

#/



Completed
12/13/06
QS

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

REVISED 9/28/05

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

DRB Application No.: 06DRB-00930 (SBP)

Project # 1004909

Project Name **SOUTHWEST GASTROENTEROLOGY**

Agent: Hartman & Majewski

Phone No.: 242-6880

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Build note ok
- Sidewalk easement ok
- 15 day appeal period (August) ok
- Journal Center approval letter
- 3 Copies of Site Plan ok

- UTILITIES: fix ~~Master~~ calculations
- revised utility plan.
-
-

- CITY ENGINEER / AMAFCA: _____
-
-
-

- PARKS / CIP: _____
-
-
-

- PLANNING (Last to sign): _____
-
-
-

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

Project Number 1004909



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REVISED 9/28/05

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- sidewalk easement
- 15 day appeal period (August)
- Journal Center approval letter
- 3 Copies of Site Plan
- UTILITIES: fix ~~marsh~~ calculations
- revised utility plan.
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
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- Copy of recorded plat for Planning.

Project Number 1004909



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

1. **Project # 1004909**
06DRB-00930 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s).
[REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

At the July 26, 2006, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to Utilities Development for fire flow calculations and revised utility plan and Transportation Development for build notes, sidewalk easement, Journal Center approval letter, 3 copies of the site plan and the 15-day appeal period.

If you wish to appeal this decision, you must do so by August 10, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

Cc Southwest Gastroenterology Associates, 201 Cedar SE, Suite 4600, 87106
Hartman & Majewski Design Group, 202 Central Ave SE, Suite 200, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004909 AGENDA#: 1 DATE: 7-26-06

- 1. Name: David Aube Address: Agent Zip: _____
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004909

AGENDA ITEM NO: 1

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

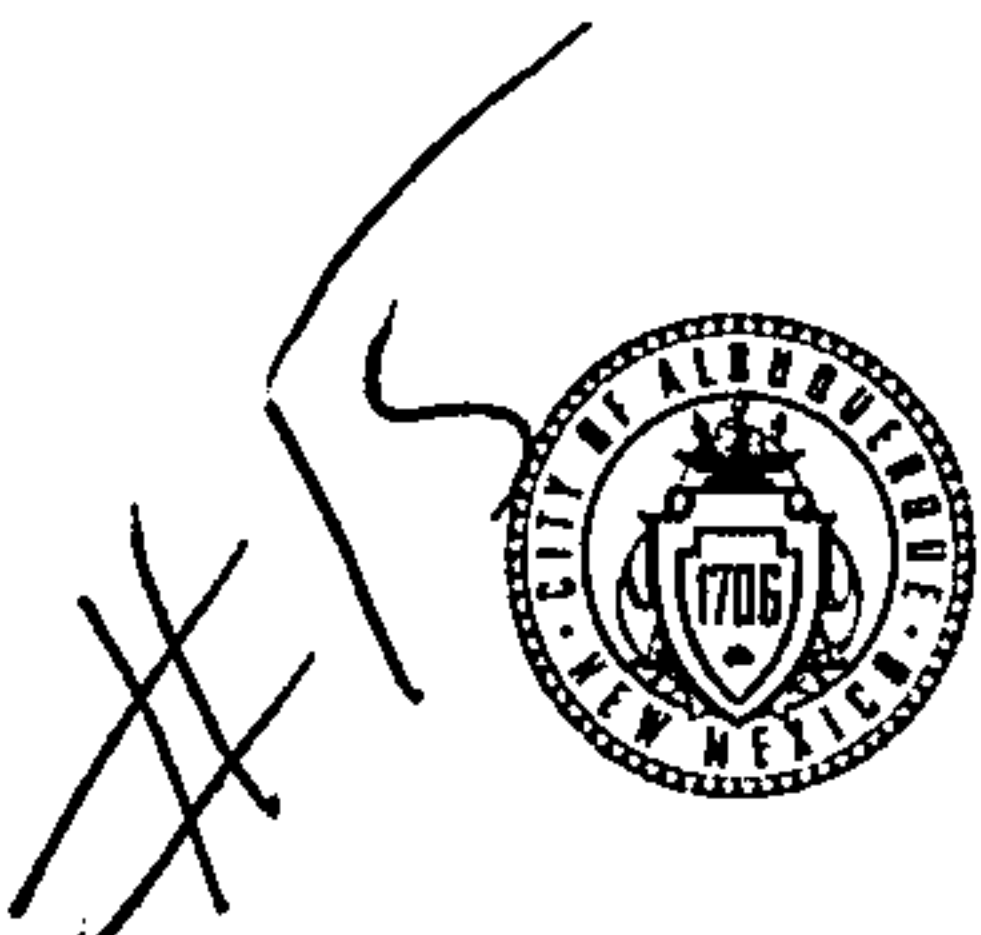
RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 26, 2006



COMPLETED 07/21/06 SH
DRB CASE ACTION LOG (PREL & FINAL PLAT)
REVISED 9/28/05

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

DRB Application No.: 06DRB-00717 (P&F) Project # 1004909
Project Name: JOURNAL CENTER
Agent: Precision Surveys Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Record the Plat
- _____
- _____
- _____

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

OK

Project Number 1004909

DRB/EPC/ LUCC APPLICATION CHECKLIST

A review of DRB Case 1004909 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/Explain:
- Traffic control devices/Explain:
- Burglaries/Explain:
- Speeding violations/Explain:

Lighting issues/Explain: ... should illuminate all walkways, pathways, driveways, parking lots, common areas, and building entrances. Lights should not conflict w/ landscaping, especially with trees when mature.

Maintenance of landscaping/Explain: ... should be low level when mature, be well maintained, not restricted visibility.

- Robbery/Explain:
- Assault/Explain:
- Shoplifting/Explain:
- Accidents in the parking lot /Explain:
- A higher probability of crimes during evening/weekend hours/Explain:
- Commercial burglary/Explain:
- Rape/Explain:
- Adequate security/Explain:
- Alarm response i.e. false alarms, etc./Explain:
- Transients/Explain:
- Need for neighborhood association/Explain:
- Other:

Palme *Late comments*



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

Project # 1004909
06DRB-00930 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

AMAFCA No adverse comments.

COG Jefferson Street is identified as having on street bike lanes on the Long Range Bikeway System. Please coordinate with City DMD on issues such as ROW, etc to ensure project inclusion as appropriate.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Alameda North Valley Assoc. (R)

APS The request for a building permit for Southwest Gastroenterology Associates for a medical office building in the Journal Center will have no adverse impacts to the APS district.

Police Department No crime prevention or CPTED comments at this time.

Fire Department Exact fire hydrant requirements will be figured when plans are submitted for review. Not enough information provided.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

Are there ADA ramps at the entrance on Journal Center Blvd? What are the radii values? What is the aisle width on the west side? There is no x-access easement on the NW corner. Are the sidewalks in place? The plat needs to show the pedestrian easements for the meandering sidewalks. Need to check with building permits regarding the use of ramps within the parking stalls. Any pedestrian connections from Jefferson? The site plan is full of notes that cannot be read.

Parks & Recreation

No objection.

Utilities Development

Utility Plan needs more detail, such as water meter size, fire line sizes, show new hydrant locations, and clarify that sewer service connects to an existing stub. Need a copy of the Fire Flow calculation sheet from the Fire Marshal.

Planning Department

The title of the site plan sheet A-1 should read "Site Development Plan for Building Permit". Please remove the first paragraph in the signature block that refers to EPC approval. This site plan should not have gone to EPC for approval. Also, the word "signoff" should be taken out of the signature block title. DRB is not signing off on an EPC approved plan which is what "signoff" refers to in this case.

Planning will take delegation to sign the site plan after the Journal Center ARC approval letter is received.

When the "future expansion" is ready for realization, an application for amendment to this site plan must occur.

The property lines are not clearly identified on the site plan as required.

The ¾" grey gravel should have a minimum depth of 3" specified on the Landscape Plan.

Without keyed notes, the elements required on the SPBP Checklist are difficult to find. As far as easements are concerned, only the easements are needed, not the location of fiber optics box, Traffic signal boxes , etc.

Planning Department

The site plan is too busy. The required checklist elements are even harder to find without keyed notes & a busy site plan sheet.

Please clean up the site plan sheet, add keyed notes for those items on the SPBP Checklist...signs, lights, refuse enclosure, etc. Then re-submit one copy to Planning by Monday, July 24th in time for us to review.

Impact Fee Administrator

Construction of a new office building of 20,898 sq. ft. and an impervious area of 1.93 acres will require payment of Impact Fees. Based on proposed site development plan, it is estimated that impact fees will total approximately \$76,375 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$113,993 would be payable thereafter.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Southwest Gastroenterology Associates, 201 Cedar SE, Suite 4600, 87106
Hartman & Majewski Design Group, 202 Central Ave SE, Suite 200, 87102



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 26, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

~~Project # 1004909~~
06DRB-00880 Major- SiteDev Plan BldPermit

00930

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as SOUTHWEST GASTROENTEROLOGY) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

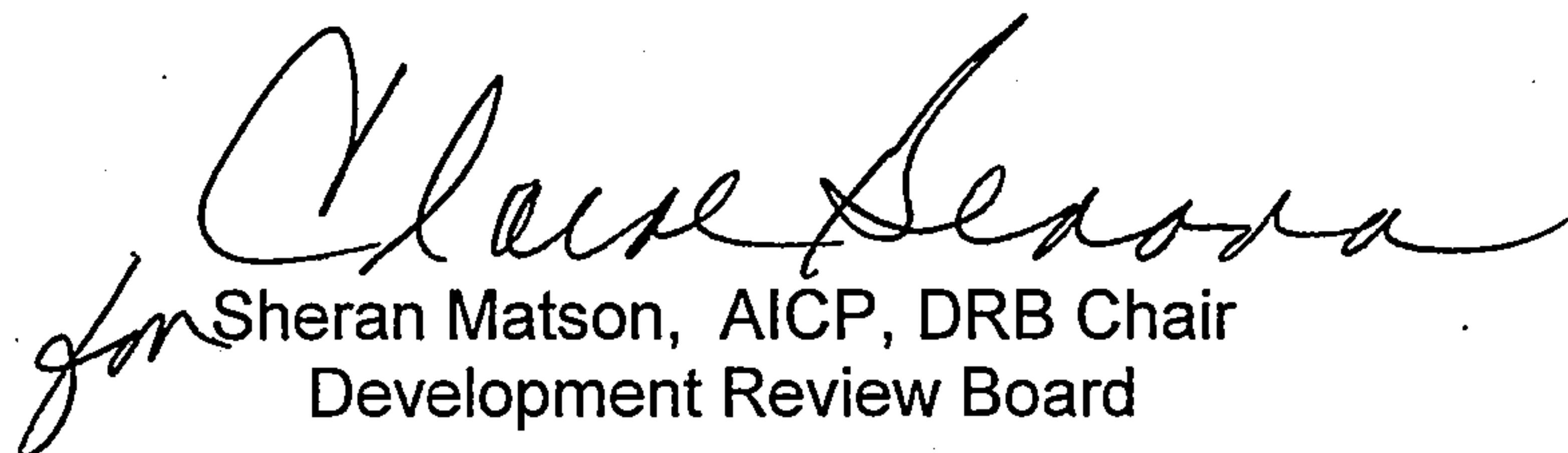
Project # 1004228
06DRB-00937 Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (SUNRISE HEIGHTS ADDITION)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)

Project # 1004091
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Ext of SIA for Temp
Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as DESERT GARDEN ESTATES SUBDIVISION), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 26, 2006
Zone Atlas Page: D-17-Z
Notification Radius: 100 Ft.

Project# 1004909
App#06DRB-00930

Cross Reference and Location: NE CORNER OF JEFFERSON & JOURNAL
CENTER BLVDS NE BETWEEN JEFFERSON/JOURNAL CENTER AND
HEADLINE /LANG

Applicant: SOUTHWEST GASTROENTEROLOGY ASSOCIATES
Address: 201 CEDAR SE SUITE 4600
ALBUQUERQUE, NM 87106

Agent: HARTMAN & MAJEWSKI DESIGN GROUP
202 CENTRAL AVE SE SUITE 200
ALBUQUERQUE, NM 87102

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

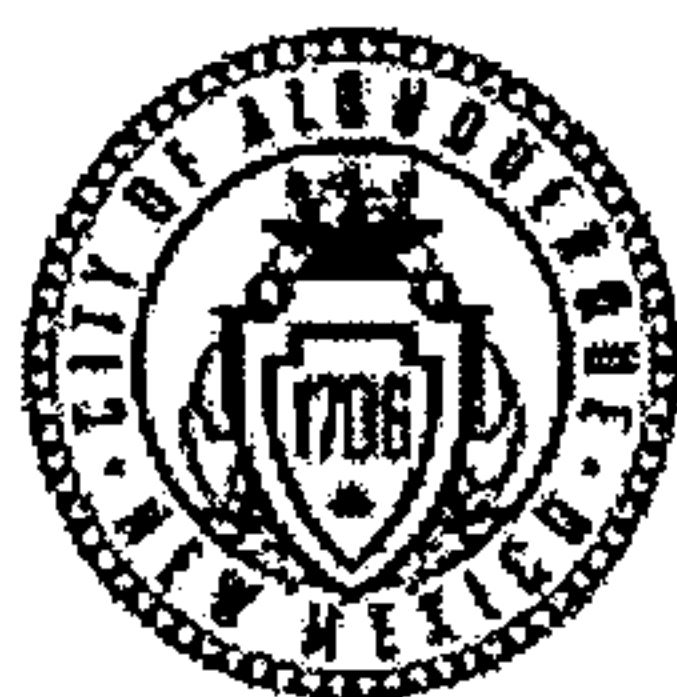
Date Mailed: JULY 7, 2006
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1004909
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
D-17	1017063	459-419	102-01	✓ Dup
		500-394	02	✓
		528-418	107-02	✓
		504-485	01	✓ Dup ²
	1018063	021-493	209-08	✓
	1017063	527-345	105-20	✓
		481-341	21	✓
		518-357	05	✓
		473-295	22	✓
		425-463	103-04	✓
		416-442	03	✓
		380-405	101-15	✓
		424-340	11	✓ Dup ²
		431-524	106-02	
		360-320	101-10	✓ Dup ²
		443-468	14	✓ Dup ²



mainframe@coa1mp3.ca

bq.gov

07/05/2006 09:47 AM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01017063 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101706345941910201 LEGAL: TRAC T 2A -2A-2B REPLAT OF TRACTS 2A-2A-2A AND
2A-2A LAND USE: PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: JOURNAL CENTER CORPORATION
OWNER ADDR: PO DRAWER J
ALBUQUERQUE NM 87103
0101706350039410202 LEGAL: TRAC T 2A -2A-2A REPLAT OF TRACTS 2A-2A-2A AND
2A-2A LAND USE: PROPERTY ADDR: 00000 JOURNAL CENTER
OWNER NAME: MOUNTAIN STATES MUTUAL
OWNER ADDR: 05051 JOURNAL CENTER BL NE
ALBUQUERQUE NM 87109
0101706352841810702 LEGAL: TR 2 A-2A -3 PLAT OF TRS 2A-2A-1, 2A-2A-2 &
2A-2A-3 LAND USE: PROPERTY ADDR: 00000 PAN AMERICAN
OWNER NAME: BARGERWAL LIMITED PARTNERSHIP
OWNER ADDR: 01000 MARKET ST
PORTSMOUTH NH 03801
0101706350448510701 LEGAL: TR 2 A-2A -1 PLAT OF TRS 2A-2A-1, 2A-2A-2 &
2A-2A-3 LAND USE: PROPERTY ADDR: 00000 LANG
OWNER NAME: JOURNAL CENTER CORPORATION
OWNER ADDR: PO DRAWER J
ALBUQUERQUE NM 87103
0101806302149320908 LEGAL: TRAC T H BLK 1 TRACT A UNIT A NORTH ALB ACRES
CONT LAND USE: PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: JOURNAL CENTER CORPORATION
OWNER ADDR: 07777 JEFFERSON NE
ALBUQUERQUE NM 87109
0101706352734510520 LEGAL: TR 2 A-D (REPL OF TRS 2A-1 & 2A-2BB) JOURNAL
CENTER LAND USE: PROPERTY ADDR: 00000 JOURNAL CENTER
OWNER NAME: LOVELACE INC
OWNER ADDR: PO BOX 25234
OVERLAND PARKS 66225
0101706348134110521 LEGAL: TRAC T 2A -2BA (REPL MAP FOR TRS 2A-2BA & 2A-2B2
JOU LAND USE: PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: MOUNTAIN STATES MUTUAL
OWNER ADDR: 5051 JOURNAL CENTER BLVD NE
ALBUQUERQUE NM 87109
0101706351835710505 LEGAL: TR 2 A-C (REPL OF TRS 2A-1 & 2A-2BB) JOURNAL
CENTER LAND USE: PROPERTY ADDR: 00000 SAN FRANCISCO
OWNER NAME: ATRIUM FINANCE III
OWNER ADDR: 00152 W 57TH ST
NEW YORK NY 10019

PAGE 2

0101706347329510522 LEGAL: TRAC T 2A -2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2
JOUR LAND USE:
PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: SUN CENTER LLC
OWNER ADDR: 00100 SUN AV NE
ALBUQUERQUE NM 87109
0101706342546310304 LEGAL: TR 1 A-4B REPLAT OF TRACTS 1A-4-A AND 1A-4-B
JOURNA LAND USE:
PROPERTY ADDR: 00000 LANG
OWNER NAME: WILBRO LLC C/O MURRAY L BROTT
OWNER ADDR: 00005 ALTAZANO DR
SANTA FE NM 87505
0101706341644210303 LEGAL: TR 1 A-5 PLAT OF TRS 1A-2, 1A-3, 1A-4 & 1A-5
JOURNA LAND USE:
PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: ASHCRAFT REAL ESTATE &
OWNER ADDR: 07850 JEFFERSON NE
ALBUQUERQUE NM 87109
0101706338040510115 LEGAL: TRAC T 5- B-1-A-2 SUBD PLAT OF TRS 5B1A1 & 5B1A2
JOU LAND USE:
PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: XILINX INC
OWNER ADDR: 02100 LOGIC DR
SAN JOSE CA 95124
0101706342434010111 LEGAL: TRAC T 5C -1A REPLAT OF TRACT 5C-1 JOURNAL CENTER
NO LAND USE:
PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: JOURNAL PUBLISHING CO ETAL
OWNER ADDR: PO DRAWER J
ALBUQUERQUE NM 87103
0101706343152410602 LEGAL: TRAC T 1A -2-B PLAT OF TRACTS 1A-2-A AND 1A-2-B
JOUR LAND USE:
PROPERTY ADDR: 00000 LANG
OWNER NAME: NEW MEXICO CANCER CENTER LLC
OWNER ADDR: 04901 LANG AV NE
ALBUQUERQUE NM 87109
0101706336032010110 LEGAL: TRAC T 5C -1B REPLAT OF TRACT 5C-1 JOURNAL CENTER
NO LAND USE:
PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: JOURNAL PUBLISHING CO ETAL
OWNER ADDR: PO DRAWER J
ALBUQUERQUE NM 87103
0101706344346810114 LEGAL: TR 5 -B-1 -B CORRECTED PLAT OF JOURNAL CENTER
(REPL LAND USE:
PROPERTY ADDR: 00000 TIBURON
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: PO DRAWER J
ALBUQUERQUE NM 87103
0101706333741910113 LEGAL: TRAC T 5- B-1-A-1 SUBD PLAT OF TRS 5B1A1 & 5B1A2
JOU LAND USE:
PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: PO DRAWER J
ALBUQUERQUE NM 87103

PAGE 3

0101706337145210301
JOURNA LAND USE:

LEGAL: TR 1 A-3 PLAT OF TRS 1A-2, 1A-3, 1A-4 & 1A-5

PROPERTY ADDR: 00000 JEFFERSON
OWNER NAME: FIRST STATE BANK OF TAOS
OWNER ADDR: PO BOX 3686

ALBUQUERQUE NM
0101706337946410302
JOURNA LAND USE:

87190

LEGAL: TR 1 A-4A REPLAT OF TRACTS 1A-4-A AND 1A-4-B

PROPERTY ADDR: 00000 LANG
OWNER NAME: SHEBOYGAN OFFICE PROPERTIES LL
OWNER ADDR: 00411 EAST WISCONSIN AV

MILWAUKEE WI
0101706341551310604
1A LAND USE:

53202

LEGAL: TR 1 A-2- A-3 CORRECTION PLAT OF TRACTS 1A-2-A-1,

PROPERTY ADDR: 00000
OWNER NAME: NEW MEXICO CANCER CENTER LLC
OWNER ADDR: 04901 LANG AV NE

ALBUQUERQUE NM

87109

QUIT

101706345941910201 LEGAL: TRACT 2A-2A=2B REPLAT OF TRACTS S 2A=2A-2A AND AL CENTER
CONT 8.987
PROPERTY ADDR: 7798 JEFFERSON ST NE

OWNERS NAME: JOURNAL CENTER CORPORATION
OWNERS ADDR: PO DRAWER J
 ALBUQUERQUE, NM 87103

101706350448510701 LEGAL: TR 2A-2A-1 PLAT OF TRS 2A-2A-A, 2A-2A-2 & 2A E CENTER CONT
10.8178
PROPERTY ADDR: 5151 LANG AVE NE

OWNERS NAME: JOURNAL CENTER CORPORATION
OWNERS ADDR: PO DRAWER J
 ALBUQUERQUE, NM 87103

101706352734510520 LEGAL: TR 2A-D (REPL OF TRS 2A-1 & 2A-2BB) JOURNAL 5 36 AC M/L
PROPERTY ADDR: 5150 JOURNAL CENTER BLVD NE

OWNERS NAME: LOVELACE INC
OWNERS ADDR: PO BOX 25234
 OVERLANDS PARK, KS 66225

101706348134110521 LEGAL: TRACT 2A-2BA (REPL MAP FOR TRS 2A-2BA & 2A-2 E R CONT 3.9448
AC M
PROPERTY ADDR: 7770 JEFFERSO ST NE

OWNERS NAME: MOUNTAIN STATES MUTUAL
OWNERS ADDR: 5051 JOURNAL CENTER BLVD NE
 ALBUQUERQUE, NM 87109

101706342434010111 LEGAL: TRACT 5C-1A REPLAT OF TRACTS 5C-1 JOURNA CEN S 5C-1A & 5C-
1B CONT
PROPERTY ADDR: 7777 JEFFERSON NE

OWNERS NAME: JOURNAL PUBLISHING CO ETAL
OWNERS ADDR: PO DRAWER J
 ALBUQUERQUE, NM 87103

101706336032010110 LEGAL: TRACT 5C-1B REPLAT OF TRACT 5C-1 JOURNAL CEN S 5C-1A & 5C-
1B CONT
PROPERTY ADDR: 7777 JEFFERSON NE

OWNERS NAME: JOURNAL PUBLISHING CO ETAL
OWNERS ADDR: PO DRAWER J
 ALBUQUERQUE, NM 87103

101706333741910113 LEGAL: TRACT 5-B-1A-1 SUBD PLAT OF T RS 5B1A1 & 5B1 E R CONT 3.8891
AC M
PROPERTY ADDR: 7801 JEFFERSON ST NE

OWNERS NAME: JOURNAL PUBLISHING CO
OWNERS ADDR: PO DRAWER J
 ALBUQUERQUE, NM 87103

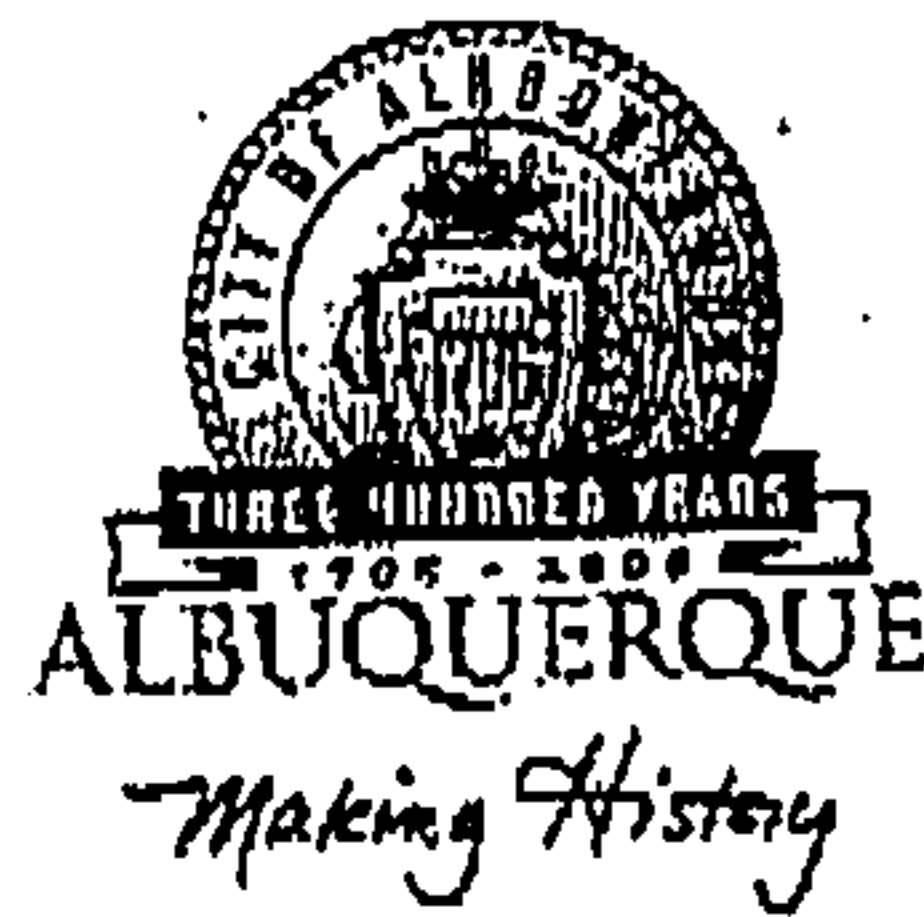
101706337145210301 LEGAL: TR 1A-3 PLAT OF TRS 1A=2, 1A-3, 1A-4 & 1A-5 CONT 2.0266 AC M/L
PROPERTY ADDR: 7900 JEFFERSON BLVD NE

OWNERS NAME: FIRST STATE BANK OF TAOS
OWNERS ADDR: PO BOX 3686
 ALBUQUERQUE, NM 87190

101706344346810114

LEGAL: TR 5-B-1-B CORRECTED PLAT OF JOURNAL CENTER -10 CONT 4.3289
AC
PROPERTY ADDR: 7804 TIBURON NE

OWNERS NAME: JOURNAL PUBLISHING CO
OWNERS ADDR: PO DRAWER J
ALBUQUERQUE, NM 87103



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

June 14, 2006

David Aube
Design Group
202 Central Ave. Suite 200/87102
Phone: 242-6880/Fax: 242-6881

Dear David:

Thank you for your inquiry of June 14, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2A-2A-2B-2, BLOCK 0000, JOURNAL CENTER LOCATED ON JEFFERSON ST. NE BETWEEN JOURNAL CENTER BLVD. NE AND HEADLINE BLVD.** - zone map **D-17**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"
*Steve Wentworth e-mail: anvanews@aol.com
8919 Boe Ln. NE/87113-2328 897-3052 (h)
Leroy Gurule e-mail: lgurule3@comcast.net
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)
Website: www.unm.edu/~ulinski/alameda/htm

Council District: 2&County
County District: 1
Police Beat: 243,244/VA
Zone Map #: A-E-14-17

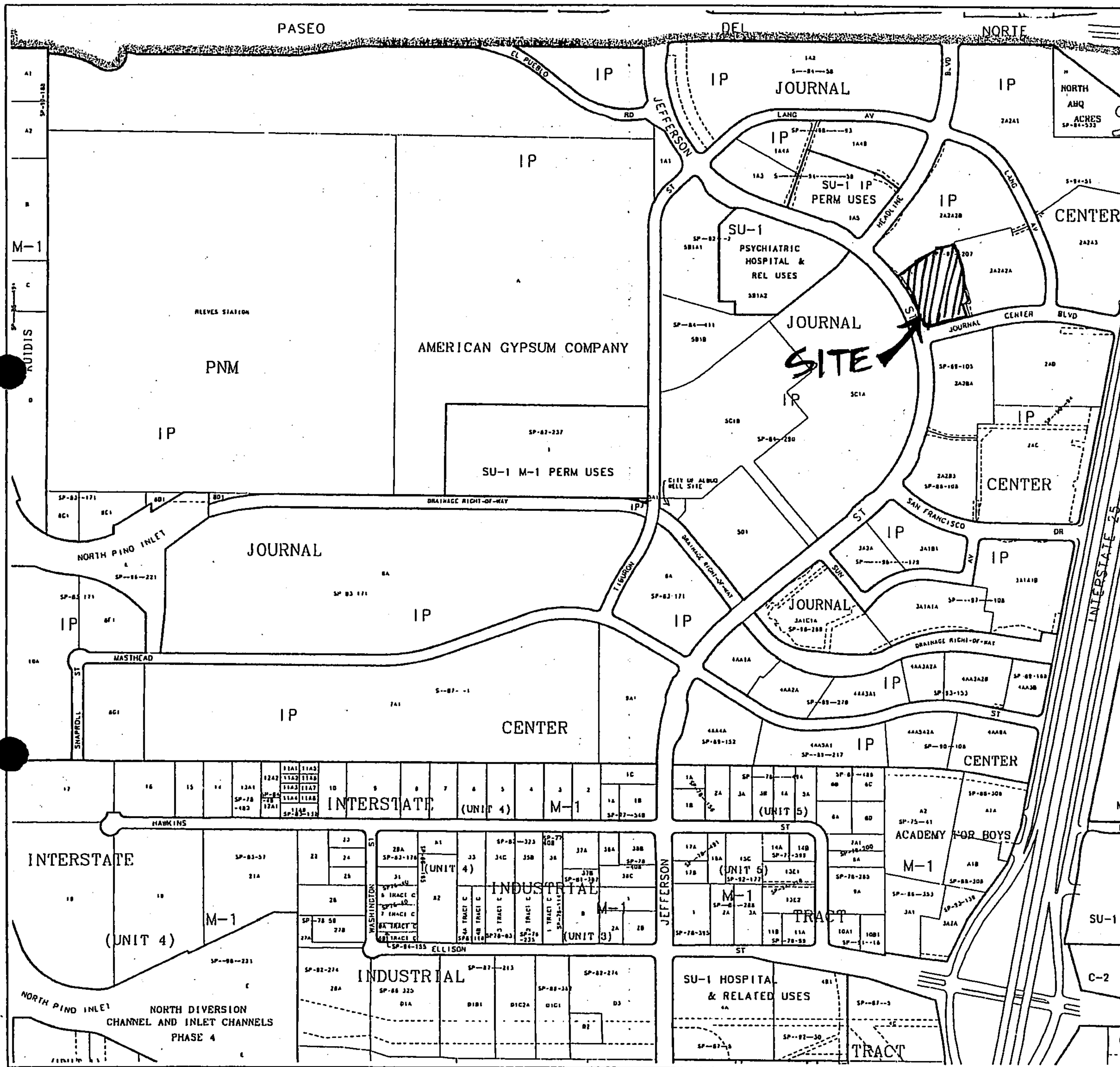
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

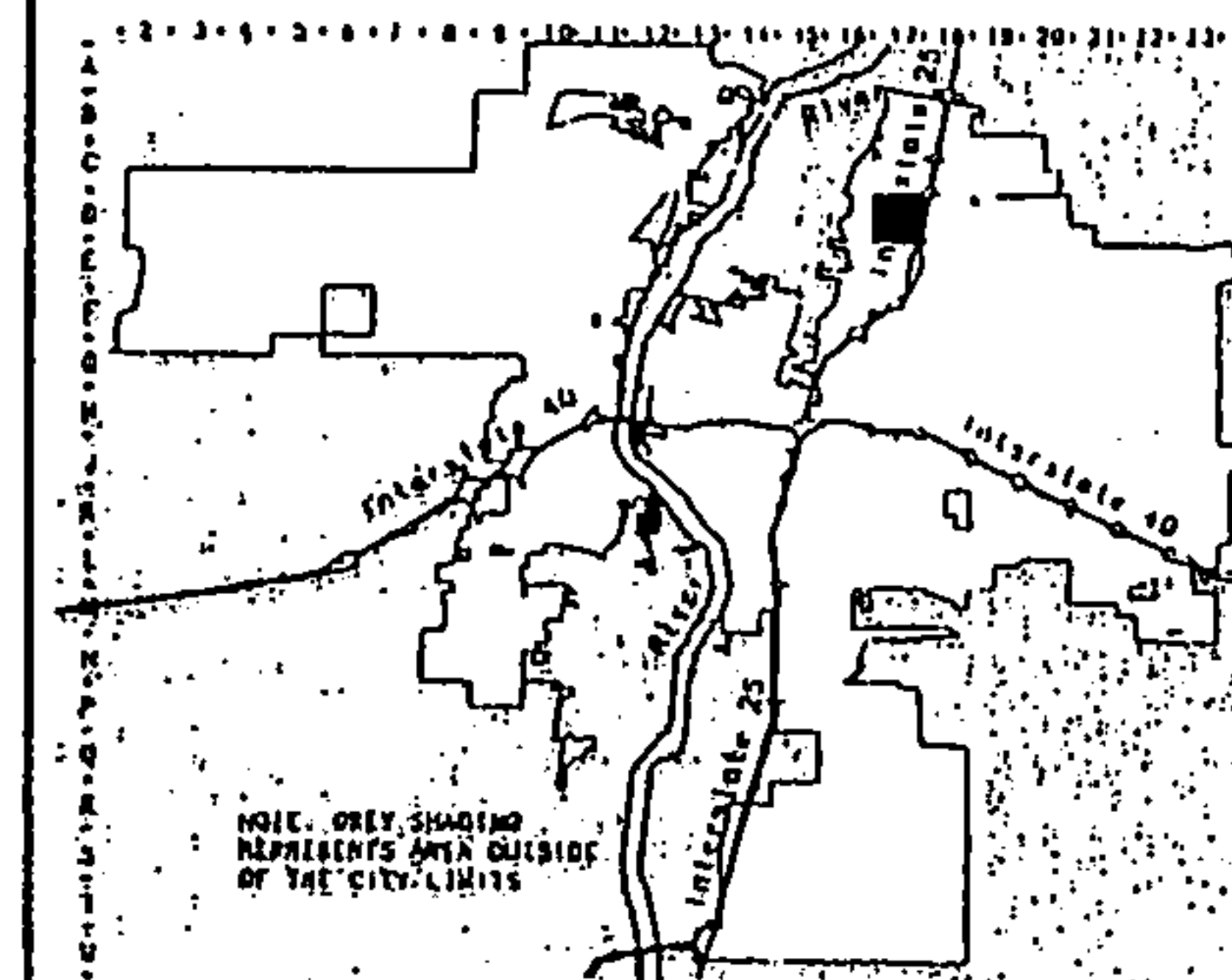
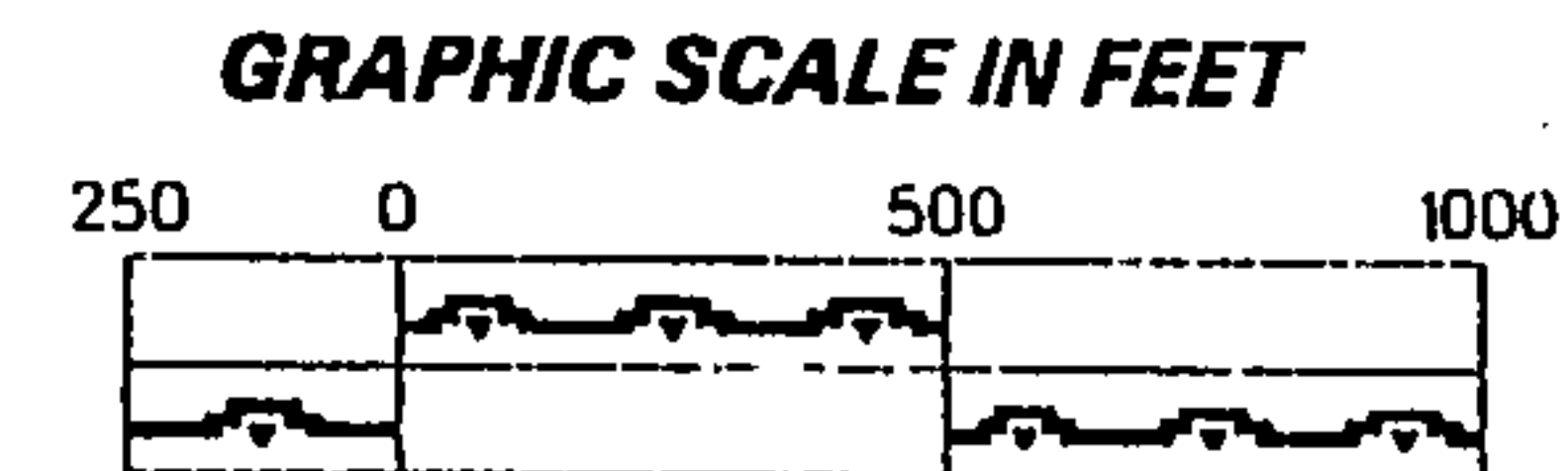
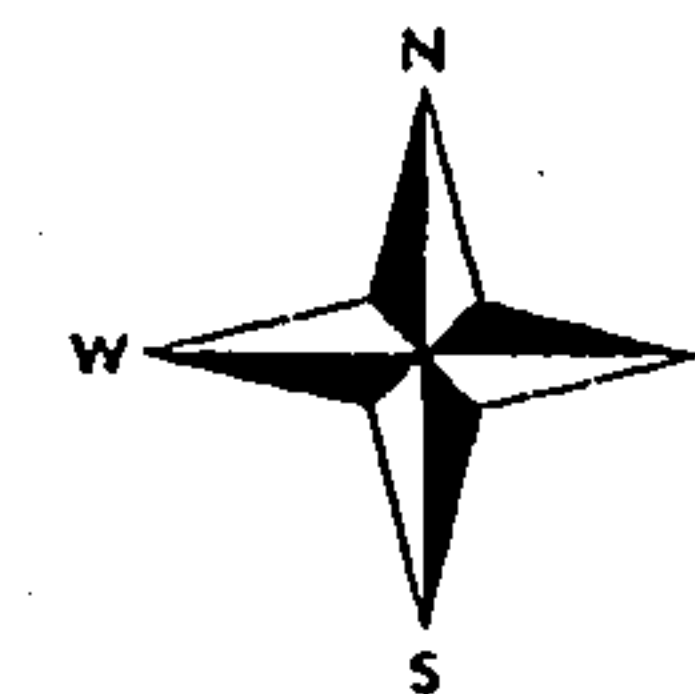
Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningnaform(12/29/04)



CITY OF Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
 PLANNING DEPARTMENT
 © Copyright 1998



Zone Atlas Page
D-17-Z

Map Amended through
 June 26, 1998

Project # 1004909

SOUTHWEST GASTROENTEROLOGY ASSOC.
201 CEDAR SE STE # 4600
ALBUQUERQUE, NM 87106

Project # 1004909

LEROY GURULE
Alameda North Valley Assn.
713 ALAMEDA BLVD, NE
ALBUQUERQUE, NM 87114

101706352841810702

BARGERWAL LIMITED PARTNERSHIP
1000 MARKET ST
PORTSMOUTH NH 03801

101706348134110521

MOUNTAIN STATES MUTUAL
5051 JOURNAL CENTER BLVD NE
ALBUQUERQUE, NM 87109

101706342546310304

WILBRO LLC C/O MURRAY L BROTT
5 ALTAZANO DR
SANTA FE NM 87505

101706343152410602

NEW MEXICO CANCER CENTER LLC
4901 LANG AV NE
ALBUQUERQUE NM 87109

101706341551310604

NEW MEXICO CANCER CENTER LLC
4901 LANG AV NE
ALBUQUERQUE NM 87109

Project # 1004909

HARTMAN & MAJEWSKI DESIGN GROUP
202 CENTRAL AVE SE STE # 200
ALBUQUERQUE, NM 87102

101706345941910201

JOURNAL CENTER CORPORATION
PO DRAWER J
ALBUQUERQUE, NM 87103

101806302149320908

JOURNAL CENTER CORPORATION
7777 JEFFERSON NE
ALBUQUERQUE NM 87109

101706351835710505

ATRIUM FINANCE III
152 W 57TH ST
NEW YORK NY 10019

101706341644210303

ASHCRAFT REAL ESTATE &
7850 JEFFERSON NE
ALBUQUERQUE NM 87109

101706337145210301

FIRST STATE BANK OF TAOS
PO BOX 3686
ALBUQUERQUE, NM 87190

Project # 1004909

STEVE WENTWORTH
Alameda North Valley Assn.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

101706350039410202

MOUNTAIN STATES MUTUAL
5051 JOURNAL CENTER BL NE
ALBUQUERQUE NM 87109

101706352734510520

LOVELACE INC
PO BOX 25234
OVERLANDS PARK, KS 66225

101706347329510522

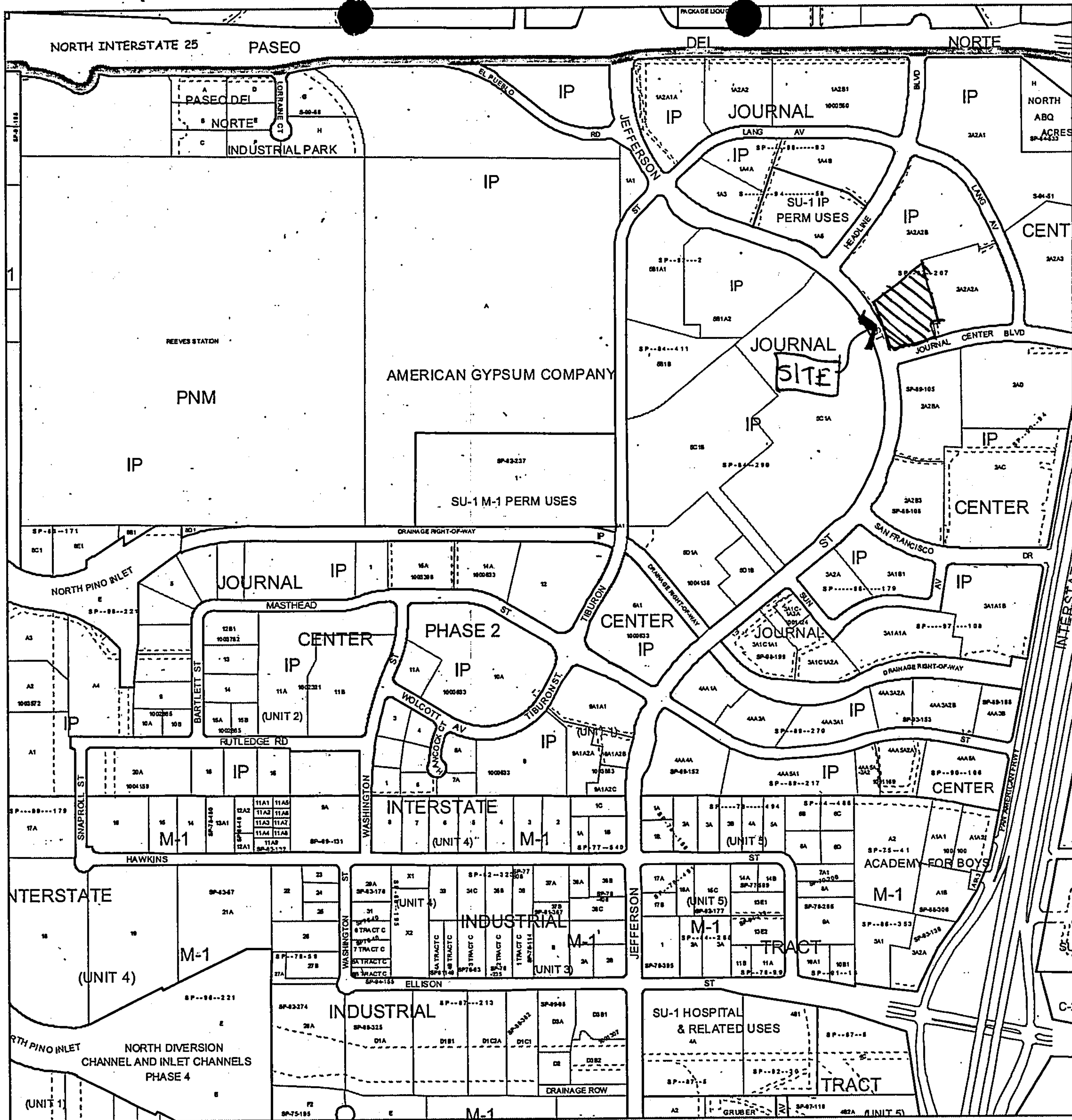
SUN CENTER LLC
100 SUN AV NE
ALBUQUERQUE NM 87109

101706338040510115

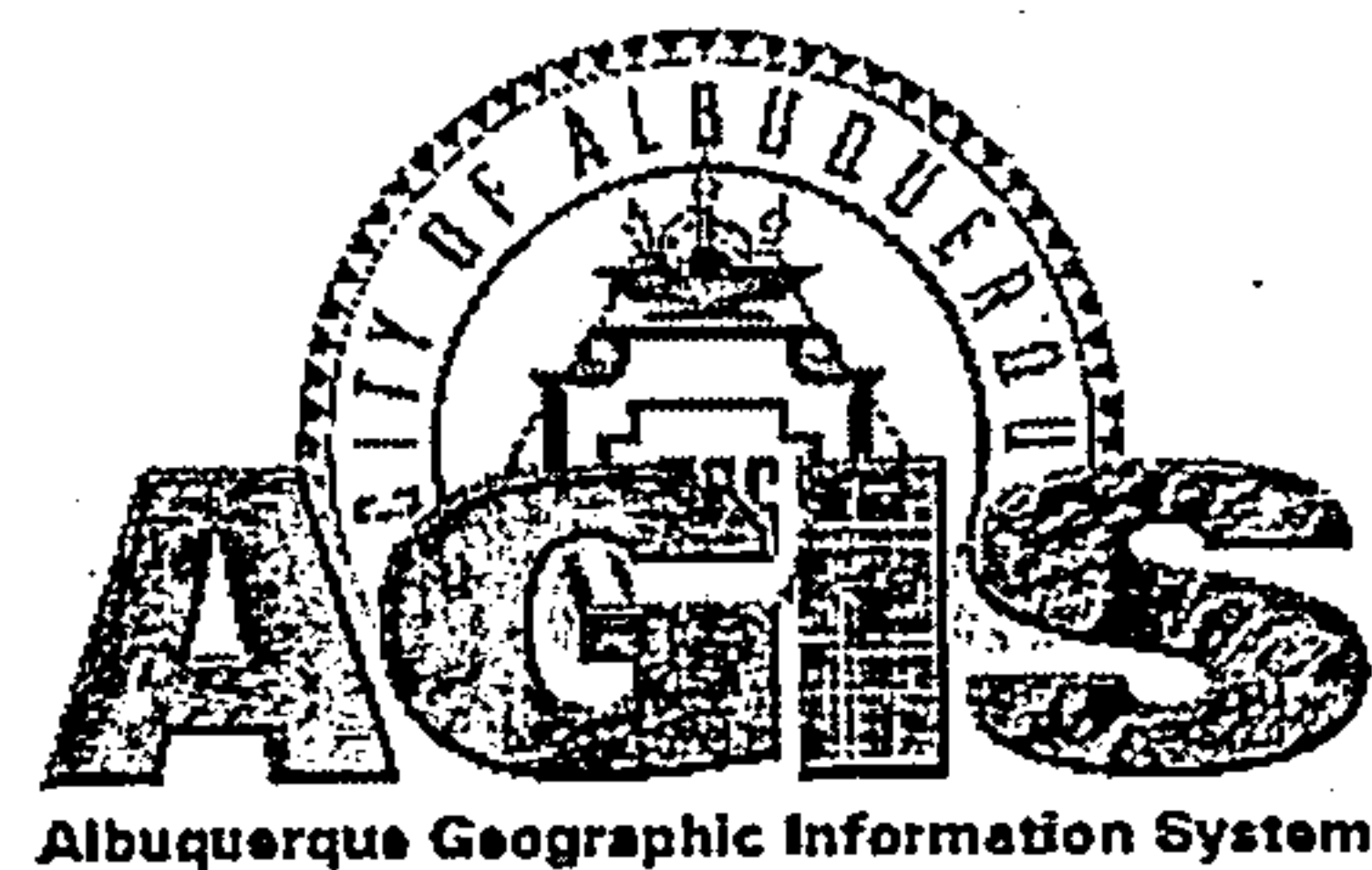
XILINX INC
2100 LOGIC DR
SAN JOSE CA 95124

101706337946410302

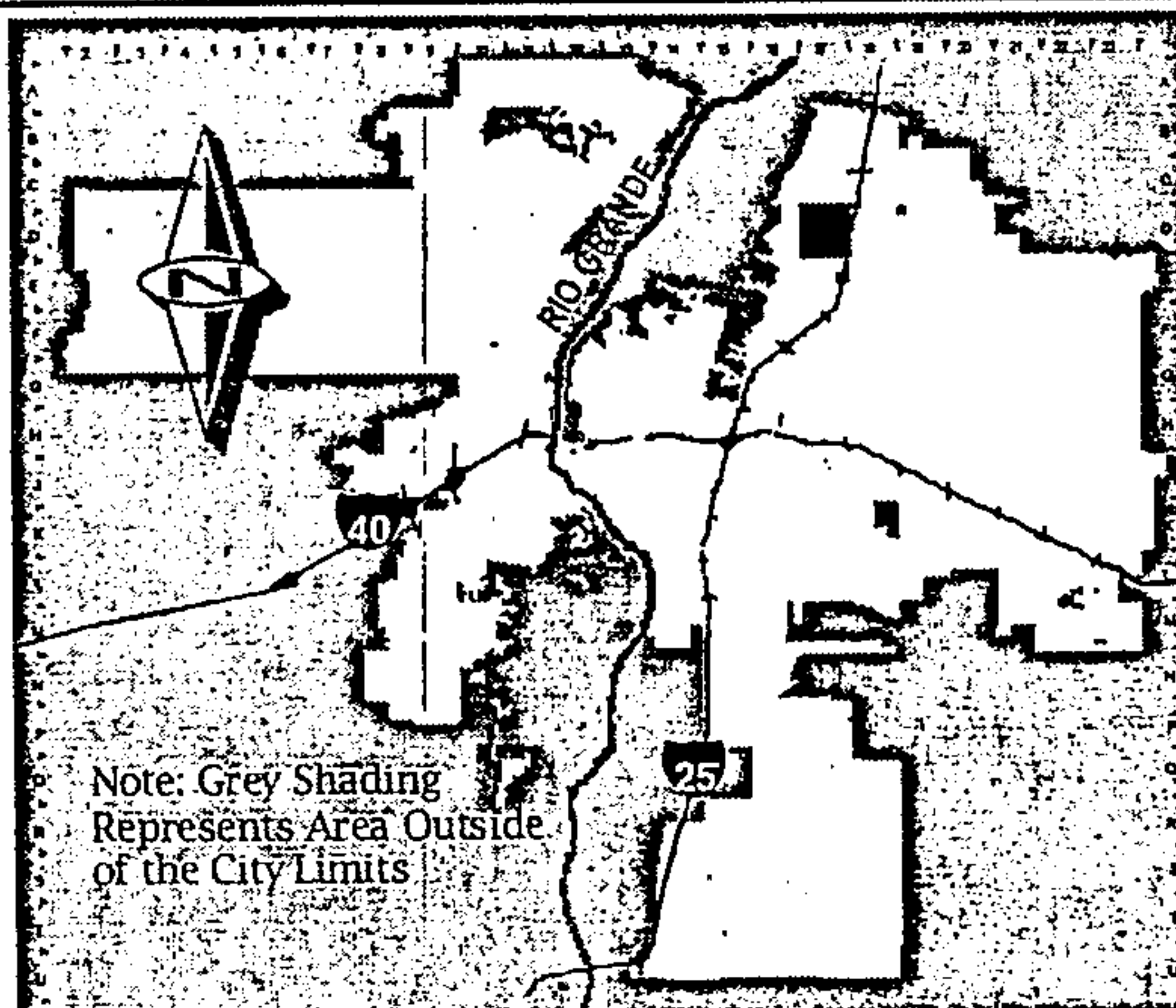
SHEBOYGAN OFFICE PROPERTIES L
411 EAST WISCONSIN AV
MILWAUKEE WI 53202



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



Map amended through: 5/1/2006

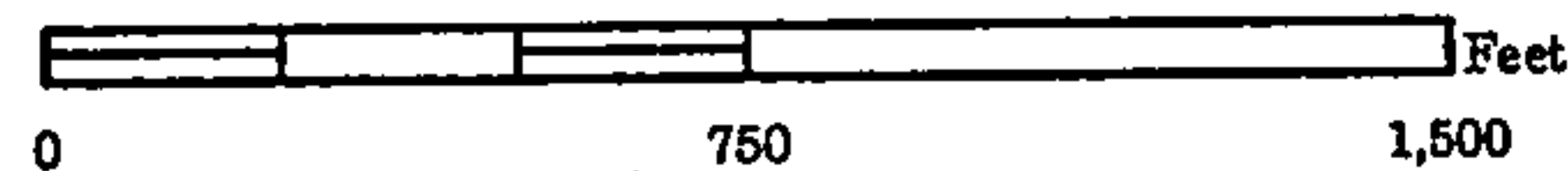


Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: SOUTHWEST GASTROENOMOLOGICAL ASSOCIATES DATE OF REQUEST: 6/26/06 ZONE ATLAS PAGE(S): D-17

CURRENT:
ZONING IP
PARCEL SIZE (AC/SQ. FT.) 2.5 ACRES

LEGAL DESCRIPTION:
LOT OR TRACT # 2A 2A-2B 2 BLOCK # 0000
SUBDIVISION NAME JOURNAL CENTER

REQUESTED CITY ACTION(S):

ANNEXATION [] SECTOR PLAN []
COMP. PLAN [] ZONE CHANGE []
AMENDMENT [] CONDITIONAL USE []

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [] BUILDING PERMIT []
B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 1
BUILDING SIZE: 20,818 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Mark P. Uebe DATE 6/26/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ~~Any subsequent changes to the development proposal identified above may require an update or new TIS.~~

Scott Jay
TRAFFIC ENGINEER

6-26-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO []

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. ~~Any subsequent changes to the development proposal identified above may require an update or new AQIA.~~

Mark P. Uebe
APPLICANT

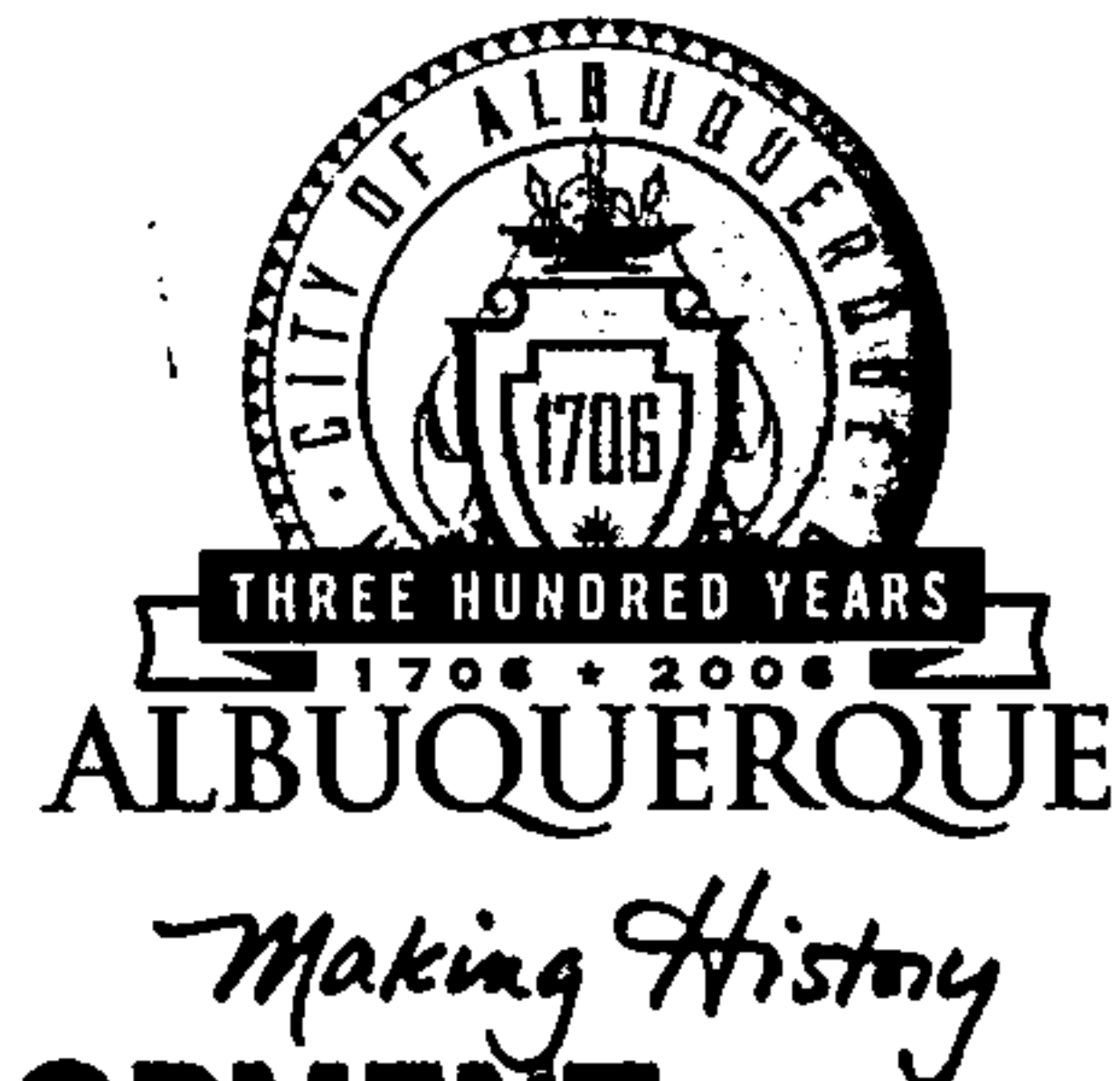
6/26/06
DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 6, 2006

TO: Steve Wentworth and Leroy Gurule, Alameda North Valley Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately two point five (2.5) acre(s) - Major Site Development Plan for Building Permit for a proposed 20,926 square foot, one story medical office building, associated parking and support areas for the Southwest Gastroenterology Associates.

Proposed by: Hartman and Majeski Design Group at 505-242-6880

Agent for: Southwest Gastroenterology Associates

P.O. Box 1293

For property located: On or near Jefferson Street NE between Journal Center Boulevard NE and Headline Boulevard NE.

Albuquerque

The case number(s) assigned is: 06DRB- 00880, Project # 1004909.

City Planning accepted application for this request on June 26, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, July 26, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions -OR- have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



#1

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 26, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004909

06DRB-00880 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as SOUTHWEST GASTROENTEROLOGY) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

Project # 1004228

06DRB-00937 Major-Vacation of Pub Right-of-Way

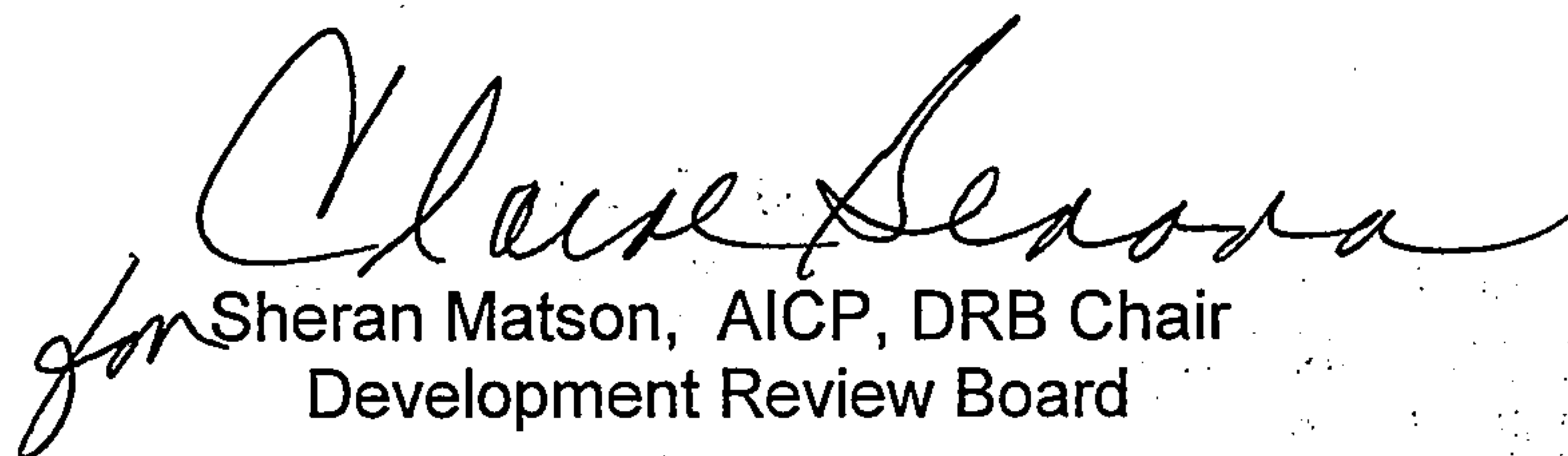
TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (SUNRISE HEIGHTS ADDITION)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)

Project # 1004091

06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Ext of SIA for Temp
Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as DESERT GARDEN ESTATES SUBDIVISION), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

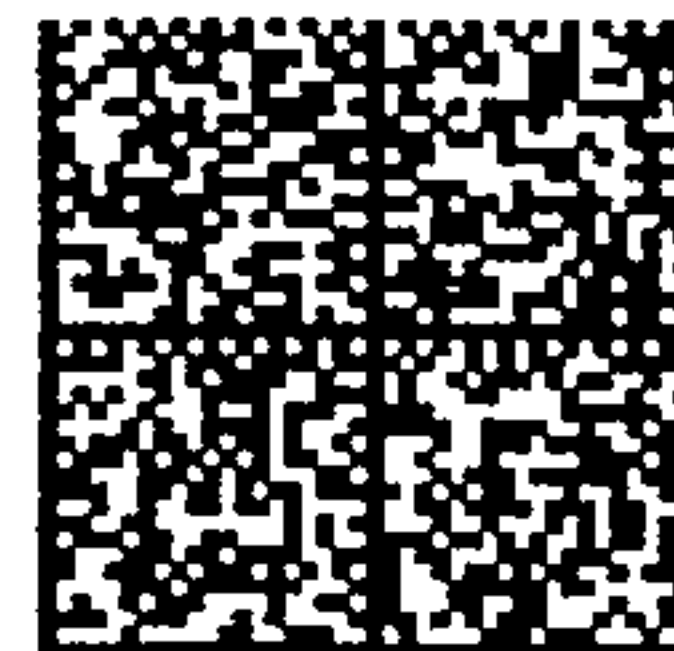

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.



Planning Department

CITY OF ALBUQUERQUE



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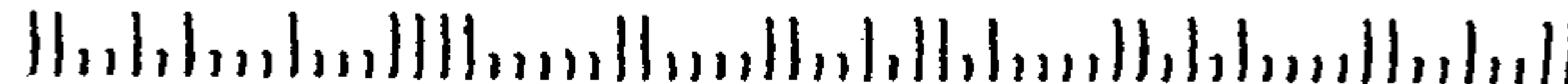
ATRIUM FINANCE III
152 W 57TH ST
NEW YORK NY 10019

NIXIE 100 1 40 07/15/06

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UNKNOWN REASON
UNABLE TO FORWARD

BC: 07103129393 *0158-08856-06-40

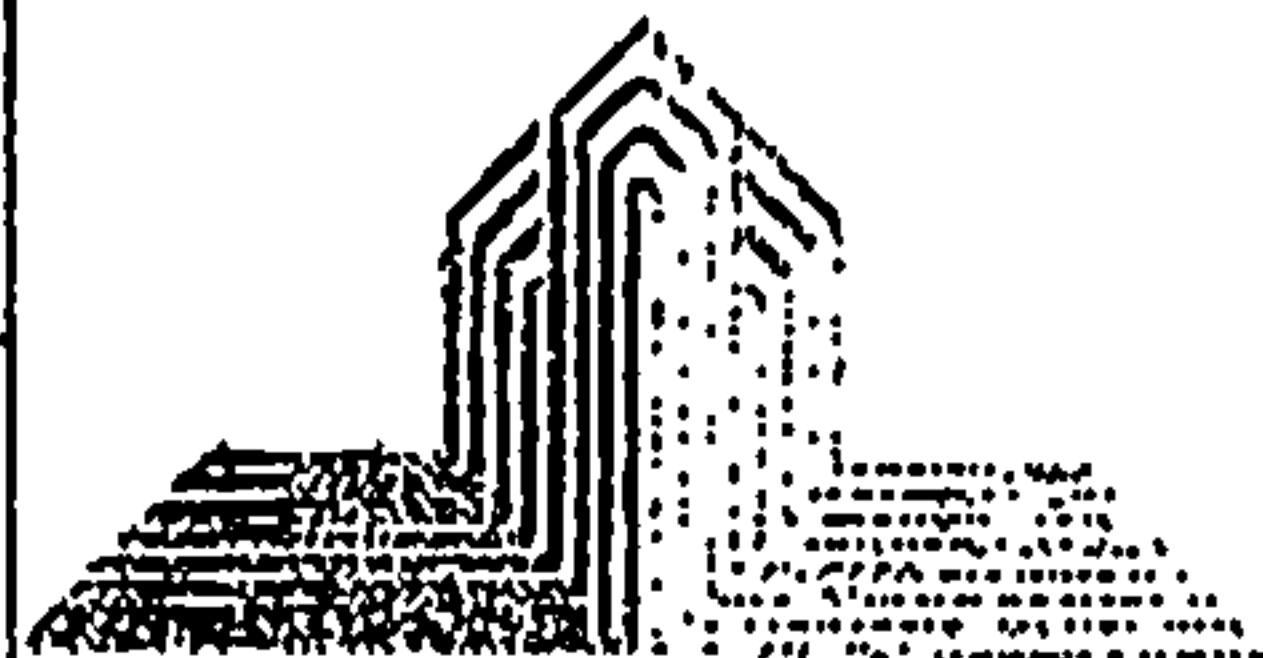
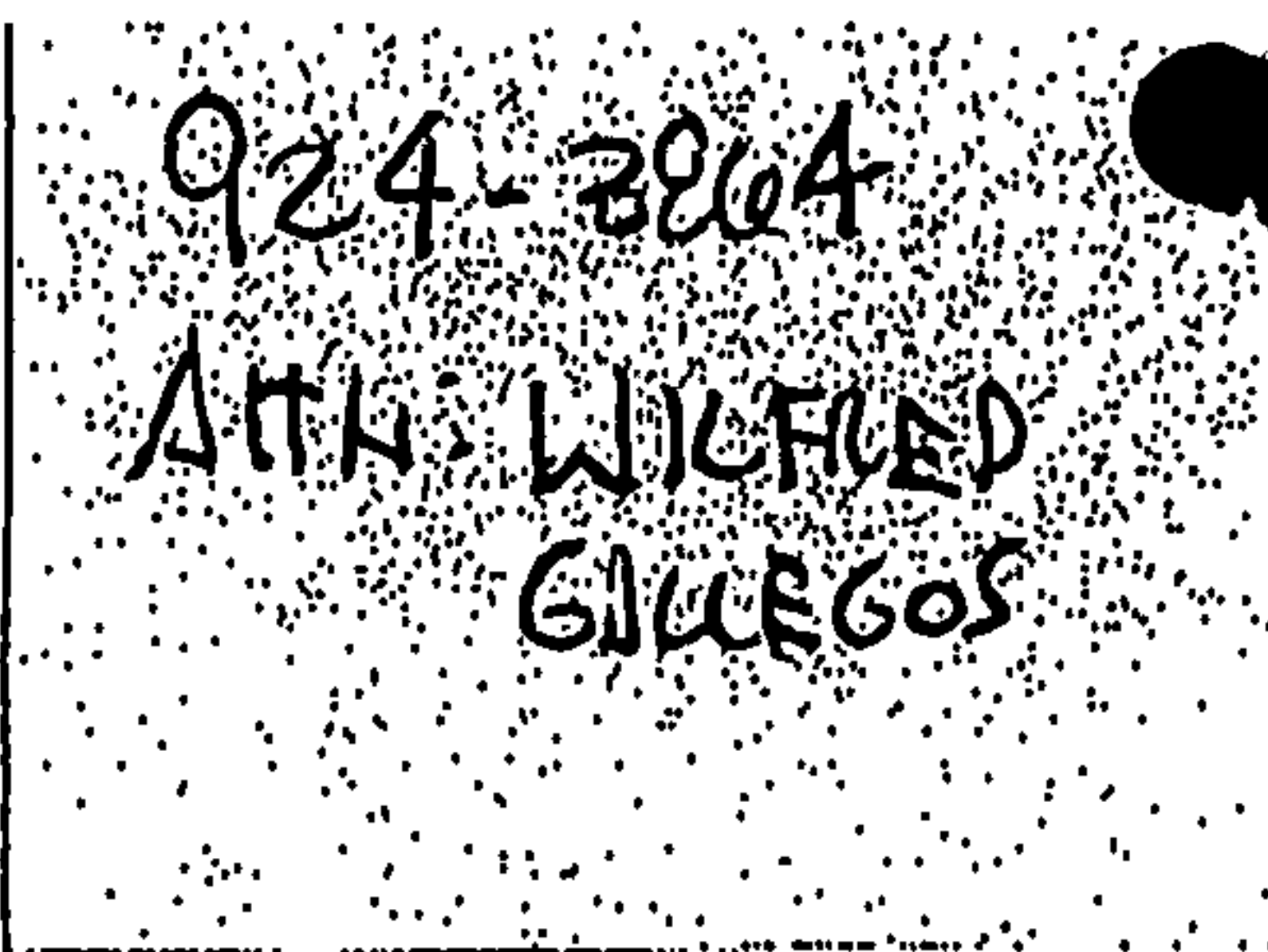
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87103129393



P O Box 1293 Albuquerque, New Mexico 87103

ANK

JOURNAL
CENTER
CORPORATION



August 2, 2006

Ms. Sheran Matson
Planning Department
City of Albuquerque
600 2nd Plaza del Sol N.W.
Albuquerque, NM 87102

Re: Tract 2A-2A-2B-2, Southwest Gastroenterology Assoc.

Dear Ms. Matson:

The Journal Center Architectural Review Committee has reviewed and approved the site plan; design/building/landscape plans for the referenced project.

If you should have any questions, please do not hesitate to call me.

Sincerely,

Michael N. Callahan
Vice President

Cc: Mark Wade, Design Group
Randall Eakin, D.W. Eakin Co.

MNC/jk

P.O. Drawer J 7777 Jefferson Street, N.E. Albuquerque, NM 87103
(505) 823-7000 FAX (505) 823-3413

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

Mark E. Wade

6/23/06

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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' 30' (due to sheet size constraints)
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: 4/18/2006

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: 104 provided: 122
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 6
provided: 7
 - 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: 4/18/2006

- 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: 4/18/2006

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.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

APPLICANT INFORMATION:

NAME: SOUTHWEST GASTROENTEROLOGY ASSOCIATES PHONE: 503-8039/503-8018
 ADDRESS: 201 CEDAR SE SUITE 4000 FAX: 503-8012
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: pcarrasco@swgiassoc.com
 Proprietary interest in site: OWNER List all owners: SOUTHWEST GASTROENTEROLOGY ASSOCIATES
 AGENT (if any): HARTMAN + MALEWSKI DESIGN GROUP PHONE: 242-6880
 ADDRESS: 202 CENTRAL AVE. SE, SUITE 200 FAX: 242-6881
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: mwaide@hmsigngroup.com

DESCRIPTION OF REQUEST: Site Plan for Building Permit for a 20,920, one story medical office building and associated parking and building support.

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. 2A-2A-2B-2 Block: 0000 Unit: _____
 Subdiv. / Addn. JOURNAL CENTER TBK. Southwest GASTROENTEROLOGY
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D-17-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.5 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. 101706345941910201 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER OF JEFFERSON & JOURNAL CENTER BLVD. NE
 Between: JEFFERSON / JOURNAL CENTER and HEADLINE / LANG

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): DRB-94-32, DRB-94-64, DRB-94-563, MB-97-442 / V-97-113, 06-DRB-00-717, V-94-97, S-94-51, SV-94-44, ZA-96-44

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

SIGNATURE Mark Wade DATE 6/23/06
 (Print) MARK WADE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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

Application case numbers:
06023 - 00930

 Hearing date 7-26-06

Action	S.F.	Fees
<u>SBP</u>	<u>P(2)</u>	<u>\$ 385.00</u>
<u>CNF</u>		<u>\$ 20.00</u>
<u>ADV</u>		<u>\$ 75.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$ 480.00</u>

Kim Sims 7/26/06

Project # 1004909

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - 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
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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.

MARK WIDE
Applicant name (print)

Mark E. Wide / 6/26/06
Applicant signature / date

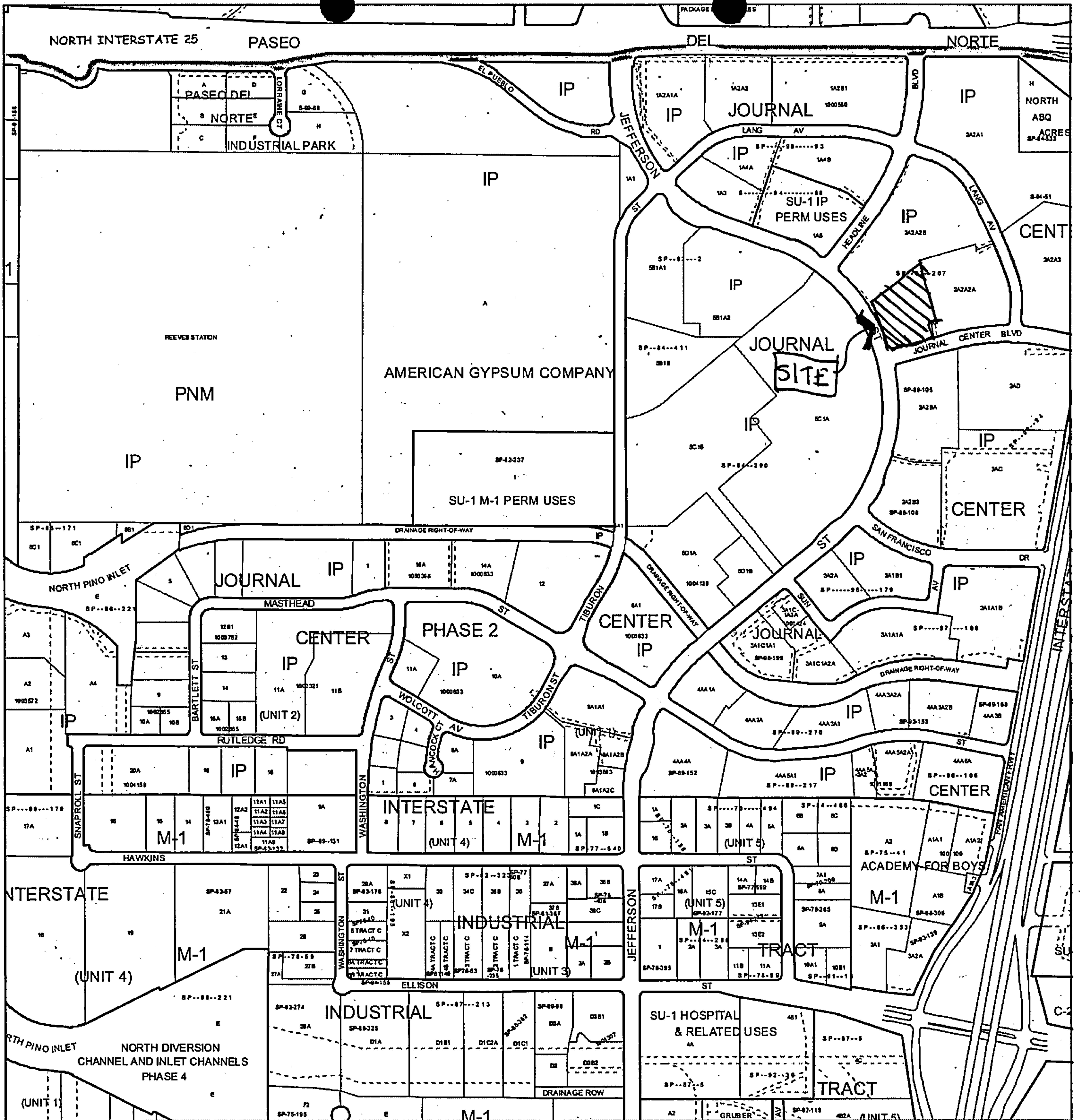


Form revised APRIL 2006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - - 00930

Kim Siss / 6/26/06
Planner signature / date

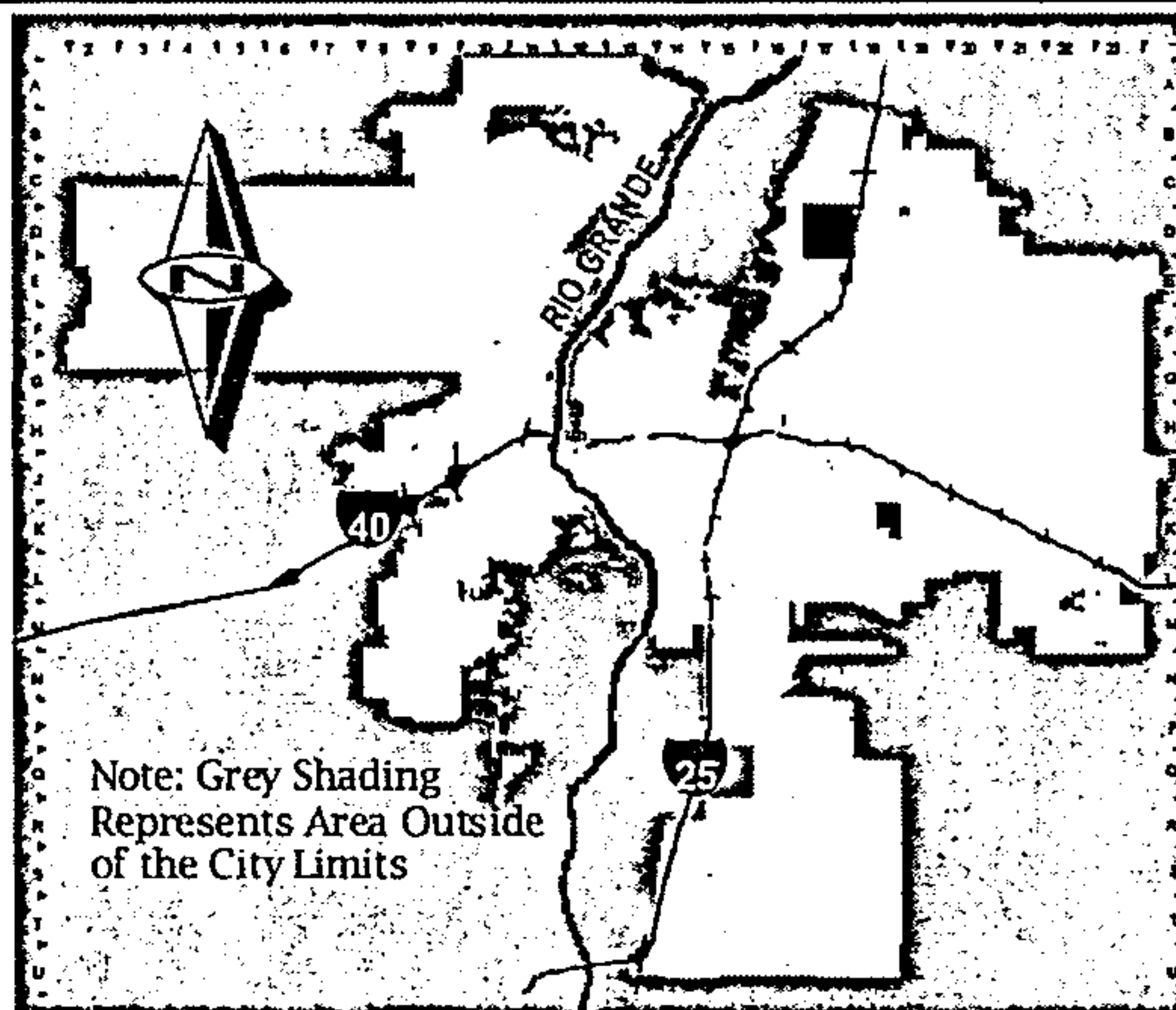
Project # 1004909



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



Map amended through: 5/1/2006

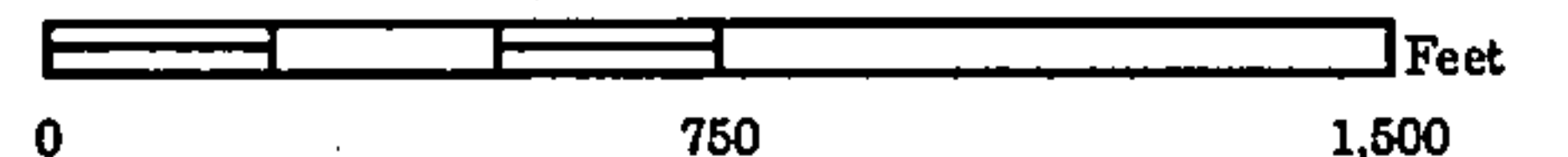


Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



June 23, 2006

THE  RTMAN + MAJEWSKI
DESIGN GROUP
Architects • Planners • Interior Design
202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242.6880 • Fax 505.242.6881



City of Albuquerque
Development Review Board
Attention: Sheran Matson, DRB Chair
Plaza Del Sol
600 2nd Street NW
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Southwest Gastroenterology Associates Journal Center
Zone Atlas Page D-17-Z

Dear Sheran:

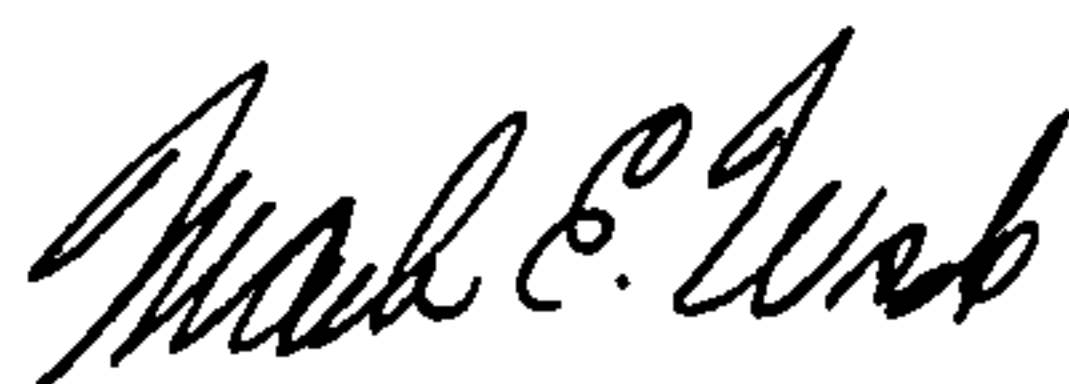
Southwest Gastroenterology Associates is seeking approval of a Site Plan for Building Permit for Tract 2A-~~2A~~-2B-2, Block 0000, Journal Center located at the northeast corner of Jefferson Boulevard and Journal Center Boulevard NE. The street address for this tract is pending subdivision action for this property, currently under DRB review as case number 06-DRB-00-717. The site is located in Zone Atlas Page D-17-Z.

The Site Plan for Building Permit for Southwest Gastroenterology Associates proposes the construction of a 20,926 square foot, one story medical office building and associated parking and support areas. Vehicular entrance to the property is proposed to be off of Journal Center Boulevard.

If you have any questions or require additional information, please contact me at the office at 242-6880.

Thank you for you assistance on this project.

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'Mark E. Wade'.

Mark Wade, AIA

P:\2320_swgastro\C2_Agency\DRB Explanation Letter.doc



SOUTHWEST
GASTROENTEROLOGY
ASSOCIATES, P.C.

ROBERT M. LYNN, M.D.
HOWARD K. GOGEL, M.D.
JAMES E. MARTINEZ, M.D.
JOHN A. BURDON, M.D.
JOSEPH M. ALCORN, M.D.
JOHN R. BETTINGER, M.D.

H. NASER MOJTAHED, M.D.
GABRIELLE M. ADAMS, M.D.
ANDREW C. MASON, M.D.
ANTOINE JAKICHE, M.D.
LESLIE K. MONAGLE, C.F.N.P.
CAROL BURMEISTER, C.F.N.P.

Diplomates of the American Board of Internal Medicine in Gastroenterology and Internal Medicine

June 23, 2006

RE: Letter of Authorization

The Harman + Majewski Design Group (DG) is designated as the agent with authority to act on behalf of Southwest Gastroenterology Associates (SWGA) in the application for Site Development Plan for Building Permit for Tract 2A-2A-2B-2, Block 0000, Journal Center, located at the northeast corner of Jefferson Boulevard and Journal Center Boulevard, for all actions required by the City of Albuquerque Planning Process. The street address for this tract is pending subdivision action for this property, currently under DRB review as case number 06-DRB-00-717.

A handwritten signature in cursive script that reads "Patricia Carrasco".

Patricia Carrasco
Southwest Gastroenterology Associates

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: SOUTHWEST GASTROENOMOLOGIST ASSOCIATES DATE OF REQUEST: 6/26/06 ZONE ATLAS PAGE(S): D-17

CURRENT:
ZONING IP
PARCEL SIZE (AC/SQ. FT.) 2.5 ACRES

LEGAL DESCRIPTION:
LOT OR TRACT # 2A 2A-2B 2 BLOCK # 0000
SUBDIVISION NAME JOURNAL CENTER

REQUESTED CITY ACTION(S):

- | | | | | | |
|------------|-----|-----------------|-----|------------------------|---|
| ANNEXATION | [] | SECTOR PLAN | [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN | [] | ZONE CHANGE | [] | A) SUBDIVISION | [] BUILDING PERMIT [<input checked="" type="checkbox"/>] |
| AMENDMENT | [] | CONDITIONAL USE | [] | B) BUILD'G PURPOSES | [] ACCESS PERMIT [] |
| | | | | C) AMENDMENT | [] OTHER [] |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 1
BUILDING SIZE: 20,818 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Mark P. Uredo DATE 6/26/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

John Jay TRAFFIC ENGINEER DATE 6-26-06

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO []

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Mark P. Uredo APPLICANT DATE 6/26/06

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

7004 1350 0000 0748 2292

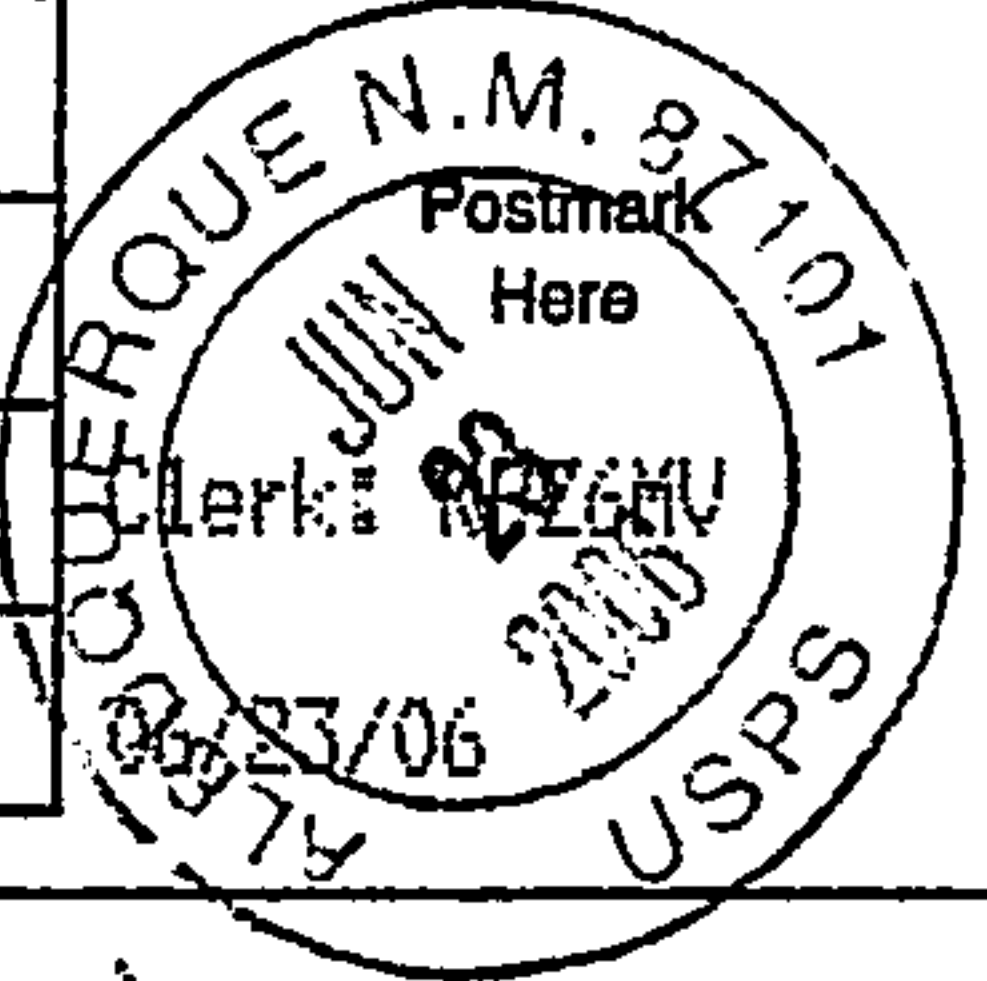
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ALBUQUERQUE, NM 87114

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	



Sent To Heroy Enrique
 Street, Apt. No., or PO Box No. 713 Alameda Blvd NW
 City, State, ZIP+4 Albuquerque NM 87114

5922 8420 0000 05ET 4002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE, NM 87113

Postage	\$ 0.39	UNIT ID: 0101 JUN 23 2006 ALBUQUERQUE, NM 87113 Clerk: KFZGMV JUN 23 2006
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To Steve Westworth
 Street, Apt. No.,
 or PO Box No. 8919 Beckham NE
 City, State, ZIP+4 Alb NM 87113



June 23, 2006

Alameda North Valley Neighborhood Association
Steve Wentworth
8919 Boe Lane NE
Albuquerque, New Mexico 87113-2328

RE: Southwest Gastroenterology Associates Journal Center
Zone Atlas Page D-17-Z

Dear Steve:

Southwest Gastroenterology Associates is seeking approval of a Site Plan for Building Permit for Tract 2A-2B-2B-2, Block 0000, Journal Center located at the northeast corner of Jefferson Boulevard and Journal Center Boulevard NE. The street address for this tract is pending subdivision action for this property, currently under DRB review as case number 06-DRB-00-717. The site is located in Zone Atlas Page D-17-Z.

The Site Plan for Building Permit for Southwest Gastroenterology Associates proposes the construction of a 20,926 square foot, one story medical office building and associating parking and support areas. Vehicular entrance to the property is proposed to be off of Journal Center Boulevard.

If you have any questions or require additional information, please contact me at the office at 242-6880.

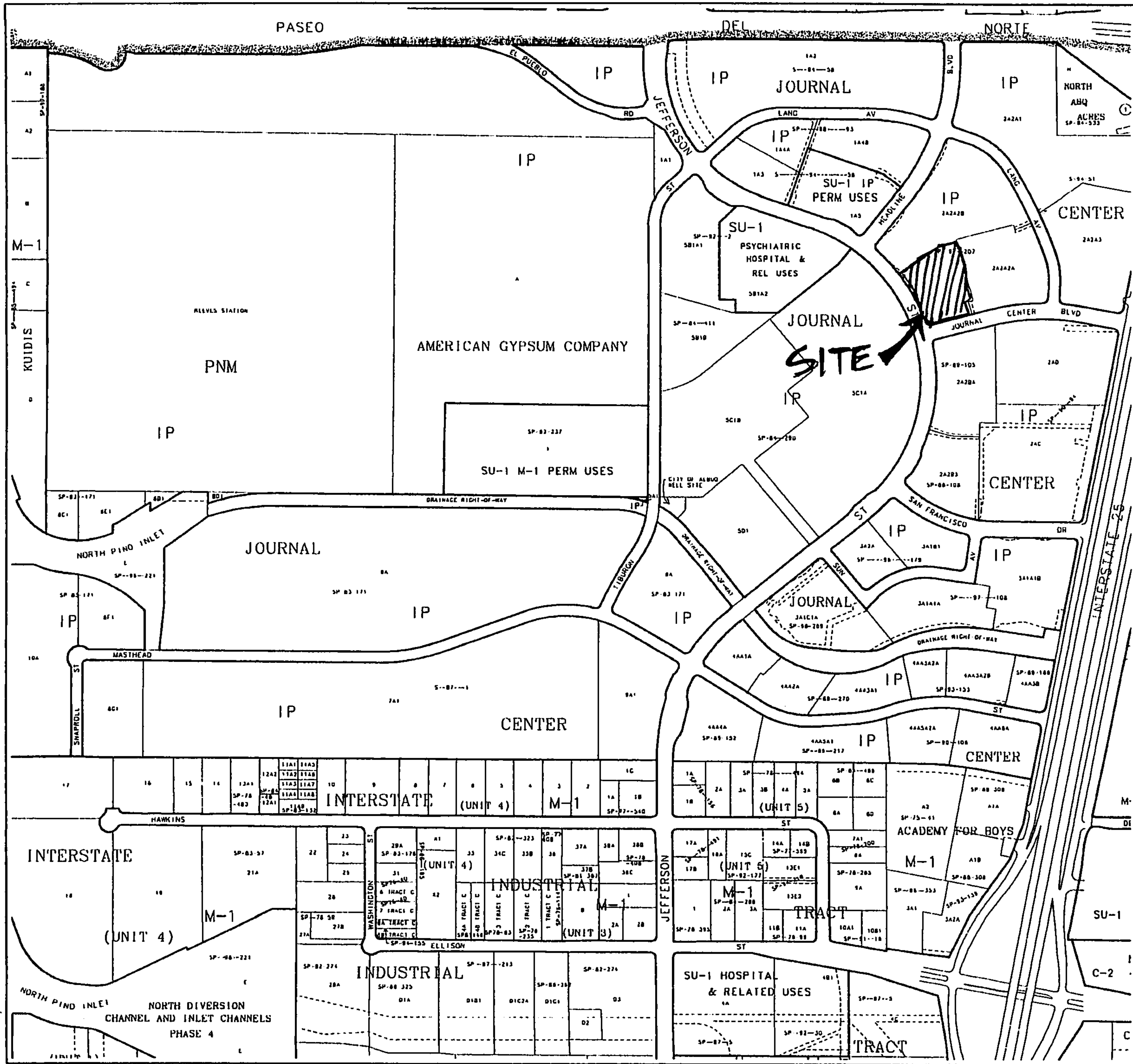
Thank you for your assistance on this project.

Respectfully submitted:

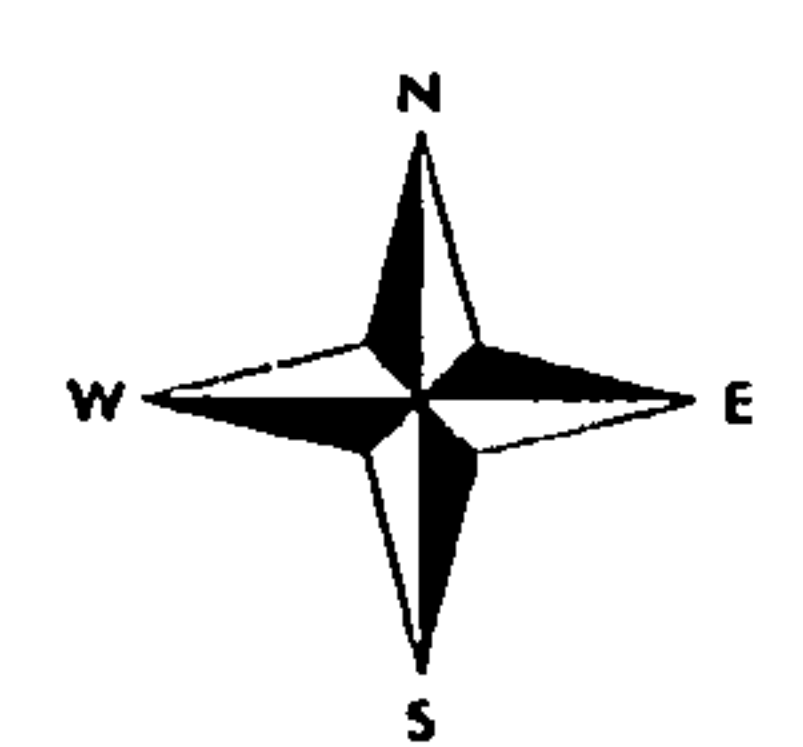
A handwritten signature in black ink, appearing to read 'Mark Wade'.

Mark Wade, AIA

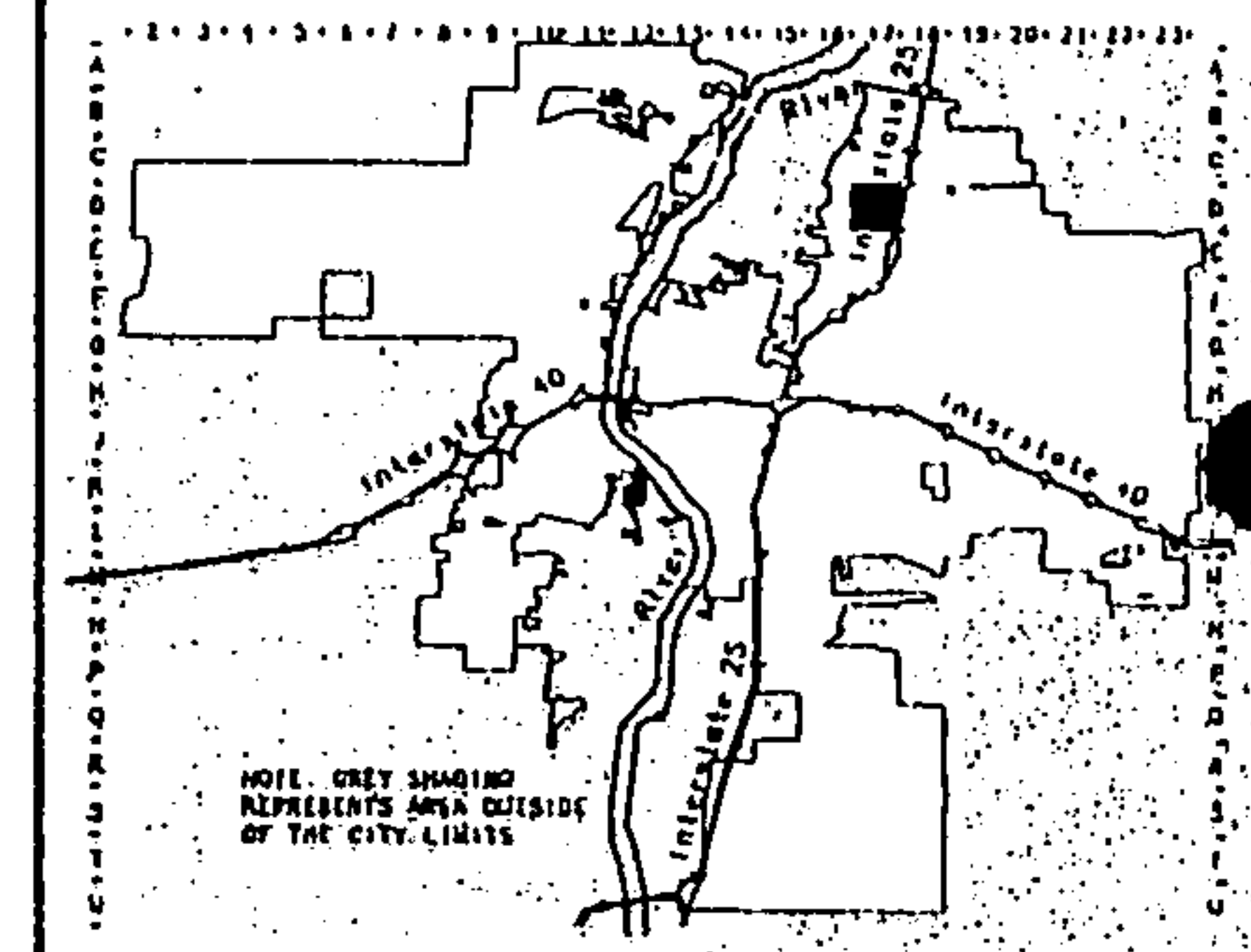
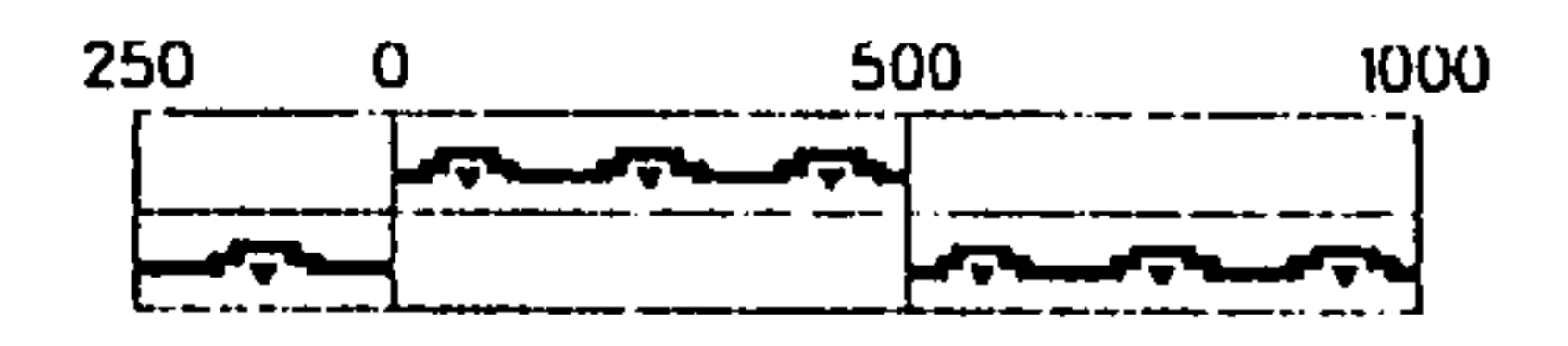
P:\2320_swgastro\C2_Agency\DRB Neighborhood Notification Letter.doc



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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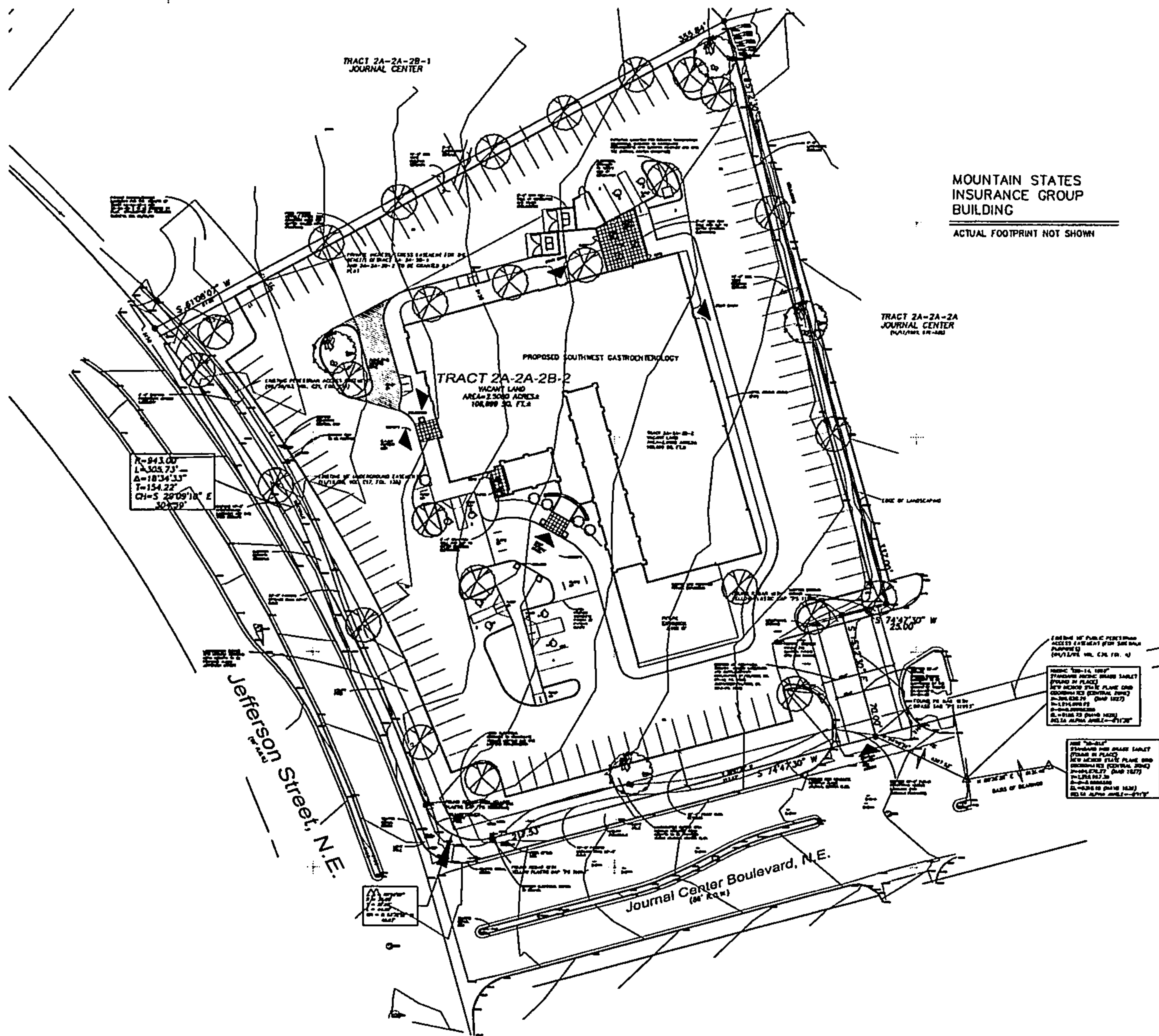


GRAPHIC SCALE IN FEET

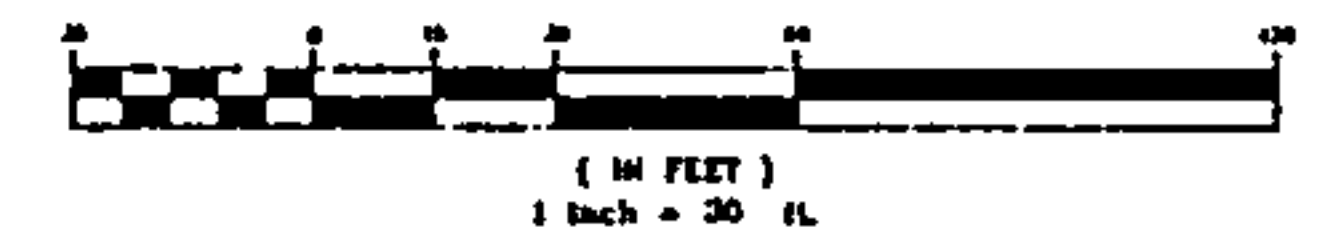


Zone Atlas Page
D-17-Z

Map Amended through
June 26, 1998



A1 SITE GRADING PLAN
SCALE: 1" = 30'-0"



dg THE DESIGN GROUP
ARCHITECTS ENGINEERS INTERIORS
100 CENTRAL EXPRESS DR. SUITE 100
ALBUQUERQUE, NEW MEXICO 87102
PHONE 505.263.8800 FAX 505.263.8802

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
DEVELOPMENT REVIEW BOARD
SITE GRADING PLAN

DESIGNED BY: REC
CHECKED BY: DAA
DATE: 04/23/08
DRAWN BY: DRB
SCALE: VARIES

C201



June 23, 2006

Alameda North Valley Neighborhood Association
Leroy Gurule
713 Alameda Blvd. NW
Albuquerque, New Mexico 87114

RE: Southwest Gastroenterology Associates Journal Center
Zone Atlas Page D-17-Z

Dear Leroy:

Southwest Gastroenterology Associates is seeking approval of a Site Plan for Building Permit for Tract 2A-2B-2B-2, Block 0000, Journal Center located at the northeast corner of Jefferson Boulevard and Journal Center Boulevard NE. The street address for this tract is pending subdivision action for this property, currently under DRB review as case number 06-DRB-00-717. The site is located in Zone Atlas Page D-17-Z.

The Site Plan for Building Permit for Southwest Gastroenterology Associates proposes the construction of a 20,926 square foot, one story medical office building and associating parking and support areas. Vehicular entrance to the property is proposed to be off of Journal Center Boulevard.

If you have any questions or require additional information, please contact me at the office at 242-6880.

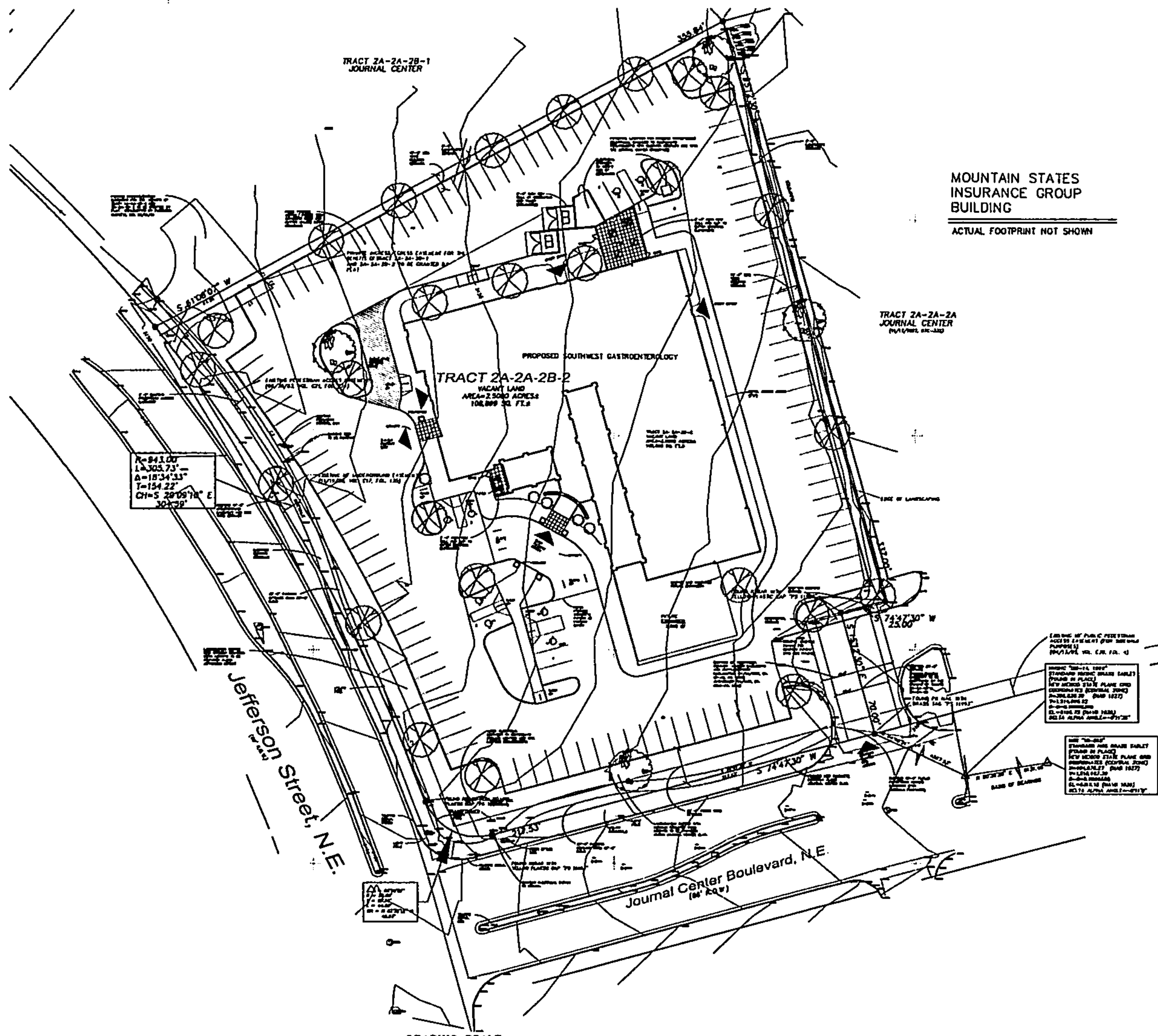
Thank you for you assistance on this project.

Respectfully submitted:

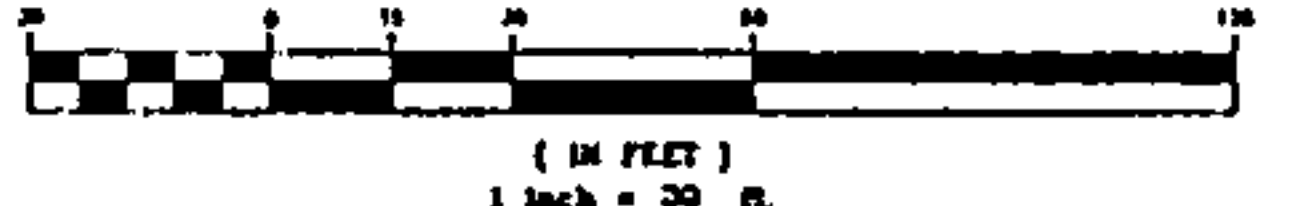
A handwritten signature in black ink, appearing to read 'Mark Wade'.

Mark Wade, AIA

P:\2320_swgastro\C2_Agency\DRB Neighborhood Notification Letter.doc



A1 SITE GRADING PLAN
SCALE: 1" = 30'-0"



MOUNTAIN STATES
INSURANCE GROUP
BUILDING
ACTUAL FOOTPRINT NOT SHOWN

dg THE DESIGN GROUP
ARCHITECTS ENGINEERS INTERIORS
110 CENTRAL AVENUE, SUITE 100
ALBUQUERQUE, NEW MEXICO 87102
PHONE 505 243-4100 FAX 505 243-4101

PROJECT NAME:
SOUTHWEST GASTROENTEROLOGY
JOURNAL CENTER BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

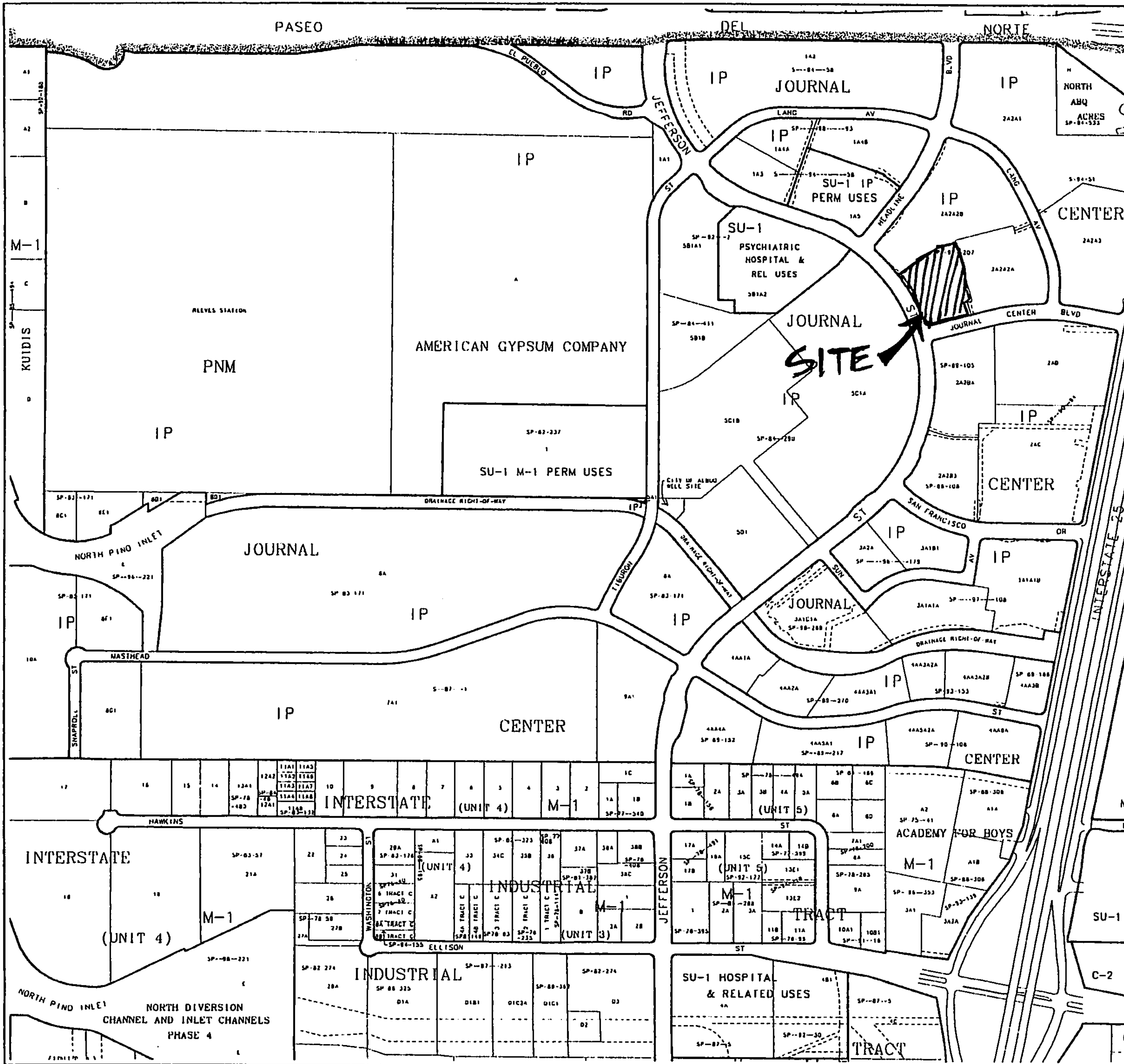
NO.	DATE	DESCRIPTION

SHEET TITLE:
DEVELOPMENT REVIEW BOARD
SITE GRADING PLAN

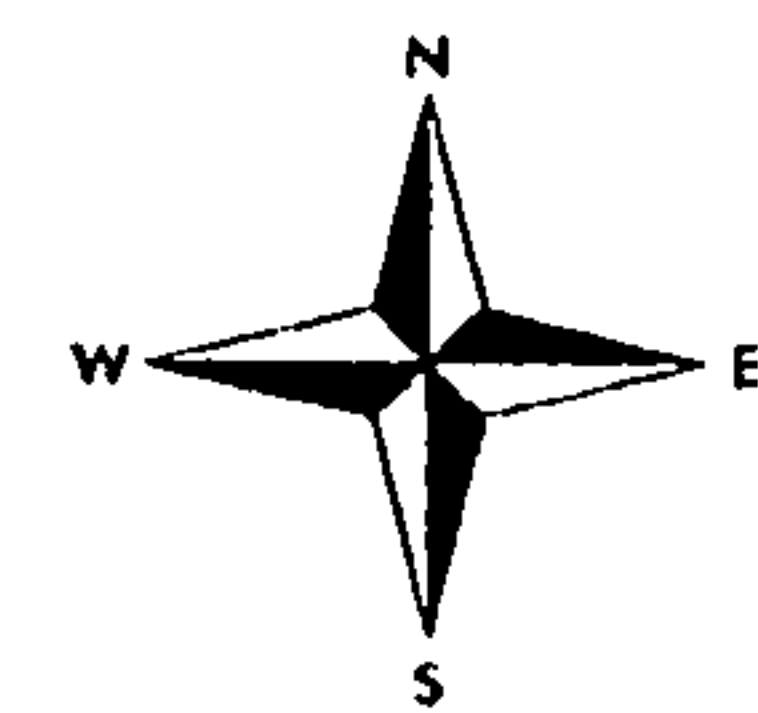
DESIGNED BY	REC'D	DATE	VARIES

DATE: 04 20 08 LUMP FEE: DHD C201

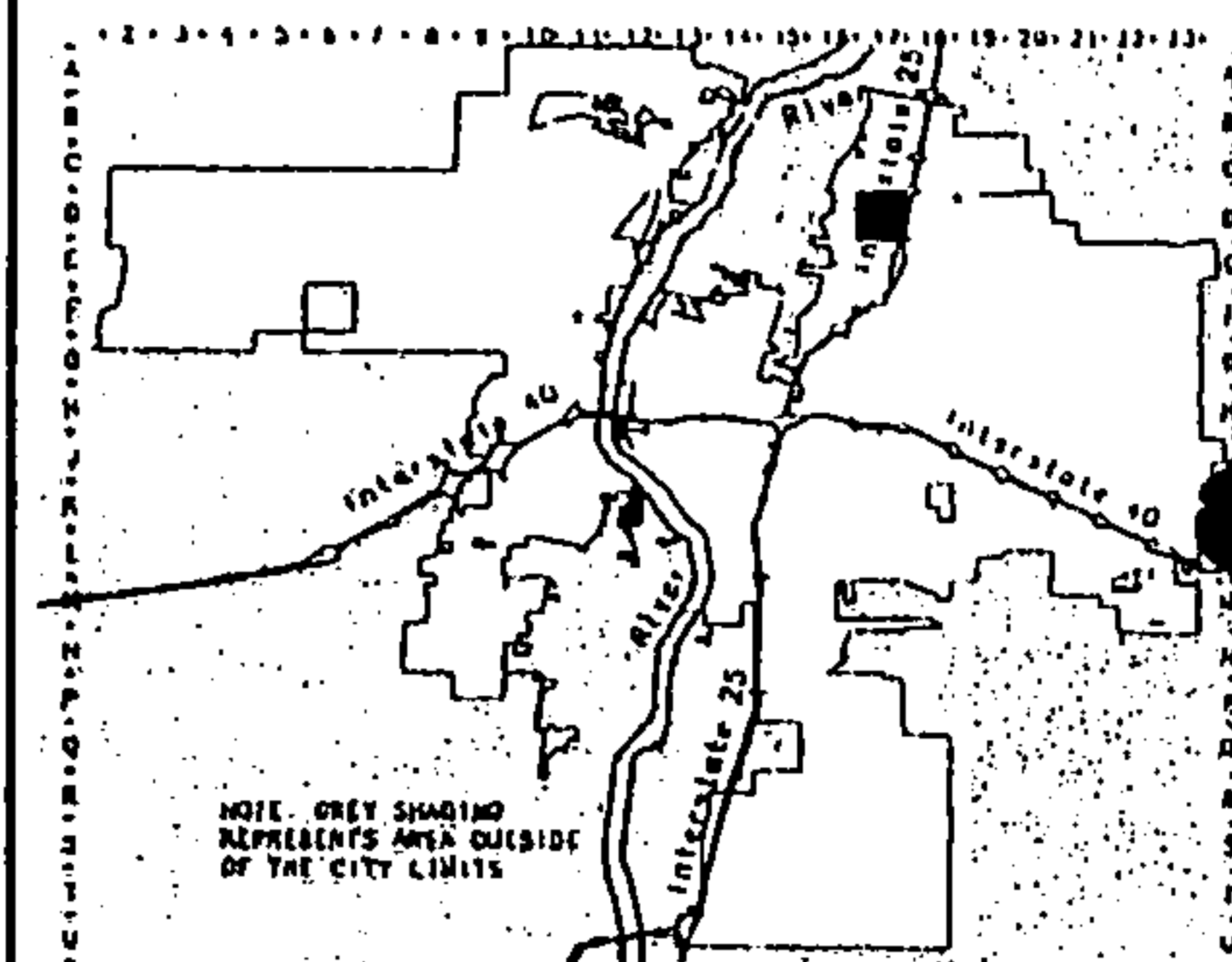
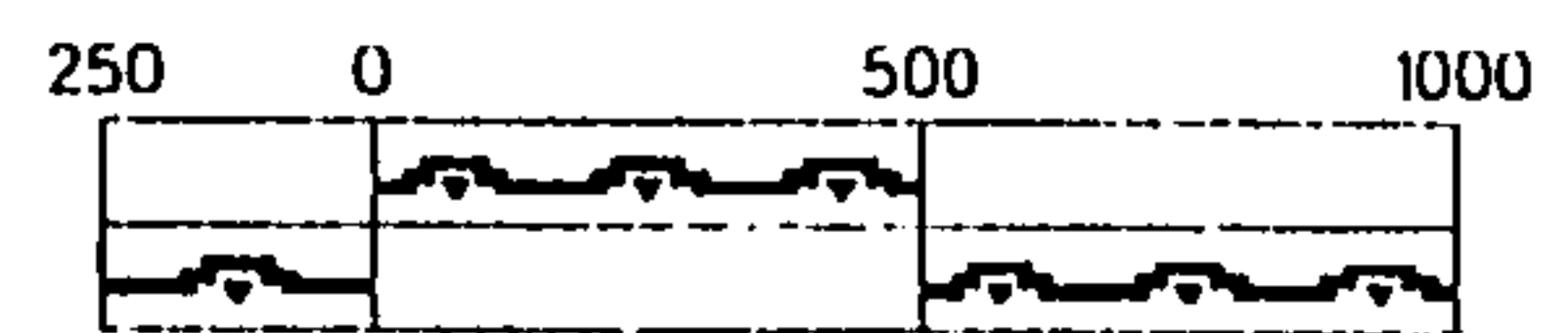
C201



CITY OF
Albuquerque
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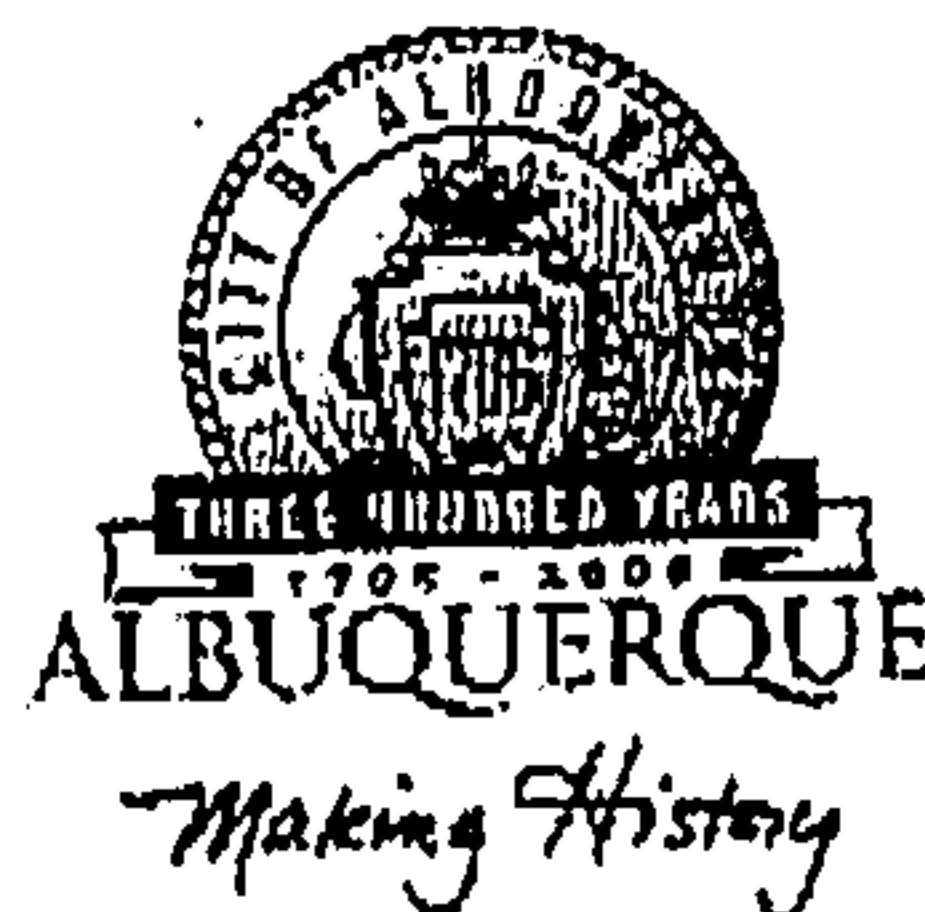


GRAPHIC SCALE IN FEET



**Zone Atlas Page
D-17-Z**

Map Amended through
June 26, 1998



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

June 14, 2006

David Aube
 Design Group
 202 Central Ave. Suite 200/87102
 Phone: 242-6880/Fax: 242-6881

Dear David:

Thank you for your inquiry of June 14, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2A-2A-2B-2, BLOCK 0000, JOURNAL CENTER LOCATED ON JEFFERSON ST. NE BETWEEN JOURNAL CENTER BLVD. NE AND HEADLINE BLVD. - zone map D-17.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"
 *Steve Wentworth e-mail: anvanews@aol.com
 8919 Boe Ln. NE/87113-2328 897-3052 (h)
 Leroy Gurule e-mail: lgurule3@comcast.net
 713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)
 Website: www.unm.edu/~ulinski/alameda/htm

Council District: 2&County
County District: 1
Police Beat: 243,244/VA
Zone Map #: A-E-14-17

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) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina L. Carmona

Senior Administrative Assistant
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

planningrnaform(12/29/04)

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

PAID RECEIPT

APPLICANT NAME SOUTHWEST GASTROENTEROLOGY
AGENT HARTMAN & MAJEWSKI DESIGN GROUP
ADDRESS _____
PROJECT & APP.# 1004909 / 06DRB - 00930
PROJECT NAME JOURNAL CENTER

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 385.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.00 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
\$ 480.00 TOTAL AMOUNT DUE

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

3446

THE HARTMAN AND MAJEWSKI DESIGN GROUP
202 CENTRAL AVE. SE, STE. 200
ALBUQUERQUE, NM 87102

95-654/1070

DATE 6.23.06

PAY TO THE ORDER OF City of Albuquerque \$ 480.00
four hundred eighty & 00/100 DOLLARS

NEW MEXICO BANK & TRUST P.O. Box 1048 Albuquerque, NM 87103 505-830-8100

FOR SW Gastro DRB Submittal

MP

⑈003446⑈ ⑆10700654⑆ 612 748 4⑈

City Of Albuquerque
Treasury Division

6/27/2006 8:30AM LOC: ANNX
RECEIPT# 00064898 WSH 007 TRANSH 0001
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$480.00
J24 Misc

CK \$75.00 \$480.00
CHANGE \$0.00

Thank You

City Of Albuquerque
Treasury Division

6/27/2006 8:29AM LOC: ANNX
RECEIPT# 00064897 WSH 007 TRANSH 0001
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$480.00
J24 Misc

\$385.00
Thank You

City Of Albuquerque
Treasury Division

6/27/2006 8:29AM LOC: ANNX
RECEIPT# 00064896 WSH 007 TRANSH 0001
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$480.00
J24 Misc

\$20.00
Thank You

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 7-11-06 To 7-26-06

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.

Mark C. Lunde
(Applicant or Agent)

6/27/06
(Date)

I issued 2 signs for this application, 6/27/06 Kim Sims
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004909

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0548
CONNECTION TEL 9p2426881
SUBADDRESS
CONNECTION ID
ST. TIME 07/18 11:07
USAGE T 00'52
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Dave Aube

FAX NUMBER: 242-6881 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 07/18/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004909 APPLICATION NO: _____

Planning's comments only.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 26, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004909
06DRB-00880 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as SOUTHWEST GASTROENTEROLOGY) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

The title of the site plan sheet A-1 should read "Site Development Plan for Building Permit". Please remove the first paragraph in the signature block that refers to EPC approval. This site plan should not have gone to EPC for approval. Also, the word "signoff" should be taken out of the signature block title. DRB is not signing off on an EPC approved plan which is what "signoff" refers to in this case.

Planning will take delegation to sign the site plan after the Journal Center ARC approval letter is received. 7

When the "future expansion" is ready for realization, an application for amendment to this site plan must occur. 2

The property lines are not clearly identified on the site plan as required. ✓

The ¾" grey gravel should have a minimum depth of 3" specified on the Landscape Plan.

Without keyed notes, the elements required on the SPBP Checklist are difficult to find. As far as easements are concerned, only the easements are needed, not the location of fiber optics box, Traffic signal boxes, etc. The site plan is too busy. The required checklist elements are even harder to find without keyed notes & a busy site plan sheet. ✓

Please clean up the site plan sheet, add keyed notes for those items on the SPBP Checklist...signs, lights, refuse enclosure, etc. Then re-submit one copy to Planning by Monday, July 24th in time for us to review. ✓



DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00717 (P&F)	Project # 1004909
Project Name: JOURNAL CENTER	
Agent: Precision Surveys	Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): Record the Plat
- _____
- _____
- _____

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

OK

Project Number 1004909



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 19, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:05 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004076**
06DRB-00880 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from 7/19/06] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

2. **Project # 1002375**
06DRB-00902 Major-Vacation of Pub
Right-of-Way
06DRB-00903 Major-Vacation of Public
Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION**, located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] *[Deferred from 7/19/06]* (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

3. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1000045**
06DRB-00919 Major-Vacation of Public
Easements
06DRB-00920 Minor-Prelim&Final Plat
Approval
06DRB-00921 Minor- SiteDev Plan for
Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECIPROCAL CROSS ACCESS EASEMENTS FOR ALL LOTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat
Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] [*Deferred from 7/12/06*] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 AND APPROVAL OF THE GRADNG PLAN ENGINEER STAMP DATED 6/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. IF THERE IS NO HOME OWNER'S ASSOCIATION PRESIDENT THE OWNER CAN SIGN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 06DRB-00935 Minor-SiteDev Plan
Subd/EPC
06DRB-00936 Minor-SiteDev Plan
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] [**David Stallworth, EPC Case Planner**] [*Deferred from 7/12/06*] (F-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

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

6. Project # 1005023
06DRB-01010 Minor-SiteDev Plan
BldPermit

DON DUDLEY ARCHITECT agent(s) for KEITH CHESHIRE, RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 56, **ALAMEDA BUSINESS PARK**, zoned SU-2-IP/EP, located on PASEO ALAMEDA NE, between CALLE ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: PROJECT # 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR ADDITIONAL LANGUAGE ON SIGNATURE BLOCK AND 3 COPIES OF THE SITE PLAN.**

7. Project # 1002651
06DRB-01011 Minor-Amnd SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTANTS agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Block(s) 15, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on INTERSTATE 25 FRONTAGE ROAD between CARMEL AVE NE and CORONA AVE NE containing approximately 2 acre(s). [REF: DRB-93-78, ZA-93-38, ZA-93-91] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004820**
06DRB-01007 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01008 Minor-Prelim&Final Plat
Approval
06DRB-01009 Minor-Ext of SIA for Temp
Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [Carmen Marrone, EPC Case Planner] (B-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.

9. **Project # 1003012**
06DRB-00991 Minor-AmendedSiteDev
Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] [Petra Morris, EPC Case Planner] (L-9) THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat
Approval
06DRB-01003 Minor-Vacation of Private
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [David Stallworth, EPC Case Planner] [Deferred from 7/19/06] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO JULY 26, 2006.**

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

11. **Project # 1000965**
06DRB-01002 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ASW REALTY, ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for Lot(s) 91-A thru 129-A & Tract(s) M-1 & N-1, **ANDALUCIA AT LA LUZ**, zoned SU-1-PRD (5 du acre), located on SEVILLA AVE NW, between MI CORDELLA DR NW and TRES GRACIAS DR NW containing approximately 4 acre(s). [REF: 05DRB-01025] (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [Deferred from 7/19/06] (L-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

13. **Project # 1004940**
06DRB-00794 Minor-Prelim&Final Plat
Approval
06DRB-00795 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCCALLUM request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06 & Indef deferred on a no show 6/21/06]* (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE & RECORD THE PLAT.**

15. ~~**Project # 1004909**~~
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004986**
06DRB-00922 Minor-Sketch Plat or Plan

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004999**
06DRB-00965 Minor-Sketch Plat or Plan

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1, located on MOUNTAIN RD NW, between RIO GRANDE NW and GABALDON NW containing approximately 1 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005014**
06DRB-00989 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY agent(s) for PRISCILLA MARY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 89-B1-B-1 and 89-B-3, **MAP 33**, zoned R-1, located on 12TH ST NW, between MC MULLAN AVE NW and MILDRED AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005022**
06DRB-01001 Minor-Sketch Plat or Plan

GREG BACZEK agent(s) for PAUL CHENEY & NANCY BACZEK request(s) the above action(s) for all or a portion of Lot(s) 9 and 10, **GRANADA HEIGHTS ADDITION**, zoned R-1, located on the corner of ALISO DR SE and GARFIELD AVE SE, containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **ADJOURNED: 12:05 P.M.**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004909

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 19, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 28, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:13 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1004803**
06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, **TOWN OF ATRISCO GRANT**, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1003684**
06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/28/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: THE ROADWAY EASEMENTS ALONG THE SOUTH HALF OF MCMAHON BLVD NW SHALL BE IN PLACE PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT WAS APPROVED AFTER 10-31-06 THE SUBDIVISION MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING RE-DEVELOPMENT FACILITY FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER (06DRB-00782) WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [Deferred from 6/21/06 & 6/28/06] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/12/06.**

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

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

4. **Project # 1002458**
06DRB-00906 Minor-SiteDev Plan
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] [Catalina Lehner, EPC Case Planner] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

5. **Project # 1004624**
06DRB-00872 Minor-SiteDev Plan
BldPermit/EPC
- DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] [Carmen Marrone, EPC Case Planner] [Deferred from 6/21/06] (H-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENCROACHMENT AGREEMENT, 3 COPIES OF THE SITE PLAN, HOT TUB ADJUSTMENTS AND LANDSCAPE PLAN (NO TREES IN EASEMENTS) AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND ADA RAMPS.**

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

6. **Project # 1004977**
06DRB-00898 Minor-Vacation of Private Easements
06DRB-00899 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B, **AIRPORT TECHNICAL CENTER**, zoned M-2, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and I-25 containing approximately 11 acre(s). [SP-88-43]

(N-15) THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

7. **Project # 1002134**
06DRB-00883 Minor-Prelim&Final Plat
Approval

JENNIFER SMITH agent(s) for BOLTON, BUSH, DOLAN AND WILSON LLC request(s) the above action(s) for all or a portion of Tract(s) 13 & 14, **LOS LOMITAS BUSINESS PARK**, zoned SU-1 for IP, located on LAS LOMITAS NE, between EL PUEBLO NE and OSUNA NE containing approximately 2 acre(s). (D-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ORIGINAL COPY OF SITE PLAN SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1004980**
06DRB-00905 Minor-Prelim&Final Plat
Approval

MARYELLEN HENNESSY request(s) the above action(s) for all or a portion of Lot(s) C, **WITH ADDITION**, zoned S-MRN, located on MOUNTAIN RD NW, between 8TH ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 4-FOOT ALLEY DEDICATION AND CROSS ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

9. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893]

[Indef Deferred from 6/28/06] (K-9/K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004979**
06DRB-00904 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of LOTS 5, 6, 7, 9-A & the south 1/2 of the vacated alley, Block(s) 1, **LUNA PLACE ADDITION**, zoned SU-2 - HDA special neighborhood zone, located on TIJERAS AVE NW, between 9TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004829**
06DRB-00900 Minor-Prelim&Final Plat
Approval

PLAZA SURVEYS LLC agent(s) for JOHN & JEAN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFF SUBDIVISION**, zoned R-1, located on POPO DR NW, between CLIFF RD NW and MAUNA LOA DR NW containing approximately 1 acre(s). [REF: 06DRB-00486] (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004978**
06DRB-00901 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY agent(s) for FRANK & KAREN CREAMER, ISMAEL CREAMER AND TONY & FELICA MALDONADO, request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF CHARLES GRANDE**, zoned R-1, located on SAN LORENZO NW, between GRANDE DR NW and the GRIEGOS LATERAL containing approximately 1 acre(s). [REF: ZA-84-243] (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-**

**WAY DEDICATION ALONG LORENZO AVE NW AND
PLANNING FOR AGIS DXF FILE AND TO RECORD THE
PLAT.**

- 13. Project # 1001164**
06DRB-00219 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06, Indef deferred on 3/15/06*] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS, DEFINE EASEMENTS AND PLANNING TO RECORD THE PLAT.**

- 14. Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). [*Deferred from 5/31/06 & 6/7/06 & 6/28/06*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

- 15. Project # 1003684**
06DRB-00897 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for Tract(s) P, Q & R, **SALTILLO UNIT 1**, Lot(s) 1 thru 3, Block(s) 7, Lot(s) 1 thru 8 and 14 thru 20, Block(s)8, Lot(s) 1 thru 10 and 13 thru 22, Block(s) 9, Lot(s) 1 thru 9 and 18 thru 25, Block(s) 10, Lot(s) 1 thru 10 and 16 thru 24, Block(s) 11, Lot(s) 1 thru 16 and 19 thru

27, Block(s) 12 and Lot(s) 1 thru 22, Block(s) 13, PARADISE HEIGHTS, UNIT 5 (to be known as **ANASAZI RIDGE, UNIT 1**) zoned R-1, located on Westside Blvd NW between Universe NW and Kayenta NW, containing approximately 41 acre(s) (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004972**
06DRB-00879 Minor-Sketch Plat or Plan

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Block(s) 27, **COUNTRY CLUB ADDITION, UNIT 1**, zoned R-1, located on SIGMA CHI RD NE, between ENCINO NE and UNIVERSITY BLVD NE. (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004981**
06DRB-00907 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for DAVID HOUCK request(s) the above action(s) for all or a portion of Lot(s) 3A, Block(s) 1, **FALE ADDITION**, zoned R-2, located on WENONAH AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 2 acre(s). [REF: Z-85-89] (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for June 14 and June 21, 2006. **THE DRB MINUTES FOR 6/14/06 AND 6/21/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:13 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004909

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

7-12-06

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 28, 2006

#14

4909

DXF Electronic Approval Form

DRB Project Case #: 1004909

Subdivision Name: JOURNAL CENTER TRACTS 2A2A2B1 & 2A2A2B2

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 856-5700

DXF Received: 6/27/2006

Hard Copy Received: 6/27/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

06-27-2006
Date

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

AGIS Use Only
Copied fc 4909 to agiscov on 6/27/2006 Contact person notified on 6/27/2006

4909

DXF Electronic Approval Form

DRB Project Case #: 1004909

Subdivision Name: JOURNAL CENTER TRACTS 2A2A2B1 & 2A2A2B2

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information: 856-5700

DXF Received: 6/1/2006 Hard Copy Received: 6/2/2006

Coordinate System: Ground rotated to NMSP Grid

Approved

Date

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

*** DXF NOT APPROVED**

AGIS Use Only

Copied cov 4909

to agiscov on

Contact person notified on



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 14, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000418**
06DRB-00705 Major-Two Year SIA
- LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1 for Church and related facilities, located on CENTRAL AVE NW, between AIRPORT RD NW and UNSER BLVD NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10)

WITHDRAWN AT THE AGENT'S REQUEST

2. **Project # 1000945**
06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COTE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003403**
06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1004556**
06DRB-00708 Major-Amended
SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PRIVATE SANITARY SEWER EASEMENTS ON SITE PLAN AND LANDSCAPE PLAN, JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. **Project # 1004496**
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

6. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (H-14) **THE VACATION OF 1ST STREET WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THE ALLEY WAS WITHDRAWN AT THE BOARD'S REQUEST BY THE AGENT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

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

7. **Project # 1004928**
06DRB-00800 Minor-North Fourth Street Sector Development Plan

ARCHITECTURAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING

Boundaries

DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4th St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE NORTH FOURTH STREET SECTOR DEVELOPMENT PLAN BOUNDARIES, NORTH 4TH STREET, RANK 3 CORRIDOR PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

8. **Project # 1004818**
06DRB-00799 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for PACIFICA MESA STUDIOS LLC request(s) the above action(s) for all or a portion of Tract(s) 4B, MESA DEL SOL AND Tract(s) 4-A, 4-B & 4-C (to be known as **ALBUQUERQUE STUDIOS**) zoned SU-2 for PC, located at the intersection of UNIVERSITY BLVD SE, between BOBBY FOSTER RD SE and containing approximately 2 acre(s). [REF: 06EPC00466] [Russell Brito, EPC Case Planner] (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, 3 COPIES OF THE SITE PLAN, RADII DIMENSIONS AND PAPER SIDEWALK EASEMENTS AND UTILITIES DEVELOPMENT FOR UTILITY PLAN REVISIONS AND APROVAL OF THE DEVELOPMENT AGREEMENT BY THE ABCWUA.**

9. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/14/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

10. **Project # 1004937**
06DRB-00789 Minor-SiteDev Plan
BldPermit

JEFFREY HOWELL agent(s) for JEHOVAH'S WITNESSES, DESERT HILLS CONGREGATION request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **KINGDOM HALL OF JEHOVAH'S WITNESSES**) zoned RD, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: DRB-93-125] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON THE COMMENT SHEET PROVIDED AT THE MEETING AND PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

11. **Project # 1004821**
06DRB-00804 Minor-SiteDev Plan
BldPermit/EPC

JACK HARRIS ARCHITECTS INC agent(s) for DR SHAWN HWANG request(s) the above action(s) for all or a portion of Lot(s) H-6A4A, RIVERVIEW (to be known as **DR SHAWN HWANG DENTAL OFFICE BUILDING**) zoned SU-1 for IP, located on the

northwest corner at the intersection of GOLF COURSE RD NW, between PASEO DEL NORTE NW and containing approximately 1 acre(s). [REF: 06EPC-0 0472, DRB-94-547] [Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE ACCESS DOCUMENT, ADA RAMPS WITHIN AN EASEMENT AND ADA RAMP DETAILS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

12. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] [Stephanie Shumsky, EPC Case Planner] [Deferred from 6/7/06 & 6/14/06] (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

13. Project # 1004233

06DRB-00793 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-00646 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING TO RECORD.**

14. Project # 1004940

06DRB-00794 Minor-Prelim&Final Plat Approval
06DRB-00795 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002632**
06DRB-00585 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 5/3/06 & 5/24/06 for SIA AND 15-Day Appeal period]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF THE UNSER EASEMENT AND APPROVAL BY THE CITY AND PLANNING TO RECORD THE PLAT.**

16. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. **Project # 1004932**
06DRB-00775 Minor-Sketch Plat or Plan
- KIMCON INC AND/OR WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE, between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004941**
06DRB-00797 Minor-Sketch Plat or Plan
- LARKIN GROUP NM INC agent(s) for JOHN W. DANIELS request(s) the above action(s) for all or a portion of Tract(s) A-1, **TRAMHILL TOWNHOMES**, zoned C-1, located on COPPER AVE NE, between MOUNTAINVIEW AVE NE and TRAMWAY BLVD NE containing approximately 1 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1004942**
06DRB-00798 Minor-Sketch Plat or Plan
- LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION**, zoned M-1, located on CANDELARIA RD NE, between VASSAR DR NE and GIRARD BLVD NE containing approximately 1 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1004943**
06DRB-00801 Minor-Sketch Plat or
Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) D, **VILLAGE CENTER NORTH**, zoned SU-1, R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON BLVD NW containing approximately 1 acre(s). (A-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1004944**
06DRB-00803 Minor-Sketch Plat or
Plan

REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). (K-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for June 7, 2006. **THE DRB MINUTES FOR JUNE 7, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:35 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004909

AGENDA ITEM NO: 16

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED *indef* X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 14, 2006

06DRB-00743 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 8-A, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses,, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE containing approximately 2 acre(s). [REF: 06DRB-00665] (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

2. **Project # 1004496**

06DRB-00667 Major-Preliminary Plat
Approval

06DRB-00668 Major-Vacation of Pub
Right-of-Way

06DRB-00669 Major-Vacation of Public
Easements

06DRB-00671 Minor-SiteDev Plan
Subd/EPC

06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

3. **Project # 1004880**

06DRB-00643 Major-Vacation of Pub
Right-of-Way

WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS: 9-FEET FROM FACE OF CURB ON BICE ROAD IS REQUIRED, A LETTER FROM NMDOT IS REQUIRED AT FINAL PLAT CONCURRING IN THE VACATION ACTION, THE WATER AND STORM DRAIN EASEMENTS ALONG COORS MUST BE RETAINED.**

4. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/14/06.**

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

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

5. **Project # 1004921**
06DRB-00752 Minor-Volcano Heights
Sector Development Plan Boundaries

SIGNE RICH agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for BOUNDARIES INCLUDING **VOLCANO CLIFFS, LA CUENTISTA, VISTA VIEJA AND THE TRAILS**, zoned R-1, RD and C-2, containing approximately 3,500 acre(s). (C-8, C-12, G-8, G-9 & E-10) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN BOUNDARIES, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

6. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] [Stephanie Shumsky, EPC Case Planner] *[Deferred from 6/7/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). **[David Stallworth, EPC Case Planner]** *[Deferred from 6/7/06]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

8. **Project # 1001218**
06DRB-00735 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 4, **LANDS OF LAFARGE**, zoned M-1, located on CARMONY RD NE, between EDITH BLVD NE and YALE BLVD NE containing approximately 6 acre(s). (G-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK ISSUE.**

9. **Project # 1004769**
06DRB-00734 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND KO request(s) the above action(s) for all or a portion of Lot(s) 25, 26-A, Block(s) 109, with the southerly 22 feet of Menaul Blvd, **SNOW HEIGHTS ADDITION**, zoned C-1, located on MENAUL BLVD NE, between MORRIS ST NE and TOWNER AVE NE containing approximately 1 acre(s). [REF: 06DRB00370] (H-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION OF RIGHT-OF-WAY ALONG MENAUL SHALL OCCUR ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1001304**
06DRB-00749 Minor-Prelim&Final Plat
Approval

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-A, 17-B, 17-C and 15-A, Block(s) 18, **PEREA ADDITION**, zoned R-1, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 06DRB-00574] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES AND TO RECORD THE PLAT.**

11. **Project # 1001685**
06DRB-00736 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH**, zoned SU-1 FOR IP, located on MCMAHON BLVD NW, between GOLF COURSE RD NW and BANDALIER NW containing approximately 8 acre(s). [REF: 04EPC01349, 04EPC01590, 04ZHE01924, 05DRB01349, 05DRB01350] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1004773**
06DRB-00750 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

14. **Project # 1004918**
06DRB-00744 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for REGENTS OF UNM AND COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 4 & 9, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,295 acre(s). (Q-16, R-15, R-16, R-17, S-14 & S-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF BULK PLAT BEFORE FINAL PLAT, A PUBLIC ROADWAY EASEMENT IN-LIEU OF PRIVATE ACCESS EASEMENT, THE NAMING OF STREET D AND TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

16. **Project # 1004920**
06DRB-00748 Minor-Prelim&Final Plat
Approval

JORDAN AND GALLEGOS INC agent(s) for VIRGINA KILIKUSKIE request(s) the above action(s) for all or a portion of Lot(s) 47 & 48, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3, located on CUTLER AVE NW, between GIRARD BLVD NW and MENAUL BLVD NW containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-SECTION AND RADIUS OF GIRARD AND PLANNING FOR AGIS DXF FILE, CORRECTION OF ZONING ON THE PLAT AND TO RECORD THE PLAT.**

17. **Project # 1004917**
06DRB-00742 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for DONALD & BARBARA DELGADO ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6, **ZICKERT ADDITION**, zoned RA-2 residential and agricultural zone, located on ZICKERT PLACE NW, between DURANES RD NW and ZICKERT RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT DENIED DUE TO LOT SIZE.**

18. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

19. **Project # 1004919**
06DRB-00747 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for MURPHY PROPERTIES LLC request(s) the above action(s) for Tract(s) 127-B, 128-B, 129-B-1, 129-B-2, 131, 131-A, **MRGCD MAP 32** and Lot(s) 15 of **EASTVALE ADDITION** and a portion of vacated GALLEGOS LATERAL, zoned M-1 light manufacturing zone, located on 2ND ST NW, between HILTON AVE NW and MONTANO RD NW containing approximately 6 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 31, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 31, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004909

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

6-14-06

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 7, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 31, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:45 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002455**
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003353**
06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003354**
06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002858**
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

5. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [Deferred from 5/31/06] (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/7/06.**

6. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] [Deferred from 5/10/06] (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE EXISTING DRAINAGE EASEMENTS MUST BE VACATED. THE EXISTING ACCESS EASEMENT MUST BE VACATED. APPROVAL OF THE PERIMETER WALLS IS REQUIRED. A VACATION ACTION FOR THE CUL-DE-SAC IS REQUIRED. PROVIDE A COPY OF THE EXECUTED UNSER EASEMENT. IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-06-74, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL PER A SIGNED "PREDEVELOPMENT FACILITIES FEE AGREEMENT". THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1000575**
06DRB-00722 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31, Tract(s) 8, TERRACE ADDITION, **PRESBYTERIAN HOSPITAL PARKING GARAGE**, zoned SU-2, SU-1, located on SILVER SE, between LEAD SE and CEDAR SE containing approximately 1 acre(s). [REF: 03-EPC-01661] [Carmen Marrone, EPC Case Planner] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AASHTO SIGHT LINES ON LANDSCAPING PLAN FOR VEHICLES ENTERING LEAD AVENUE AND PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
8. **Project # 1004474**
06DRB-00723 Minor-SiteDev Plan
BldPermit/EPC
- COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES NM INC request(s) the above action(s) for all or a portion of Tract(s) A & D, MENAUL SCHOOL PROPERTIES (to be known as **VILLAS AT MENAUL**) zoned SU-PRD, located on MENAUL BLVD NE, between BROADWAY NE and EDITH BLVD NE containing approximately 17 acre(s). [REF: 06DRB-0243, 05EPC-1568, 06DRB-214] [David Stallworth, EPC Case Planner] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/16/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A 2-FOOT OVERHANG AT PARKING STALLS, A GATED ENTRANCE TURNAROUND, SIGHT DISTANCE ONTO MENAUL ON LANDSCAPE SHEET OR PAVING SECTIONS.**

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

9. **Project # 1004075**
06DRB-00716 Minor-Amnd Prelim Plat
Approval
- BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on 1-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 917.928 acre(s). [REF: 05DRB-00525, 05DRB-01227, 05DRB-01228] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AN ACCESS EASEMENT TO SERVE THE TRACTS AS CALLED OUT IN NOTE 36 NEEDS TO BE REVIEWED AND RECORDED AND THE MAIN LOOP ROADS TO BE SHOWN AS PUBLIC ROADWAY EASEMENTS.**
10. **Project # 1004803**
06DRB-00720 Minor-Prelim&Final Plat
Approval
- GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION**, zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: AN APPLICATION FOR TEMPORARY DEFERRAL OF SIDEWALKS IS REQUIRED. AN APPLICATION FOR VACATION OF A 5-FOOT UTILITY EASEMENT IS REQUIRED. PLACE THE CORRECT ZONING ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

11. **Project # 1004844**
06DRB-00718 Minor-Prelim&Final Plat
Approval

MARK HOLMAN request(s) the above action(s) for the west half of the east half of Tract(s) 31, **ALVARADO GARDENS, NO. 1**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and MEADOW VIEW NW containing approximately 1 acre(s). [REF: 06DRB-00514] (G-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004910**
06DRB-00719 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMIAN CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) F, **JUAN ARMIJO & BACA & ARMIJO ADDITIONS**, zoned SU-2, RG, located on 3RD ST SW, between CROMWELL AVE SW and 4TH ST SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1004911**
06DRB-00724 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for HEART AND SOLE, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-A, Block(s) 2, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between LOS ARBOLES AVE NE and CLAREMOMNT AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004912**
06DRB-00727 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for VAN GILBERT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 1, **AIRPORT INDUSTRIAL PARK**, zoned M-1, located on BAYLOR ST NE, between RENARD PL NE and GIBSON ST NE containing approximately 1 acre(s). (M-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1004908**
06DRB-00715 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ROBERT & CYNTHIA KEERAN, LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, **KELLER LANE** and Lot(s) 5-P1, **ESTRADA COURT**, zoned RD (3DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE TABLE AND TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. ~~Project # 1004909~~
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

18. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06]* (K-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1000961**
06DRB-00158 Minor-Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] *[Indef deferred from 2/15/06] [Was Listed under Project #1003790 in error] [Indef Deferred for SIA on 3/22/06]* (B-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

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

21. **Project # 1002567**
06DRB-00726 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002984**
06DRB-00725 Minor-Sketch Plat or Plan

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 residential zone, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004617**
06DRB-00721 Minor-Sketch Plat or Plan

TONY & MYRA GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA SUBDIVISION**, zoned C-2 community commercial zone, located on BLUEWATER RD NW, between YUCCA DR NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06ZHE-00011] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004906**
06DRB-00699 Minor-Sketch Plat or Plan

TOM SLATES agent(s) for LINDA VIGIL LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 118C, 118D & 118E, **LANDS OF DANIEL H LOPEZ AND LINDA VIGIL LOPEZ**, zoned R-1, located on GUADALUPE TR NW, between DELAMAR NW and GRIEGOS RD NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for May 17 & May 24, 2006. **THE DRB MINUTES FOR MAY 17 AND MAY 24, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1004909 Item No. 17 Zone Atlas D-17

DATE ON AGENDA 5-31-06

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

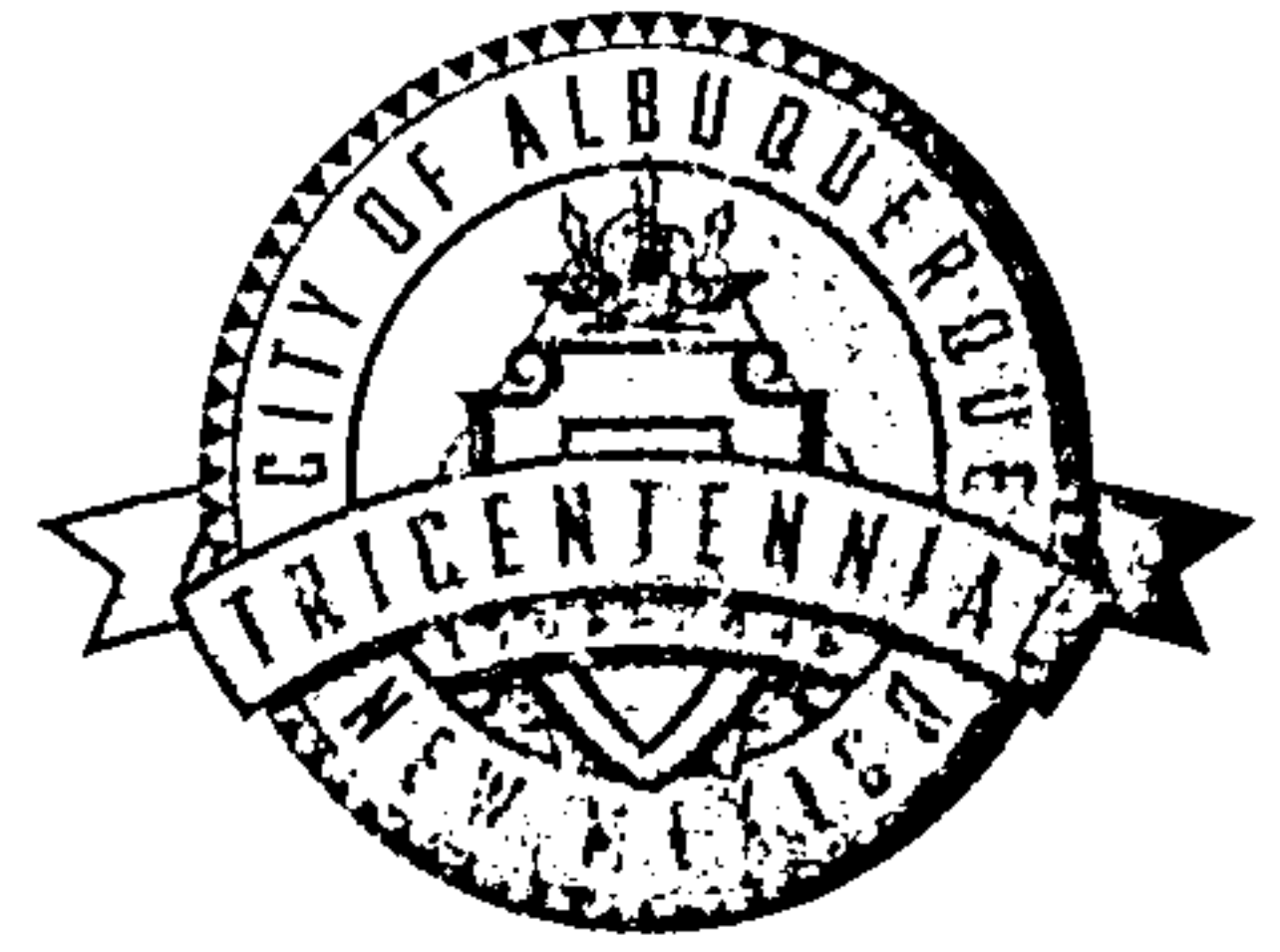
TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Applicant will need to speak with DMD regarding possible dedication along Jefferson for bikelanes.
2)	Unsure if the ingress/egress easement along Jefferson is appropriate.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004909

AGENDA ITEM NO: 17

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ⁶⁻⁷⁻⁰⁶ X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 31, 2006
DRB Comments**

ITEM # 17

PROJECT # 1004909 APPLICATION # 06-00717

RE: Tract 2A-2A-2B, Journal Center/p&f

Please provide a full size copy of your plat submittal.

Agis dxf is not approved as of 5/30/06.

Planning will take delegation for the AGIS dxf approval.

record the plat . . .

Andrew Garcia

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





PRECISION SURVEYS, INC.

June 19, 2006

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: Project #10044909 Application # 06DRB00717
REQUEST FOR MINOR SUBDIVISION, TRACT 2A-2A-2B, JOURNAL
CENTER, LOCATED ON JEFFERSON ST. NE BETWEEN HEADLINE AND
JOURNAL CENTER NE, ZONE ATLAS D- 17**

Dear Ms Matson,

On behalf of our client, Journal Center Corporation, we request that the project be put back on the June 28, 2006 DRB agenda.

The project was indefinitely deferred to address the issue Transportation had regarding a proposed private access easement for a right in/right out driveway onto Jefferson Street NE. My client has elected to remove this access point.



Enclosed is the plat without the private access easement.

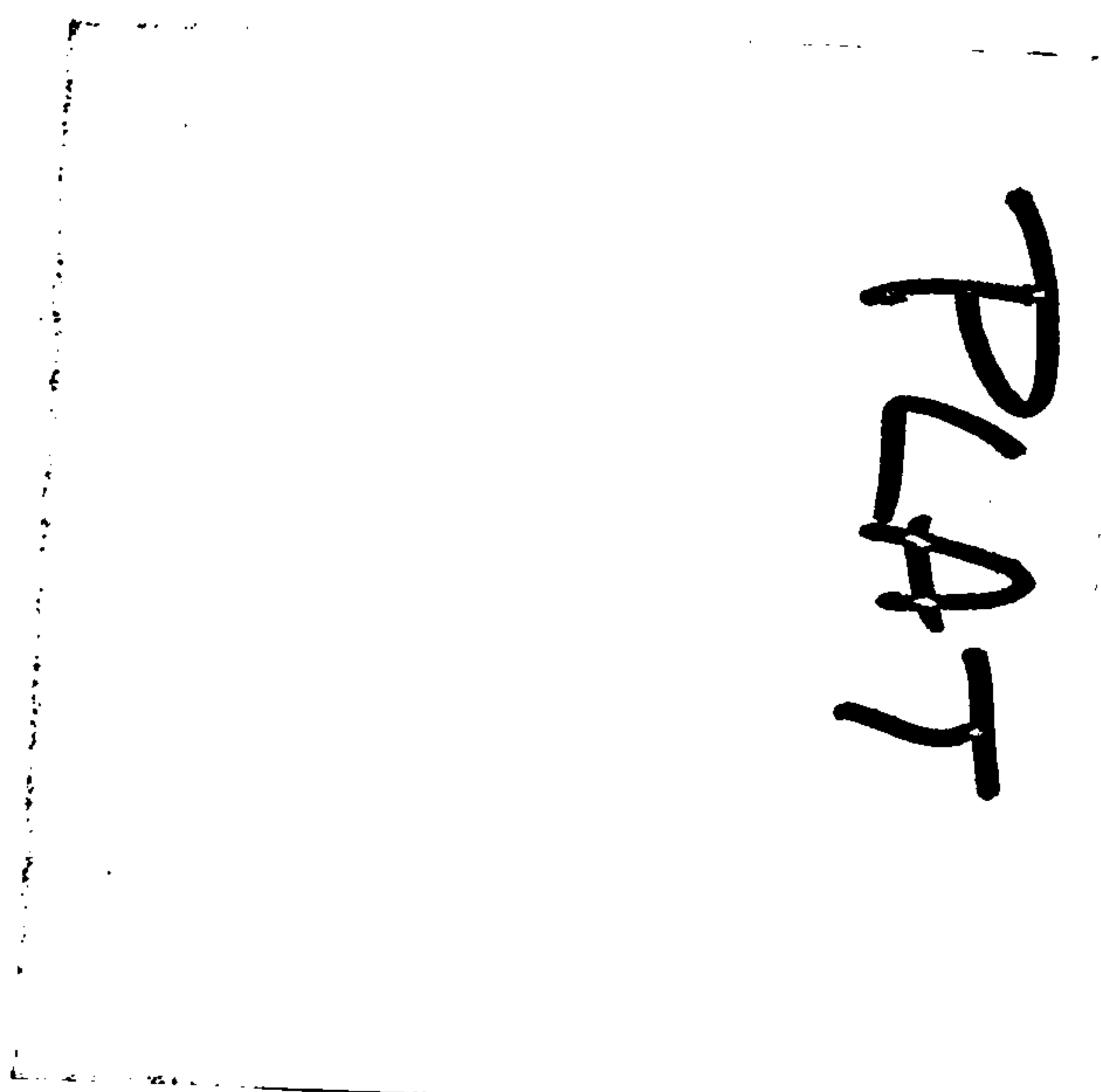


If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



Sincerely,

Lisa Parish
Precision Surveys



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

PAID RECEIPT

PUBLICATE
City of Albuquerque
TREASURY DIVISION

6/20/2006 10:36AM LOC: ANNX
RECEIPT# 00064560 WSH 007 TRANSH C009
Account 441006 Fund 0110 TRSKAL
Activity 4983000 \$50.00
Trans Amt
J74 Misc

CK \$50.00
CHANGE \$0.00
Thank You

APPLICANT NAME _____
AGENT PRECISION SOUTHWEST INC
ADDRESS _____
PROJECT & APP # 1004909 / 06DRB0017
PROJECT NAME JOURNAL CENTER

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE

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

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113
(505) 856-5700

30898

PAY TO THE ORDER OF City of Albuquerque DATE 9-20-06 95-145-1070

Fifty dollars \$ 50.00 DOLLARS

FIRST STATE BANK
www.fsbnm.com

FOR DRB 1004909 JW 05-2396

[Signature]

⑈030898⑈ ⑆107001452⑆ 002298120⑈

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

PAID RECEIPT

APPLICANT NAME JOURNAL CENTER CORP
 AGENT PRECISION SURVEYS
 ADDRESS _____
 PROJECT & APP # 10049.09 / 06 DRB 007.17
 PROJECT NAME _____

*****DUPLICATE***
City of Albuquerque
Treasury Division**

6/8/2006 4:25PM LOC: ANNX
 RECEIPT# 00063980 WS# 007 TRANSH# 0022
 ACCOUNT 441006 Fund 0110
 Activity 4983000 TRSKAL
 TRANS AMT \$50.00
 J24 MISC \$50.00

CK \$50.00
 CHANGE \$0.00

- \$ _____ 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions DEFERRAL
- \$ _____ 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
- \$ 50.00 TOTAL AMOUNT DUE

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

PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST. NE
 ALBUQUERQUE, NM 87113
 (505) 856-5700

30897

DATE 6-8-06

95-145-1070

PAY TO THE ORDER OF City of Albuquerque
Fifty dollars 00/100

\$ 50.00

DOLLARS Security Features Included. Details on Back.

1ST FIRST STATE BANK
 www.fsbnm.com

FOR NO 05-2396 DRB 1004909 Deferral Fee

⑈030897⑈ ⑆107001452⑆ 002298120⑈



PRECISION SURVEYS, INC.

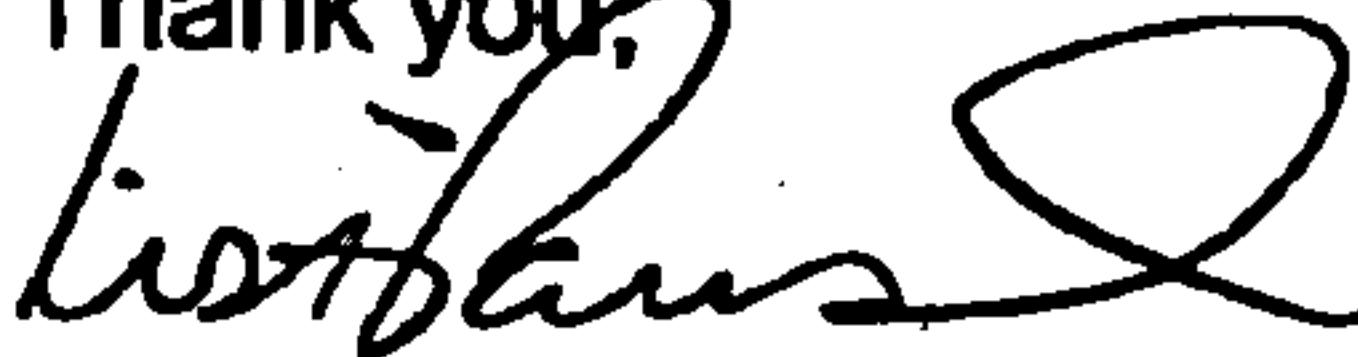
City of Albuquerque
Planning Department
Attn: Clair Senova

June 6, 2006

RE: Project # 1004909

Dear Clair,

Precision Surveys Inc. would like to defer case # 1004909 Tracts 2A-2A-2B-1 and 2A-2A-2B-2, Journal Center until June 14TH. 2006. We are waiting on the requested information from our client.

Thank you,

Lisa Parish
Precision Surveys, Inc.
856-5700/Fax 856-7900



8414 - D JEFFERSON ST NE PHONE 505 856 5700
ALBUQUERQUE NEW MEXICO 87113 FAX 505 856 7900
email: presur@presur.com www.presur.com

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form
ZONING & PLANNING **Z**

- 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)

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

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

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

APPLICANT INFORMATION:

NAME: Journal Center Corporation PHONE: 823-7000
 ADDRESS: 7777 Jefferson NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Precision Surveys PHONE: 858-5700
 ADDRESS: 4900 Alameda NE Suite A FAX: 856-7980
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: precsvr@precsvr.com

DESCRIPTION OF REQUEST: To replat existing one tract into two new tracts and to grant easements

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. Tract 2A-2A-2B Block: _____ Unit: _____
 Subdiv. / Addn. Journal Center
 Current Zoning: EP Proposed zoning: IP
 Zone Atlas page(s): D 17 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 8.9868 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. 101706345941910201 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson NE
 Between: Headline NE and Journal Center NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

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

SIGNATURE Lisa Parish DATE 5-22-06
 (Print) Lisa Parish _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - - 00717</u>	<u>PSF</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CWF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>May 31, 2006</u>	_____	_____	<u>\$ 305.00</u>

Andrew Garcia 3-23-06
 Planner signature / date

Project # 1004909

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

31
31
31

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- 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
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Lisa Parish
Applicant name (print)
Lisa Parish
Applicant signature / date
5-22-06



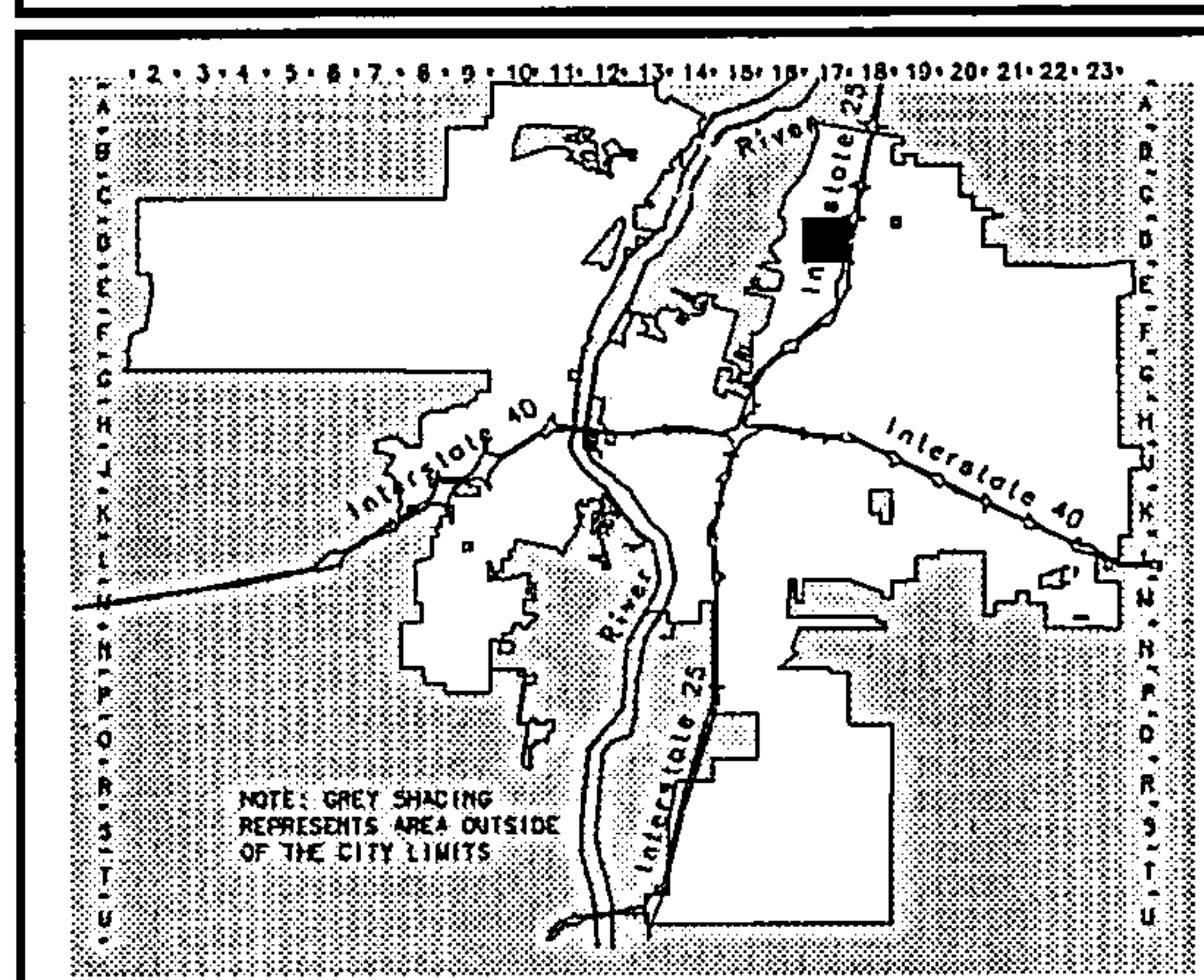
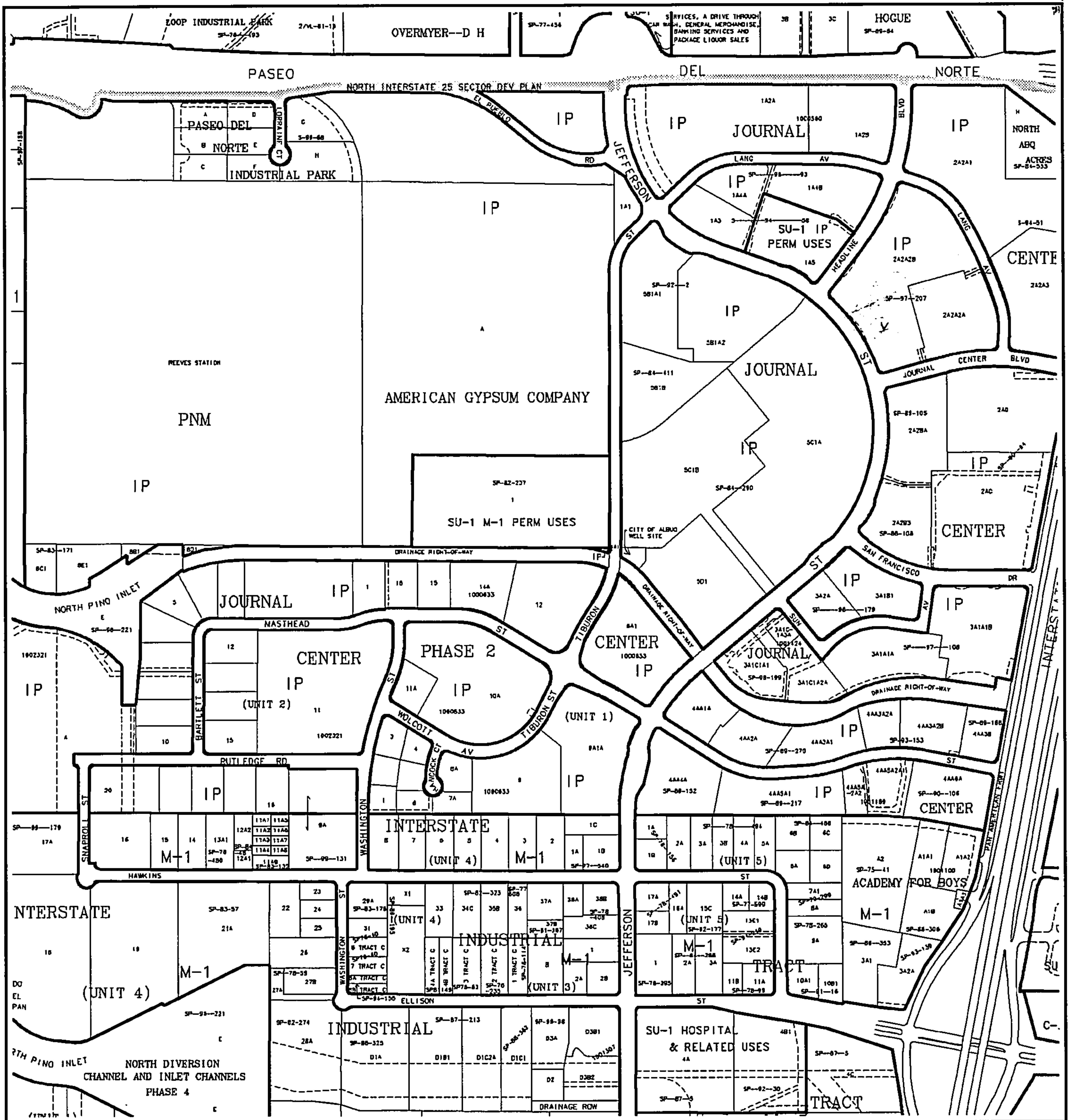
Form revised 3/03, 8/03 and 11/03

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06 DRB - -00717

Andrew Garcia
Planner signature / date
3-23-06

Project # 1004909



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
D-17-Z
Map Amended through July 31, 2003



PRECISION SURVEYS, INC.

May 22, 2006

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR MINOR SUBDIVISION, TRACT 2A-2A-2B, JOURNAL CENTER, LOCATED ON JEFFERSON ST. NE BETWEEN HEADLINE AND JOURNAL CENTER NE, ZONE ATLAS D- 17

Dear Ms Matson,

On behalf of our client, Journal Center Corporation, we are submitting an application for Minor Subdivision action to re-plat the existing one (1) Tract into two (2) new Tracts, and to grant easements.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



Sincerely,

Lisa Parish
Precision Surveys

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

PAID RECEIPT

APPLICANT NAME Journal Center Corp.
AGENT Precision Surveys
ADDRESS 4900 Alameda N.E. Suite A.
PROJECT & APP # 1004909 / 06 DRB 00717
PROJECT NAME Journal Centers Corp.

- \$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 285.⁰⁰ 441006/4983000 DRB Actions
- \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 441018/4971000 Public Notification
- \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
- \$ 305.⁰⁰ TOTAL AMOUNT DUE

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

5/23/2006
RECEIPT# 0058200
ACCOUNT 41006
Activity 983000
Trans AMT
J24 MISC
CK
CHANGE

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113
(505) 856-5700

30888

DATE 05-22-06 95-145-1070
TREASURY DIVISION

PAY TO THE ORDER OF City of Albuquerque \$ 305.⁰⁰
Three Hundred Five dollars / 00

Activity 3424000
Trans AMT \$305.00

1ST STATE BANK
www.fsbnm.com

FOR Submittal 05-296p3

030888 1070014521 002298120