<u>DRB CASE ACTION LOG - BLUE SHEET</u>

□ Preliminary/Final Plat [FP]

🗆 Site Plan - Subdivision [SPS]

X Site Plan - Building Permit [SBP]

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

Project #: 1004776	Application #: 12DRB - 703104
Project Name: Volcano Business	Park Phase
Agent: Brasher & Lorenz	Phone #:
Your request was approved on $1-2-13$ following departments - outstanding comments	by the DRB with delegation of signature(s) to the to be addressed
TRANSPORTATION:	
DABCWUA:	
CITY ENGINEER / AMAFCA:	
□ PARKS / CIP:	
□ PLANNING (Last to sign):	
PLATS: Planning must record this plat. Please su	bmit the following items:
-The original plat and a mylar copy for -Tax certificate from the County Treas -Recording fee (checks payable to the	surer.
with County Clerk.	be obtained prior to the recording of the plat
☐ AGIS DXF File approval required. ☐ Copy of recorded plat for Planning.	obtained prior to Planning Department's signature.
ALL SITE PLANS: 3 copies of the approved site plan. Include	all pages.

Project# 1004776 12DRB-70364 EPC APPROVED SDP FOR BUILD PERMIT

& LORENZ BRASHER agent(s) ACADEMY FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 12A, BUSINESS PARK PH 1 zoned SU-1, located on TODOS SANTOS STREET NW/BETWEEN ORAY BLVD NW AND PAINTED RD NW containing approximately 3.43 acre(s). (G-10-Z) [Deferred from 12/19/12] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS 3 COPIES OF THE APPROVED SITE MUST BE PROVIDED TO THE PLANNING DEPARTMENT.

12DRB-70379 EPC APPROVED SDP FOR BUILD PERMIT 12DRB-70377 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

& PLANNING ARFMAN PA agent(s) for LORD CONSTRUCTORS, INC request(s) the above action(s) for all or a portion of Lot(s) 183, 184, 185-A, 185-A-1, Block(s) AIRPORT UNIT, TOWN OF ATRISCO GRANT Unit(s) 8, zoned SU-1 FOR IP, located on FORTUNA RD NW BETWEEN 76TH ST NW AND I-40 containing approximately 6.9 acre(s). (J-10)[Deferred from 12/19/12] DEFERRED TO 1/9/13 AT THE AGENT'S REQUEST.

12DRB-70384 SIDEWALK WAIVER 12DRB-70385 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for LORD CONSTRUCTION, INC request(s) the above action(s) for all or a portion of Tract(s) 185A-1 AND PORTIONS OF TRACTS 182, 183, & 184, TOWN OF ATRISCO GRANT (TBKA TRACTS A & B, INLAND KENWORTH) Unit(s) AIRPORT, zoned SU-1 FOR IP, located on FORTUNA BETWEEN 76TH AND I-40 containing approximately 8.86 acre(s). (J-10) **DEFERRED** TO 1/9/13 AT THE AGENT'S REQUEST.

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

Project# 1009030 FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for VILLA 12DRB-70387 MINOR - PRELIMINARY/ FIRENZE HOMEOWNERS ASSOCIATION, INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8, & 10, & 11, Tract(s) A, VILLA FIRENZE zoned R-S 5 DU/A, located on VILLA FIRENZE LANE NE BETWEEN CORONA AVE NE AND SIGNAL AVE NE containing approximately 1.2634 acre(s). (C-20) DEFERRED TO 2/6/13 AT THE AGENT'S REQUEST.

ANGCIP GOWEZ 12-18.12 ADMIN AGGT, Drus HOPION MEMBANG 记: FUNNSATION P120) 1004776 DEM PNECLA: AS AGENT FUN HOWIND WEST UC WE REQUEST DEFERRAL OF HOM #4 FOR DRY APPROVED OF AN EPC APPROVED SUR PLAN FOR BUILDING PERMIT PUZASE PLATE THIS 145M ON THE 1-2-13 nus westills wish THANK YOU RENNIS A. DOWSNI PE

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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Staff signature & Date

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22 Scaled site sketch and related drawings showing propadjacent rights-of-way and street improvements, Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the List any original and/or related file numbers on the comments.	cosed land use incletc. (folded to fit into utlined request ver application	luding structures, to an 8.5" by 14" p	ocket) 6 copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (5 Acres or more & zoned SU-1, IP, SU-2, PC, or Sho Scaled site plan and related drawings (folded to fit int Zone Atlas map with the entire property(ies) clearly o Letter briefly describing, explaining, and justifying the Letter of authorization from the property owner if appl Copy of the document delegating approval authority to 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 co Meetings are approximately 8 DAYS after the Tuesday no Your attendance is required.	pping Center: Certi o an 8.5" by 14" po utlined request ication is submitted o the DRB	ficate of No Effectocket) 6 copies	
	SITE DEVELOPMENT PLAN FOR BUILDING PER	MIT (DRE	317)	Maximum Size: 24"
	5 Acres or more & zoned SU-1, IP, SU-2, PC, or Show Site plan and related drawings (folded to fit into an 8.5 Site Plan for Subdivision, if applicable, previously applicated Waste Management Department signature on Standard Science Atlas map with the entire property (ies) clearly on Letter briefly describing, explaining, and justifying the Letter of authorization from the property owner if application of the document delegating approval authority to 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 completed are approximately 8 DAYS after the Tuesday of Your attendance is required.	oroved or simultane lite Plan utlined request ication is submitted the DRB	copies cously submitted.	6 copies.
	AMENDED SITE DEVELOPMENT PLAN FOR BUI AMENDED SITE DEVELOPMENT PLAN FOR SUE Proposed amended Site Plan (folded to fit into an 8.5 DRB signed Site Plan being amended (folded to fit into an 8.5 DRB signed Site Plan being amended (folded to fit into an 8.5 Letter briefly describing, explaining, and justifying the Letter of authorization from the property owner if apple Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist (no Fee (see schedule) List any original and/or related file numbers on the complete Meetings are approximately 8 DAYS after the Tuesday no Your attendance is required.	BDIVISION (DRB) by 14" pocket) 6 of to an 8.5" by 14" poutlined request ication is submitted of required for amer over application	Maximopies ocket) 6 copies d by an agent dment of SDP fo	r Subdivision)
l, to information with	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR FINAL SIGN-OFF FOR EPC APPROVED SDP FOR Site plan and related drawings (folded to fit into an 8.4 Approved Grading and Drainage Plan (folded to fit into Solid Waste Management Department signature on Solid Waste Management Solid Waste Management Department signature	R SUBDIVISION 5" by 14" pocket) 6 to an 8.5" by 14" pocket Site Plan for Building Site Plan for Building Sutlined as been met and a sired for SDP for Suver application con filing deadline.	(DRB06) copies cket) 6 copies g Permit copy of the EPC abdivision) Bring the origin Applicant name Applicant signature	al to the meeting. ENZ (PFIN) 12 (PFIN) Te / date
A CACA	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers	· · · · · · · · · · · · · · · · · · ·	t # 10047	Planner signature / date

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

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

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Albuquerque



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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed land use including adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements, etc. (folded to fit into adjacent rights-of-way and street improvements) and adjacent rights-of-way and street improvements rights-of-way and street improvemen	an 8.5" by 14" pocket) 6 copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certify Scaled site plan and related drawings (folded to fit into an 8.5" by 14" poor 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 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. Your attendance is required.	by an agent
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB	17) Maximum Size: 24"
	 x 36" 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certif Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 Site Plan for Subdivision, if applicable, previously approved or simultaned 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 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. Your attendance is required. 	busly submitted. 6 copies. by an agent
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FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded to fit into an 8.5 site sketch with measurements showing structures, parking, Bldg. settle improvements, if there is any existing land use (folded to fit into an 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	acks, adjacent rights-of-way and street
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	MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Signed & recorded Final Pre-Development Facilities Fee Agreement for Design elevations & cross sections of perimeter walls 3 copies Zone Atlas map with the entire property(ies) clearly outlined Bring original Mylar of plat to meeting, ensure property owner's and Cit Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar if property is wi List any original and/or related file numbers on the cover application DXF file and hard copy of final plat data for AGIS is required.	y Surveyor's signatures are on the plat
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	Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers	Planner signature / date ct # 10 1776



November 20, 12

1/4

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: TRACT 12A, VOLCANO BUSINESS PARK, PHASE 1

Site Plan for Building Permit – EPC approved

Minor Subdivision Plat

Project 1004776

ZAP G-20

Dear Mr. Cloud:

As Agent for Horizon West Foundation we hereby request approval of an EPC approved Site Plan for Building Permit and a Minor Subdivision Plat, for Tract 12A, Volcano Business Park, Phase 1. Submitted in support of our request is the following:

Site Plan for Building Permit:

- 1. DRB Application.
- 2. One copy of the Agent authorization letter from the property Owner.
- 3. 6 copies of the Site Plan for Building Permit and related drawings.
- 4. 6 copies of the Grading and Drainage Plan.
- 5. One copy of current Zone Atlas page G10 depicting the project location.
- 6. Email correspondence from Mikaela Renz-Whitmore documenting her approval of the Site Plan.
- 7. Letter describing all changes to the site plan after approval by EPC, and explaining how each condition of approval has been addressed.
- 8. One copy of the Site Plan for Building Permit with the Fire Marshall's approval stamp.
- 9. One copy of the Official Notice of Decision.

This is a request for DRB approval and signoff of for an EPC approved Site Development Plan for Building Permit. On June 14, 2012 EPC approved The Site Plan for Building Permit with conditions. All conditions of approval have been addressed by plan revision as explained in the provided letter to Mikaela Renz-Whitmore.

Minor Subdivision Plat:

- 1. DRB Application
- 2. 6 copies of the Preliminary/Final Plat
- 3. 6 copies of the Preliminary ALTA.

- 5. One copy of the Email transmittal of the DXF file to AGIS.
- 6. One copy of the Street Section Exhibit illustrating the location of the existing curb, sidewalk and property line for all perimeter streets.

The following items do not apply:

- 1. Certificate of No Effect.
- 2. Pre-Development Facilities Fee Agreement. The property is zoned SU-1 for IP and C-1 uses. We are not creating residential properties.
- 3. No perimeter walls are required or proposed.
- 4. The site is not located within a landfill buffer.
- 5. The property is fully developed. The site will utilize existing water, sanitary sewer, drainage and street improvements. An Infrastructure Listing is not required.

The Platting request consists of the finalization of the vacation an existing 10' Public Utility Easement within Tract 12A, Volcano Business Park, Phase 1. The existing 10' PUE will be vacated to make room for a planned building addition, in support of Horizon Academy Charter School. A new 10' PUE will be granted at the property perimeter for the new dry utility corridor. The vacation request was approved by DRB on October 24, 2012.

Thank you for your consideration of this request. If you have any questions, or if I can be of any assistance, please feel free to call.

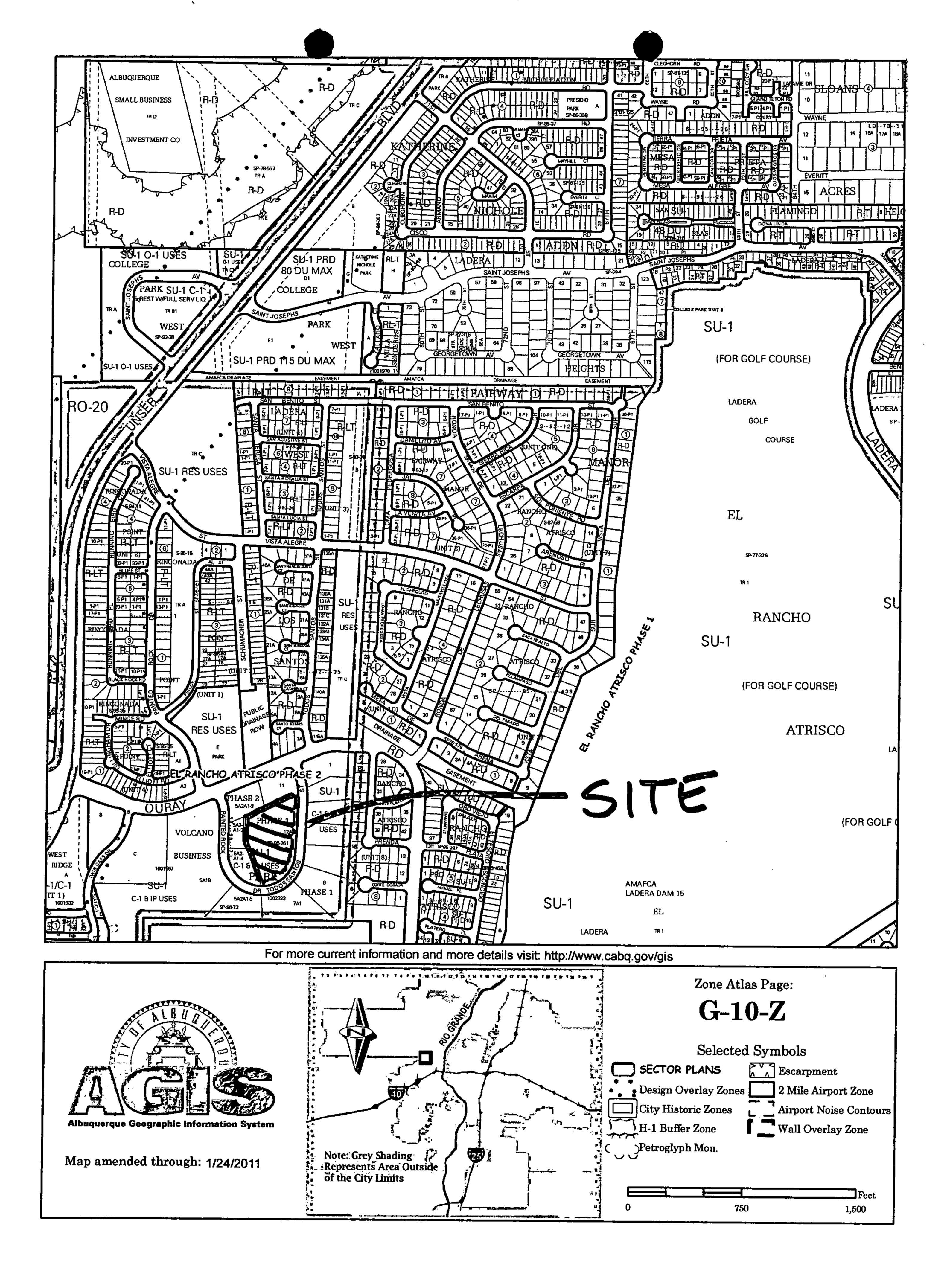
Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514 encl





November 20, 12

Jack Cloud, Chair Development Review Board City of Albuquerque Plaza Del Sol Albuquerque, New Mexico 87102

SUBJECT: Horizon Academy West

3021 Todos Santos Street NW Site Plan for Building Permit Project 1004776

Dear Mr. Cloud:

Submitted herewith in support of final signoff by DRB is one copy of the Site Plan for Building Permit, revised to address EPC conditions of approval, as outlined in the Official Notification of Decision, dated June, 18, 2012.

On June 14, 2012 EPC approved a Site Plan for Building Permit with conditions. Each condition of approval is addressed as follows:

- 1. This letter satisfies condition #1 requiring the applicant to write a cover letter specifying all modifications that have been made to the site plan since the EPC hearing and how each condition of approval has been met.
- 2. We have communicated with Mikaela Renz-Whitmore, EPC Staff Planner, to confirm all conditions of approval have been met. Email correspondence of her approval is provided.
- 3. Conditions from the City Engineer:
 - a. A public hearing was held before DRB on October 24, 2012 requesting vacation of the 10' public utility easement that bisects the site. The vacation was approved. Public Service Company of New Mexico and CenturyLink have each approved the vacation request pending relocation of existing improvements.
 - b. The non-compliant wheel chair ramps have be replaced with handicapped ramps meeting ADA design standards.
 - c. Missing public sidewalks along Todos Santos will be constructed.
 - d. No driveways will be abandoned.
 - e. An ADA compliant pedestrian link will be constructed from the east side of the building to the public sidewalk at Todos Santos.
 - f. The plan is fully dimensioned with build notes.
 - g. The plan is designed per current DPM standards.
 - h. We understand that we are responsible for transportation improvements adjacent to the site. As noted above, missing public sidewalks will be constructed.
 - i. A comprehensive Drainage Report has been submitted with calculations for the

detention ponds and storm drainage improvements.

- 4. Conditions from PNM:
 - a. We have identified all utility easements on the site will abide by the terms and conditions of those easements.
 - b. We have acknowledged the screening and work space requirements around all PNM equipment through our electric service agreement with PNM.
 - c. We have executed an Encroachment Agreement with PNM for all improvements located within the existing 100' electric easement.
 - d. We have executed an electric service agreement with PNM. We have also executed an agreement to relocate the existing improvements within the 10'PUE to new easements located at the perimeter of the site.
- 5. Minor additional conditions from the June 14, 2012 hearing:
 - a. The title block has been changed to read "Site Development Plan for Building Permit" followed by the Project number. All sheets reflect the latest revision date.
 - b. Sheet L 1.0 has been revised to read "One Story Building"
 - c. The Landscape areas and percentages are provided.
 - d. Retention Pond labels have been changed to "Detention Pond" on all sheets.

We believe the plan is acceptable for approval by DRB. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514 encl PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

June 18, 2012

Amie Duran 1900 Atrisco Rd. NW Albuquerque, NM 87120

Project# 1004776

12EPC-40025 Amendment to Site Development Plan for Building Permit

LEGAL DESCRIPTION:

for all or a portion of lot 12A, Volcano Business Park Phase I, located on Todos Santos Street NW, between Ouray Blvd. NW and Painted Rd. NW containing approximately 3.59 acres Mikaela Renz-Whitmore

PO Box 1293

Albuquerque

On June 14, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1004776 / 12EPC-40025, an Amendment to the Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

NM 87103

FINDINGS:

www.cabq.gov

- This is a request for amendment to Site Development Plan for Building Permit for Lot 12-A, Volcano Business Park, Phase I located at 3021 Todos Santos (Ouray Rd. and Unser Blvd.) and containing approximately 3.59 acres.
- The applicant is proposing to change tenants from a church to a public charter school for grades K-6, including a building addition of 15,916 SF, site improvements, staff parking, and two play areas in Phase I, and 3,950 SF of additional classrooms in Phase II.
- 3. The subject site is zoned SU-1 for C-1 and IP Uses. The proposed public charter school use is permissive under the current zoning.
- 4. The subject site is governed by a site plan approved by the EPC in 1987 (Z-80-87-6) and by the DRB in 1987 (DRB-85-319-2). This site plan would be replaced with the proposed site development plan.
- 5. The subject site includes an existing 21,600 square-foot metal building, a freestanding Wireless Telecommunications Facility, and a 230 kV electric transmission line within a 100-

OFFICIAL NOTICE OF DECISION Project # 1004776 June 14, 2012

Page 2 of 6

foot PNM easement.

- The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Electric System Transmission and Generation 2010-2020, El Rancho Atrisco Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- 7. The subject request furthers the following relevant Comprehensive Plan policies:
 - A. <u>Policy II.B.5d</u>-neighborhood values/natural environmental conditions. The location on a collector with dual access to Ouray Rd. and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition to the proposal. The relatively low nature of the buildings respects surrounding character and scenic views to the east and west.
 - B. <u>Policy II.B.5e</u> programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
 - C. Policy II.B.5i employment/service use location. Two connected roads provide access to the proposed school from Ouray Rd., so it is unlikely to adversely affect residences to the north or west. As a public charter school open to nearby residents, this use complements nearby residential areas.
- 8. The subject request furthers the following relevant West Side Strategic Plan (WSSP) policy:
 - A. Policy 3.25 avoiding negative impact on the Monument and surrounding properties. The low buildings proposed respect views to the Escarpment. This use will have no negative impacts on the Monument, as opposed to more industrial uses that could be developed under this zone, which would pose a bigger potential impact. The design and site layout do not negatively impact surrounding properties.
- 9. The subject request partially furthers the following WSSP policy:
 - A. Policy 4.10 promote alternatives to single occupant vehicle use. The proposed K-6 public charter school is generally not considered to be a land use that supports non-vehicle or non-SOV travel, though students who live nearby could walk to the school, which generally encourages some non-vehicular travel.
- 10. The subject request does not conflict with the following WSSP policy:
 - A. Policy 1.1 concentrating non-residential development in Community and Neighborhood Centers. The proposal is for a non-residential development outside of the designated Community and Neighborhood Centers. While non-residential development is supposed to occur in Community and Neighborhood Centers, in this case, non-residential uses are already allowed by the existing zoning, and the proposed use is compatible in intensity with nearby residential areas. The proposal does not conflict with WSSP but does not further the policy, either.
- 11. The subject request neither furthers nor conflicts with the following Facility Plan for Electric

OFFICIAL NOTICE OF DECISION Project # 1004776 June 14, 2012 Page 3 of 6

System Transmission and Generation Policy:

- A. Policy V.C prudent avoidance of EMF exposure on schools, child care centers, and residential areas. Because the project is proposed by a private owner and not a public utility, and because the project proposes to site a school near an existing electrical facility versus siting an electric facility near an existing school, the project neither furthers nor conflicts with the policy of prudent avoidance.
- 12. The subject request complies with all applicable Zone Code regulations. Conditions from the city engineer, municipal development address non-compliance with City standards per the DPM.
- 13. The affected neighborhood associations (NAs) are Ladera West NA and the Westside Coalition of NAs. No facilitated meeting was recommended. Two neighboring property owners spoke at the hearing to express concerns regarding traffic, parking, and impact of a charter school on future nearby developments. The EPC believes that the applicant adequately responded to concerns.
- 14. The EPC respectfully recommends that the applicant incorporate additional shade providing landscaping in the play area.
- 15. The EPC respectfully recommends that the City of Albuquerque either install or require the Applicant to install signs along Todos Santos Street prohibiting on-street parking except after 5 p.m. weekdays or weekends.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - A. Concurrent Plating Action required at Development Review Board (DRB) for proposed abandonment of existing 10-foot easement as specified on sheet C2.0 Conceptual Utility Plan.
 - B. Proposed wheel chair ramp located within existing stall doesn't meet current standards and will need to be re-designed to accommodate current requirements.

OFFICIAL NOTICE OF DECISION

Project # 1004776

June 14, 2012

Page 4 of 6

- C. Any missing sidewalk located within the public roadway (Todos Santos Street) will need to be constructed.
- D. All existing driveways that are abandoned must be replaced with sidewalk, curb and gutter by the property owner per City of Albuquerque Development Process Manual (DPM).
- E. The southern entrance existing ramp appears to be non-compliment with current ADA function for multidirectional usage of proposed pathway into site and existing public sidewalk. Please provide design to function as multi-directional ramp with current ADA requirements.
- F. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
- G. Site plan shall comply and be designed per current DPM standards/ requirements.
- H. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- I. Please expand the discussion on the ponding requirements, including calculations, for this site with the DRB submittal.

4. CONDITIONS FROM PNM:

- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- B. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
- C. PNM's WA 230kV transmission line with associated 100-ft. right-of-way easement is located on the west side of the subject site. Any proposed building encroachment to existing rights-of-way must be reviewed by PNM Land Services Department for a possible encroachment agreement and for safety compliance requirements, as well as maintaining PNM access for maintenance and repair purposes. In addition, the applicant should discuss with PNM proposed tree location, species, height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission line at the project site. PNM's standard is for trees to be planted outside the PNM easement.
- D. The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding this project. An existing PNM underground distribution line is located beneath the area identified as the site for the new building. It will be

OFFICIAL NOTICE OF DECISION Project # 1004776 June 14, 2012 Page 5 of 6

necessary to coordinate with PNM regarding relocation feasibility. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

5. MINOR ADDITIONAL CONDITIONS FROM THE JUNE 14, 2012 HEARING

- A. Title block on the far bottom left shall be edited on all sheets to read, "Site Development Plan for Building Permit" followed by the project number. The date shall be deleted. Dates on all sheets shall be updated to reflect the most recent revision date.
- B. Sheet L.1.0 shall edit the label on the existing building to read, "One Story Metal Building."
- C. The percentage of landscape per net lot area shall be noted next to the Total Landscape Provided (i.e. "35%").
- D. On all sheets, the label for "retention pond" shall be replaced with the label "detention pond."

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 a written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER

OFFICIAL NOTICE OF DECISION Project # 1004776 June 14, 2012 Page 6 of 6

APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

<u>DEFERRAL FEES</u>: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

Deborah L. Stover Planning Director

DS/MRW/mc

cc: Benjamin D. Gammie, 22425 North 16th Street, Phoenix, AZ 85024
Bob McCannon, 2808 El Tesoro Escondido NW, Albuquerque, NM 87120
Shariesse McCannon, 2808 El Tesoro Escondido NW, Albuquerque, NM 87120
Jerry Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Meshach Alvarado, 3040 Painted Rock NW, Albuquerque, NM 87120

Dennis Lorenz

From:

Ben Gammie <b.gammie@act-az.com> Monday, November 05, 2012 2:47 PM

Sent: To:

Dennis Lorenz

Subject:

FW: Horizon Academy - site plans

See message from Mikaela regarding status of her approval on our EPC package...

Benjamin Gammie, P.E. | Engineering Manager Accelerated Construction Technologies

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]

Sent: Friday, November 02, 2012 2:40 PM

To: Ben Gammie

Subject: RE: Horizon Academy - site plans

Sorry I missed your call; I was on another line.

Yes, you are good to go from my end. The only outstanding change, as I mentioned in my email below, was adding the project number on all the sheets.

Let me know when you submit to DRB, and I'll look out for the site plan so I can do my final sign-off as part of the DRB process!

Thanks,

Mikaela Renz-Whitmore, Planner City of Albuquerque Planning Department 505-924-3932 mrenz@cabq.gov

From: Renz-Whitmore Mikaela J.

Sent: Wednesday, August 15, 2012 3:04 PM

To: 'Ben Gammie'

Subject: Horizon Academy - site plans

I got further clarification that you don't need an official letter from me at this point. It's enough to receive this email, which says: you're good to go to DRB.

The last remaining change, which was specified in the findings and notice of decision, was that you need to add the City project number (1004776) on all the sheet title blocks after "Site Development Plan for Building Permit." It does appear on the Landscape Sheet, so just the others need to be updated.

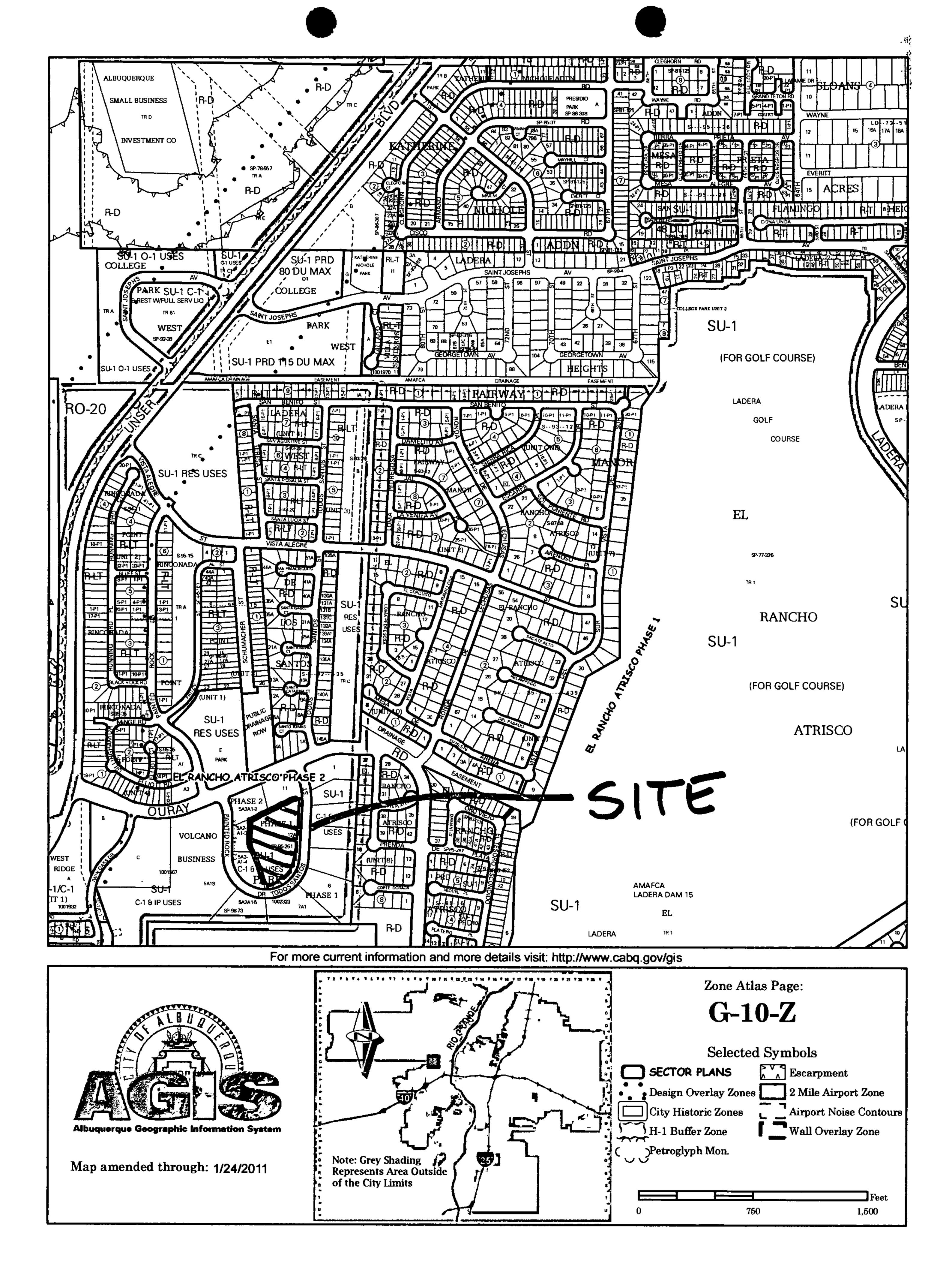
Please make that change and submit to DRB when you're ready. I don't need to see another plan set. I'll review it when it goes to DRB just to make sure the Site Plan matches what the EPC approved.

Sorry for the delay in getting back to you. I've been a bit buried!

Thanks,

Mikaela Renz-Whitmore, Planner Urban Design & Development Division

City of Albuquerque Planning Department 600 Second Street NW, 3rd Floor Albuquerque NM 87102 505-924-3932 direct 505-924-3339 fax mrenz@cabq.gov



Des 1/2/13 #3

INTER-OFFICE MEMO

DATE:

December 26, 2012

TO:

Richard Dourte, Acting DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1004776, Horizon Academy/Todos Santos

Site Development Plan for Building Permit

NOTE:

This is a follow-up memo to the 12-12-12 memo written by case planner, Mikaela

Renz-Whitmore

On June 14, 2012, the Environmental Planning Commission (EPC) voted to approve Project #1004776/12EPC-40025, an Amendment to the Site Development Plan for Building Permit for Lot 12A, Volcano Business Park Phase I, an approximately 3.59 acre site located on Todos Santos Street NW.

Ms. Renz-Whitmore found that, though the applicant satisfied the EPC conditions of approval, some unauthorized changes were made to the site development plan set. I met with Dennis Lorenz on December 17, 2012 to re-check an unidentified (date?) version of the site development plan. It was difficult to disentangle what had been done, in response to what, and when.

I met with Mr. Lorenz again on December 26. He had gone back to the May 24, 2012 version of the site development plan set, which is what the EPC saw. Then, he incorporated the conditions of approval from the EPC and the DRB, and added a few notes to reflect the plat approved on December 19, 2012. He explained this to me and I re-checked for compliance with the EPC conditions.

Staff concludes that the site development plan for building permit set (dated May 24, 2012, with change-dates of 6-4-12 and 12-20-12 in the upper right-hand corner) meets the EPC conditions of approval elaborated in the Official Notification of Decision.

Mr. Lorenz is aware that any desired, minor changes that fall within the parameters of 14-16-2-22(A)(6), the SU-1 zone, can become the subject of a future administrative approval (AA) submittal once final DRB sign-off has been obtained.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. I am taking over this case while Ms. Renz-Whitmore is on maternity leave. Thank you.



December 27, 2012

Jack Cloud, Chair Development Review Board City of Albuquerque Plaza Del Sol Albuquerque, New Mexico 87102

SUBJECT: Horizon Academy West

3021 Todos Santos Street NW Site Plan for Building Permit

Project 1004776

Dear Mr. Cloud:

Submitted herewith in support of final signoff by DRB is one copy of the Site Plan for Building Permit, revised to address EPC conditions of approval, as outlined in the Official Notification of Decision, dated June, 18, 2012. We hereby request that this item be heard by DRB on January 2, 2013.

On June 14, 2012 EPC approved a Site Plan for Building Permit with conditions. Each condition of approval is addressed as follows:

- 1. This letter satisfies condition #1 requiring the applicant to write a cover letter specifying all modifications that have been made to the site plan since the EPC hearing and how each condition of approval has been met.
- We have Catalina Lehrer, EPC Staff Planner, to confirm all conditions of approval been met. She has granted verbal approval and will issue an official letter of approval prior to the DRB Meeting.
- 3. Conditions from the City Engineer:
 - a. A public hearing was held before DRB on October 24, 2012 requesting vacation of the 10' public utility easement that bisects the site. The vacation was approved. The replat finalizing the vacation action was recorded on December 19, 2012.
 - b. The non-compliant wheel chair ramps have be replaced with handicapped ramps meeting ADA design standards.
 - c. Missing public sidewalks along Todos Santos will be constructed.
 - d. No driveways will be abandoned.
 - e. An ADA compliant pedestrian link will be constructed from the east side of the building to the public sidewalk at Todos Santos.
 - f. The plan is fully dimensioned with build notes.
 - g. The plan is designed per current DPM standards.
 - h. We understand that we are responsible for transportation improvements adjacent to the site. As noted above, missing public sidewalks will be constructed.

- 4. Conditions from PNM:
 - a. We have identified all utility easements on the site will abide by the terms and conditions of those easements.
 - b. We have acknowledged the screening and work space requirements around all PNM equipment through our electric service agreement with PNM.
 - c. We have executed an Encroachment Agreement with PNM for all improvements located within the existing 100' electric easement.
 - d. We have executed an electric service agreement with PNM. We have also executed an agreement to relocate the existing improvements within the 10'PUE to new easements located at the perimeter of the site.
- 5. Minor additional conditions from the June 14, 2012 hearing:
 - a. The title block has been changed to read "Site Development Plan for Building Permit" followed by the Project number. All sheets reflect the latest revision date.
 - b. Sheet L 1.0 has been revised to read "One Story Building"
 - c. The Landscape areas and percentages are provided.
 - d. Retention Pond labels have been changed to "Detention Pond" on all sheets.

The following changes have been made to the site plan to address Fire Marshall, Solid WASte and DRB comments:

- 1. The internal fire hydrant was moved slightly at the request of the Fire Marshall.
- 2. The refuse enclosure was converted into 2 single enclosures at alternate locations per Solid Waste.
- 3. The following changes were made to address Transportation comments:
 - a. An exhibit is provided showing the location of sidewalks, curb and gutter and property lines.
 - b. One concrete parking bumper is provided for each parking space.
 - A note is provided requiring all ramps within public right of way to have truncated domes.
 - d. All parking spaces are fully dimensioned.
 - e. All curb radii are annotated.
 - f. Build notes are provided for the proposed public sidewalk.

We believe the plan is acceptable for approval by DRB. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

	PROJECT NO	1004776	
TO:ALL MEMBERS	Application No	12 DRB 70364	
Jack Cloud, DRB Chairm	nan, Planning Departme	nt	
Curtis Cherne, P.E., Hydr Kristal Metro, P.E., Trans Allan Porter, P.E., Albuqu Carol Dumont, Parks/Mur	sportation Development uerque/ Bernalillo Co.W		
NEXT HEARING DATE:	2 2 d, 2013	· · · · · · · · · · · · · · · · · · ·	
BEGINNING OF THE AGENDA. BOTH THE ADMINISTRATIVE ASSISTANT N THE BOARD WILL DISCUSS AND N	I PARTIES MUST AGREE UPO MUST RECEIVE A LETTER, PR MAKE A DECISION AT THE THE APPLICANT IS NOT PR	IN THE DATE OF DEFERRAL. IF THE LIOR TO THE HEARING DATE, REQUI HEARING. THE APPLICANT/AGENT	APPLICANT AND/OR AGENT AT TH APPLICANT/AGENT IS NOT PRESENT ESTING A SPECIFIC DEFERRAL DATI WILL THEN BE INFORMED OF TH ALLED, THEN THE REQUEST MAY B
SUBMITTAL DESCRIPTION:	Site plan	for building per	mit EPC
approved.			
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CONTACT NAME: Dennis Lorenz

TELEPHONE: 505-888-6088 EMAIL: dennish @ brasherlorenz.com

2201 San Pedro NE Bldg 1 Suite 1200 □ Albuquerque, NM 87110 □ Phone (505) 888-6088 □ Fax (505) 888-6188 □ www.brasherlorenz.com

December 27, 2012

Jack Cloud, Chair Development Review Board City of Albuquerque Plaza Del Sol Albuquerque, New Mexico 87102

SUBJECT: Horizon Academy West

> 3021 Todos Santos Street NW Site Plan for Building Permit

Project 1004776

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 - a. A public hearing was held before DRB on October 24, 2012 requesting vacation of the 10' public utility easement that bisects the site. The vacation was approved. The replat finalizing the vacation action was recorded on December 19, 2012.
 - b. The non-compliant wheel chair ramps have be replaced with handicapped ramps meeting ADA design standards.
 - c. Missing public sidewalks along Todos Santos will be constructed.
 - d. No driveways will be abandoned.
 - e. An ADA compliant pedestrian link will be constructed from the east side of the building to the public sidewalk at Todos Santos.
 - f. The plan is fully dimensioned with build notes.
 - g. The plan is designed per current DPM standards.
 - h. We understand that we are responsible for transportation improvements adjacent to the site. As noted above, missing public sidewalks will be constructed.

- i. A comprehensive Drainage Report has been submitted with calculations for the detention ponds and storm drainage improvements.
- 4. Conditions from PNM:
 - a. We have identified all utility easements on the site will abide by the terms and conditions of those easements.
 - b. We have acknowledged the screening and work space requirements around all PNM equipment through our electric service agreement with PNM.
 - c. We have executed an Encroachment Agreement with PNM for all improvements located within the existing 100' electric easement.
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 - e. All curb radii are annotated.
 - f. Build notes are provided for the proposed public sidewalk.

We believe the plan is acceptable for approval by DRB. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514

DRB CASE ACTION LOG - BLUE SHEET Preliminary/Final Plat [FP] Site Plan - Subdivision-[SPS] Site Plan - Building Permit [SBP]

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

			121215-100as,
Projec	ct #: 1004776	Application #:	12DRB-10000
Proiec	ct Name: Volcano Business + ark		
Agent		Phone #:	<u> </u>
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**Your	r request was approved on <u>ノユーデル</u> by th	ne DRB with deleg	ation of signature(s) to the
	ing departments - outstanding comments to be		
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TR.	RANSPORTATION: 224, 314		
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DI ATO			
PLATS:	Planning must record this plat. Please submit	the following item	.c.
	Plaining must record this plat. Trease submit	the following item	
	-The original plat and a mylar copy for the	County Clerk.	
	-Tax certificate from the County Treasurer.	_	
	-Recording fee (checks payable to the Cou	nty Clerk). RECC	ORDED DATE:
	-Tax printout from the County Assessor.		
	-County Treasurer's signature must be obt	ained prior to the	recording of the plat
	with County Clerk.	and mains to Diams	ina Danarémanéla alamatura
. / t	roperty Management's signature must be obtain	ied prior to Plann	ing Department's signature.
	GIS DXF File approval required. opy of recorded plat for Planning.		
	TE PLANS:		
	copies of the approved site plan. Include all pa	iges.	

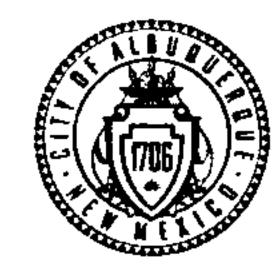
DXF Electronic Approval Form

DRB Project Case #:	1004776		
Subdivision Name:	VOLCANO BUSINESS P	ARK PHAS	E 1 / LOT 12A1
Surveyor:	LENORE ARMIJO		
Contact Person:	JOSH TAPIA	<u> </u>	
Contact Information:	5058886088		
DXF Received:	12/14/2012	Hard C	opy Received: 12/14/2012
Coordinate System:	MM8P Grid (NAD 83)		
			12/14/12
	Approved		Date
* The DXF file cannot	be accepted (at this time)	for the follo	owing reason(s):

AGIS Use Only

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to agiscov on 12/14/2012 Contact person notified on 12/14/2012



CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1004776

12DRB-70308 VACATION OF PUBLIC UTILITY EASEMENT

BRASHER AND LORENZ INC agent(s) for ACCELERATED CONSTRUCTION TECHNOLOGIES request(s) the referenced/ above action(s) for all or a portion of Tract(s) 12A, VOLCANO BUSINESS PARK PHASE I zoned SU-1 FOR C-1 & IP, located on the west side of TODOS SANTOS ST NW between OURAY RD NW and PAINTED ROCK DR NW containing approximately 3.5910 acre(s). (G-10)

AMAFCA
No comments.
COG
No comments provided.
TRANSIT
No comments provided.
ZONING ENFORCEMENT
No comments provided.
NEIGHBORHOOD COORDINATION
APS
This request will have no adverse impacts to the APS district.
POLICE DEPARTMENT
No comments provided.
FIRE DEPARTMENT
No comments provided.
PNM ELECTRIC & NMGAS Co.
No comments provided.
COMCAST
No comments provided.
CENTURYLINK
No comments provided.
ENVIRONMENTAL HEALTH
No comments provided.
M.R.G.C.D
No Adverse Comments.
OPEN SPACE DIVISION
No comments provided.
CITY ENGINEER
PUE Vacation - Hydrology has no objection.
TRANSPORTATION DEVELOPMENT
No objection to vacation request.

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Albuquerque

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DEVELOPMENT/ PLAN REVIEW APPLICATION

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Case #s assigned

Related #s listed

Planner signature / date

Project #

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

7. 7012 To October 24

4. TIME

a copy. of this sheet.

Signs must be posted from

5.	REMOVAL	
	A. B.	The sign is not to be removed before the initial hearing on the request. The sign should be removed within five (5) days after the initial hearing.
i have re	ead this	sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my

obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given

I issued $\frac{2}{2}$ signs for this application, $\frac{9-27-12}{(Date)}$ (Staff Member)

DRB PROJECT NUMBER: 1004776

Rev. 1/11/05



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development SHABIH RIZVI, Transit & Parking Department STEVE MONTIEL, Council of Governments LYNN MAZUR, AMAFCA STEVE SINK, APD Crime Prevention JAY LEE EVANS, Open Space Division RAY SANCHEZ, Fire Department DAVID KILPATRICK, Zoning Enforcement Inspector STEPHANI WINKLEPLECK, Neighborhood Coordination DANIEL ARAGON, Public Service Company of New Mexico PATRICK SANCHEZ, New Mexico Gas Company APRIL WINTERS, Albuquerque Public Schools MICHELE RAMIREZ, CenturyLink MIKE MORTUS, Comcast Cable RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD) SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1004776
Wednesday, October 24, 2012

Comments must be received by:

Friday, October 19, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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FORM V: SUBDIVISION VARIANCES & VACATIONS	
	(PUBLIC HEARING CASE) e submittal requirements. 24 copies mpliance with the Development Process Manual, and all
improvements to be waived. Notice on the proposed Plat that there are conditions to Confice of Community & Neighborhood Coordination inquically Sign Posting Agreement Fee (see schedule)	uiry response, notifying letter, certified mail receipts
List any original and/or related file numbers on the covered DRB Public hearings are approximately 30 DAYS after	• •
(Not required for City owned public right-of-way.) Drawing showing the easement or right-of-way to be varied.	
Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the response of Community & Neighborhood Coordination inquisition Sign Posting Agreement Fee (see schedule)	equest uiry response, notifying letter, certified mail receipts
✓ List any original and/or related file numbers on the covered Unless the vacation is shown on a DRB approved plat recount DRB Public hearings are approximately 30 DAYS after the content of the covered plat recount to the	rded by the County Clerk within one year, it will expire.
☐ SIDEWALK VARIANCE (DRB20) ☐ SIDEWALK WAIVER (DRB21)	
 Scale drawing showing the proposed variance or waive Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the value List any original and/or related file numbers on the covered by t	lined ariance or waiver er application
SUBDIVISION DESIGN VARIANCE FROM MINIMUN Scale drawing showing the location of the proposed variable. Zone Atlas map with the entire property(ies) clearly out	I DPM STANDARDS (DRB25) riance or waiver (not to exceed 8.5" by 14") 24 copies lined
 Letter briefly describing, explaining, and justifying the value Office of Community & Neighborhood Coordination inquestion Sign Posting Agreement Fee (see schedule) List any original and/or related file numbers on the cover 	uiry response, notifying letter, certified mail receipts er application
DRB meetings are approximately 30 DAYS after the filing TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION	
☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL	OF SIDEWALK CONSTRUCTION (DRB07) I deferral or extension (not to exceed 8.5" by 14") 6 copies ined
List any original and/or related file numbers on the covered DRB meetings are approximately 8 DAYS after the Tues	er application
 □ VACATION OF PRIVATE EASEMENT (DRB26) □ VACATION OF RECORDED PLAT (DRB29) _ The complete document which created the private ease _ Scale drawing showing the easement to be vacated (8.5 Zone Atlas map with the entire property(ies) clearly outl 	ement/recorded plat (not to exceed 8.5" by 14") 6 copies 5" by 11") 6 copies ined
Letter/documents briefly describing, explaining, and just Letter of authorization from the grantors and the benefic Fee (see schedule) List any original and/or related file numbers on the cove	tifying the vacation 6 copies ciaries (private easement only) or application
Unless the vacation is shown on a DRB approved plat record DRB meetings are approximately 8 DAYS after the Tues	ded by the County Clerk within one year, it will expire. day noon filing deadline. Your attendance is required.
indifficition required but not subfillited	DENNIS A. LOPENZ
with this application will likely result in deferral of actions.	Applicant name (print) Applicant signature / date
Checklists complete Application case numbers Fees collected 12DRD - 70308	
Case #s assigned ————————————————————————————————————	Project # 1004776

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from October 9, 2012 To October 24, 2017

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

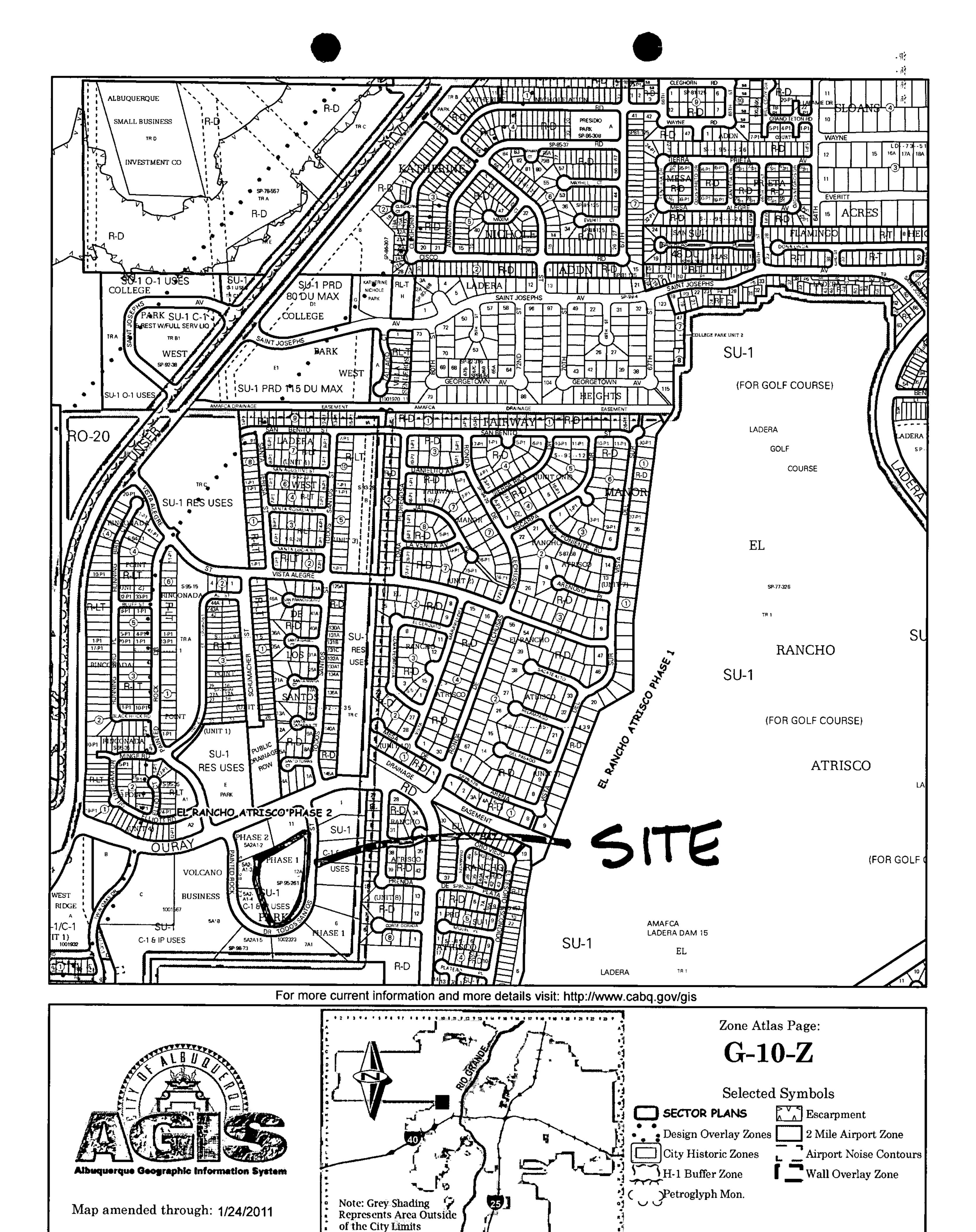
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

I issued $\frac{2}{2}$ signs for this application, $\frac{9-27-12}{(Date)}$ $\frac{\sqrt{}}{}$ (Staff Member)

DRB PROJECT NUMBER: 1004776

Rev. 1/11/05



Feet

1,500

750



September 27, 2012

Jack Cloud, Chair Development Review Board City of Albuquerque Plaza Del Sol Albuquerque, New Mexico 87102

SUBJECT: TRACT 12A, VOLCANO BUSINESS PARK, PHASE 1

Vacation request for existing 10' PUE

Project 1004776 ZAP G-20

Dear Mr. Cloud:

As Agent for Accelerated Construction Technologies (Contractor) and Amie Duran (Owner) we hereby request vacation an existing 10' Public Utility Easement within Tract 12A, Volcano Business Park, Phase 1. Submitted in support of our request is the following:

- 1. DRB Application
- 2. 24 copies of the record Plat that created the PUE.
- 3. 24 copies of the EPC approved Site Plan for Building Permit.
- 4. 24 copies of Exhibit "A" illustrating the location of the subject PUE.
- 5. One copy of current Zone Atlas page G-10 depicting the project location.
- Office of Community and Neighborhood Coordination inquiry response, notifying letter and certified mail receipts.
- 7. Fee of \$45.00.

The request consists of the vacation an existing 10' Public Utility Easement within Tract 12A, Volcano Business Park, Phase 1. As shown by the approved Site Plan, the existing 10' PUE will be vacated to make room for a planned building addition, in support of Horizon Academy Charter School. A new 10' PUE will be granted at the property perimeter for the new dry utility corridor. The owner is coordinating the relocation of all utilities located within the existing 10' PUE to the new PUE. All relocations are to be accomplished prior to vacation of the easement. Once the existing utilities have been relocated, the existing 10' PUE will serve no useful purpose and will not provide a public need. The public welfare is in no way served by retaining this easement. There is a net benefit to the public by allowing the redevelopment of this property to serve as Horizon Academy Charter School. Also, there is no convincing

evidence that any substantial property right is being abridged against the will of the owner of the right to use the easement.

Thank you for your consideration of this request. If you have any questions, or if I can be of any assistance, please feel free to call.

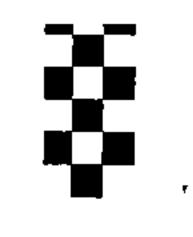
Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514 encl





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 26, 2012

Dennis Lorenz Brasher & Lorenz 2201 San Pedro Drive NE/87110

Phone: 505-888-6088/Fax: 505-888-6188

Dear Dennis

Thank you for your inquiry of September 26, 2012 requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) — LOT 12A, VOLCANO BUSINESS PARK, PHASE I, LOCATED AT 3021 TODOS SANTOS STREET NW, BETWEEN OURAY ROAD NW AND PAINTED ROCK DRIVE NW zone map G-10.

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

LADERA WEST N.A. (LDW) "R" *Bob McCannon

2808 El Tesoro Escondido NW/87120 839-9702 (h)
Shariesse McCannon
2808 El Tesoro Escondido NW/87120 839-9702 (h)

Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@caba.gov or by fax at (505) 924-3913.

Sincerely,

Stephaní Winklepleck Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE
SENT TO BOTH
CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

- 1. The street address of the subject property.
- 2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- 3. A physical description of the location, referenced to streets and existing land uses.
- 4. A complete description of the actions requested of the EPC:
 - a) If a ZONE CHANGE OR ANNEXATION, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

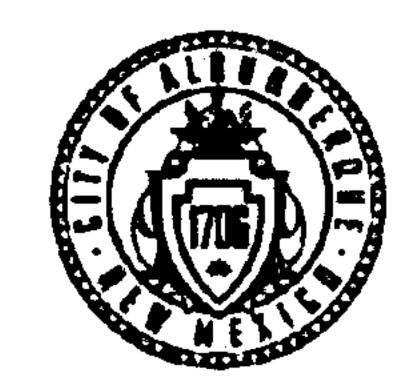
- [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov. Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 09/26/12 Time Entered: 2:20 p.m. ONC Rep. Initials: SIW



ONC/DevelopInquirySheet/siw (01/26/12)

DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information BEFORE NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914**.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

[] EPC Submittal	Your Developer Inquiry is for the following: I: [] Free-Standing Tower -OR- [] Concealed Tower X DRB Submittal [] LUCC Submittal [] Liquor Submittal Amendments (AA's) Submittal [] City Project Submittal	
CONTACT NAM	E: DENNIS LORENZ	
COMPANY NAM		
ADDRESS/ZIP: 2	2201 SAN PEDRO NE 87110	
PHONE: 88'	8. 4088 EAX: 888. 6188	
	LEGAL DESCRIPTION INFORMATION	
	TION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DW (i.e., Lot A, Block A, of the For Your Information Subdivision):	
しのサバ	2A VOLCANO BUSINESS PMZK	
PHASE	·Ţ	
LOCATED ON	LEGAL DESCRIPTION TODOS SANTOS ST NW	
702	STREET NAME OR OTHER IDENTIFYING LANDMARK	
BETWEEN	OURAY RD NW	ND
	STREET NAME OR OTHER IDENTIFYING LANDMARK PAINTED ROCK DR NW	
	STREET NAME OR OTHER IDENTIFYING LANDMARK	
THE SITE IS LOCA	ATED ON THE FOLLOWING ZONE ATLAS PAGE (역10).	

CER-IFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com® ALBUQUERQUE-NM 8/120 N 810 \$1.10 0110 Postage | \$ Certified Fee \$2.95 N Postmark | Return Receipt Fee (Endorsement Required) \$2.35 Here ∞ Restricted Delivery Fee (Endorsement Required) \$0.00 09/27/2012 \$6.40 Total Postage & Fees | \$ L Sent To Street, Apt. No.; or PO Box No. 7808 91 Te Soro & scondido Nu City, State, ZIP+4 Alhanerme. NA 87170 PS Form 3800, August 2006 See Reverse for Instruction U.S. Postal Service™ CERTIFIED MAILT RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) Ŋ For delivery information visit our website at www.usps.com® 口 ALFURUERALE-NM 8(120) IJ 870 \$1.10 Postage Certified Fee \$2.95 Postmark Return Receipt Fee (Endorsement Required) \$2.35 Here Restricted Delivery Fee \$0.00 (Endorsement Required) \$6.40 09/27/2012 Total Postage & Fees | \$ Sent To Bob Mc Conson Or POBOX No. 2808 El Tesoro Escandido NW City, State, ZIP+4 See Reverse for Instruction PS Form 3800, August 2006

Stal Service TM



2201 San Pedro NE Bldg 1 Suite 1200 ◆ Albuquerque, NM 87110 ◆ Phone (505) 888-6088 ◆ Fax (505) 888-6188 ◆ www.brasherlorenz.com

September 26, 2012

Bob McCannon
Ladera West Neighborhood Association
2808 El Tesoro Escondido NW
Albuquerque, New Mexico 87120

SUBJECT: LOT 12A VOLCANO BUSINESS PARK PHASE 1

3021 Todos Santos Street NW

Vacation of Existing 10 Public Utility Easement

Project 1004776

ZAP G-10

Dear Mr. McCannon:

Enclosed please find one copy of the Site Plan for Building Permit and one copy of Exhibit "A", Vacation of Existing 10' PUE. A proposal to expand the use of the subject property by constructing a 19,866- square foot building addition for Horizon Academy Charter School was approved by the Environmental Planning Commission on June 14, 2011. As a condition of that approval, an existing 10' wide public utility easement must be vacated to make room for the proposed building addition. The electric and telecom improvements located within the easement will be moved to the perimeter of the site within a new public utility easement to be granted by the Owner. We are making application to the Development Review Board to request vacation of the existing easement.

A meeting before DRB should be scheduled in approximately 30 days. If you have questions or concerns regarding the request we encourage you to attend that public hearing.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514 encl



September 26, 2012

Shariesse McCannon
Ladera West Neighborhood Association
2808 El Tesoro Escondido NW
Albuquerque, New Mexico 87120

SUBJECT:

LOT 12A VOLCANO BUSINESS PARK PHASE 1

3021 Todos Santos Street NW

Vacation of Existing 10 Public Utility Easement

Project 1004776

ZAP G-10

Dear Ms. McCannon:

Enclosed please find one copy of the Site Plan for Building Permit and one copy of Exhibit "A", Vacation of Existing 10' PUE. A proposal to expand the use of the subject property by constructing a 19,866- square foot building addition for Horizon Academy Charter School was approved by the Environmental Planning Commission on June 14, 2011. As a condition of that approval, an existing 10' wide public utility easement must be vacated to make room for the proposed building addition. The electric and telecom improvements located within the easement will be moved to the perimeter of the site within a new public utility easement to be granted by the Owner. We are making application to the Development Review Board to request vacation of the existing easement.

A meeting before DRB should be scheduled in approximately 30 days. If you have questions or concerns regarding the request we encourage you to attend that public hearing.

If you have any questions, or if I can be of any assistance, please feel free to call.

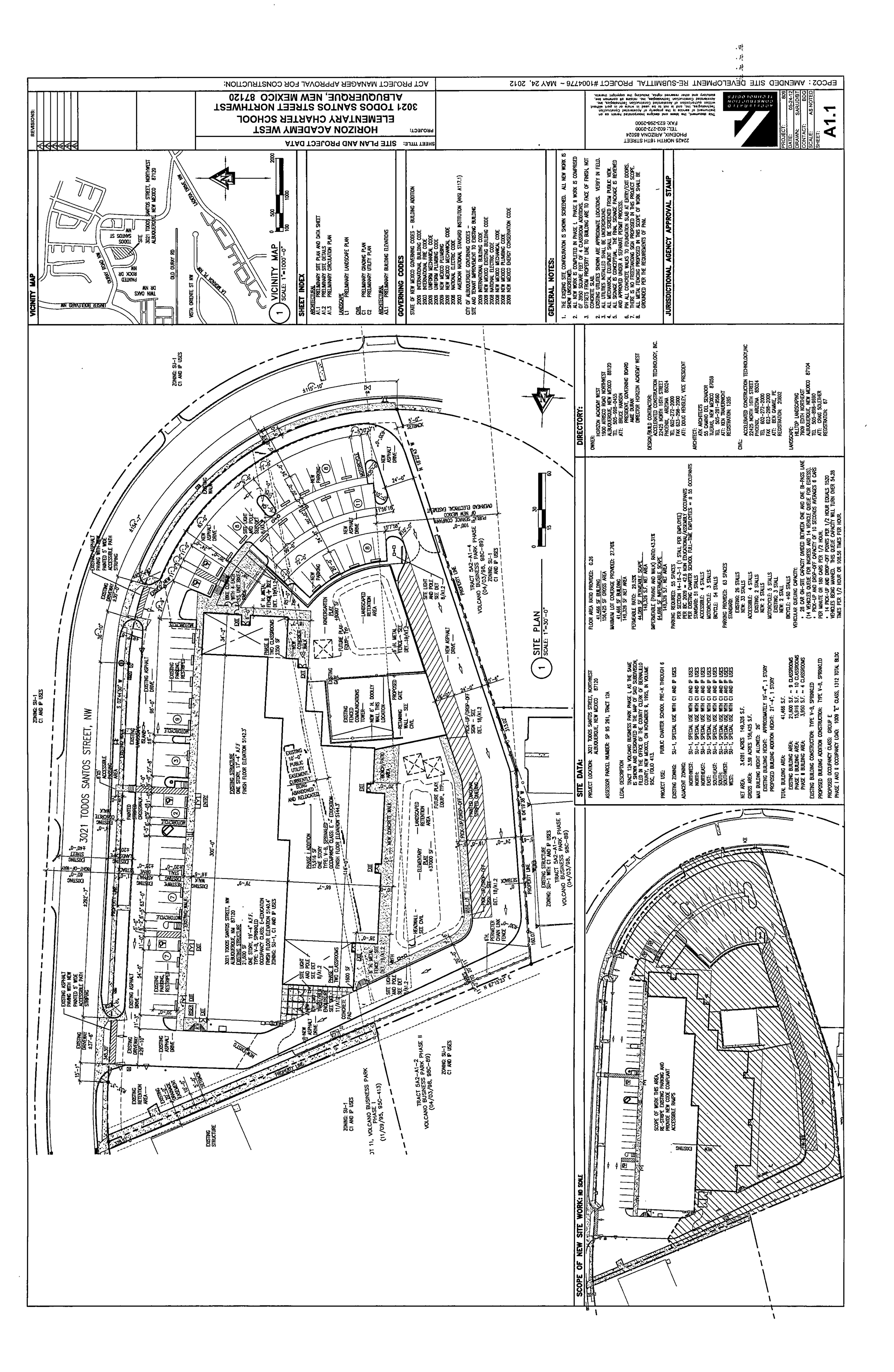
Sincerely,

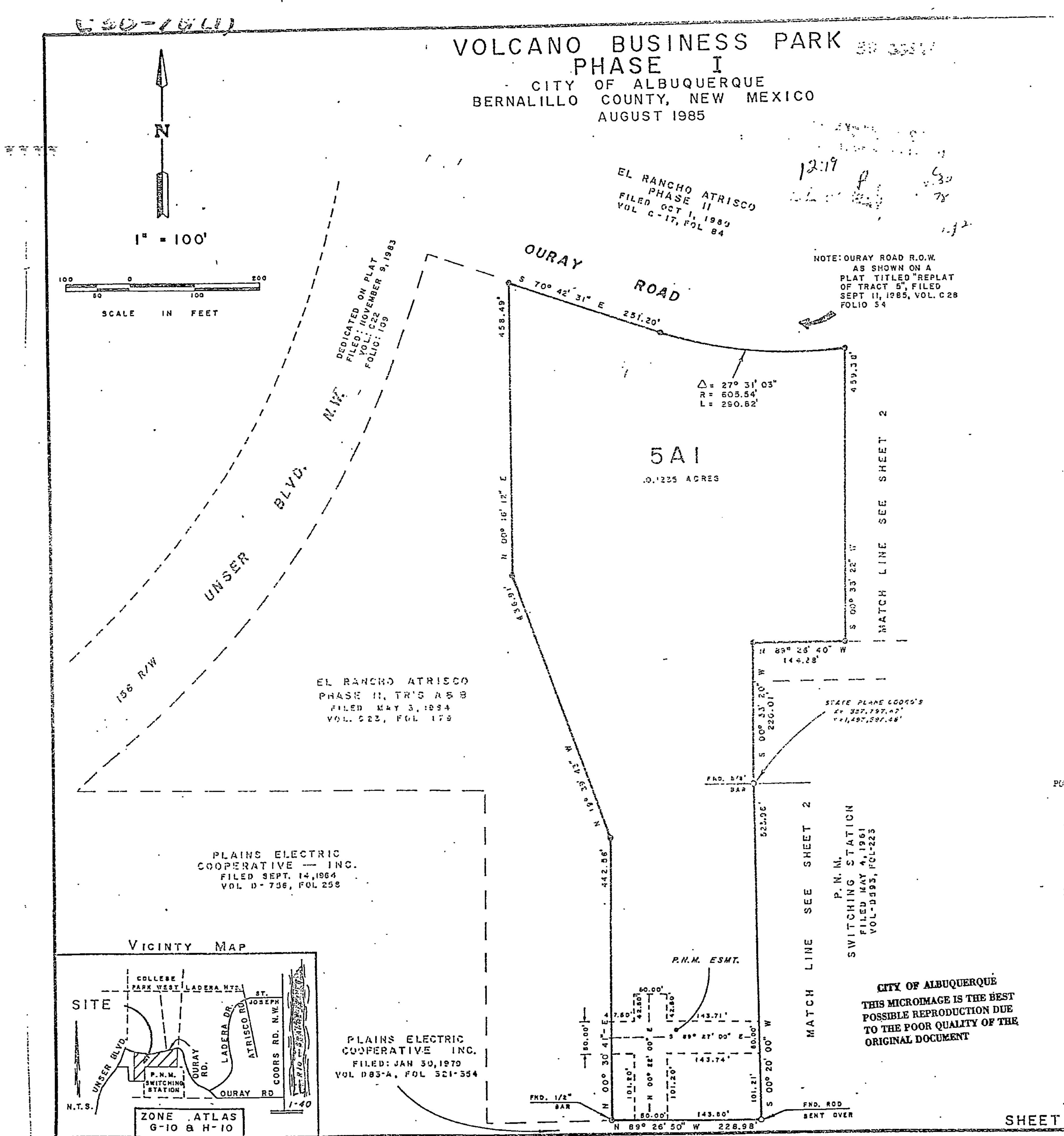
BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514 encl





PURPOSE

The purpose of this plat is to create the lots shown and to dedicate the streets as shown hereon.

LEGAL DESCRIPTION

A certain tract of land situate within Bernalillo County, New Mexico being further described as Tract 5A, as shown on "Replat of Tract 5" as filed on SEPTEMBER . 11, 1985 in Volume c28, Folio 54, in the office of the County Clerk, Bernalillo County, New Mexico. Being described by metes and bounds as follows:

Beginning at the Southeast corner of said Tract 5A;

Thence N 89 deg 24 min 10 sec W, 1,330.70 feet to a point; Thence S.00 deg 20 min 00 sec H, 525.96 feet to a point; Thence N 89 deg 26 min 50 sec W. 228.98 feet to the Southwest Thence N 00 deg 30 min 41 sec E, 442.56 feet to a point; Thence N 19 deg 39 min 43 sec W. 436.91 feet to a point; Thence N 00 deg 16 min 12 sec E, 458.49 feet to the Northwest corner; Thence S 70 deg 42 min 31 sec E, 251.20 feet to a point of curvature; Thence 444.69 feet along a curve concave to the North (Radius 605.54 feet, Delta 42 deg 04 min 36 sec) to a point of Languer: Thence N 67 deg 12 min 53 sec E, 920.89 feet to a point of curvature; Thence 136.74 feet along a curve concave to the South (Rudius 307.00 feet, Delta 25 deg 31 min 15 sec) to a point of tang now; Thence S 87 deg 15 min 52 sec E, 102.33 feet to the Etribelia corner, Thence S 02 dag 44 min 07 sec W, 1,109.45 feet to the Southeart corner and point of beginning containing 35.2097 acres fire in

OWNERS CERTIFICATE

The subdivision thown hereon, dedication of roads, and grants of easement is with the free consent and in accordance with the desires of the undersigned owner and/or proprieter thereof.

The undersigned owner and/or proprieter do hereby freely common to all the foregoing and do hereby represent that I am authorize in a more

C. E. O. & President.

Restland Development Co., Inc.

State of New Mexico)
SS
County of Bernalillo)

Ry comm. expires 44/35

PUMER & COMMUNICATION BASEMENT NOTES:

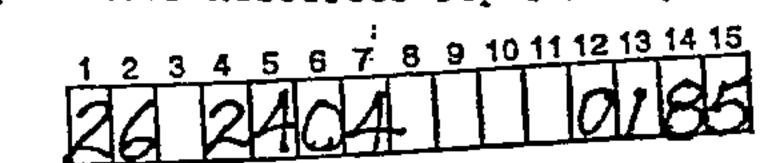
1. Electrical Power and Communication easements are reserved for overhead distribution line for pole type utilities and buried distribution lines, conduits, and pipus for undergroup utilities where shown or indicated, and including the right of ingress and egrass for construction and maintenance, and the right to trim interfering trees and shrubs. All included are easements for the right to install power and communication service lines also side lot lines.

2. No structures will be built within a PNM easement without PNM approval.

3. Additional casements will be required for tract 5Al and 5A2 when further developed.

NOTES:

- i. Zone Atlas G-18 a H-10.
- 2. Bearings shown are New Mexico State Plane Grid Bearings.
- 3. Prior to development water and sanitary sewer service to thece properties must be verified and coordinated with the City of Albuquerque Water Resources Department.

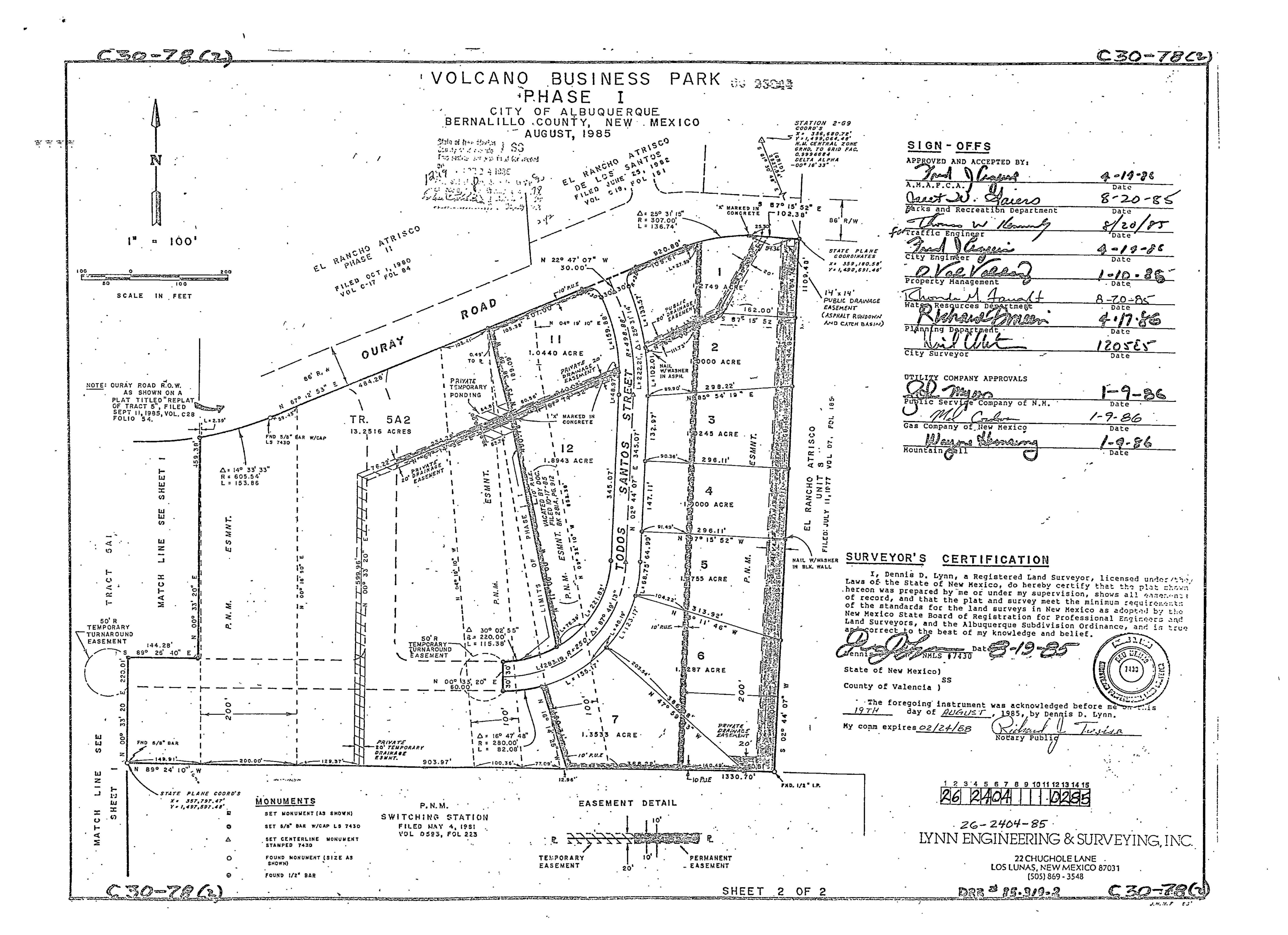


ZG-Z404-85
LYNN ENGINEERING & SURVEYING, INC

22 CHUGHOLE LANE LOS LUNAS, NEW MEXICO 87031 (505) 869 - 3548

HEET 1 OF 2

30-76(





November 12, 2012

Mr. Jack Cloud, Chairman
Development Review Board
The City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re:

Horizon Academy West Agent Authorization Letter

Mr. Cloud:

Please accept this letter as our formal authorization to allow the following consultants to act on behalf of our charter school to file applications and support material pursuant to the City of Albuquerque Development Review Board (DRB). The Horizon Academy West Foundation is the current owner or the real property located at 3021 Todos Santos NW, which is the subject site for our new school development.

- 1. Accelerated Construction Technologies Mr. Ben Gammie or Mr. Doug Hensley
- 2. Brasher & Lorenz, Inc. Mr. Dennis Lorenz or Mr. Steve Morrow.

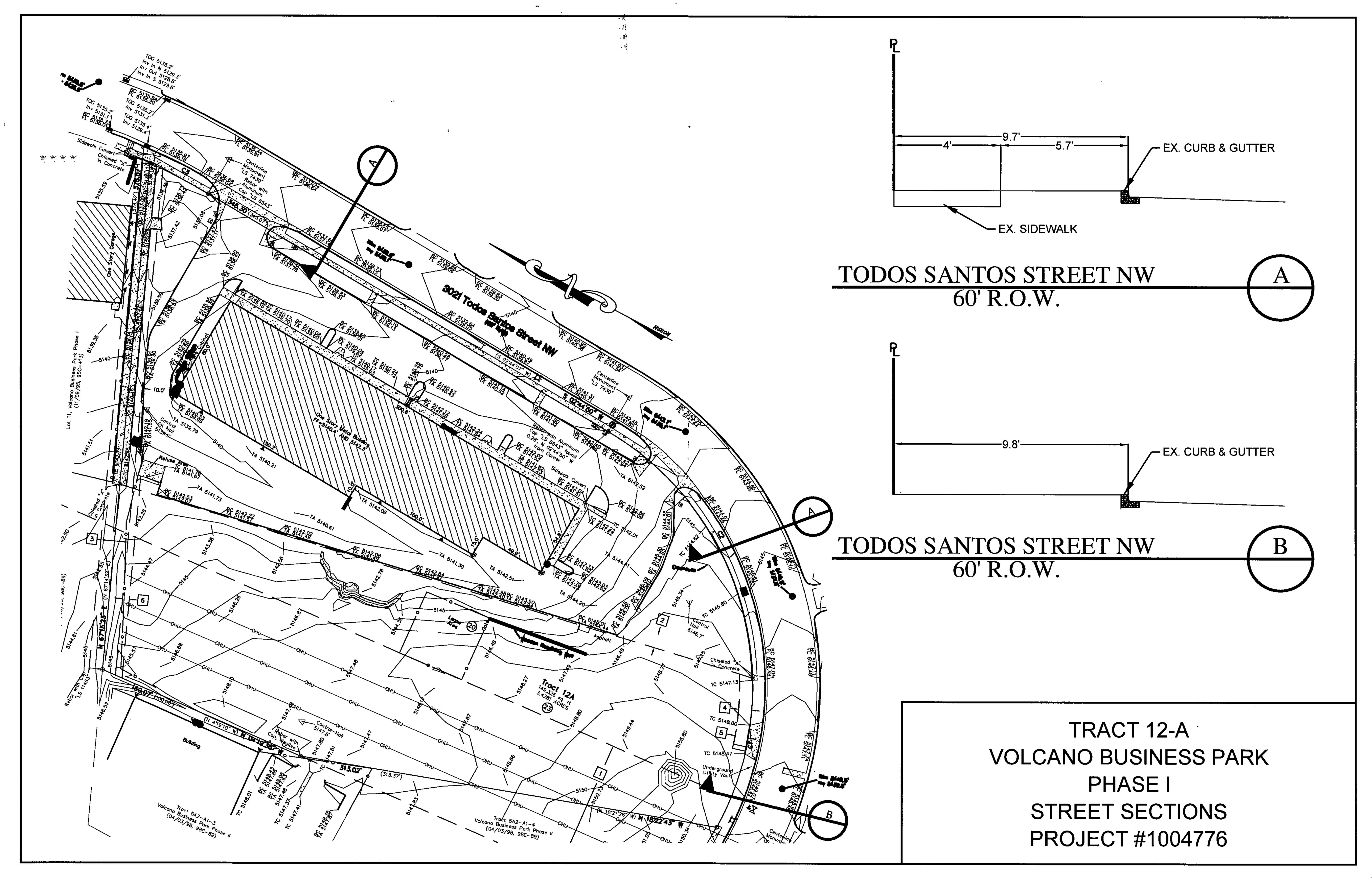
Please feel free to contact me at (505) 730-2481 or via e-mail at <u>amieamp@aol.com</u> should you have any questions or concerns. Thanks.

Sincerely,

HORIZON ACADEMY FOUNDATION.

Amie Duran

Board of Directors, President



Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

SKETCH PLAT REVIEW	V AND COMMENT (DRB22)		Your attendance is required.
Site sketch with measuring improvements, if the Zone Atlas map with the Letter briefly describing	rements showing structures, parere is any existing land use (for e entire property(ies) clearly out, explaining, and justifying the related file numbers on the covered	rking, Bldg. setbacks, ad Ided to fit into an 8.5" by tlined equest	djacent rights-of-way and street
Letter briefly describing Copy of DRB approved Copy of the LATEST O List any original and/or	ed to 8.5" x 11" e entire property(ies) clearly out g, explaining, and justifying the r	equest or Preliminary Plat Exten er application	Your attendance is
Proposed Final Plat (for Signed & recorded Final Design elevations & crew Zone Atlas map with the Bring original Mylar of property of recorded SIA Landfill disclosure and List any original and/or	FINAL PLAT APPROVAL (Colded to fit into an 8.5" by 14" postal Pre-Development Facilities Februs sections of perimeter walls e entire property(ies) clearly out to meeting, ensure property EHD signature line on the Mylameter of final plat data for AGIS is reconstructed.	cket) 6 copies ee Agreement for Reside 3 copies tlined owner's and City Survey r if property is within a lager application	yor's signatures are on the plat
5 Acres or more: Certif	icate of No Effect or Approval Final Plat (folded to fit into an 8 ner's and City Surveyor's signal Pre-Development Facilities February sections of perimeter wall	8.5" by 14" pocket) 6 copertures are on the plat prices and City Surveyor if property is within a later)	ential development only 3 copies djacent rights-of-way and street 14" pocket) 6 copies yor's signatures are on the plat
PLEASE NOTE: There are amendments. Significant of amendments. Significant of proposed Amended Proposed Amended Proposed (amended Proposed) (amended Proposed (amended Proposed) (amended Proposed (amended Propose	hanges are those deemed by the eliminary Plat, Infrastructure Lis	significant and minor chance DRB to require public st, and/or Grading Plan (folded to fit in the thined request owner's and City Survey er application	folded to fit into an 8.5" by 14" nto an 8.5" by 14" pocket) 6 copies
I, the applicant, acknowledge information required but not with this application will likely deferral of actions.	submitted	Applica	licant name (print) ant signature / date
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	VX	Planner signature / date

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

X	 SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folders) Site sketch with measurements showing structures, proposed subdivision plat (folders) improvements, if there is any existing land use (folders) Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the List any original and/or related file numbers on the control of the	ed to fit into an 8.5" by 14 parking, Bldg. setbacks, a folded to fit into an 8.5" b atlined request	Your attendance is required. " pocket) 6 copies adjacent rights-of-way and street by 14" pocket) 6 copies
	EXTENSION OF MAJOR PRELIMINARY PLAT required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval List any original and/or related file numbers on the coextension of preliminary plat approval expires after or	request for Preliminary Plat Extense ver application	Your attendance is
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (Proposed Final Plat (folded to fit into an 8.5" by 14" p Signed & recorded Final Pre-Development Facilities I Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) clearly o Bring original Mylar of plat to meeting, ensure propert Copy of recorded SIA Landfill disclosure and EHD signature line on the Myl List any original and/or related file numbers on the co DXF file and hard copy of final plat data for AGIS is re-	ocket) 6 copies Fee Agreement for Residual Seconds utlined by owner's and City Survey over application	eyor's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLA 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an ensure property owner's and City Surveyor's sign Signed & recorded Final Pre-Development Facilities I Design elevations and cross sections of perimeter wa Site sketch with measurements showing structures, p improvements, if there is any existing land use (f Zone Atlas map with the entire property(ies) clearly o Letter briefly describing, explaining, and justifying the Bring original Mylar of plat to meeting, ensure propert Landfill disclosure and EHD signature line on the Myla Fee (see schedule) List any original and/or related file numbers on the co Infrastructure list if required (verify with DRB Engine DXF file and hard copy of final plat data for AGIS is re-	8.5" by 14" pocket) 6 contactures are on the plat proceed after the Agreement for Resignation (11" by 17" maximum arking, Bldg. setbacks, a colded to fit into an 8.5" butlined request by owner's and City Survey owner's and City Survey ar if property is within a liver application (12)	opies for unadvertised meetings for to submittal dential development only a copies adjacent rights-of-way and street by 14" pocket) 6 copies
	AMENDMENT TO PRELIMINARY PLAT (with min PLEASE NOTE: There are no clear distinctions between amendments. Significant changes are those deemed by proposed Amended Preliminary Plat, Infrastructure Line pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Government Zone Atlas map with the entire property(ies) clearly or Letter briefly describing, explaining, and justifying the Bring original Mylar of plat to meeting, ensure propert List any original and/or related file numbers on the contamended preliminary plat approval expires after one in the contamended preliminary pla	significant and minor charles DRB to require public st, and/or Grading Plan rading Plan (folded to fit utlined request y owner's and City Surveyer application	anges with regard to subdivision contice and public hearing. (folded to fit into an 8.5" by 14" into an 8.5" by 14"
info with	ne applicant, acknowledge that any remation required but not submitted this application will likely result in erral of actions.	Applic	plicant name (print) ant signature / date sed October 2007
_	Checklists complete Fees collected Case #s assigned Application case numbers Application case numbers	Project #	Planner signature / date

2201 San Pedro NE Bldg 1 Suite 1200 ◆ Albuquerque, NM 87110 ◆ Phone (505) 888-6088 ◆ Fax (505) 888-6188 ◆ www.brasherlorenz.com

August 13, 2012

Jack Cloud, Chair Development Review Board City of Albuquerque Plaza Del Sol Albuquerque, New Mexico 87102

SUBJECT: TRACT 12A, VOLCANO BUSINESS PARK, PHASE 1

Sketch Plat Review and Comment

ZAP G-20

Dear Mr. Cloud:

Submitted herewith for Sketch Plat review and comment are the following:

- 1. DRB Application
- 2. 6 copies of the Sketch Plat
- 3. 6 copies of the EPC approved Site Development Plan for Building Permit.
- 4. 6 copies of the Preliminary ALTA.
- 6 Copies of the Google aerial image.
- 6. One copy of current Zone Atlas page K-18 depicting the project location.

The platting proposal consists of the re-platting of to vacate an existing 10'PUE and the granting a new PUE's and access easements. As shown by the approved Site Plan, the existing 10' PUE will be vacated to make room for a planned building addition. A new 10' PUE will be granted for the new dry utility corridor. A new access easement will be granted for the existing cell tower site located west of the buildings.

Please provide comments to assist us with the preparation of Preliminary and Final Plat applications. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/12514 encl

