treasury Division

12/29/2005 1:36FM

LOC: ANNX

RECEIPT# 00055453 WS# 007 TRANS# 0035

Accounterreceiptique 6/21/04 und 0000

additional charge.

Activity 4983000

TRSKAL

Trans Amt

\$120.00

J24 Misc

\$50.00 Thank You

***DUPLICATE**

City Of Albuquerque Treasury Division

12/29/2005

1:35PM

LOC: ANNX

RECEIPT# 00055452 WS# 007 TRANS# 0035 Account 441032 Fund 0000

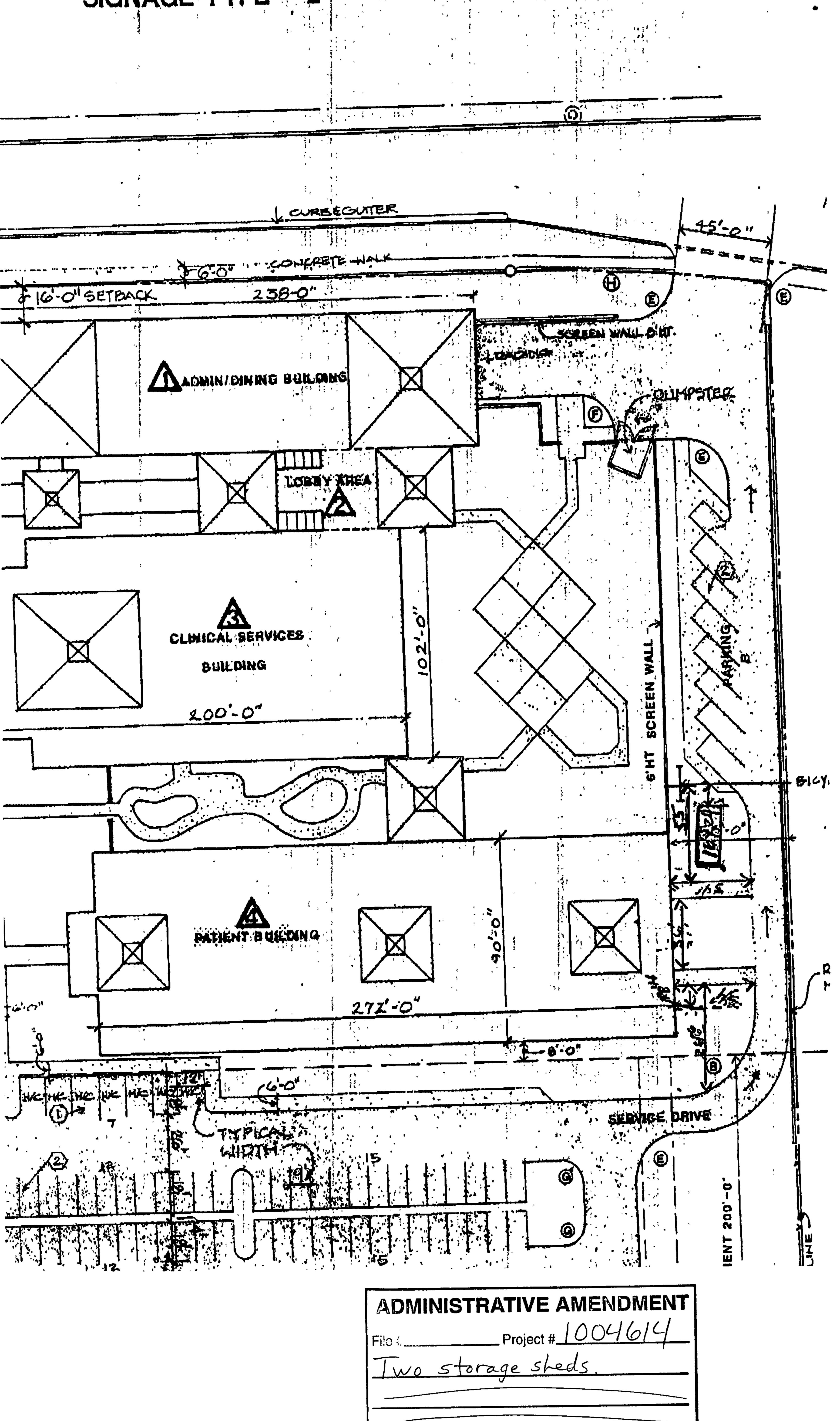
Activity 3424000

TRSKAL

Trans Amt J24 Misc

\$120.00

\$20.00 Thank You



30/60/06 DATE APPROVED BY

