



completed
5/23/07
P

DRB CASE ACTION LOG (SITE PLAN FOR BUILDING PERMIT)

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.: <u>07DRB-00557 (SBP)</u>	Project # <u>1004997</u>
Project Name: <u>TOWER WEST SUBDIVISION</u>	
Agent: <u>Mullen Heller Architects</u>	Phone No.: <u>268-4144</u>

Project Number

1004997

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: • City standard drawing no.'s work with Public ROW.
- wider cross access
-
-
-
-
- UTILITIES: _____
-
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): Catalina's initials
- 3 Copies of S.P.
-
-

- 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.



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REVISED 9/28/05

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DRB Application No.: 07DRB-00557 (SBP)
Project Name: TOWER WEST SUBDIVISION
Agent: Mullen Heller Architects

Project # 1004997
Phone No.: 268-4144

Project Number

1004997

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• wider cross access

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Catalina's initials
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**DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

May 9, 2007

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: Adjourned: 11:40 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 # 1002591**
07DRB-00464 Major-One Year SIA
- TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX**, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22) **A ONE YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002642**
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00556 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS AT 98TH ST AND TOWER RD, CROSS ACCESS EASEMENTS AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1004361**
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES**, zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1005354**
07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B 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.

5. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan
BldPermit
- STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**
6. **Project # 1004997**
07DRB-00557 Minor-SiteDev Plan
BldPermit/EPC
- MULLEN HELLER ARCHITECTURE agent(s) for 98TH TOWER JACK LLC request(s) the above action(s) for all or any portion of Lot(s) B-1-A, **TOWER WEST SUBDIVISION**, zoned SU-1 for C-1 and R-2 uses, located on TOWER RD SW between 98TH ST SW and 97TH ST SW containing approximately 2 acre(s). [REF: 06EPC00952, 06EPC00953, 07EPC00105] [Catalina Lehner, EPC Case Planner] (L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE CITY STANDARD WORK DRAWING NUMBERS, A WIDER CROSS- ACCESS- SIMILAR- TO- THE- PLAT- AND- PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

7. **Project # 1004772**
07DRB-00560 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). *[Deferred from 05/09/07]* (C-18)
DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.

8. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)
DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.

07DRB-00364 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)
DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.

9. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [**Stephanie Shumsky, EPC Planner**] [*Def. 11/22/06, 1/24/07 & 2/7/07*] (K-15 & K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, ADDITIONAL SANITARY SEWER EASEMENTS ALONG THE ALLEY (5-FEET) AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES.**

07DRB-00555 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: 06DRB01632] (K-15 & K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER AND SEWER EASEMENT AND TO PLANNING FOR APS LANGUAGE, AGIS DXF FILE AND TO RECORD.**

10. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [**Carol Toffaleti, EPC Case Planner**] [*Defered from 05/02/07 & 5/09/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

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

11. **Project # 1005349**
07DRB-00511 Minor-Prelim&Final Plat
Approval
- ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OPENING NEW ACCOUNTS, TAPPING PERMITS AND SIDEWALK CONSTRUCTION AND TO PLANNING FOR AGIS DXF FILE, CROSS ACCESS EASEMENT AND TO RECORD.**
12. **Project # 1004617**
07DRB-00542 Minor-Prelim&Final Plat
Approval
- JACKS HIGH COUNTRY agent(s) for TONY & MYRA GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 100, Block(s) A, **LA VICTORIA**, zoned C-2 located on BLUEWATER NW between YUCCA NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06DRB00721] [*Final plat indef deferred form 5/09/07*] (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/17/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROOF THAT THE CONDITIONAL USE WAS REINSTATED FOR THE PROPERTY. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
13. **Project # 1003128**
07DRB-00514 Minor-Prelim&Final Plat
Approval
- JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 for C-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*](C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR AGIS DXF FILE, ZONING DESIGNATION ON THE PLAT AND TO RECORD.

14. **Project # 1000365**
07DRB-00073 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] [Deferred from 1/31/07 & 5/09/07] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

15. **Project # 1004228**
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [Defer from 05/02/07] (F-15) **THE 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 # 1005536**
07DRB-00553 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or any portion of Lot(s) 57-58-59, ROSSITER ADDITION (to be known as **BACA TOWNHOMES SUBDIVISION**) zoned R-2 located on 12TH ST NW between GRIEGOS RD NW and CANDELARIA BLVD NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005537**
07DRB-00554 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for the NE ¼, NW ¼, SEC 8, 11N 2E, (to be known as **VENTANA OESTE**) zoned A-1 located on DEL OESTE RD NW between CORN MOUNTAIN PLACE NW and COYOTE CANYON PLACE NW containing approximately 40 acre(s).(B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005538**
07DRB-00558 Minor-Sketch Plat or Plan

URS agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A-1 thru 4-A-4, **MESA DEL SOL**, zoned SU-2 Planned Community, located on UNIVERSITY BLVD SE between SOLAR MESA SE and MESA DEL SOL BLVD SE containing approximately 33 acre(s). [REF: 06DRB01612] (R-15/S-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005539**
07DRB-00561 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 - SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). (C-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

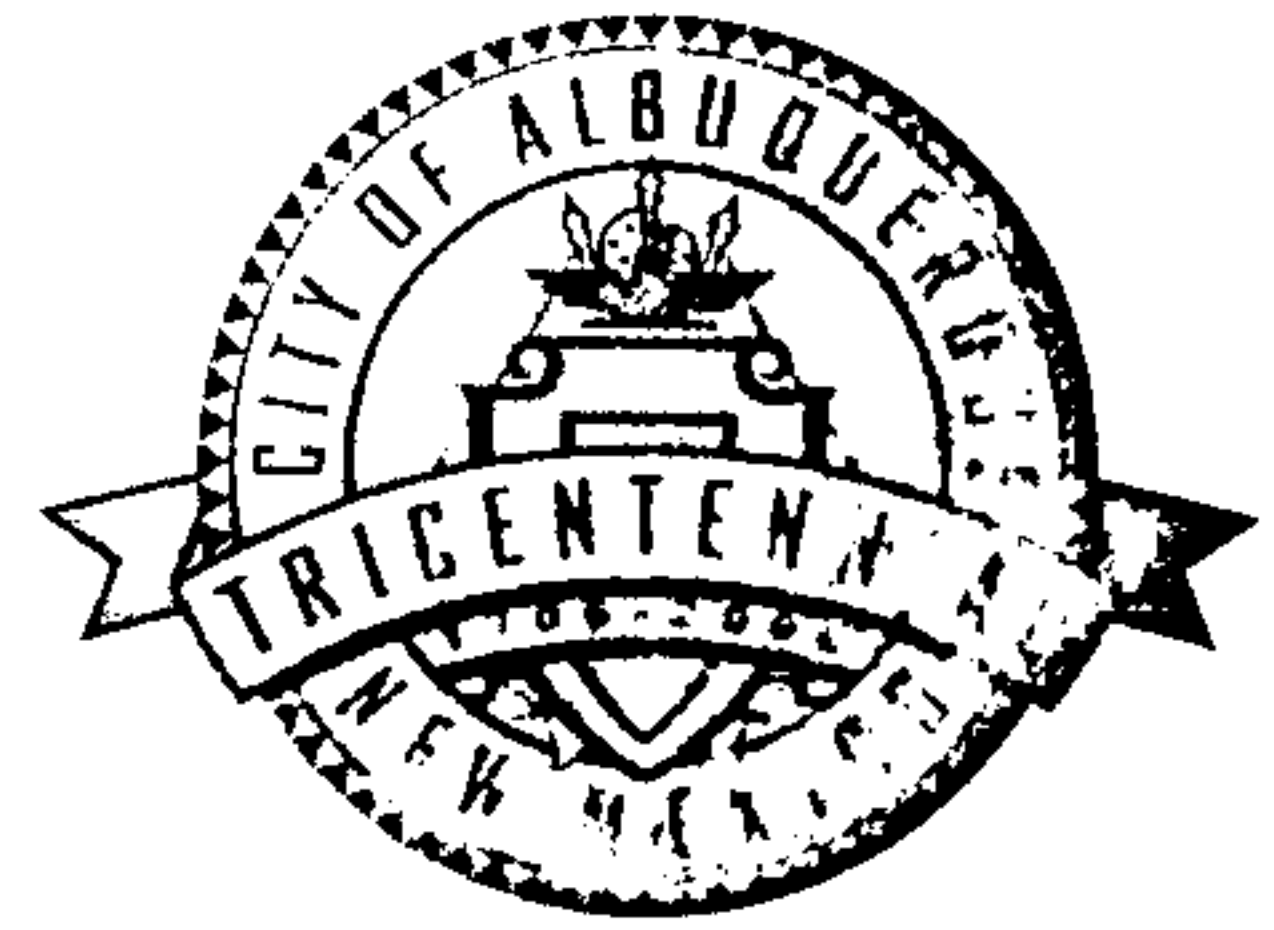
20. **Project # 1005540**
07DRB-00562 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3**, zoned SU-2 – SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 1000922] (C-11/D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for May 2, 2007. **THE DRB MINUTES FOR MAY 2, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004997

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

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: MAY 9, 2007

(L-09/D040 Related to DRB# 10026427)

#6

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: May 7, 2007
TO: Sheran Matson, DRB Chair
FROM: Catalina Lehner, Senior Planner *CL*
RE: Project #1004997, Tower/98th Building

On March 15, 2007, the EPC approved a Site Development Plan for Building Permit (with conditions) for Tract B-1-A, Tower West Subdivision. Staff met with the applicant, Doug Heller of Mullen-Heller Architecture, on April 30, 2007 to check for compliance with the Conditions of Approval.

Some clarification is necessary regarding compliance with the EPC conditions as elaborated in the Official Notification of Decision. Note that Condition 5B is not applicable because the EPC did not approve the proposed vehicular access point from Tower Rd.

Condition 7A-Signage: A note shall be added to the elevations sheet indicating that building mounted signage shall be limited to approximately 7% of the façade for the northern elevation and approximately 6% of the façades for the eastern and western elevations.

Also, I think it is appropriate to remove the word "proposed" from the keyed notes on Sheet A001. The EPC has approved this Plan and the notes are no longer proposed.

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: 98th / tower Jack LLC PHONE: 505 338 2284
 ADDRESS: 21731 Ventura Blvd Suite 180 FAX: _____
 CITY: Woodland Hills STATE CA ZIP 91364 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

AGENT (if any): Mullen Heller Architecture PHONE: 260 4144
 ADDRESS: 924 Park Ave SW Suite B FAX: 260 4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com

DESCRIPTION OF REQUEST: site development approval for a commercial use on a commercially zoned property

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. B-1-A Block: _____ Unit: _____
 Subdiv. / Addn. tower west subdivision
 Current Zoning: SU-1 for C1 & R2 uses Proposed zoning: same
 Zone Atlas page(s): L-9 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 1.67 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905615718030805 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: tower road SW
 Between: 98th street and 97th street

CASE HISTORY: Catalina Schner EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1004997 06EPC 00952, 06EPC 00953, 07EPC 00105

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

SIGNATURE D. Heller DATE 5/1/07
 (Print) Douglas Heller Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00557</u>	<u>SBP</u>	<u>7(3)</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5/09/07</u>	_____	_____	<u>\$20.00</u>

Sandy Handley 05/01/07

Project # 1004997

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 ___ Solid Waste Management Department signature on Site Plan
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 Solid Waste Management Department signature on Site Plan for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 Infrastructure List, if relevant to the site plan
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

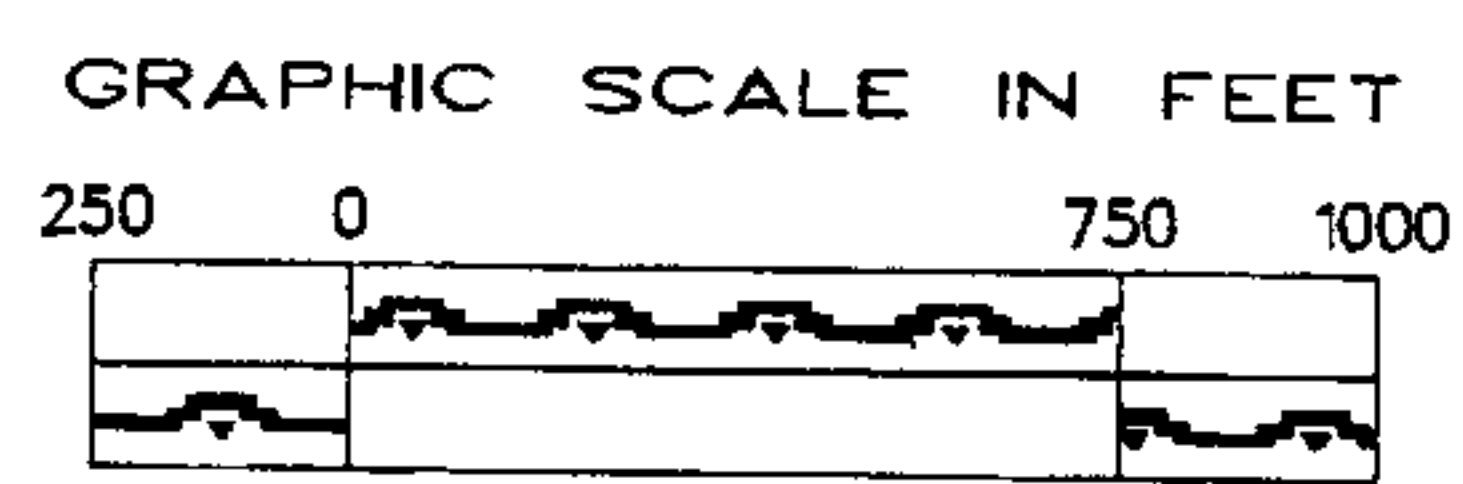
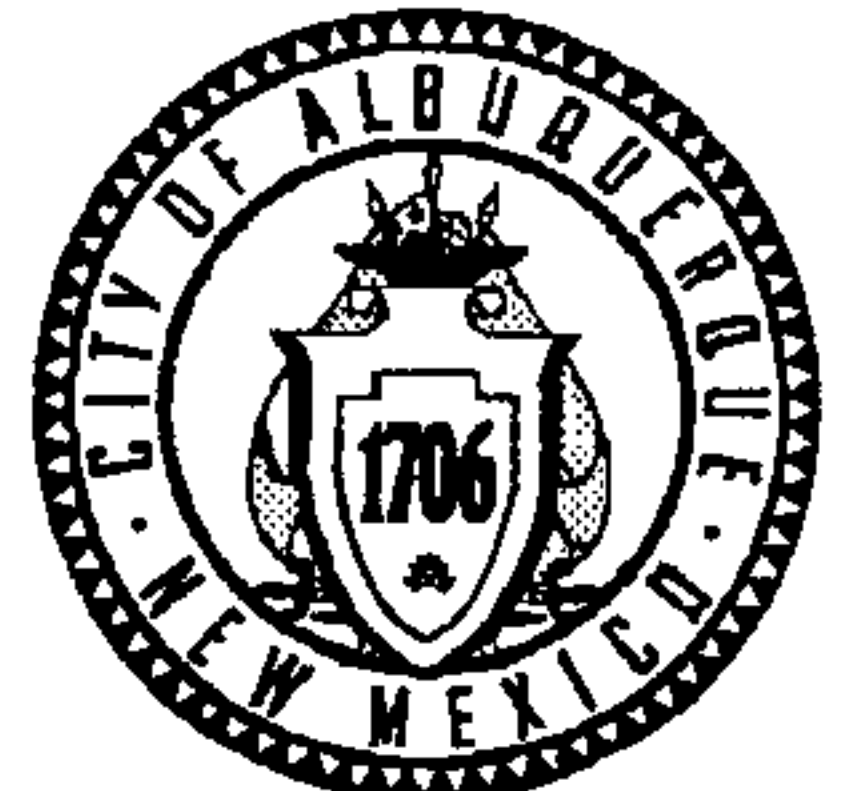
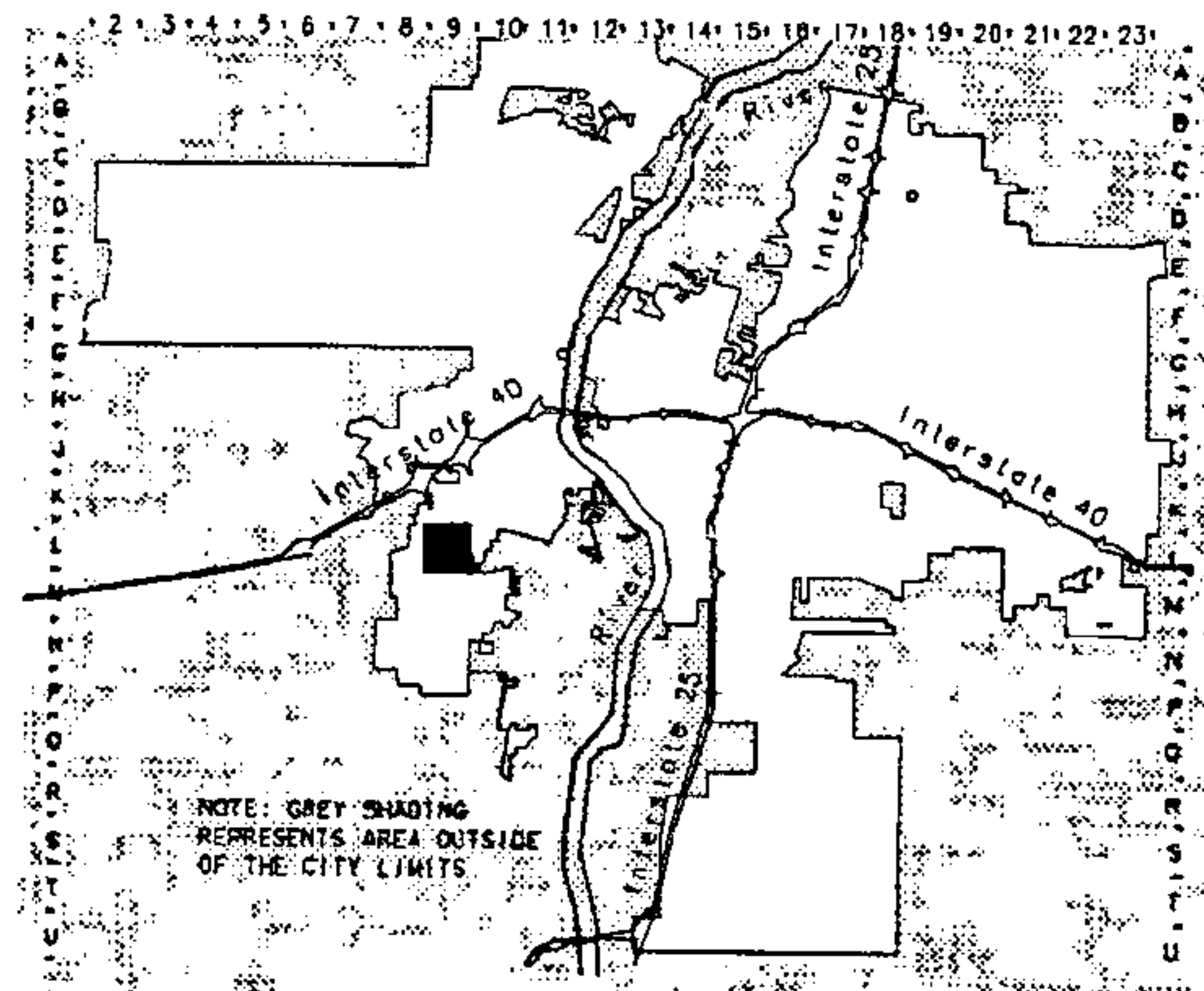
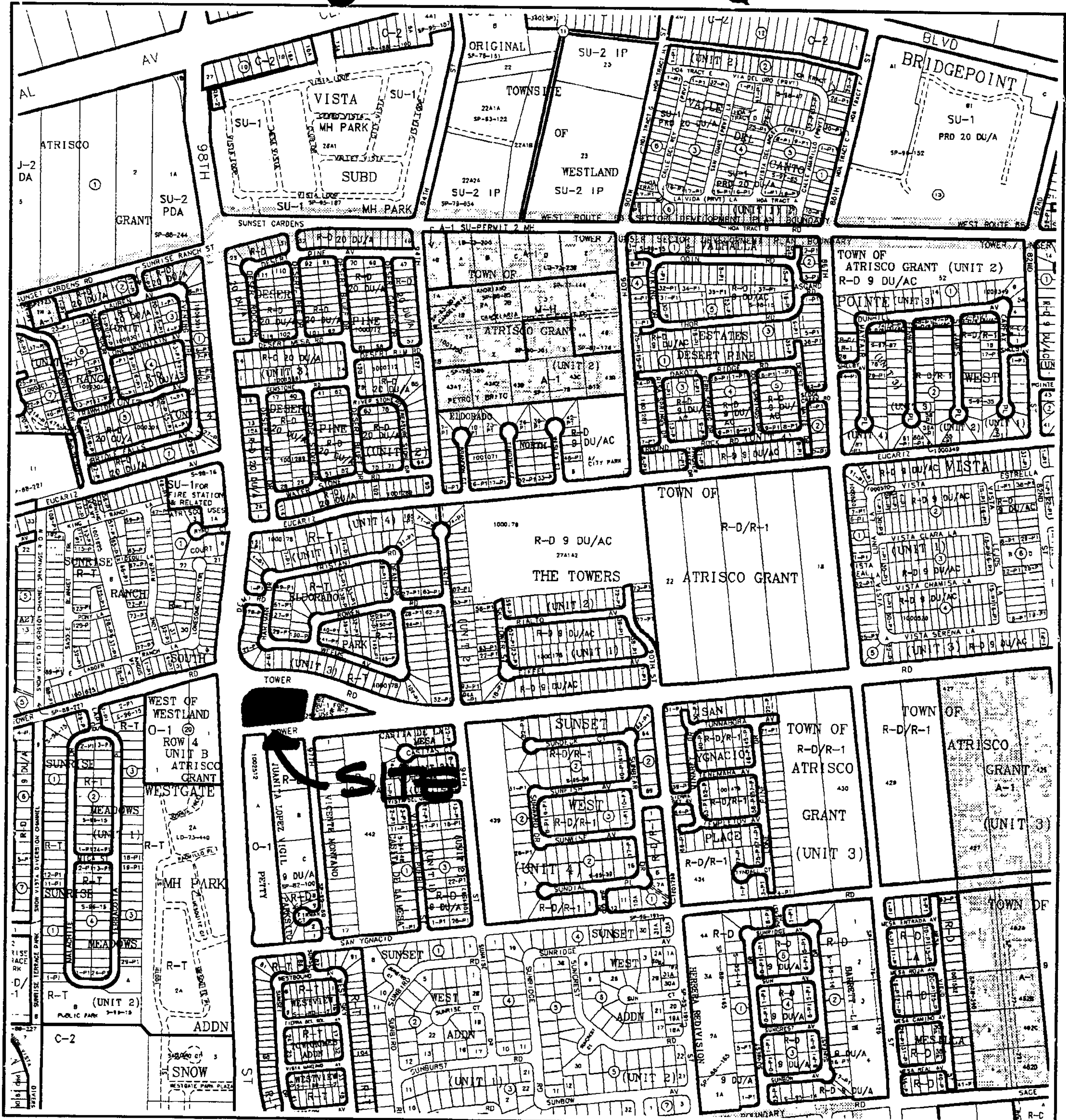
Doug Heller Applicant name (print)
D. Heller Applicant signature / date
1 May 07



Form revised APRIL 2007

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
07DRB - - 00557
 - - -
 - - -

Sandy Handley 05/01/07
 Planner signature / date
Project # 1004997



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

L-9-Z

Map Amended through September 19, 2003

May 1, 2007

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: DRB Submittal for the property being Lot B-1-A, Tower West Subdivision
Letter of Request**

Dear Ms. Matson:

With this letter we are submitting the project at Lot B-1-A of the Tower West Subdivision for DRB review and approval. This project was heard and approved by the Environmental Commission on March 15, 2007. The DRB submittal has incorporated the EPC Conditions of Approval as noted below:

Condition 1: This submittal reflects all the EPC's Conditions of Approval for review and approval by the DRB.

Condition 2: We met with the EPC staff planner for this project to review the DRB submittal and ensure that all the conditions had been met.

Condition 3: The replat of this property has been turned in for review simultaneously with this submittal.

Condition 4: The parking spaces against the building and in the center island are 20' deep. The parking spaces against the perimeter of the property are 18' deep. The landscaping where the car overhang occurs has been pulled back from the curb to protect it.

Condition 5: A 6' wide minimum pedestrian path has been added to the site from Tower Road to the building. The curb cut from Tower Road was not approved at EPC, and therefore the second part of this condition does not apply, and the site has been modified appropriately.

Condition 6: The following landscape revisions have been made:

- a. Additional landscaping has been added in the triangular area along 98th Street where the parking ends, in center median in the parking lot, and along 98th Street where the landscaping was "thin."
- b. The trees in the parking lot have been replaced with Chinese Pastiche and Red Oak.
- c. The Pinon Pine trees have been noted to be a minimum of 10' tall when planted.
- d. Honeysuckle has been added to the east and south sides of the building along with a trellis, which is indicated on the exterior elevations.

Condition 7: A General Note has been added to the Exterior Elevations noting the signage limitations.



Condition 8: A 4' bench is shown near the pedestrian path at the northwest corner of the building.

Condition 9: The Solid Waste Management Division has approved the refuse location.

Condition 10: The following conditions have been addressed as well:

- a. As currently approved there are no offsite improvements, except for a new curb cut along 97th Street which will be constructed per City Standard Details.
- b. A Traffic Impact Study will be required when Tract B-1-A-1 develops, unless the trip generation/TIS determination states otherwise.
- c. The driveway off of Tower Road has been eliminated.
- d. The replat includes cross access easement language.
- e. As stated above, the replat has been turned in concurrently with this submittal.
- f. The site plan will comply and be designed per DPM Standards.

Thank you and feel free to contact me if you need any further clarification.

Sincerely,

Mullen Heller Architecture PC



Douglas Heller, AIA

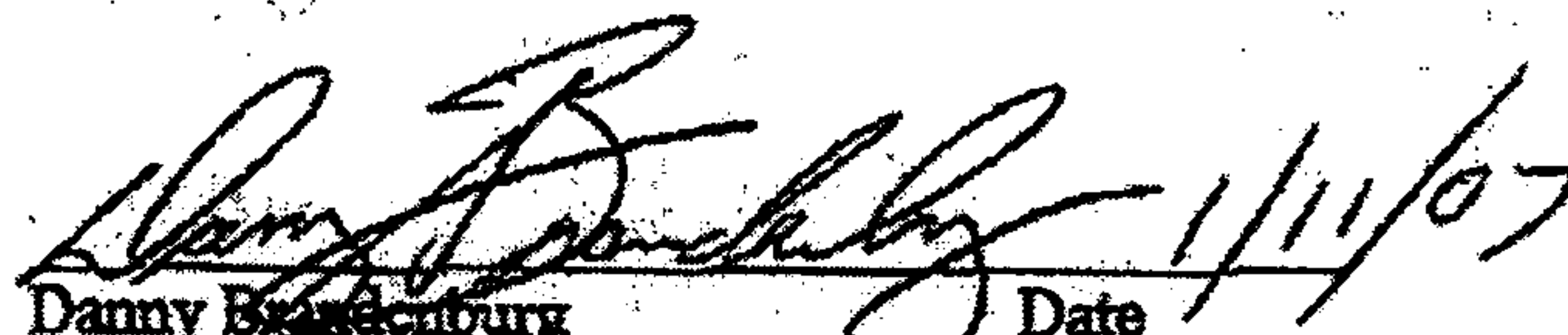
January 10, 2007

Avalon Investments Inc.
Attn: Scott Whittington

RE: Land Owner Authorization

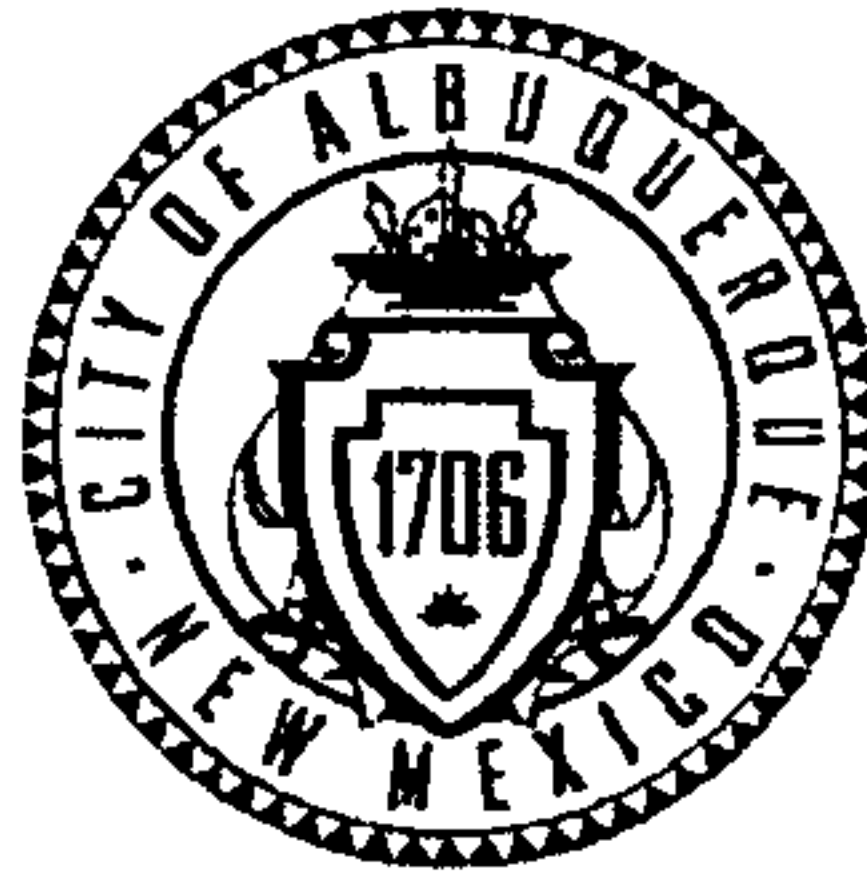
To Whom It May Concern:

The purpose of this letter is to authorize both Avalon Investments and Mullen Heller to act as agents for all submittals and approval processes on Tract B-1-A-1 of the Tower West Subv.



Danny Brandenburg Date 1/11/07
Member 98th/Tower Jack, LLC

21731 Ventura Blvd Suite 180
Woodland Hills, CA 91364



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

Date: March 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004997***
07EPC-00105 EPC Site Development Plan-
Building Permit

98th/Tower Jack LLC
21731 Ventura Blvd. Suite 180
Woodland Hills, CA 91364

LEGAL DESCRIPTION: for all or a portion of Tract B-1-A, **Tower West Subdivision**, zoned SU-1 for C-1 & R-2 Uses, located on TOWER ROAD SW, between 98TH ST. SW and 97TH ST. SW, containing approximately 2 acres. (L-9)
Catalina Lehner, Staff Planner

On March 15, 2007 the Environmental Planning Commission voted to approve Project 1004997/ 07EPC 00105, a Site Development Plan for Building Permit for Tract B-1-A, Tower West Subdivision, zoned SU-1 for C-1 and R-2 uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Tract B-1-A, Tower West Subdivision, an approximately 2 acre site located at the southeast corner of Tower Road and 98th Street.
2. The applicant proposes to construct a 7,000 square foot, single-story commercial building on the western portion of the subject site. The eastern portion of the subject will return to the EPC when developed in the future.
3. The subject site lies within the boundaries of the Developing Urban Area of the Comprehensive Plan, the West Side Strategic Plan (WSSP), the Southwest Area Plan (SWAP) and the Tower/Unser Sector Development Plan. Since the SWAP applies to unincorporated areas where Plan boundaries overlap, it was not used in this review.
4. The request *further*s the intent of applicable Comprehensive Plan policies. The development will increase land use variety in the area (Policy II.B.5a) and will use existing urban services (Policy II.B.5e). The intensity, location and design are generally appropriate for the Plan area (Policy II.B.5d). The effect of the use on surrounding residential areas will be minimized by siting (Policy II.B.5i).

OFFICIAL NOTICE OF DECISION
PROJECT #1004997
MARCH 15, 2007
PAGE 2 OF 4

5. The request *partially furthers* Comprehensive Plan policies with respect to land adjacent to arterial streets (Policy II.B.5k), location of new commercial development (Policy II.B.5j) and design quality/innovation (Policy II.B.5l). The vehicle access point may affect the nearby residential area. The design is appropriate, but not particularly innovative. The subject site not located in a shopping center, but is already zoned for commercial uses.
6. With respect to the West Side Strategic Plan (WSSP), the request *furthers* Policy 3.41 because the proposed commercial use will create some jobs in the Bridge/Westgate community. The intent of the WSSP commercial design standards is *partially furthered*. The building will integrate with the surrounding area, but parking dominates its frontage on Tower Rd.
7. The request does not further WSSP Policy 1.1-Community and Neighborhood Centers, because the subject site is not located in a designated activity center. However, the subject site has commercial zoning that was established prior to the WSSP.
8. Zoning Code §14-16-3-10, Landscaping Regulations, requires that all landscape areas 36 square feet or larger be covered with living, vegetative materials over at least 75% of the required landscape area. The proposed landscaping plan does not meet this requirement in places.
9. A Traffic Impact Study (TIS) was not required, but will be required when the eastern portion of the subject site is developed in the future.
10. There is no known neighborhood or other opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The subject site shall be replatted at the Development Review Board (DRB).
4. Parking: Standard parking spaces shall be at least 20 feet long to comply with Zoning Code §14-16-1-5, Definitions. One-fourth of the standard spaces may be 15 feet long.

5. Pedestrian/Bicycle Circulation:
 - A. A 6 ft. wide pedestrian connection shall be provided from Tower Rd. to the building.
 - B. A cross-walk of textured concrete shall be provided across the vehicle entrance on Tower Rd.
6. Landscaping:
 - A. Additional landscape shall be installed in the following areas: southeast of the triangular-shaped median, near the bump-out on the western side of the parking lot, and in two sparse areas along 98th St.
 - B. A canopy forming tree such as Texas Red Oak shall replace Bradford pear in the parking lot.
 - C. The pine trees shall be a minimum 10 feet tall at planting time as required by Zoning Code §14-16-3-10.
 - D. Climbing vines, such as Honeysuckle on a trellis, shall be included on the east and south sides of the building.
7. Signage: Building-mounted signage shall be limited to approximately 7% of the façade for the northern elevation and approximately 6% of the façades for the eastern and western elevations.
8. A bench shall be installed near the building's northwestern corner.
9. The applicant shall consult the Solid Waste Management Division (SWMD) regarding location of the dumpster.
10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

 - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - B. A Traffic Impact Study (TIS) will be required when Tract B-1-A-1 develops, unless the trip generation/TIS determination states otherwise.
 - C. Site drive from Tower Road will not be allowed due to the free right turning condition from 98th Street to Tower Road. Access should be from 97th Street only.
 - D. Provide cross access agreement.
 - E. Platting must be a concurrent DRB action.
 - F. Site plan shall comply and be designed per DPM Standards.
11. The previous approvals of 06EPC 00952 and 06EPC 00953 are void with approval of this request.

OFFICIAL NOTICE OF DECISION
PROJECT #1004997
MARCH 15, 2007
PAGE 4 OF 4

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 30, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,

CMauro

for Richard Dineen
Planning Director

RD/CL/ac

cc: Mullen Heller Architecture PC, 1015 Tijeras Ave. NW, Albuquerque, NM 87102
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
Melissa Lama, Route 66 West NA, 600 Thoroughbred Dr. SW, Albuquerque, NM 87121

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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: 31 provided: 30
Handicapped spaces required: 0 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2
provided: 3
 - 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: 9/28/2006

- 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 be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 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)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

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: 9/28/2006

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
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- 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.

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

PAID RECEIPT

APPLICANT NAME 98th / TOWER JACK LLC
AGENT MULLEN HELLER ARCHITECTURE
ADDRESS 924 PARK AVE SW STE B
PROJECT & APP # 1004997 / 07DRB00557
PROJECT NAME PROPOSED RETAIL BUILDING

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

5/1/2007 11:15AM LOC: ANHX
RECEIPT# 00075922 USN 006 TRANS# 0018
Account: 441032 Fund 0110
Activity 3424000 TRCNS
Trans Amt \$20.00
J24 H.S. \$20.00
DA \$20.00
CHANGE \$0.00