

APPLICATION NO. <u>06DRB00110</u>	PROJECT NO. <u>1004665</u>
PROJECT NAME <u>SANDIA SCIENCE &amp; TECHNOLOGY PARK</u>	
APPLICANT / AGENT <u>DCSW</u>	PHONE NO. <u>843.9639</u>
ZONE ATLAS PAGE <u>M. 21</u>	DATE SUBMITTED <u>1-26-06</u>

**AA**  
**06B**

# ONE STOP CASE TRACKING LOG

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

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's) <b>ADMIN APPROVAL</b>	F: <u>1/30/06</u> D: _____ F: _____ D: <u>1/31/06</u> A: _____	F: <u>1/30/06</u> D: _____ F: _____ D: _____ A: <u>1/31/06</u>		F: <u>1/30/06</u> D: _____ F: _____ D: _____ A: <u>1/31/06</u>	F: <u>2/7/06</u> D: <u>2/10/06</u> F: <u>2/14/06</u> D: <u>2/14/06</u> A: <u>2/18/06</u>	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number

1004665

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	

Between 1/31/06 & 2/7/06 agent revised per traffic comments & brought back to us. APPROVAL will TAKE PLACE AFTER SSTP <sup>perm</sup> off-site TRAFFIC mitigation has been completed per SSTP agreement. R. Dairte 02/07/06

2/10/06. D. Dekker took my comments to revise SPBP <sup>perm</sup>

2/13/06. Revised plan rejected. Didn't meet all my comments. Sam

2/14/06. Richard brought in revised plans. Missing SWMD signature & ACC signature Sam

2/27/06. Chuck Sara brought in 2 plans w/ ACC signature. Project complete. Sam

\*Business Days  
\*\*Pulled by Agent (P)  
F = forwarded  
D = disapproved  
A = approved

**PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS**

<b>First Review</b>		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

<b>Second Review</b>		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

<b>Third Review</b>		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

<b>Fourth Review</b>		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

# ADMIN APPROVAL

APPLICATION NO. 06DRB 00110	PROJECT NO. 1004665
PROJECT NAME Sandra Science & Technology Park	
EPC APPLICATION NO.	
APPLICANT / AGENT DCSCW	PHONE NO. 843 9639
ZONE ATLAS PAGE M-21	Wase Decker
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 1/30/06	DATE
COMMENTS:		
Infrastructure will be required for platting action		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED mgb	DATE 01-30-2006	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED WG	DATE 1-31-06	DATE 2/6/06
PLANS APPROVED	DATE	DATE
COMMENTS:		
Need SSTP of site mitigation		
DO NOT MEET DEW REQUIREMENTS		
- Where is work order for INDUCTION?		
- ARE ANY OFFICES BEING BUILT?		
- See site plan marked 'ramp'		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED sam	DATE 2/10/06	DATE
PLANS APPROVED sam	DATE 2/27/06	DATE
COMMENTS:		
Site Plan approved & signed		

Revised 3/3/04

(Return form with plat / site plan)

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 4769  
CONNECTION TEL 9p2710244  
SUBADDRESS  
CONNECTION ID  
ST. TIME 02/13 10:15  
USAGE T 00'38  
PGS. 1  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: Chuck Gara

FAX NUMBER: 271-0244 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 2/13/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*SS & TP Master Plan  
Interpretation*

# GARA COMMERCIAL

January 18, 2006

VIA ELECTRONIC MAIL AND REGULAR MAIL

Mr. Randall B. Wilson  
Senior Director  
Technology Ventures Corporation  
1155 University Blvd., SE  
Albuquerque, New Mexico 87106

Mr. Jim Trump  
Executive Director  
Build New Mexico  
1110 Pennsylvania, NE, Suite A  
Albuquerque, New Mexico 87110

Dear Randy and Jim:

Thank you for taking the time out of your busy schedules to meet with me last week concerning the proposed development by Brent DePonte of a 150,000sf office building for Sandia National Laboratories at Sandia Science & Technology Park (SS&TP). I know that you have worked diligently to come to a conclusion on the approval of the plan for the building and we greatly appreciate your efforts.

As we discussed last week, in the matter of the approval of the site plan, by the SS&TP Architectural Control Committee, for the new building to be leased to Sandia National Laboratories, the committee has approved all but one issue and you had proposed two possible solutions to that one issue. The remaining issue is the building setback and depending on the interpretation of the Master Plan as to whether the portion of Innovation Boulevard that is adjacent to the proposed site on the south has a 60' or 72' right-of-way, the set back we have proposed meets the master plan requirements as we contend or it does not as you have stated.

The two possible solutions that you identified in our meeting are:

1. The SS&TP Architectural Control Committee will grant a variance on the rear setback requirement to 5' versus the 7.5' called for in the Master Plan and in exchange for the granting of the variance, DePonte agrees to landscape the approximately 1,250' of frontage on the south side of Innovation Parkway that fronts the PNM switching station.
2. DePonte submits the site plan to the Development Review Board for the City of Albuquerque and if the DRB approves the setbacks then the SS&TP Architectural Control Committee also agrees to the setbacks.

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10514 City Lights Drive, N. E.  
Albuquerque, New Mexico 87111

Phone 505 / 271.2800  
Fax 505 / 271.0244  
[www.garaco.com](http://www.garaco.com)

Mr. Randall B. Wilson  
Mr. Jim Trump  
January 18, 2006  
Page 2

We are in the process of submitting the site plan to the City of Albuquerque Development Review Board for approval and will keep you apprised of the submittal. If for any reason I may have misinterpreted our possible solutions please do not hesitate to contact me.

Once again, thank you for all of your time and consideration in this very important matter.

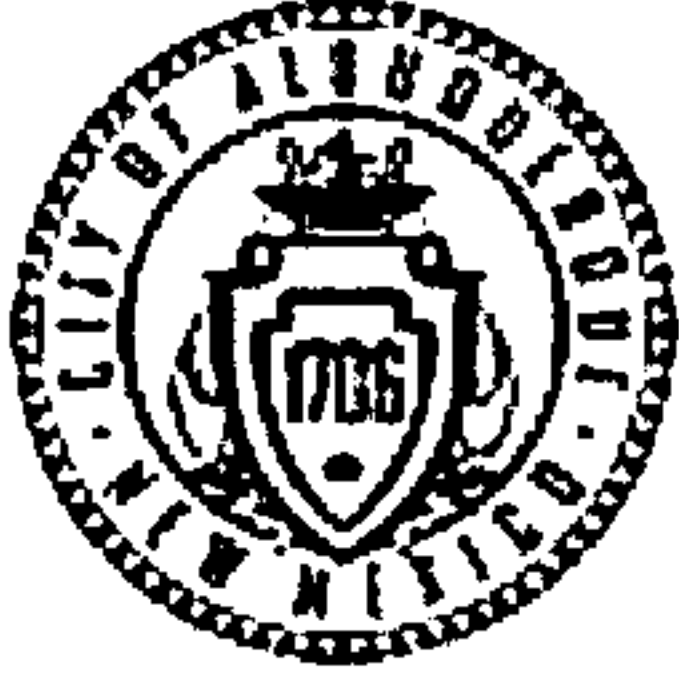
Sincerely,

GARA COMMERCIAL



Charles S. Gara

cc: Brent DePonte  
Dave Dekker



"Wilson, Randy B"  
<randy.b.wilson@lmco.com>

01/25/2006 10:52 AM

To Jackie Fishman <fishman@consensusplanning.com>, smatson@cabq.gov

cc jim@buildnewmexico.org, atwood\_c@aps.edu, tcallaha@slo.state.nm.us, jskerby@sandia.gov

bcc

Subject Sandia Science & Technology Park

January 25, 2006

Sheran Matson, Chair.  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Re: Sandia Science and Technology Park

Dear Ms. Matson:

I am writing to you as Chairman of the Architectural Control Committee (ACC) of the Sandia Science & Technology Park Association (SSTPA). The purpose of this letter is to express our concerns regarding the approval process and to ask you to help clarify the roles each entity (ACC and City of Albuquerque) plays in implementing the Master Development Plan.

The SSTPA established the ACC in order to assign responsibility for the enforcement of the design standards contained in the Master Development Plan (see page 39). Any projects proposed for the SSTP are first reviewed by the ACC prior to being submitted to the City, as proscribed by the Memorandum of Understanding reached between the landowners, the Mayor, Albuquerque Public Schools, New Mexico State Land Office, Sandia National Laboratories, and the Science & Technology Park Development Corporation (STPDC). The approval process requires that prospective developers submit his or her site plan package to the ACC and the ACC, in turn, has its staff review the submittal and provide comments to the ACC. Once the ACC is satisfied that the issues have been addressed and the site plan is consistent with the design standards, a letter is written to the developer and the site plan is signed off by the ACC as evidenced by the signature block. The letter in turn should be provided to the City when the site plan is submitted for City review.

The ACC views the role of the City to be one that ensures the minimum standards of the Master Development Plan have been met. What is not clear to the ACC is what the procedure would be to ensure that both entities, the ACC and the City, are in agreement with an approval. We are concerned that a project that does not receive final approval from the ACC could get final approval from the City and receive a building permit.

I would like to discuss this with you at your earliest convenience. Please contact me at 843-4287 or let me know when I might call on you.

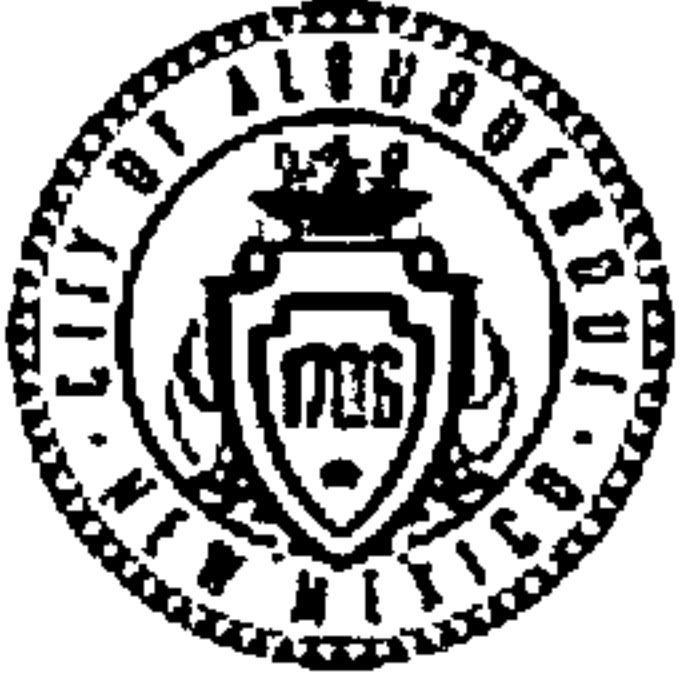
Sincerely,

Randy Wilson, Chairman  
Architectural Control Committee  
Sandia Science & Technology Park Association

C: Jim Trump, Build New Mexico  
Charles Atwood, Albuquerque Public Schools

Tim Callahan, NM State Land Office  
Jackie Kerby Moore, Sandia National Laboratories





"Wilson, Randy B"  
<randy.b.wilson@lmco.com>

02/08/2006 02:51 PM

To smatson@cabq.gov

cc

bcc

Subject SS&TP ACC

Hello Sheran, Chair, Development Review Board, COA,

Thank you for visiting with me on the Sandia Science & Technology Park (SS&TP). I faxed to you the 14 December 2005 contingent approval letter from the ACC to Brent Deponte.

Per our discussion, and presuming it works for you, I would like the SS&TP Architectural Control Committee (ACC) sign off on all plans before the DRB gives their final approval, so that the DRB is assured that the ACC has reviewed and concurs that a proposed development meets the requirements of the Master Plan approved by the City. I will also generate a letter from the ACC, addressed to you, which states we have approved the final plans. The developer will include this letter in his/her submittal to the city.

As for the current project, after you have reviewed the plans submitted by Dave Decker and addressed the Innovation Parkway set-back issue as you deem appropriate, please give the plans to Dave Dekker for the ACC to sign - which he will then return with the above letter for your final approval and signature. We believe the contingencies in the 14 December contingent approval letter are/will be met, but are awaiting verification of same.

Thank you for your efforts. Let me know if I can be of further assistance.

Regards,  
Randy Wilson  
Chairman  
Architectural Control Committee  
Sandia Science & Technology Park Association  
505-843-4287

**Wilson, Randy B**

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**From:** Wilson, Randy B  
**Sent:** Wednesday, December 14, 2005 4:50 PM  
**To:** 'bdp@dpinv.com'  
**Cc:** 'ddekker@dcsw.com'; 'tcallaha@slo.state.nm.us'; 'jim@buildnewmexico.org';  
'atwood\_c@aps.edu'; 'jskerby@sandia.gov'  
**Subject:** SSTP SNL Office Building: Contingent Approval

Dear Mr. DePonte,

The Architectural Control Committee (ACC) of the Sandia Science & Technology Park Association (SSTPA) in Albuquerque, New Mexico, convened Monday, 12 December, to review your plans for construction of the SNL (150K sq. ft.) Office Building. After discussion, the ACC conditionally agreed to approve the site plans for the building subject to the following contingencies.

- 1) Evidence of your organization's commitment to fund the city-mandated traffic mitigation fees.
- 2) ACC acceptance of your organization's response to ACC's request for the development of landscaping along both sides of south road to Eubank.
- 3) Delivery and ACC acceptance of a revised set of plans that show satisfaction of SMPC's, BHI's, and Consensus Planning's concerns about the project (discussed in the 12 December meeting and excepting the 25' parking setback issue below).

Though not a contingency for approval of this project, the ACC does recognize that there is a debate as to whether this project satisfies the 25' parking setback required in the Master Development Plan. Additional information on this matter was received by the ACC and forwarded on to Dave Dekker. The responsibility for addressing this issue is with your organization, and the review, interpretation, and approval of same will be conducted by the City of Albuquerque.

Further, please be advised that this facility is covered by the SSTPA's Declaration of Covenants, which will allocate common area maintenance costs on a proportionate basis among tenants within the Sandia Science & Technology Park. A copy of these covenants was provided to Bruce Wiggins and Chuck Gara.

Evidence demonstrating satisfaction of the above contingencies must be provided to and accepted by this office. Following acceptance, an ACC representative will be authorized to sign the final site and building plans that will be submitted to the City of Albuquerque for DRB approval.

Let me know if you have any further questions or if I can be of further assistance. I can be reached at 505-843-4287.

Regards,

Randy Wilson  
Chairman  
Architectural Control Committee  
Sandia Science & Technology Park Association

February 9, 2006

To: Dave Dekker, DCSW

From: Sheran Matson, DRB Chairperson, Planning Department

RE: COMMENTS ON SANDIA NATIONAL LABS OFFICE BUILDING  
SANDIA SCIENCE & TECHNOLOGY PARK

1. The SS&TP Architectural Control Committee must sign off on the site plan sheet before Planning signs. The appropriate time to get their signature in this case is after you make Planning's corrections. Each of the site plans Planning has reviewed before this one have also been signed by the ACC before signed. In addition, I will need an acceptance letter from the ACC.
2. This site plan does not meet the 25' parking setback along Innovation Parkway, as required by the Design Standard on page 39 of the SS&TP Master Plan. The site plan appears to have only about a 12' setback.

The intent of the Master Plan is that the parking setback be measured from the northern boundary of the right of way easement. Because the roadway sets on an easement throughout the Park, it is apparent that this is the intention.

Also, the language on Page 39 referring to an exception to the 25' setback requirement was meant as a "grandfathering" in of an already approved site plan for the EMCORE development, Phase 2. The EPC had approved the EMCORE plan in 2000, before the 2001 approval date of the SS&TP Master Plan. Because this current proposed development is not part of EMCORE but a Sandia National Labs Office Center, the exception does not apply.

If you as the agent and the applicant can work out a compromise with the SS&TP Architectural Control Committee, the City will accept their approval of an exception to the 25' parking setback.

3. The submittal must be in the order shown on Page 1 of the Site Plan for Building Permit (SPBP) Checklist. When you re-submit the corrected site plan, please be sure the sheets are in the correct order and all the same size.
4. The vicinity map is to be a portion of the City Zone Atlas sheet showing

clearly where the site is located. It should be placed on the site plan sheet. (Also required on the SPBP Checklist)

5. The Journal Center is working with the City to decrease the amount of high water use plants they are including in new development. SS & TP should avoid the use of high water use plants as well. Please re-look at the landscaping plan to see where water use can be further reduced.
6. Solid Waste should sign off on the site plan sheet. Please have them do so.
7. The total width of the building is missing as a dimension on the building Elevations sheet.
8. The sign colors are missing from the elevation.



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

\_\_\_ Storm Drainage Cost Allocation Plan

Supplemental form

**S Z ZONING & PLANNING**

\_\_\_ Annexation  
 \_\_\_ County Submittal  
 \_\_\_ EPC Submittal  
 \_\_\_ Zone Map Amendment (Establish or Change Zoning)  
 \_\_\_ Sector Plan (Phase I, II, III)  
 \_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan  
 \_\_\_ Text Amendment (Zoning Code/Sub Regs)  
 \_\_\_ Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

**D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): CAMERON SWINERTON PHONE: 505-242-1643  
 ADDRESS: 1611 INNOVATION PARKWAY SE FAX: 505-242-0471  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: ATTHOMPSON@SWINERTON.COM

APPLICANT: DEMONTE INVESTMENTS PHON: 884-7077  
 ADDRESS: 7770 JEFFERSON NE SUITE 100 FA. 1  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: BDP@DPINV.COM  
 Proprietary interest in site: OWNER List all owners: DEMONTE INVESTMENTS

DESCRIPTION OF REQUEST: END USER MADE REQUEST OF OWNER TO PROVIDE AN AREA OF SECURED PARKING.

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

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

Lot or Tract No. EAST HALF (E 1/2) OF TRACT K Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: SANDIA SCIENCE AND TECHNOLOGY PARK  
 Existing Zoning: IP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): M-21 UPC Code: 102105506336120115 MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
PROJECT # 1004665, EPC CASE # 00128 00060 00718 DRB # 00150-00000-01483

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON INNOVATION PARKWAY  
 Between: NEAR RESEARCH ROAD SE and EDBANK BLVD

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

SIGNATURE [Signature] DATE 6/11/07  
 (Print) ADAM S. THOMPSON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70052</u>	_____	_____	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ _____

Hearing date 4/4 **DRBAA**  
 Planner signature / date Sandy Handley 06/11/07 Project # 1004665

**FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT**

**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 LUCG 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 (DRB)**
- 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
- 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
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area**

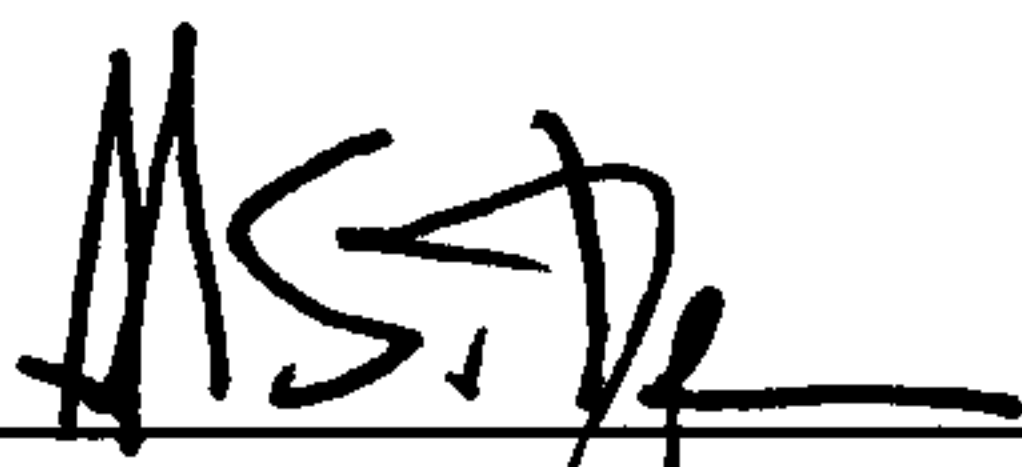
- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

**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 1/4 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.

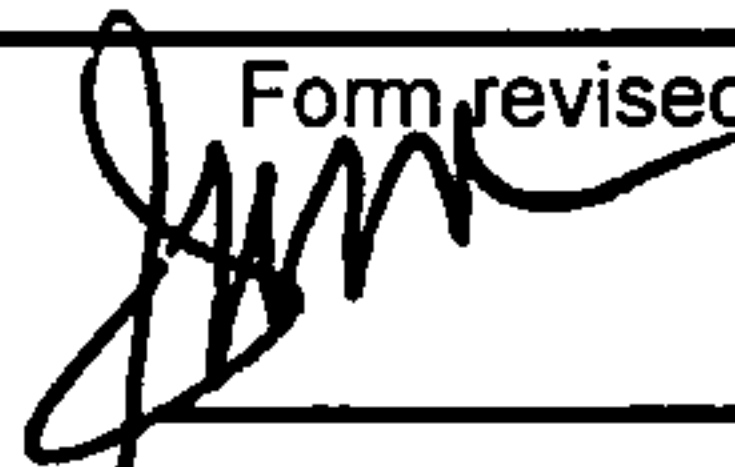
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 \_\_\_\_\_  
 ADAM S. THOMPSON  
 \_\_\_\_\_  
 Applicant name (print)  
 6/11/07  
 \_\_\_\_\_  
 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07 RB- \_\_\_\_\_ - 70052  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1004645

# Cameron SWINERTON

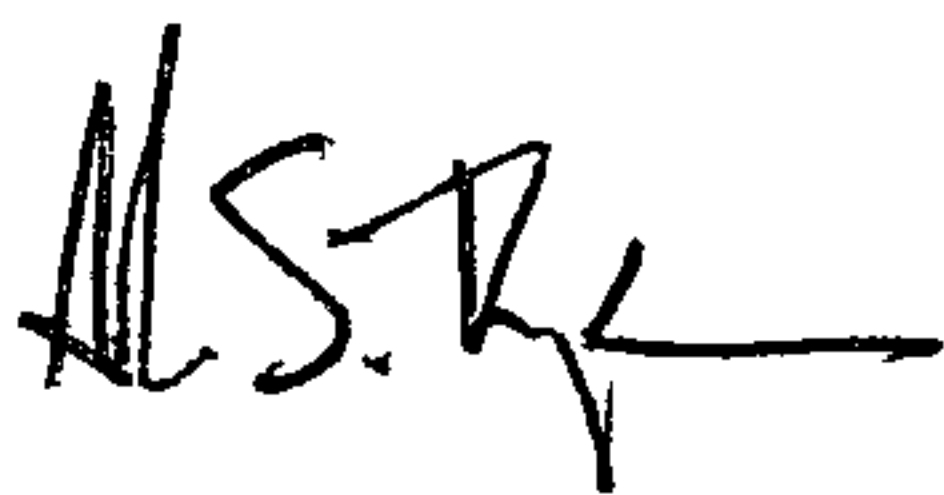
June 11, 2007

To: City of Albuquerque

Re: Security Fence addition to 1611 Innovation Parkway, SE.

During the course of construction, the end user approached the owner of the building, GBG, LLC. and asked if a location onsite could be made into a secured parking area. The solution to this is to install a Metal Fence with drive gates and Knox boxes as well as two smaller gates for people to pass through the area.

Attached to this letter is the Change Order directing Cameron Swinerton, LLC to proceed with the installation of the fence for the secured parking area dated May 16, 2007 from the owner of DePonte Investments. Also provided are two copies of the approved site plan with the areas clouded and marked with a date stamp of June 8, 2007.



Adam Thompson  
Project Engineer

# Cameron SWINERTON

May 16, 2007

Mr. Brent DePonte  
GBG, LLC  
C/O DePonte Investments, Inc.  
7770 Jefferson NE  
Albuquerque, NM, 87109

Job: Sandia National Laboratory

COR No : 0019

We request a Change Order to our contract for the following:

All labor, material, equipment, and incidentals necessary for a complete job of Ormental Iron Security Fencing in accordance with Sandia requirements and as shown per drawings prepared by SSW Architects and

Cost Code	Description	Amount
01065-71140	Temp Site Fencing	23,575.00
19350-71150	Data Processing	319.00
19603-71160	Bonds	370.00
19604-71160	Builders Risk	283.00
19605-71160	Subcontractor Bonds	299.00
19620-71160	Taxes	1,779.00
19640-71160	PL & PD Insurance	130.00
99999999- 61100	Fee	1,374.00

TOTAL AMOUNT OF THIS CHANGE ORDER REQUEST :

28,129.00

Please NOTE :

- Work included in this Change Order Request will increase the time by 0 calendar day.
- Time is of the essence; therefore, we need your written approval regarding this Change Order Request by 5/16/2007.
- This Request does not include additional cost or delays due to late approval.

You are directed to proceed with the above change in work. A formal Change Order will be issued on AIA Document G701.

GBG, LLC

Cameron-Swinerton, LLC

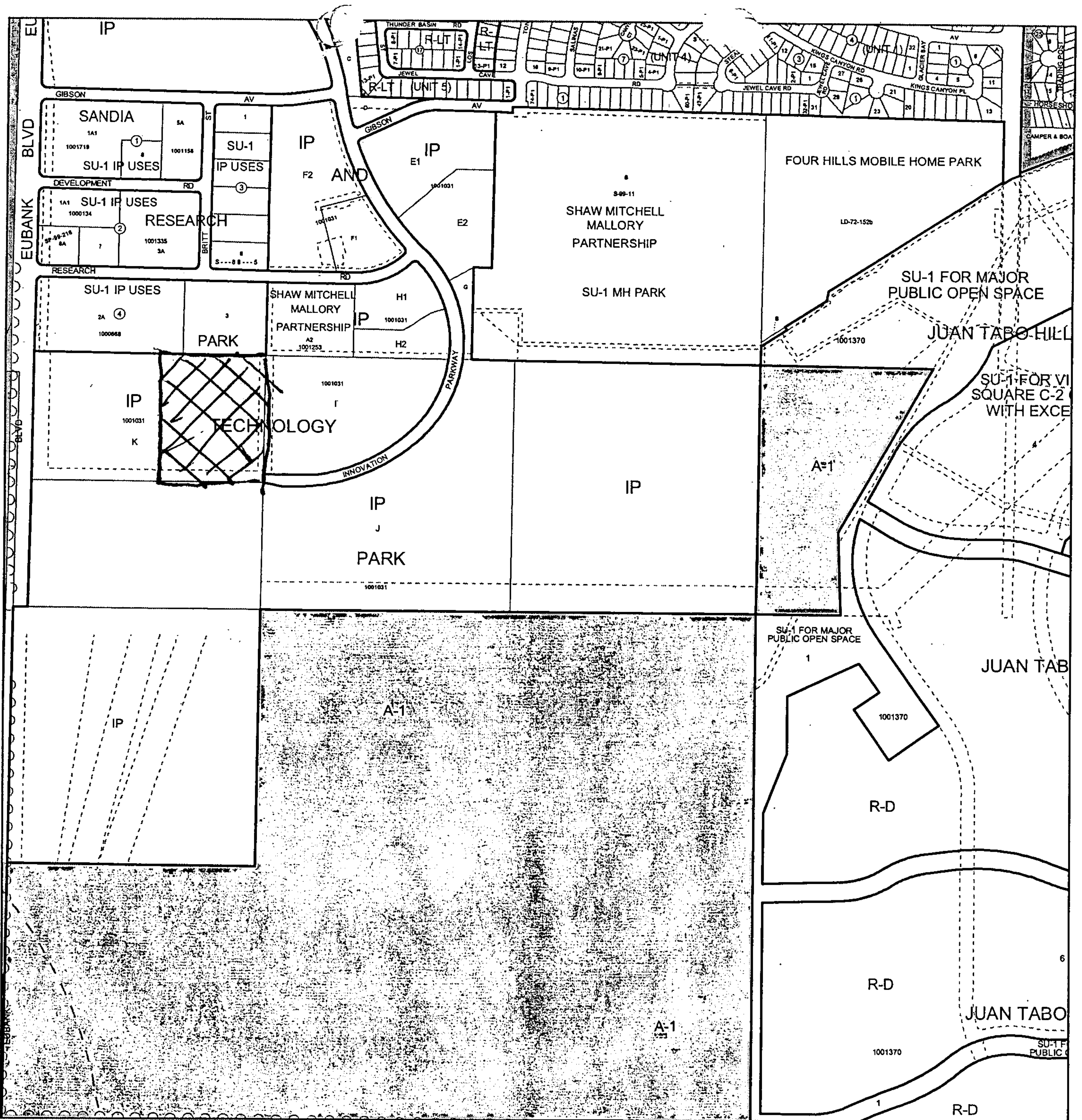
By : Brent DePonte, Pres/Mgr.

Date: 5/16/07

By : [Signature]

Date: MAY 16, 2007





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:  
**M-21-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

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

06/12/2007 Issued By: PLNCAS

**Permit Number:** 2007 070 052 **Category Code 0910**

**Application Number:** 07DRB-70052, Amended Sdp For Ep

**Address:**

**Location Description:** INNOVATION PARKWAY SE BETWEEN RESEARCH RD SE AND EUBANK BLVD SE

**Project Number:** 1004665

**Applicant**  
Deponte Investments

**Agent / Contact**  
Cameron Swinerton

7770 Jefferson Ne Suite 100  
Albuquerque, NM 87109  
884-7077

1611 Innovation Parkway Se  
Albuquerque, NM 87123

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$45.00
<b>TOTAL:</b>		<b>\$45.00</b>

City Of Albuquerque  
Treasury Division

6/15/2007 8:03AM LDC: ANVX  
RECEIPT# 00076962 WSH 008 TRANSH 0002  
Account 441006 Fund 0110  
Activity 4983000 TRSDMG  
Trans Amt \$45.00  
J24 Misc \$45.00  
VI \$45.00  
CHARGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: DEPONT INVESTMENTS PHONE: 884-7077  
 ADDRESS: 7770 JEFFERSON NE SUITE 100 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bdp@dpinv.com  
 Proprietary interest in site: OWNER List all owners: DEPONT INVESTMENTS  
 AGENT (if any): DCSW PHONE: (505) 843-9639  
 ADDRESS: 320 CENTRAL AVE. SW FAX: (505) 843-9683  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ddekker@dcsnw.com

DESCRIPTION OF REQUEST: REVIEW OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. THE EAST HALF (E 1/2) OF TRACT K Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. SANDIA SCIENCE AND TECHNOLOGY PARK  
 Current Zoning: IP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): M-21 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 20.2637 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1021055060336120115 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON INNOVATION PARKWAY  
~~Between~~ NEAR RESEARCH ROAD SE and EUBANK BLVD SE

### CASE HISTORY:

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

EPC CASE # 00128 00000 00718 DRB # 00450-00000-01483

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(Print) DAVE DEKKER \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

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

*Adm Approval*  
**AA**

Application case numbers	Action	S.F.	Fees
<u>06DRB 00110</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date _____			Total <u>\$ 45.00</u>

Form revised 4/04

1/2 Sins 1/26/06

Project # 1004665

**DRB ADMINISTRATIVE APPROVAL**

**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) **3** 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.

DAVE DEKKER  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
AA 06DR3 -            - 00110

[Signature]  
Planner signature / date

**Project #** 10041665



**Design Collaborative  
Southwest, Inc.**

**A R C H I T E C T S**

January 26, 2006

Marc E. Schiff, AIA  
Senior Principal / Architect

J. David Dekker, AIA  
Senior Principal / Architect

Robert Gerard Heiser, AIA  
Senior Principal / Architect  
Interiors Director

Del L. Dixon  
Senior Principal / Architect

Richard Braun, AIA  
Senior Principal / Architect

Ron Burstein, AIA, CCS  
Principal / Architect

Kim Hooker, AIA  
Principal / Architect

**Ms. Sharon Matson  
City of Albuquerque  
City Planning Office  
Post Office Box 1293  
Albuquerque, NM 87103**

**RE: Sandia Science and Technology Park**

**Dear Ms. Matson:**

**This site is a portion of Tract K in Core Phase 2 of this Sandia Science and Technology Park. This intent is to construct a 150,000 square foot office building to enhance development of the Sandia Science and Technology Park.**

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

**Sincerely,**

**J. David Dekker, AIA  
Senior Principal**

P:\0520 SNL Office Bldg\01-Correspondence\3-Government, Service, Utilities\3.02 City, County\060126  
Matson Intent.doc

**Albuquerque**  
320 Central Ave. SW  
Albuquerque, NM 87102  
T 505.843.9639  
F 505.843.9683

**Santa Fe**  
130 Grant Ave., Suite 102  
Santa Fe, NM 87501  
T 505.982.7191  
F 505.992.0585

**Web Site**  
dcsw.com

**E Mail**  
dcsw@dcsw.com



# DePonte Investments, Inc.

REAL ESTATE • DEVELOPMENT • LEASING • SALES

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January 25, 2006

To Whom It May Concern:

This is to inform you that DCSW Architect is acting as agent for permitting purposes for DePonte Investments, Inc. for the 150,000 square foot Sandia National Laboratories office building located at 1611 Innovation Parkway.

If you have any questions please feel free to give me a call (505) 884-7077.

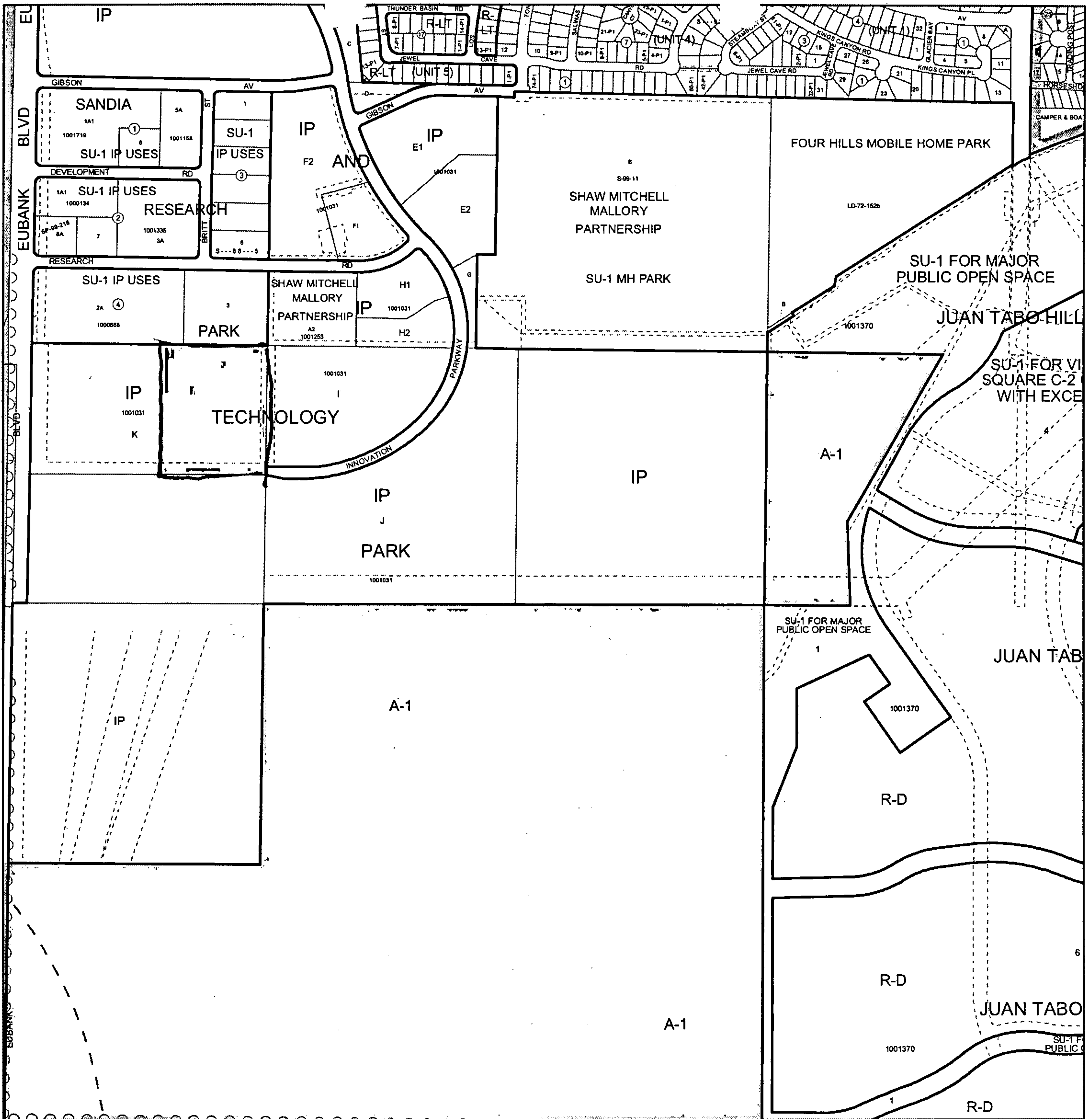
Respectfully,

A handwritten signature in cursive script that reads "Brent DePonte". The signature is written in dark ink and is positioned above the printed name and title.

Brent DePonte  
President

7770 JEFFERSON NE, SUITE 100 • ALBUQUERQUE, NEW MEXICO 87109 • BUS: (505) 884-7077 • FAX: (505) 881-5033

P.O. Box 9304 A.M.F. • ALBUQUERQUE, NM 87119 • WEBSITE: <http://www.deponte.com>



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-21-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

---

Project # 0520



Design Collaborative Southwest, Inc.

---

letter of transmittal

---

to: Sharon Matson  
City of Albuquerque  
  
Albuquerque, NM  
Voice: (505)  
Fax: (505)

from: Robert Brumfield  
  
date: January 25, 2006  
job no.: 0520  
re: SNL Office Building

---

<b>copies</b>	<b>date</b>	<b>description</b>
3	01/17/2006	Site Submittal

---

remarks:

copy to: File

signed: 

---

p:\0427-wr-pub-safety-cplex\01-correspondence\2-client\2.02 owner's representative\0427 tr-nicole coons.doc

**design collaborative southwest architects, inc.**

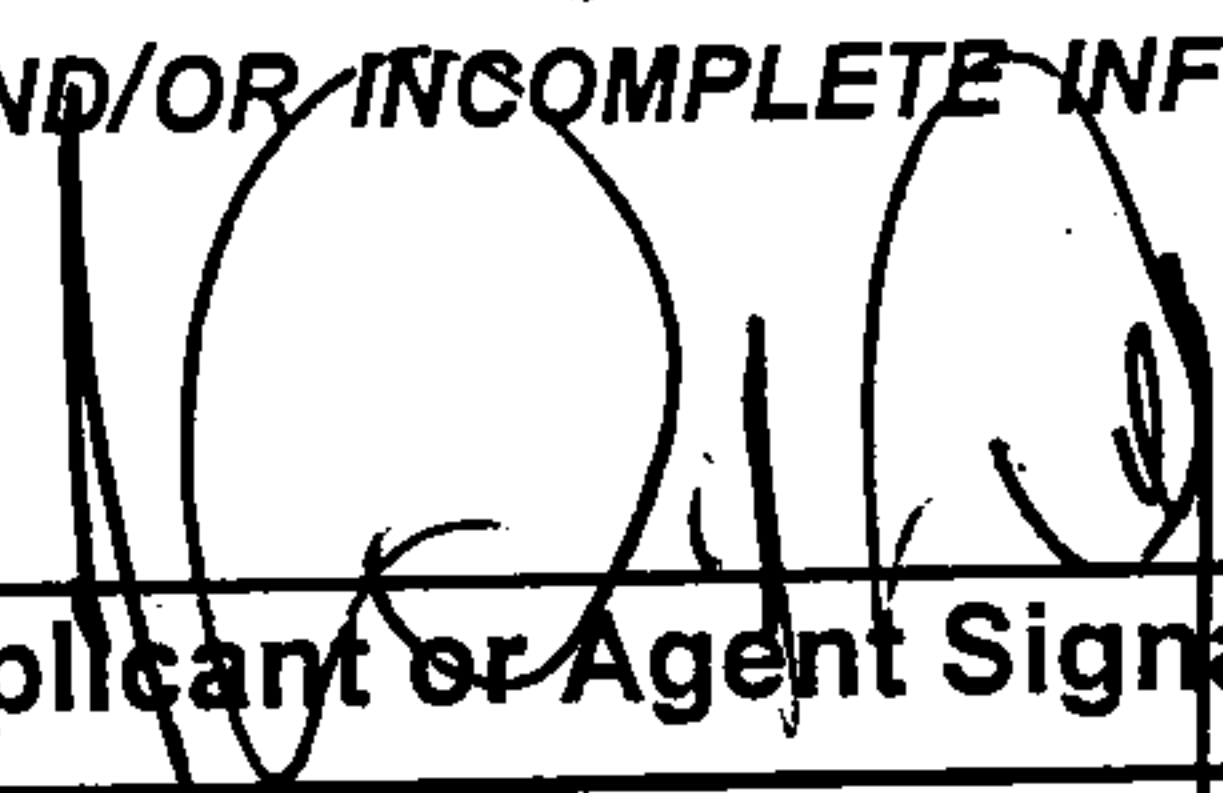
320 central avenue sw  
albuquerque nm 87102  
505.843.9639 505.843.9683 fax  
[www.dcswarehitects.com](http://www.dcswarehitects.com)



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 1/10/2005

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

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

  
 \_\_\_\_\_  
**Applicant or Agent Signature / Date**

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

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

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

### Accompanying Material

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

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
    1.0 - 5.0 acres      1" = 20'  
    Over 5 acres      1" = 50'  
    Over 20 acres      1" = 100'      *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## 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: \_\_\_\_\_ provided: \_\_\_\_\_  
Handicapped spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
  - 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: 1/10/2005

- 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: 1/10/2005

## 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 discussed submittal requirements with Planning Department staff.

### B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

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

# GARA COMMERCIAL

January 18, 2006

Sheran Matson, AICP  
Planning Manager, DRB Chair  
Planning Department  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Dear Ms. Matson:

Thank you so much for taking the time to meet with Dave Dekker and me last week concerning a proposed office building in the Sandia Science and Technology Park (SS&TP) to be leased to Sandia National Laboratories. As we mentioned to you in our meeting, the only issue outstanding with the SS&TP Architectural Control Committee is the setback requirement. All other aspects of the plan have been approved by the Committee.

As we discussed there has been some discussion between the development team and the Architectural Control Committee of the SS&TP concerning the setbacks required for the building and the associated width of the roadway and public utility easement for the portion of Innovation Parkway that is adjacent to the 20 acre tract of land that is owned by the New Mexico State Land Office. Our development team has concluded that the 20 acre parcel is identified throughout the SS&TP Master Plan as "EMCORE Phase II" and that the setbacks for the easternmost 10 acres are the same as the already developed westernmost 10 acres developed for EMCORE.

As we discussed, the property is the eastern most 10 acres of the 20 acre parcel owned by the New Mexico State Land Office. The property is bounded by Eubank Blvd., on the west, Innovation Parkway on the south, lands of APS on the east and the Phase I of EMCORE site and the site identified as CMC on the Existing Conditions drawing on page 15 of the SS&TP Master Plan on the north. On Page 11 of the Master Plan under Surrounding Uses, the reference is made to EMCORE "...recently received approval by the City Council for annexation and establishment of IP zoning on a 20 acre parcel to the south. The request also included approval of a master development plan."

The Master Development plan for the 20 acres clearly shows a 60' public access, utility and drainage easement for portion of Innovation Parkway adjacent to the parcel. All of the other drawings in the SS&TP Master Development Plan including the Illustrative Master Plan on page 21, Pedestrian Facilities Plan on page 27, Landscape Master Plan on page 33, Master Drainage Plan on page 53, and the other drawings through

out the Master Development Plan show a 60' access, public utility and drainage easement adjacent to the 20 acre parcel.

In addition to the drawings, page 39 of the Master Development Plan which identifies the "Streetscape", states that easements will be provided in addition to the dedicated right-of-way and identifies a "25' easement on each side of Innovation Parkway **(with the exception of the area adjacent to the PNM Switching Station and the current development of EMCORE Phase 2.)**" (bold emphasis added)

The design being submitted maintains the Park standard of 7 feet 6 inches at the north/rear setback and achieves a 32 foot 6 inch setback from face of curb in Innovation Parkway to the parking lot as opposed to the 35' total identified for the 72' ROW of the balance of Innovation Parkway. We think this is reasonable due to the fact we are dealing with a 60' roadway easement, not the 72' ROW.

Should you have any questions please do not hesitate to contact me at 271-2800.

Sincerely,

GARA COMMERCIAL



Charles S. Gara

cc: Brent DePonte  
Dave Dekker

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

PAID RECEIPT

APPLICANT NAME DEPONTE INVESTMENTS  
AGENT DCSW  
ADDRESS 320 CENTRAL  
PROJECT & APP # 1004665 / OLAA-20110  
PROJECT NAME SANDIA SCIENCE & TECH PARK

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 45.00 441006/4983000 DRB Actions AA  
\$ \_\_\_\_\_ 441006/4971000 EPC AA / LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 45.00 TOTAL AMOUNT DUE

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

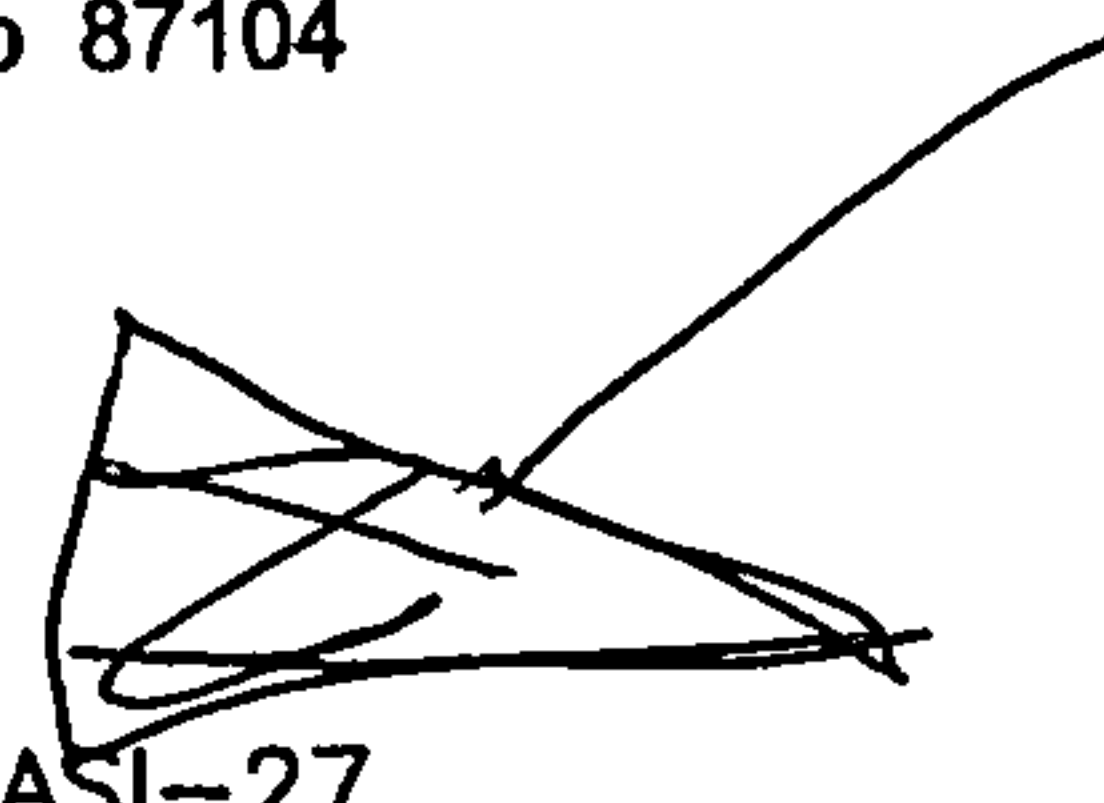
City Of Albuquerque  
Treasury Division

1/26/2006 10:52AM LCC: AMX  
RECEIPT# 00051594 WS# 008 TRANSM 0009  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$45.00  
024 Misc \$45.00  
CA \$60.00  
CHANGE \$15.00

Thank You



Studio SW Architects  
 2101 Mountain Road, NW  
 Albuquerque, New Mexico 87104  
 505.843.9639  
 Fax 505.843.9683



Date: 4/10/07

Description: ADD WROUGHT IRON FENCE FOR SECURE PARKING

REVISION FORM

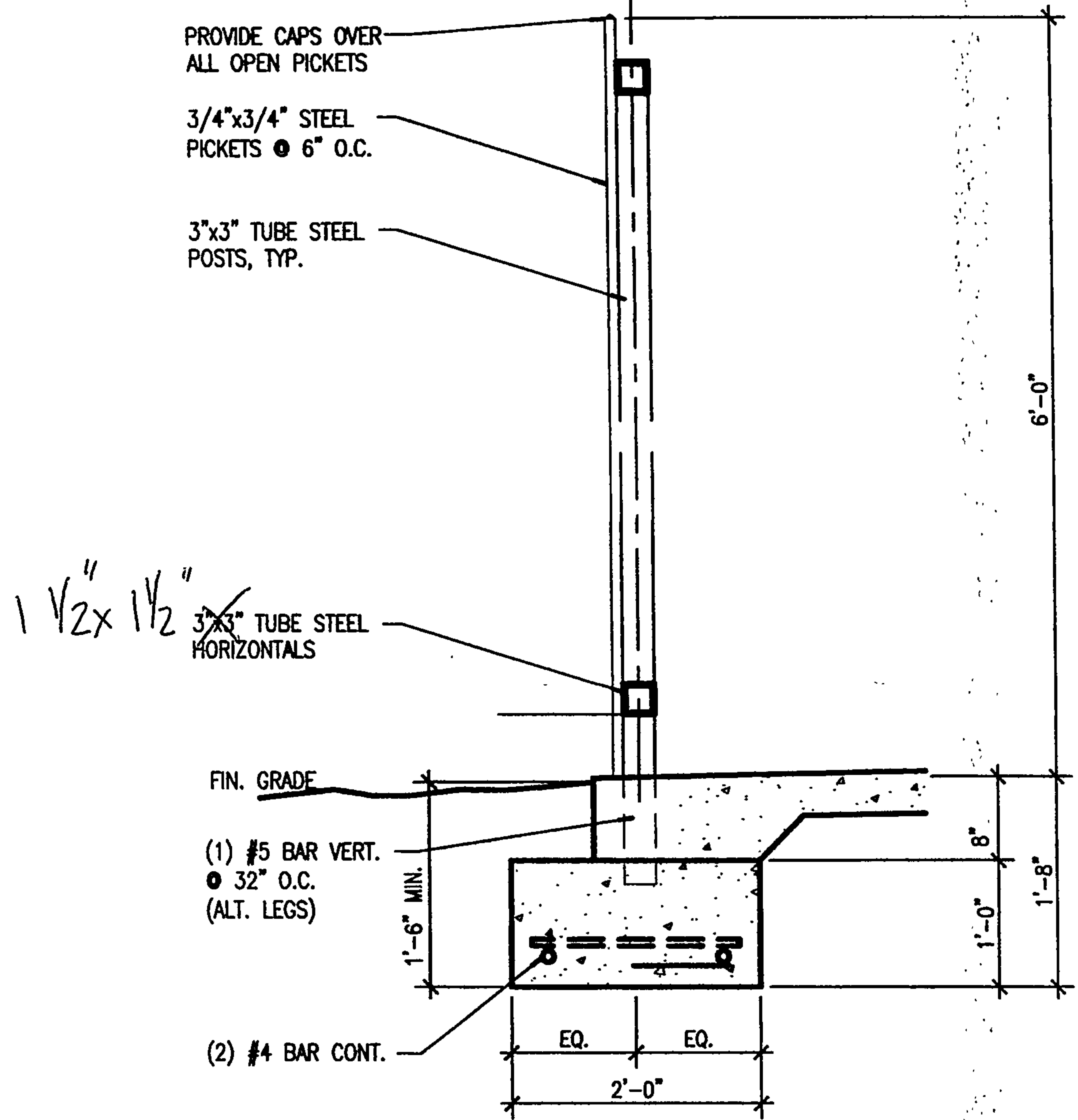
Revision Number - Item Number:

-ASI-27

Project Name: INNOVATION PARKWAY OFFICE CENTER

Project Number:

0520



Drawing Sheet or Specification Section: AS-101 /RFI /CCD /ASI 27 /PR /CO Number

cc: File  
 encl:  
 file: ASI-27

A2

TYPICAL FENCE SECTION

N.T.S.

SK-2