

- 13. Project # 1005126**
11DRB-70051 SKETCH PLATREVIEW
AND COMMENT

KEVIN GROVET agent(s) for CENTRAL SDA CHURCH request(s) the above action(s) for all or a portion of Tract(s) 313, **ATRISCO GRANT**, zoned SU-1, located on ESTANCIA DR NW BETWEEN JUNIPER RD AND MIAMI RD containing approximately 5 acre(s). (H-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 14. Other Matters: None.**

ADJOURNED: 10:30

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

March 9, 2011

DRB Comments

ITEM # 13

PROJECT # 1005126

APPLICATION # 11-70051

RE: Tract 313, Town of Atrisco Grant, Unit 8

Refer to comments from the DRB regarding proposed vacation of right of way; the City normally requires a minimum of 10 feet of right of way behind the curb of a street, and easements may need to be retained if there are utilities located in this area.

The site development plan for this project which was approved by the Planning Commission November 17, 2006 indicates this right of way area is to be used for landscaping and temporary drainage; any change would require approval of a new site plan.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE 3-9-11 (SK)
(YS)



COMPLETED 05/07/08 *stt*
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.: 07DRB-00065 (SBP) Project # 1005126
Project Name CENTRAL 7TH DAY ADVENTIST
Agent: PCM Phone No.: 890-1359

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/21/08 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Sewer tapping permit
new H₂O sewer duct

CITY ENGINEER / AMAFCA: SIA
Scopies

PARKS / CIP: _____

PLANNING (Last to sign): Scopies
~~NO signature change in wall design~~
~~Site Plan for SF~~

- 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 1005126

~~Handwritten scribbles~~
#10



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.: 07DRB-00065 (SBP) Project # 1005126
 Project Name CENTRAL 7TH DAY ADVENTIST
 Agent: PCM Phone No.: 890-1359

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/21/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Sewer tapping permit
new H₂O & sewer line

CITY ENGINEER / AMAFCA: SIA
Scopias

PARKS / CIP: _____

PLANNING (Last to sign): Scopias
~~no response change in wall design~~

- 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 1005126

~~10~~
 #10

February 16, 2007, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

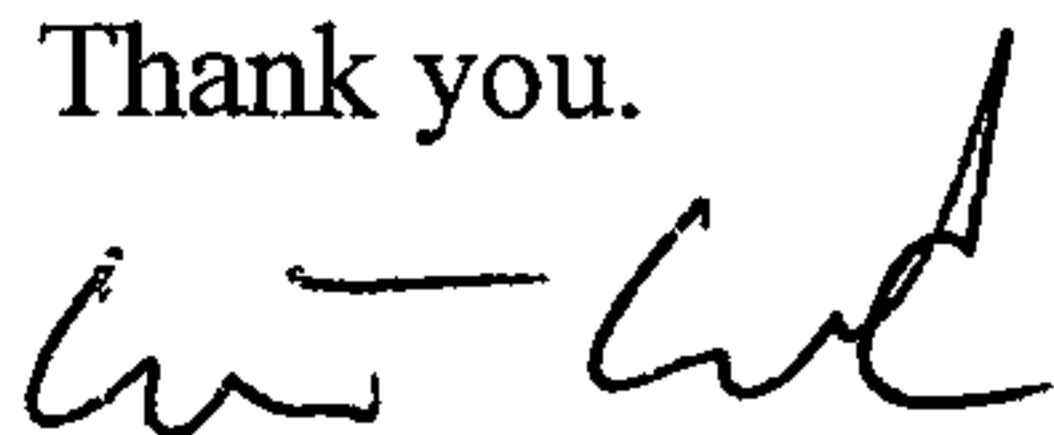
~~HP~~
~~10~~

TO: Sheran Matson, DRB Chair
FROM: Maggie Gould, Associate Planner
SUBJECT: Project # 1005126

The Environmental Planning Commission approved Project # 1005126 /06 EPC01299, Site Plan for Building Permit for Lot 313, Town of Atrisco Grant, located on Estancia Drive NW between Miami RD. NW and Juniper Road NW, on November 16, 2006. The applicant has satisfied all of the conditions of approval. The applicant submitted a sample of the proposed stucco material for review, this material is acceptable.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3910.

Thank you.



Maggie Gould
Planner
Advanced Planning



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

1
2
3
4
5

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

February 21, 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: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1005310**
07DRB-00083 Major-SiteDev Plan
BldPermit

GREGORY T HICKS & ASSOCIATES agent(s) for STEVE GRIEGO request(s) the above action(s) for all or a portion of Tract(s) 9-C, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on CHAPPELL DR NE, between MISSION DR NE and RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 06AA01769, DRB-96-495, V-96-110] (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLAT SHOWING CROSS ACCESS EASEMENT LANGUAGE AND PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES.**

2. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public Easements
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07] (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07 & 2/21/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/7/07.**

4. **Project # 1005273**
06DRB-01692 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for MELLOY BROS ENTERPRISES INC request(s) the above action(s) for all or a portion of Block(s) 2, **PARIS ADDITION** & Block(s) 4, **ROMERO ADDITION**, zoned C-2, located on KINLEY AVE NW, between 5TH ST NW and 4TH ST NW containing approximately 1 acre(s). [Deferred from 1/3/07] (J-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] [Deferred from 1/3/07 & 2/21/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

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 # 1001278**
07DRB-00150 Minor-SiteDev Plan
Subd/EPC
07DRB-00151 Minor-Vacation of Private
Easements
07DRB-00152 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s). [REF: 01EPC00747, 00748, 00749, 00750] [Russell Brito, EPC Case Planner] (K-10) **APPLICATION #07DRB-00152 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION AND THE VACATION OF PRIVATE EASEMENTS WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1005237**
07DRB-00176 Minor-SiteDev Plan
Subd/EPC
07DRB-00177 Minor-SiteDev Plan Bldg
Permit/EPC
07DRB-00178 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of east half of Lot(s) 9 and Lot(s) 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S HOLLY DEVELOPMENT**) zoned SU-2 MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s).

REF:06DRB01758, 01759, 01760] [Carmen Marrone/Petra Morris, EPC Case Planner] (C-20) THE SITE PLAN FOR SUDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RECORDING OF SANITARY SEWER MAINTENANCE AGREEMENT AND CITY ENGINEER FOR THE SIA AND 3 COPIES. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

8. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan
Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg
Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [Maggie Gould, EPC Case Planner] [Deferred from 2/21/07] (K-9) DEFERRED AT THE AGENT'S REQUEST TO 3/7/07.

9. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [Maggie Gould, EPC Case Planner] [Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07] (J-13) INDEFINITELY DEFERRED ON A NO SHOW.

10. **Project # 1005126**
07DRB-00065 Minor-SiteDev Plan
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing approximately 5 acre(s). [REF: 06EPC01299] [**Maggie Gould, EPC Case Planner**] [*Deferred from 1/31/07*] (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TO UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT AND OPENING OF NEW ACCOUNTS.**

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

11. **Project # 1002315**
07DRB-00168 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HOUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE AT HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PLACE NE containing approximately 73 acre(s). [REF:03DRB01651] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEALKS WAS APPROVED.**

12. **Project # 1003762**
07DRB-00180 Minor-Subd Design (DPM)
Variance

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) PR, **CHELWOOD HILLS SUBDIVISION**, zoned R-LT residential zone, located on EASTDALE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). (J-22) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1003684**
07DRB-00136 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot 11, Block 9, Lots 10-17, Block 10, Lots 11-15, Block 11, Lots 17 & 18, Block 12, Lots 23-29, Block 13 and Lot 1, Block 14 and Tracts 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 BLVD NW, between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DBR00327, 06DRB00326] (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005380**
07DRB-00174 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EAST ROAD CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-A, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on BROADWAY BLVD SE, between SAN JOSE SE and BETHEL SE containing approximately 2 acre(s). [REF: DRB-99-08, S-99-06, V-99-06, DRB-99-300, V-99-98, DRB-97-271, DRB-99-100] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1002984**
07DRB-00161 Minor-Prelim&Final Plat Approval

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, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). [REF: 06DRB-01386] (E-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REASSESSMENT OF SAD AND PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD.**

16. **Project # 1005261**
07DRB-00175 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE C/O STUDIO SOUTHWEST request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, Bratina Addition No. 2, Lot(s) 1-10, 19, 20 & 21 Franchini Addition and Lot(s) 1, Townes Addition (to be known as **TRACT 1, LANDS OF WESST CORPORATION**) zoned M-1 light manufacturing zone, located on BROADWAY BLVD and JOHN ST NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 06DRB01651, 06DRB01652] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002372**
07DRB-00179 Major-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, Airport Unit, Town of Atrisco Grant (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1000462**
07DRB-00167 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY agent(s) for ARTHUR MORALES request(s) the above action(s) for all or a portion of Tract(s) A, **SPIRITUAL RENEWAL CENTER**, zoned SU-1 special use zone, located on COORS BLVD NW, between LA ORILLA RD NW and EAGLE RANCH RD NW containing approximately 5 acre(s). [REF: 00DRB00585, 00DRB00523] (D-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

19. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07 & 2/7/07 & 2/14/07*] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/21/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A SEPARATE PUE EASEMENT SHALL BE SHOWN ON THE FINAL PLAT. SHOW THE WATER METER EASEMENTS ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project # 1004254**
06DRB-01569 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] [*Deferred from 2/21/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

21. **Project # 1004901**
06DRB-00689 Minor- Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [*Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list*] [*Deferred from 9/20/06 & 9/27/06 Indef deferred for SIA on 10/4/06*] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

22. **Project # 1005254**
06DRB-01627 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4TH ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). *[Indef deferred from 11/22/06]* (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COMPLETION OF TAPPING PERMITS AND TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF 4-FOOT SIDEWALKS ALONG PLACITAS.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project # 1003857**
07DRB-00166 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Block(s) E, Tract(s) A & B, **BARELAS COFFEE HOUSE**, zoned SU-2-NCR & SU-2/RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1005389**
07DRB-00171 Minor-Sketch Plat or Plan

SCOTT SADLER request(s) the above action(s) for all or a portion of Tract(s) 7, Block(s) 0000, **LAS LOMITAS BUSINESS PARK**, zoned SU-1 for IP special use zone, located on CUESTA ABAJO CT NW, between EDITH BLVD NW and JEFFERSON BLVD NW containing approximately 2 acre(s). *[Was listed under Project #1002134 in error] [Indef deferred on a no show 2/21/07]* (D-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

- 25. Project # 1004617**
07DRB-00149 Minor-Sketch Plat or Plan

TONY GUTIERREZ request(s) the above action(s) for all or a 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: 06DRB-00721] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 26. Project # 1005349**
07DRB-00097 Minor-Sketch Plat or Plan

ROLANDO PEREZ request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE**, zoned R-2, located on SAN PABLO ST NE, between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [*Deferred from 2/14/07*](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 27. Approval of the Development Review Board Minutes for February 14, 2007. THE DRB MINUTES FOR FEBRUARY 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

#10 ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Central Seventh-Day Adventist Church Addition

PROPOSED NAME OF ~~PLAT AND/OR~~ SITE DEVELOPMENT PLAN

LOT 313, Unit 8, Town of Atrisco Grant

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			6" DEPRESSED MEDIAN CURB & 6'-0" SIDEWALK (west side only)	ESTANCIA	Juniper	Miami	/	/	/
							/	/	/
			8" STD. CURB & GUTTER & 6'-0" SIDEWALK (NORTH side only)	Juniper	West Fl	ESTANCIA	/	/	/
							/	/	/
			8" STD. CURB & GUTTER & 6'-0" sidewalk (southside only)	Miami	West Fl	ESTANCIA	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The Items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ian F. HARMON
NAME (print)
PCM
FIRM
[Signature] 2.20.07
SIGNATURE - date

[Signature] 2/21/07
DRB CHAIR - date
[Signature] 2-21-07
TRANSPORTATION DEVELOPMENT - date
[Signature] 2/21/07
UTILITY DEVELOPMENT - date
Bradley J. Bisher 2/21/07
CITY ENGINEER - date

Christina Sandoral 2/21/07
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005126

AGENDA ITEM NO: 10

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

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: FEBRUARY 21, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 31, 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: 9:00 A.M. Adjourned: 11:50 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 # 1003798**
07DRB-00005 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.

- 2. Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

- 3. Project # 1000614**
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB00982] *[Deferred from 1/3/07 & 1/31/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

- 4. Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06, 12/13/06 & 12/20/06]* *[Deferred from 1/3/07, 1/10/07, 1/17/07, 1/24/07 & 1/31/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/7/07.**

5. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **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.

6. **Project # 1005126**
07DRB-00065 Minor-SiteDev Plan
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing

#6
1005126

approximately 5 acre(s). [REF: 06EPC01299] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan
Subd/EPC
07DRB-00034 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [Carmen Marrone for Petra Morris, EPC Case Planner]. [Deferred from 1/24/07 & 1/31/07] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

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

9. **Project # 1004913**
07DRB-00072 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **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*] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. **Project # 1003928**
07DRB-00068 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

13. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

14. **Project # 1005283**
07DRB-00076 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1005221**
07DRB-00075 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). [*Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07*] (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1005160**
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004907**
07DRB-00078 Minor-Sketch Plat or Plan

RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005344**
07DRB-00074 Minor-Sketch Plat or Plan

CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.

January 29, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

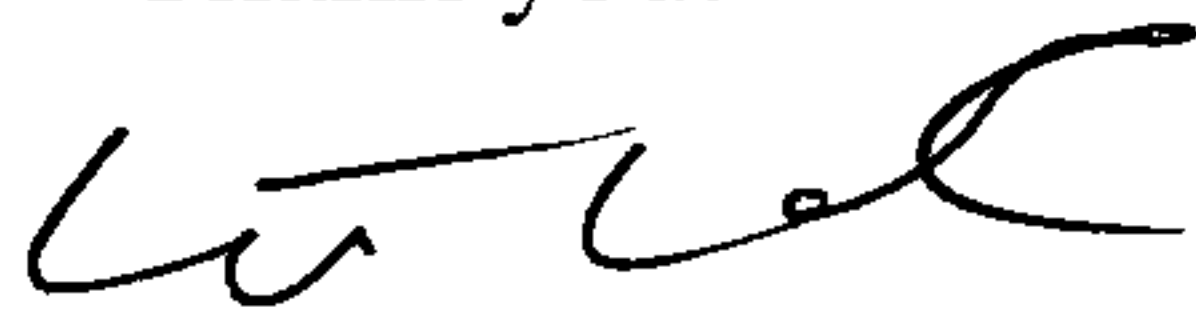


TO: Sheran Matson, DRB Chair
FROM: Maggie Gould, Associate Planner
SUBJECT: Project # 1005126

The Environmental Planning Commission approved Project # 1005126 /06 EPC01299, Site Plan for Building Permit for Lot 313, Town of Atrisco Grant, located on Estancia Drive NW between Miami RD. NW and Juniper Road NW, on November 16, 2006. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3910.

Thank you.



Maggie Gould
Planner
Advanced Planning



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005126

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:

Indof

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: JANUARY 31, 2007

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Church Rep Kevin Grovet PHONE: 848-1532
 ADDRESS: 4533 Greene Ave NW FAX: _____
 CITY: ABQ STATE NM ZIP 87114 E-MAIL: kgrovet@beruco.gov

APPLICANT: Central SDA Church PHONE: 836-1845
 ADDRESS: 2201 Estancia NW FAX: _____
 CITY: ABQ STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Feasibility of vacating a portion of Estancia Rd adjacent to the church property

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

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

Lot or Tract No. TR 313 Atrisco Grant Block: _____ Unit: 8
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-1 Church/Private School Proposed zoning: Same MRGCD Map No N/A
 Zone Atlas page(s): H 11 UPC Code: 101 105 905 921 831 504

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 # 1005126

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 5 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: Estancia Rd, NW
 Between: Juniper Rd and Miami Rd

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

SIGNATURE [Signature] DATE Mar 1, 2011
 (Print) KEVIN B GROVET Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB-70051</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 9, 2011</u>			Total \$ <u>0</u>

[Signature] 3-1-11
 Planner signature / date

Project # 1005126

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls: **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

KEVIN B GROVET
 Applicant name (print)
[Signature] 3/1/11
 Applicant signature / date

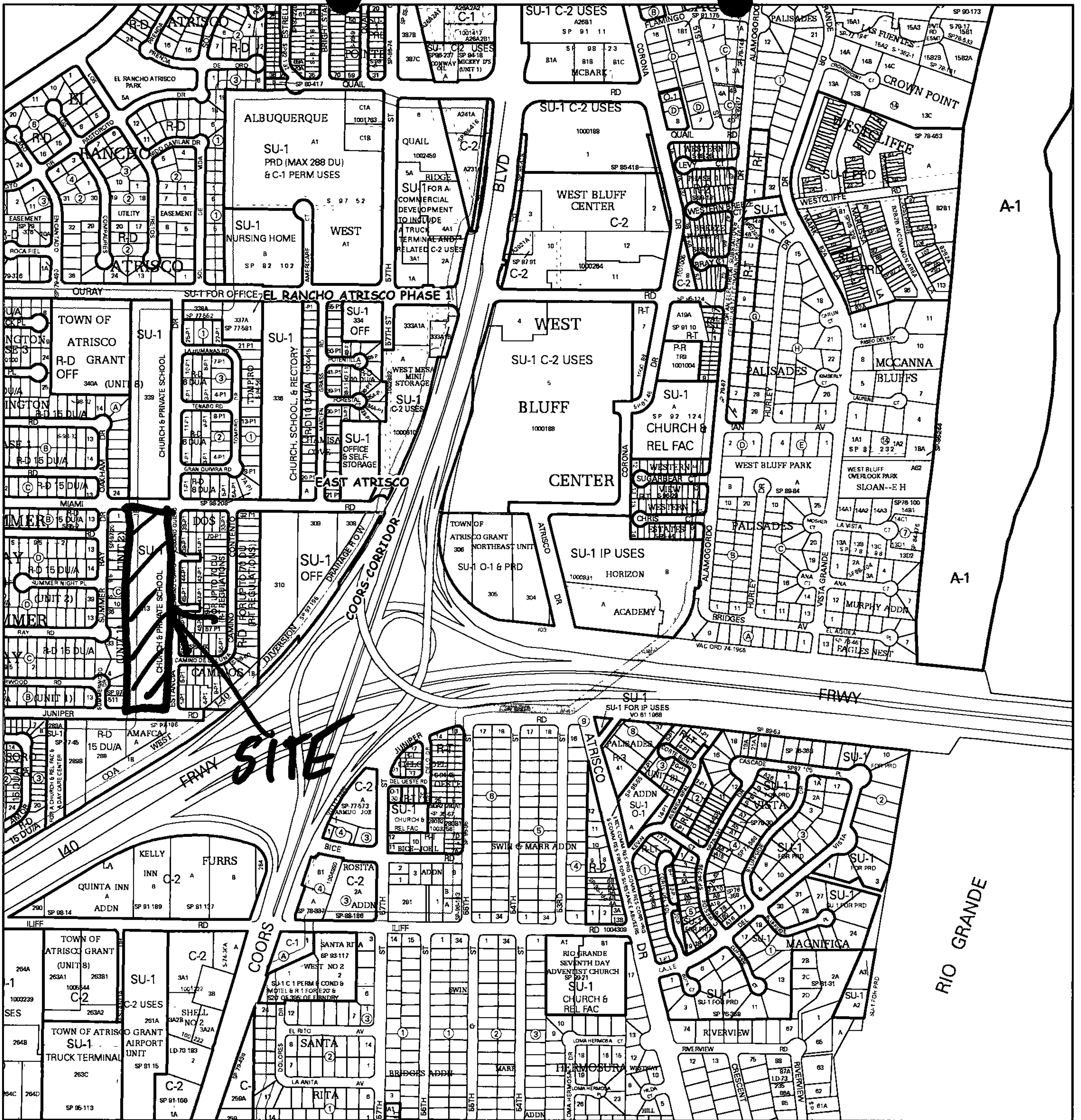


Form revised October 2007

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

Application case numbers
 110R13- _____ - 70051
 _____ - _____
 _____ - _____

[Signature] 3-1-11
 Planner signature / date
 Project # 1005126



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-11-Z

Selected Symbols

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

0 750 1,500 Feet

March 1, 2011

COA One Stop Shop
Attn: Jack Cloud
Plaza Del Sol Bldg
600 2nd St, NW
Albuquerque, NM 87102

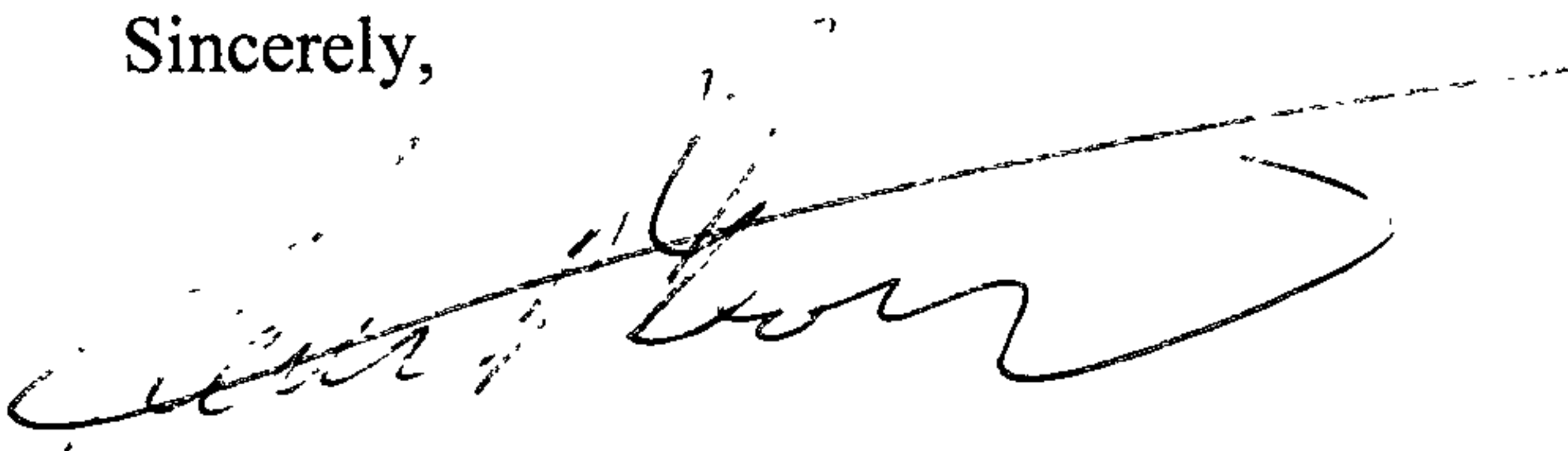
Re: DRB Review Case for the Central SDA Church

Dear Mr. Cloud,

Central SDA Church (Central) is requesting that the City of Albuquerque (COA) review the public Right-of-Way (ROW) requirement of Estancia Road abutting the Central property and determine if excess ROW is available to Central by a vacation action. The current ROW for Estancia Road is 60 feet and the outer edge of the recently constructed sidewalk (DRB #1005126) on the west side of Estancia Road is in excess of 20 feet from Central's property line. Thus, it appears that excess ROW may be available. Central recognizes that should the COA determine that there is an existence of excess ROW that additional actions are required to convert excess ROW into private property.

I appreciate you and the Board's consideration in this matter. Please call me at 848-1532 if you or any other staff member have concerns with this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Grovet', written over a horizontal line.

Kevin Grovet, P.E.

CONSTRUCTION NOTES

- 1 TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
- 2 ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- 3 ALL WORK SHALL BE PERFORMED WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
- 4 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
- 5 THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
- 6 THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.) ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
- 7 THE OWNER/CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
- 8 CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.
- 9 ASPHALT PAVING TO BE 2" ASPHALT OVER 4" COMPACTED BASE COURSE. REFER TO GEOTECHNICAL REPORT OF ADDITIONAL REQUIREMENTS.

FACILITY ACCESSIBILITY

ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1988. WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10; WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

TRAFFIC CONTROL

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

DRAINAGE PLAN

THE PROPOSED IMPROVEMENTS AS SHOWN BY THE VICINITY MAP, ARE LOCATED AT THE CORNER OF ESTANCIA AND JUNIPER. THE SITE IS LOCATED SLOPES TO THE EAST TO THE EXISTING DRAINAGE POND AND CATCH BASIN LOCATED AT THE SOUTH EAST CORNER OF THE SITE. ACCORDING TO FIRM PANEL Q327D THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THE SITE IS HIGHER THAN THE LANDS TO THE NORTH, THE LANDS TO THE WEST ARE DEVELOPED AND FLOWS AWAY FROM THE SITE. THE EXISTING CURB AND GUTTER ALONG JUNIPER AND ESTANCIA BLOCK FLOWS FROM THE SOUTH AND EAST. THEREFORE OFFSITE FLOWS ARE CONSIDERED INSIGNIFICANT.

THE PROPOSED IMPROVEMENTS CONSIST OF AN ADDITION TO THE EXISTING CHURCH WITH ASSOCIATED PARKING AND LANDSCAPING. AS SHOWN BY THE CALCULATION THE PROPOSED DEVELOPMENT WILL INCREASE THE RATE AND VOLUME OF RUNOFF. THE PROPOSED RATE OF DISCHARGE IS 17.4 CFS (0.5 CFS/ACRE). NO PONDING IS ANTICIPATED FOR THE SITE.

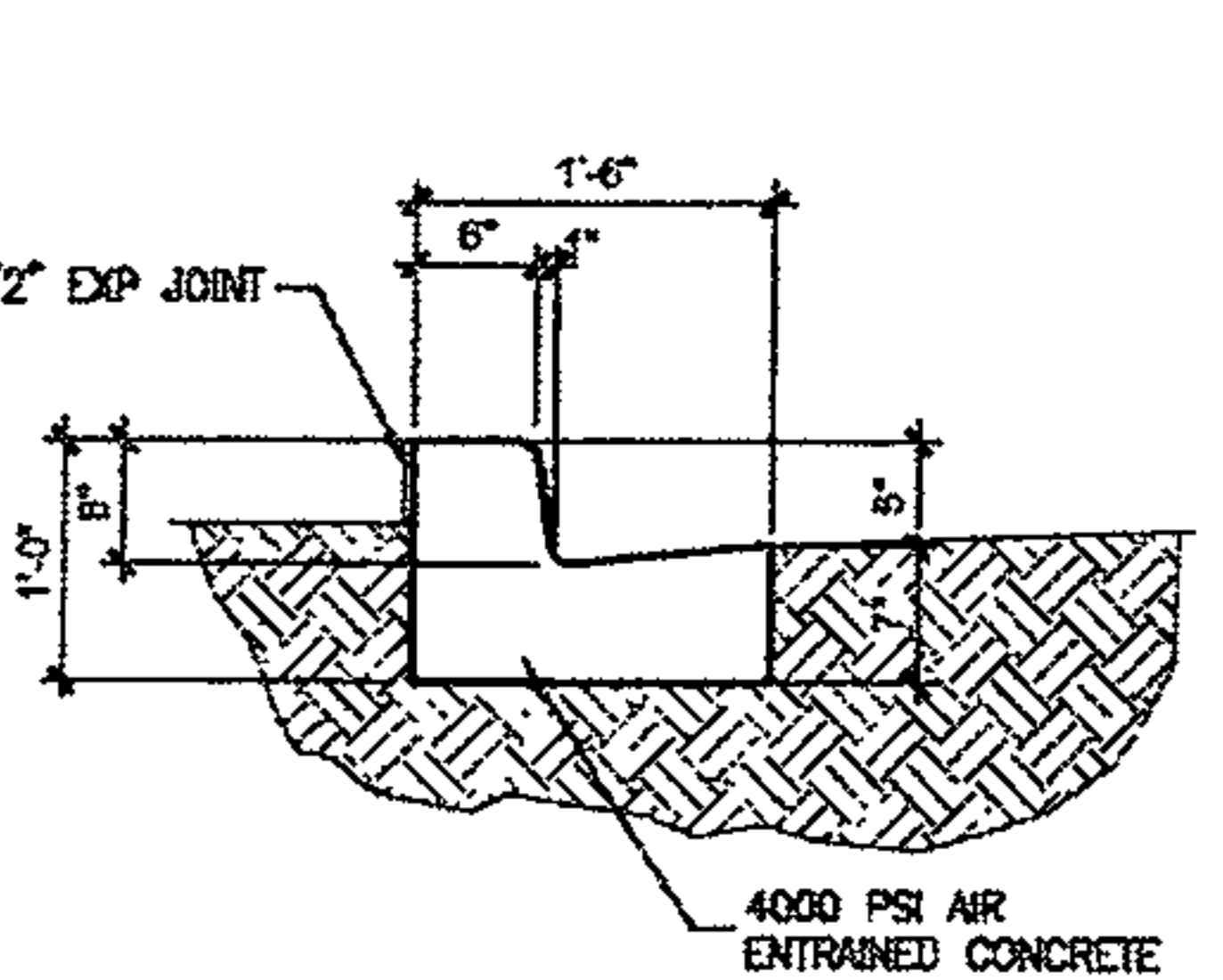
THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II.

CALCULATIONS
 PRECIPITATION ZONE = 1
 TOTAL SITE AREA = 5.0 ACRES
 EXISTING CONDITIONS (BASED ON CURRENT DEVELOPMENT)
 LAND TREATMENT A=38% B=28% D=38%
 E = 0.86(0.38)+0.81(0.28)+2.36(0.38) = 1.37 INCHES
 V = 1.37(5.0)/12 = 0.571 ACRE FEET
 Q = (1.87(0.38)+2.60(0.28)+5.02(0.38)) (5.0) = 18.3 CFS

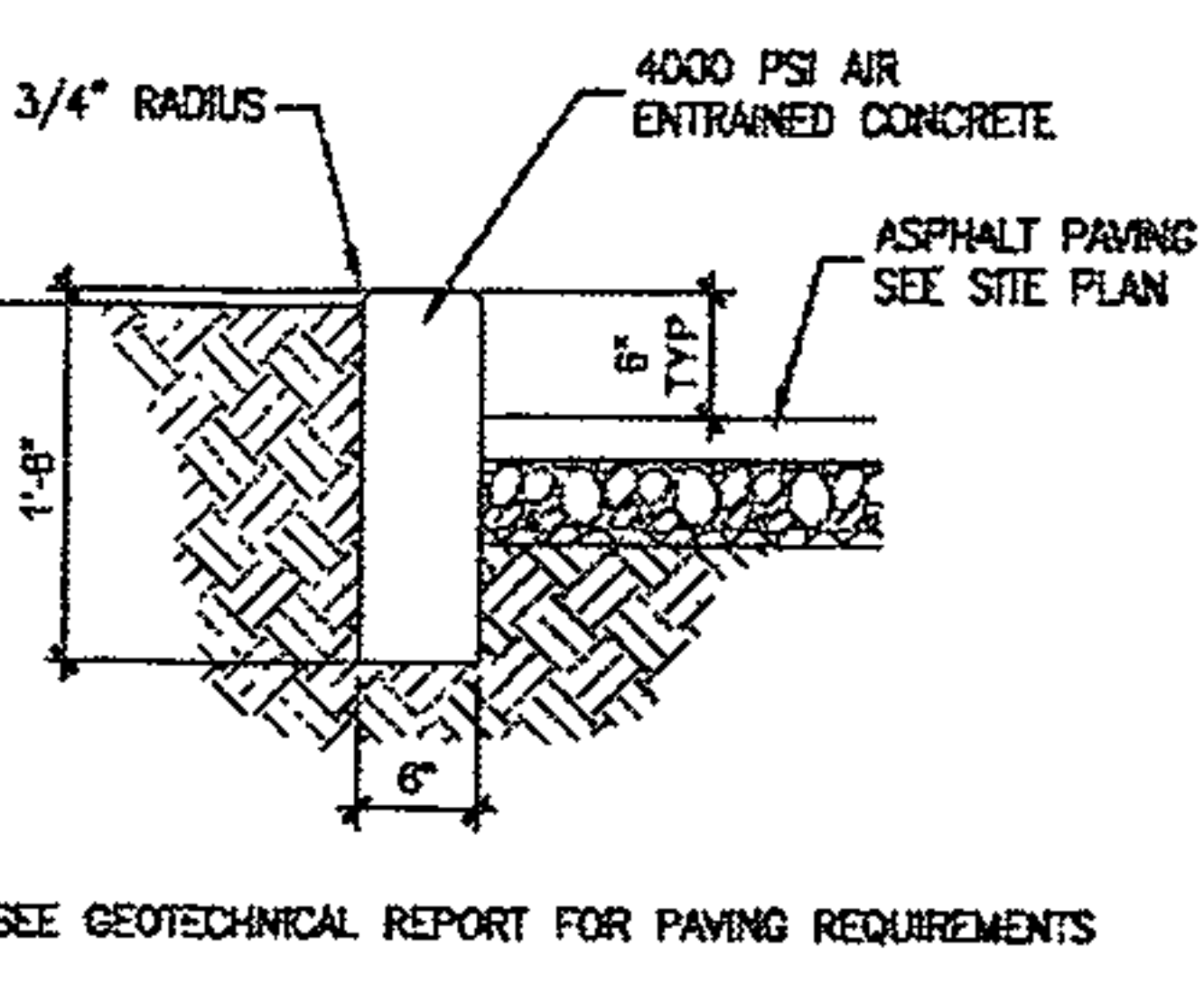
EXISTING CONDITIONS (BASED PREVIOUS DRAINAGE PLAN)
 LAND TREATMENT A=40% B=40% C=67% D=33%
 E = 1.31 INCHES
 Q = 18.8 CFS

DEVELOPED CONDITIONS
 LAND TREATMENT A=38% B=17% D=47%
 E = 0.86(0.38)+0.81(0.17)+2.36(0.47) = 1.52 INCHES
 V = 1.52(5.0)/12 = 0.627 ACRE FEET
 Q = (1.87(0.38)+2.60(0.17)+5.02(0.47)) (5.0) = 17.4 CFS

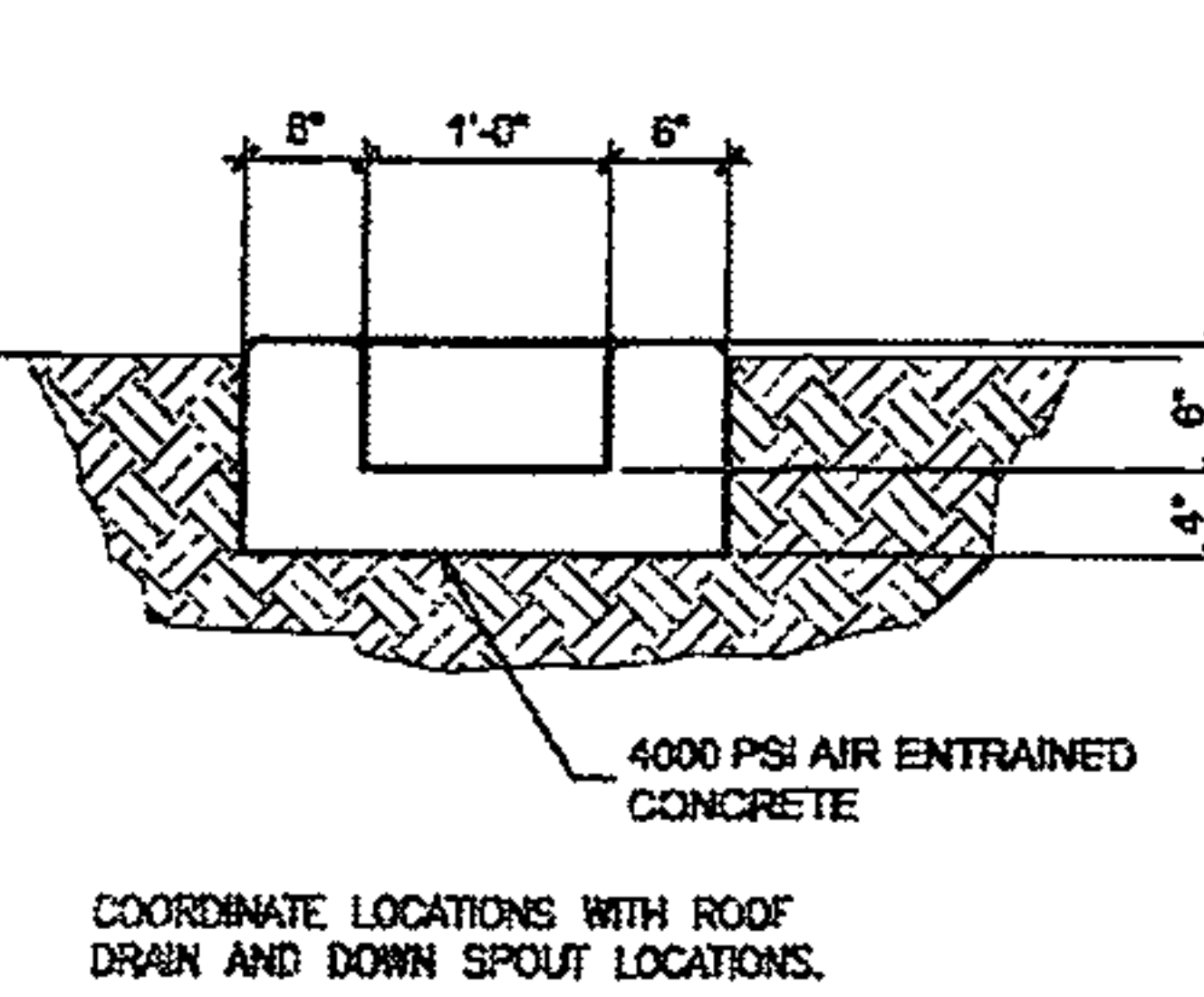
INCREASE IN VOLUME OF RUNOFF = 0.057 ACRE FT
 INCREASE IN RATE OF RUNOFF = 1.2 CFS



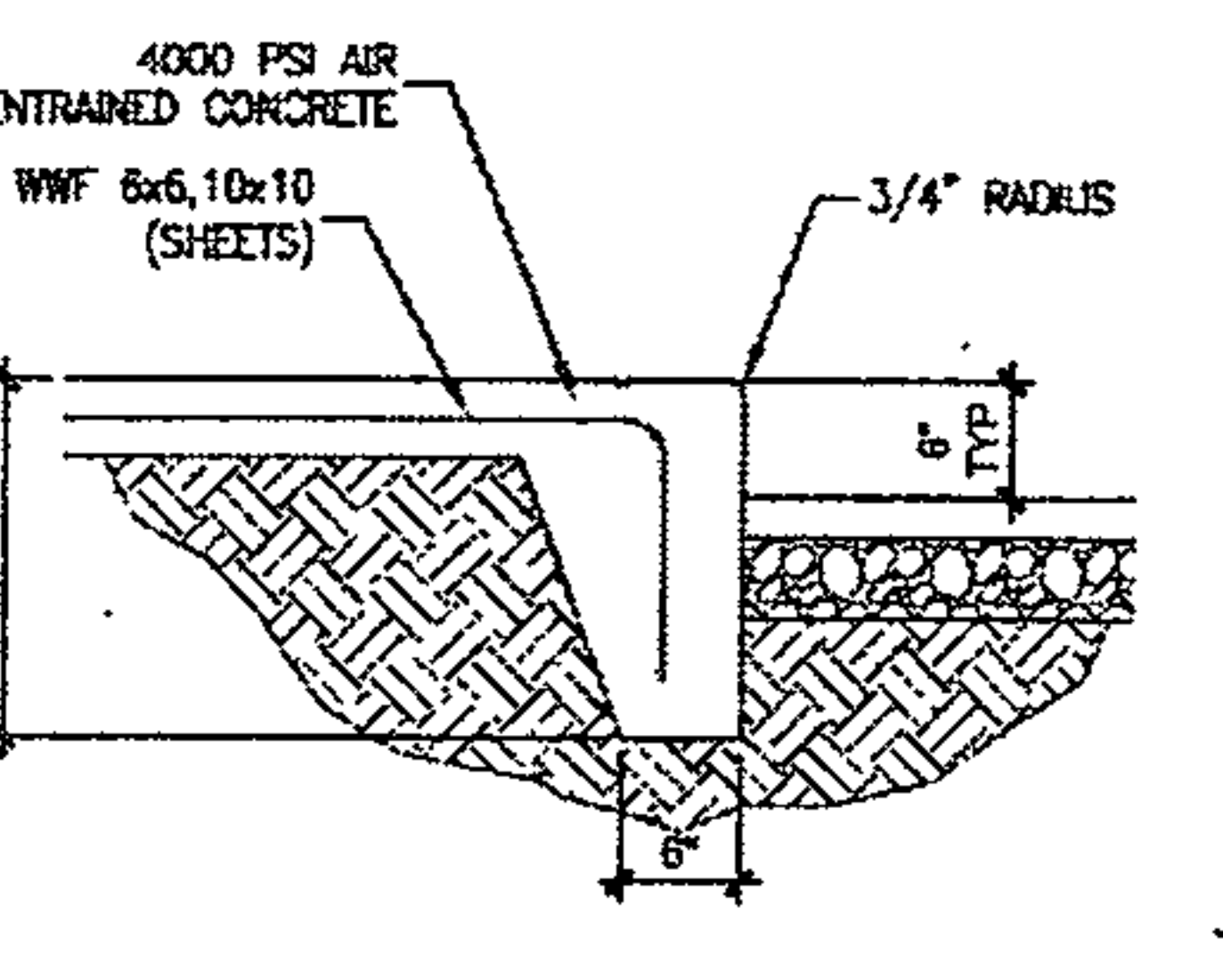
1 TYP CURB & GUTTER
 3/4"=1'-0"



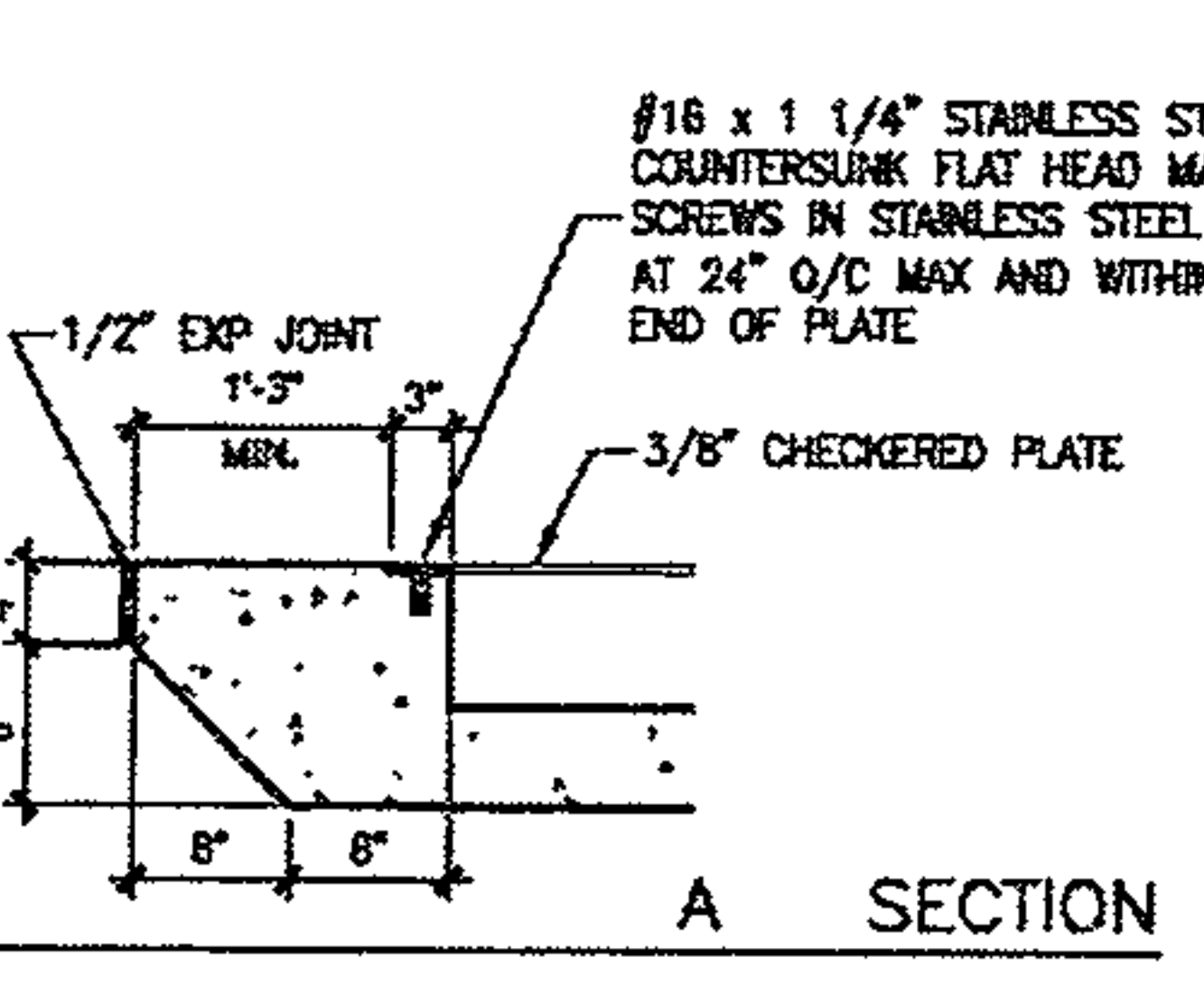
2 TYP STANDUP CURB
 3/4"=1'-0"



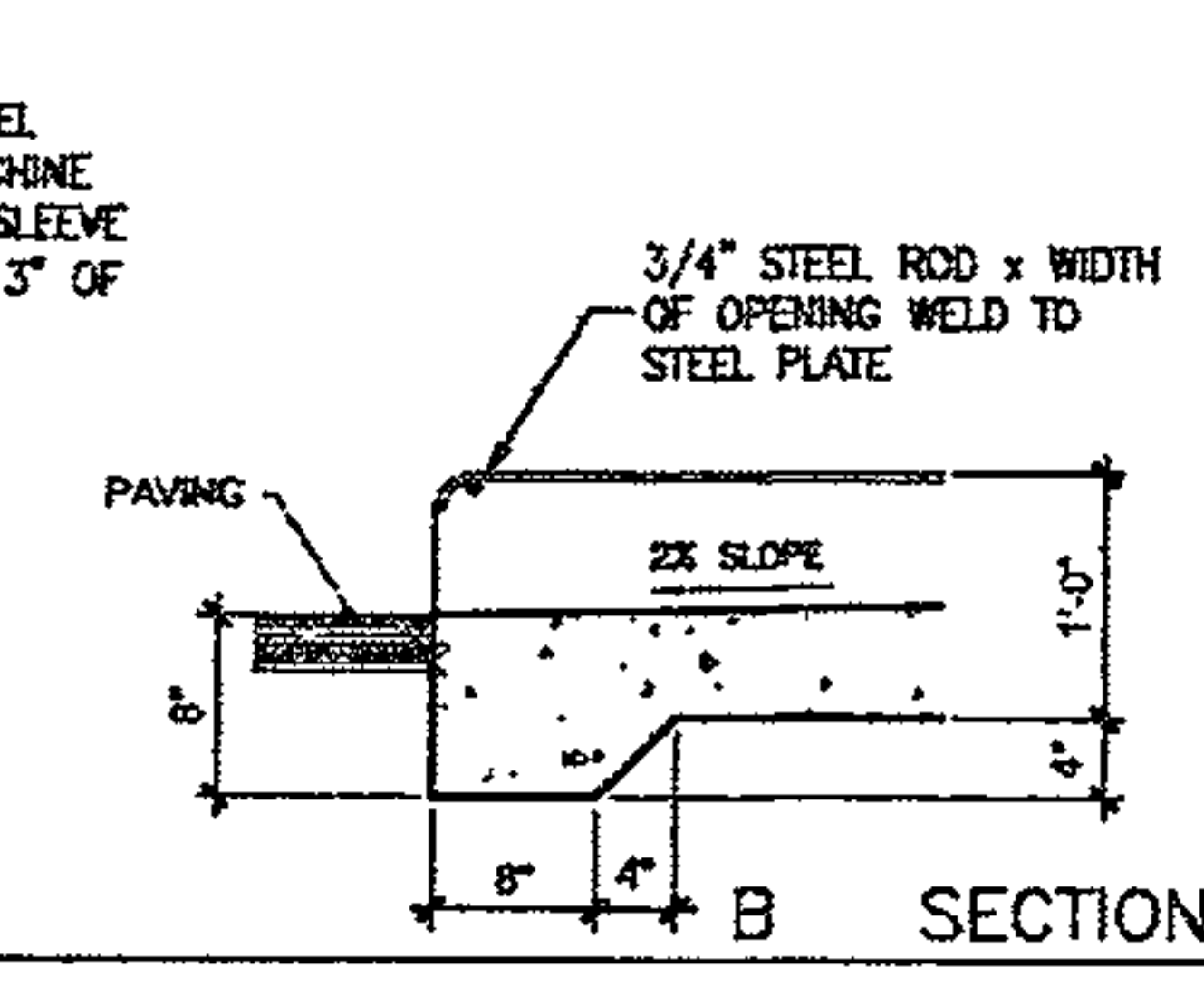
3 TYP CONC CHANNEL
 3/4"=1'-0"



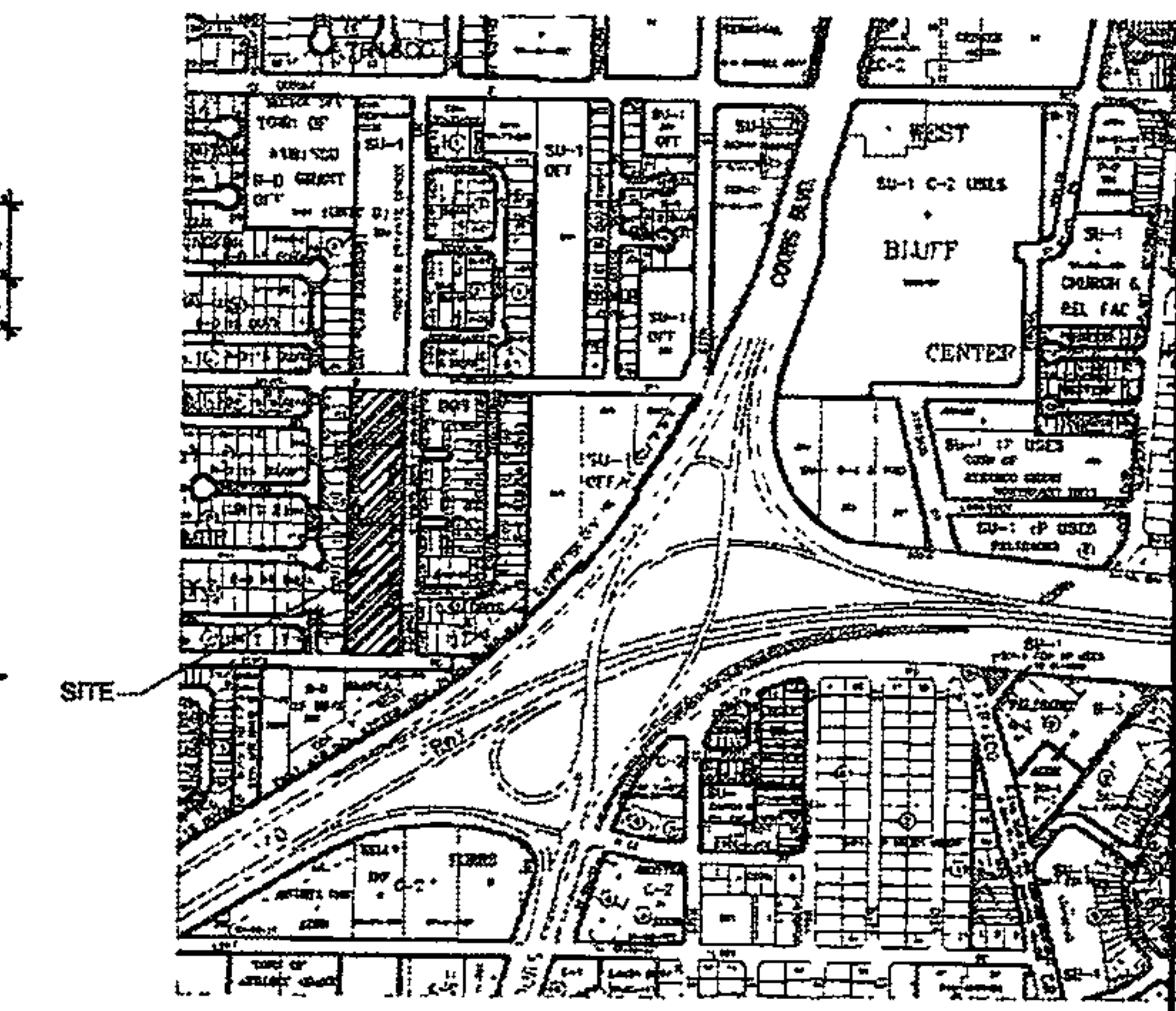
4 TYP SIDEWALK
 3/4"=1'-0"



5 SIDEWALK CULVERT
 3/4"=1'-0"



PLAN

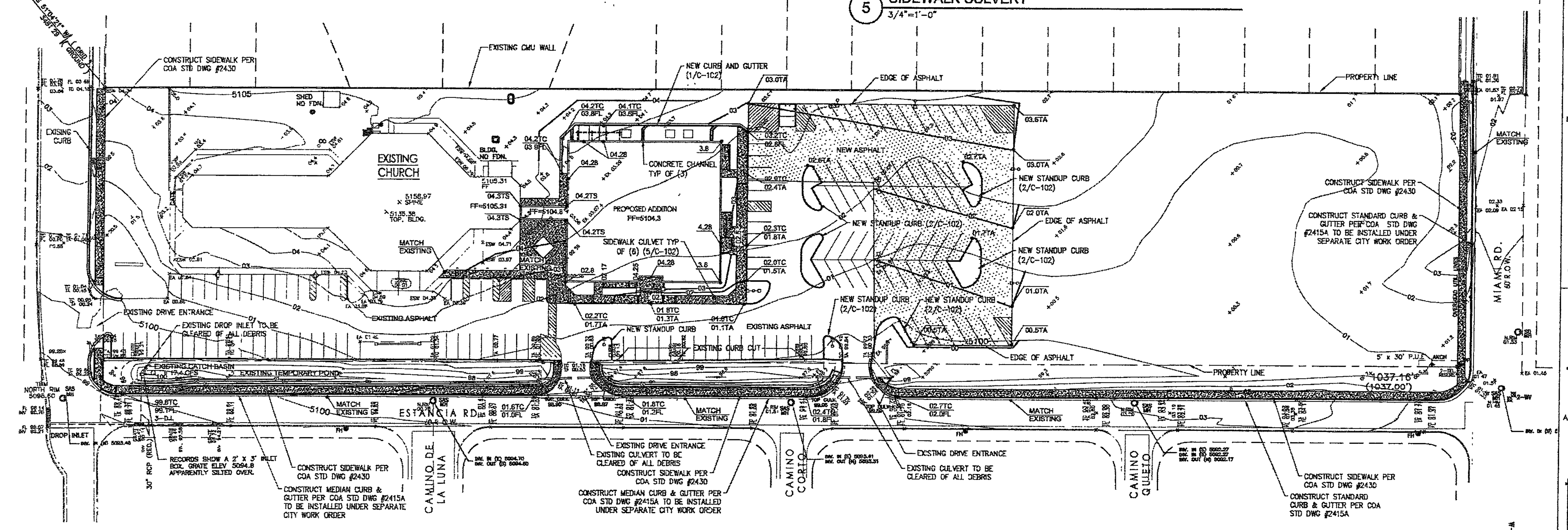


VICINITY MAP
 Zone Map H-11
 LEGAL DESCRIPTION:
 LOT 315 TOWN OF ATRISO GRANT UNIT 8
 ADDRESS:
 2201 ESTANCIA RD. NW ALBUQUERQUE, NM 87120

LEGEND:

51.00	EXISTING SPOT ELEVATION	FL	FLOW LINE
51	NEW SPOT ELEVATION	GND	GROUND
51	EXISTING CONTOUR	INV	INVERT
51	NEW CONTOUR	TA	TOP OF ASPHALT
SW	SWALE	TC	TOP OF CURB
VERIFIED ELEVATION		TG	TOP OF GRATE
AS BUILT ELEVATION		TS	TOP OF CONCRETE SLAB
BASIN BOUNDARY		TW	TOP OF WALL
PROPERTY LINE		TBM	TEMPORARY BENCH MARK
		GRAVEL	GRAVEL
		ASPHALT PAVING	ASPHALT PAVING
		CONCRETE	CONCRETE

ACS STA. 6+110
 X = 360389.13
 Y = 1482117.53
 G-C = 0.99867780
 AZ = 0°15'00"
 NEW MEXICO STATE PLANE
 COORDINATES CENTRAL ZONE



A1 GRADING PLAN
 1"=40'-0"

Arthur Blessen engineering
 architect
 engineer
 11930 Manual Suite 109
 Albuquerque, NM 87112
 (505) 293-1477

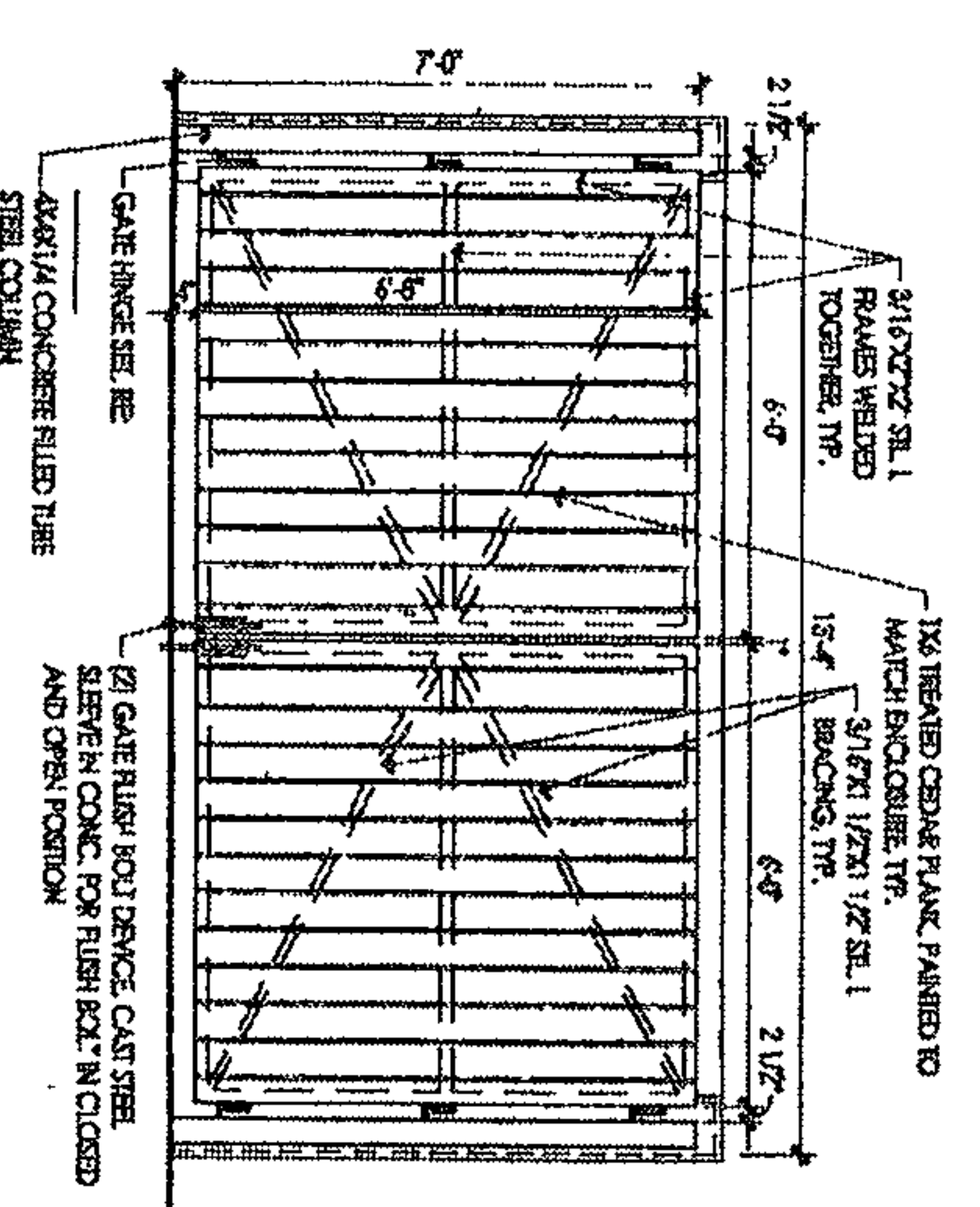
Addition to
Central Seventh Day Adventist Church
 2201 Estancia Road NW
 Albuquerque, NM

David West
 Architect
 AIA

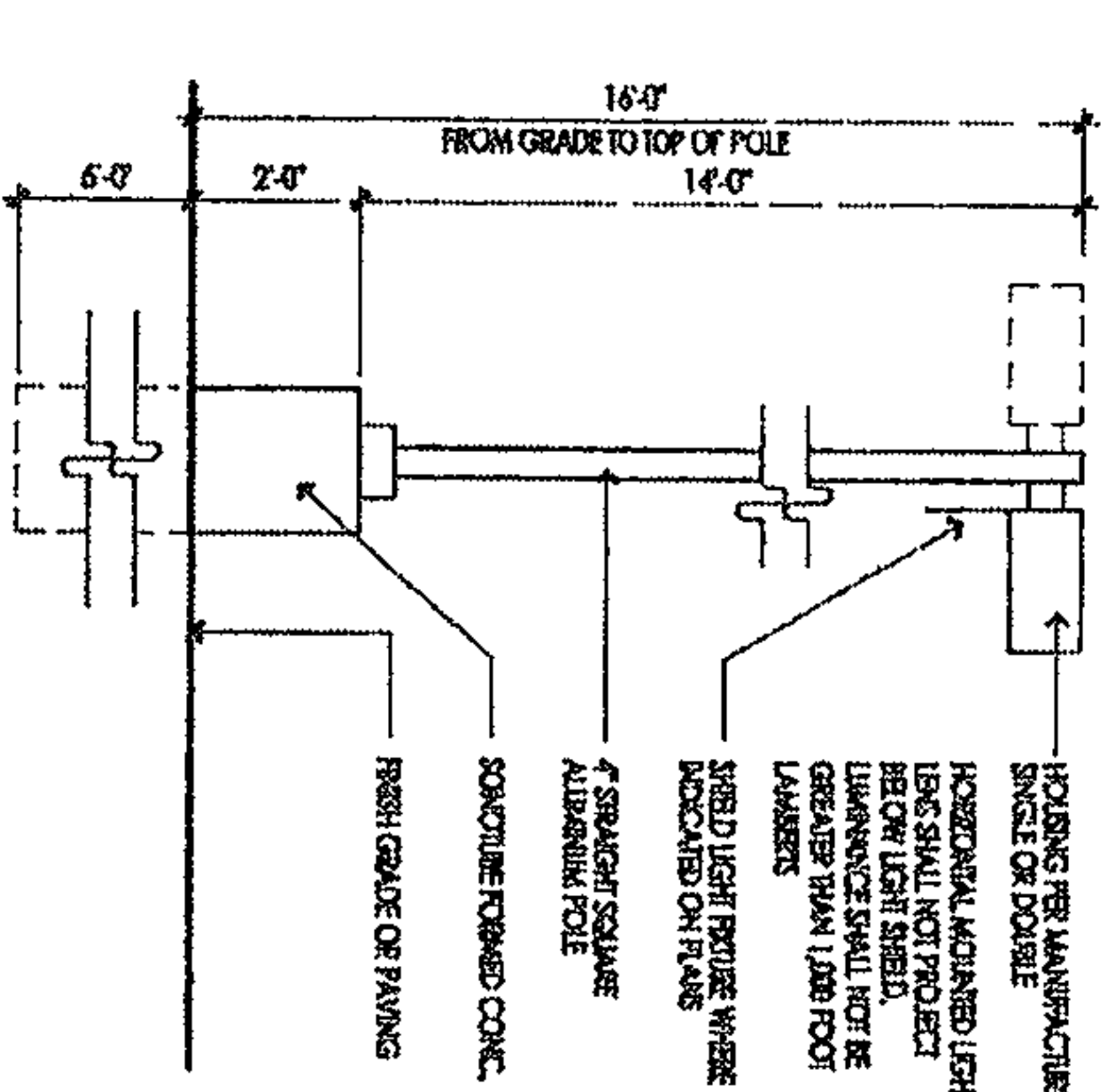
1504 Camino Equestre NW
 Albuquerque, NM 87107
 Ph/Fax: 505 264-4416

REVISIONS
 GRADING PLAN

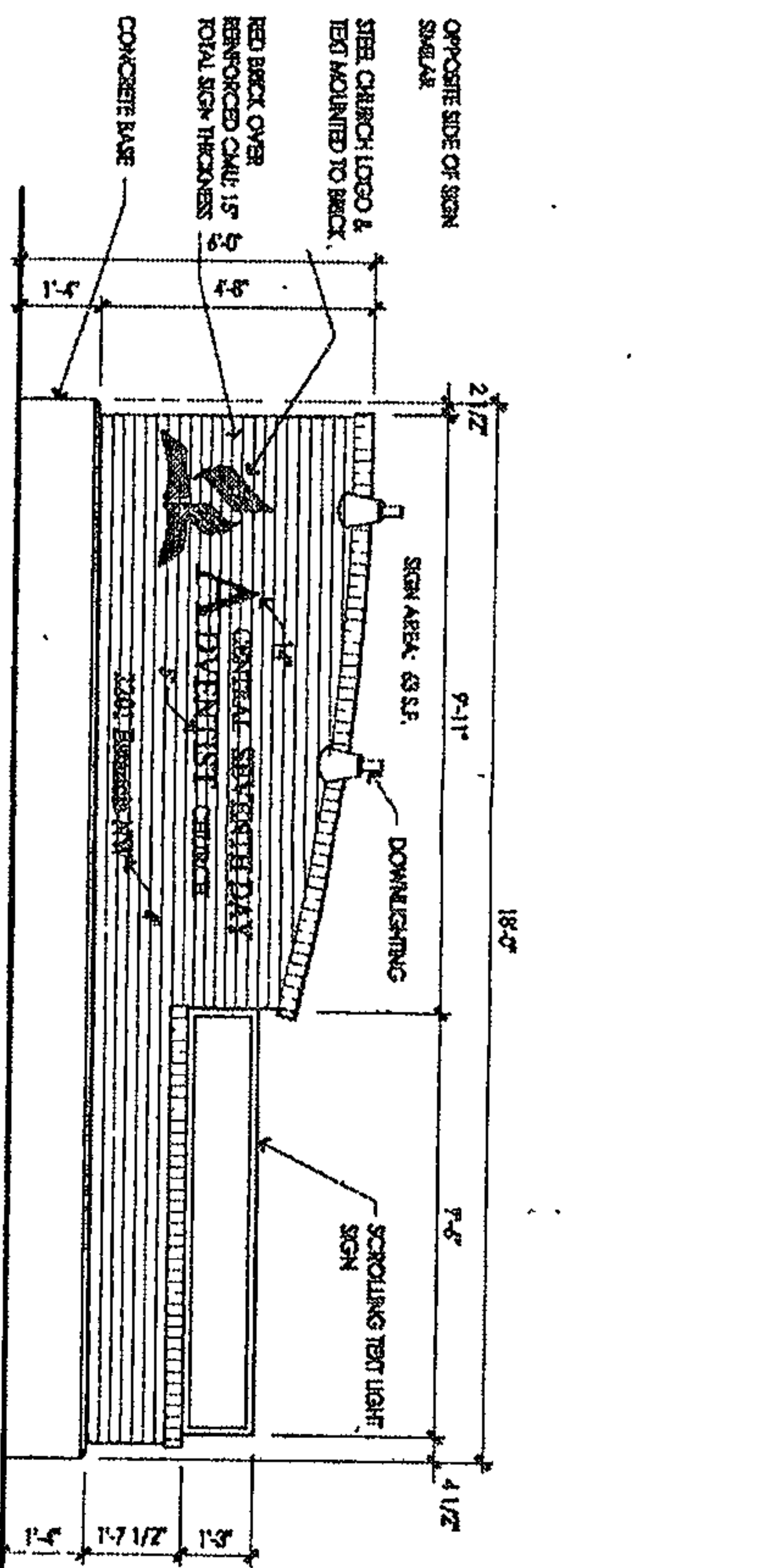
C-102
 DATE: FEBRUARY 16, 2007 9 OF 10



A1 ELEVATION DETAIL
3/8" = 1'-0"



A2 PARKING LIGHT
3/8" = 1'-0"

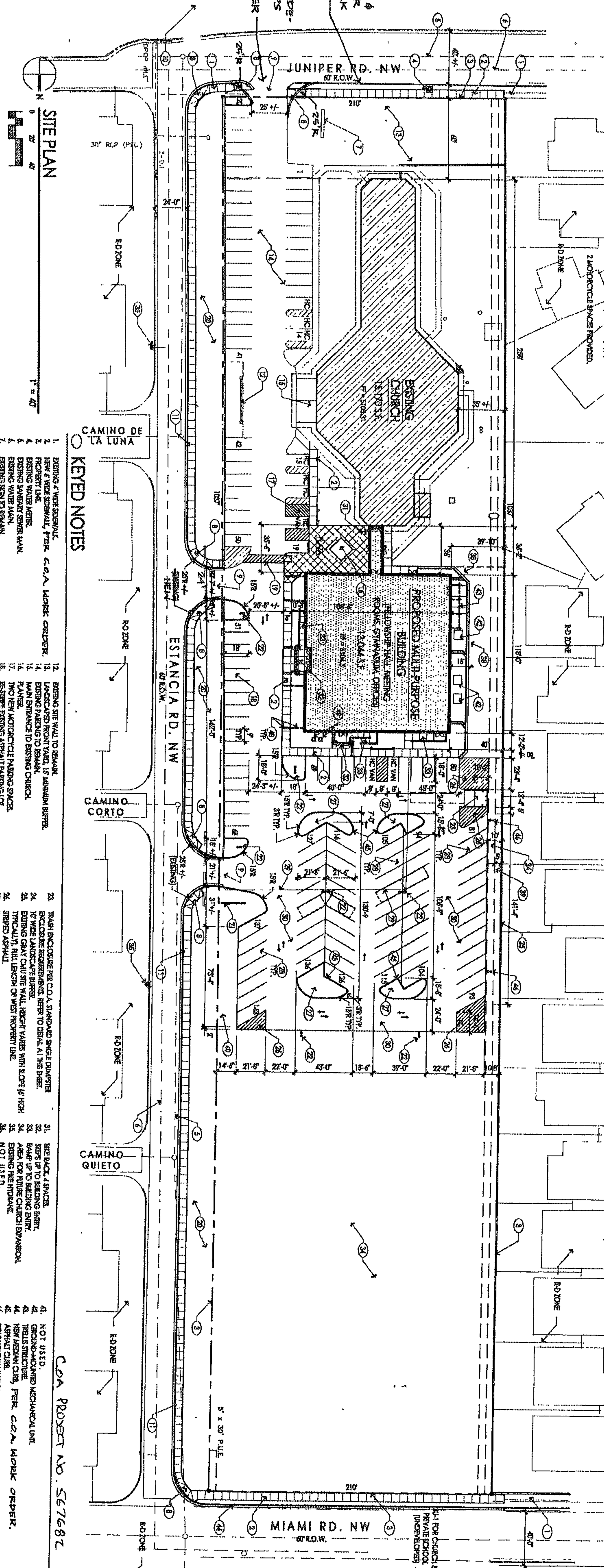


A3 SIGN
3/8" = 1'-0"

PROJECT DATA

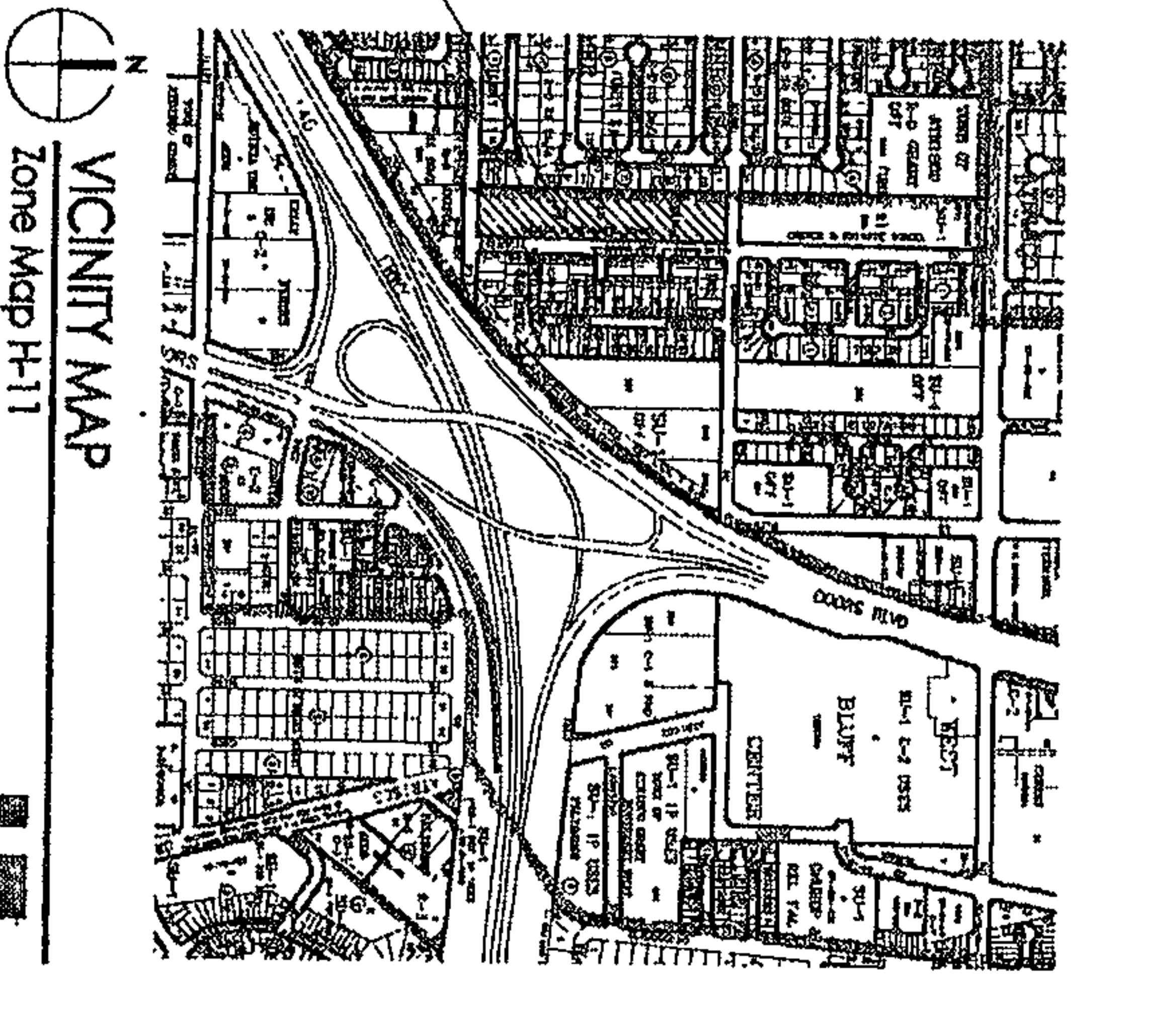
ADDRESS: 2201 ESTANCIA RD. NW, ALBUQUERQUE, NM 87125
 PROJECT AREA: 277,705.5 SQ. ACRES
 EXISTING BUILDING AREA: 15,170 SQ. FT.
 NEW BUILDING AREA: 15,044 SQ. FT.
 TOTAL BLDG. AREA (EXISTING + NEW): 28,214 SQ. FT.
 TOTAL LOT AREA: 277,705.5 SQ. ACRES
 NEW ASPHALT PAVING TO REMAIN: 99,285 SF
 NEW ASPHALT PAVING: 20,200 SF
 EXISTING CONCRETE WALKS TO REMAIN: 2773 SF
 NEW CONCRETE WALKS: 3,897 SF
 ZONING: ZONE MA-H-11
 PER: FOR CHURCH & PRIVATE SCHOOL
 ORDER: PER H-1 REGULATORY LINES ADOPTED BY PLANNING COMMISSION: 11/4/22 (P)

EXISTING BUILDING: 15,170 SQ. FT. (15,170 SQ. FT. CONCRETE FOUNDATION, 14,422 SQ. FT. CONCRETE WALLS, 14,422 SQ. FT. CONCRETE ROOF)
 NEW BUILDING: 15,044 SQ. FT. (15,044 SQ. FT. CONCRETE FOUNDATION, 14,422 SQ. FT. CONCRETE WALLS, 14,422 SQ. FT. CONCRETE ROOF)
 NEW ASPHALT PAVING: 20,200 SF
 NEW CONCRETE WALKS: 3,897 SF
 NEW ASPHALT PAVING TO REMAIN: 99,285 SF
 NEW CONCRETE WALKS TO REMAIN: 2773 SF
 NEW ASPHALT PAVING TO REMAIN: 99,285 SF
 NEW CONCRETE WALKS TO REMAIN: 2773 SF



KEYED NOTES

1. EXISTING 4\"/>
- 2. EXISTING 6\"/>
- 3. EXISTING 8\"/>
- 4. EXISTING 10\"/>
- 5. EXISTING 12\"/>
- 6. EXISTING 14\"/>
- 7. EXISTING 16\"/>
- 8. EXISTING 18\"/>
- 9. EXISTING 20\"/>
- 10. EXISTING 22\"/>
- 11. EXISTING 24\"/>
- 12. EXISTING 26\"/>
- 13. EXISTING 28\"/>
- 14. EXISTING 30\"/>
- 15. EXISTING 32\"/>
- 16. EXISTING 34\"/>
- 17. EXISTING 36\"/>
- 18. EXISTING 38\"/>
- 19. EXISTING 40\"/>
- 20. EXISTING 42\"/>
- 21. EXISTING 44\"/>
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- 40. EXISTING 82\"/>
- 41. EXISTING 84\"/>
- 42. EXISTING 86\"/>
- 43. EXISTING 88\"/>
- 44. EXISTING 90\"/>
- 45. EXISTING 92\"/>
- 46. EXISTING 94\"/>
- 47. EXISTING 96\"/>
- 48. EXISTING 98\"/>
- 49. EXISTING 100\"/>



VICINITY MAP
Zone Map H-11

FOR INFORMATION ONLY

Addition to
Central Seventh Day Adventist Church
2201 Estancia Road NW
Albuquerque, NM

David West
Architect
AIA

1-15-07
DATE

10 OF 10

SHEET PLAN
FOR BUILDING PERMIT
A001

February 20, 2007

Ms. Sharon Matson, DRB Chair
Development Review Board
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd Street NW
Albuquerque, NM 87102

Re: **D.R.B. Final Sign-Off for E.P.C. Approved S.D.P. for Building Permit**
EPC Case # 06EPC 01299
EPC Project # 1005126
Central Seventh Day Adventist Church Addition
2001 Estancia Road NW
Albuquerque, NM 87120

Dear Ms. Matson:

On behalf of the Central Seventh Day Adventist Church, I am submitting this application to DRB for Final Sign-Off for EPC Approved S.D.P. for Building Permit.

The EPC and subsequent DRB conditions of approval have been satisfied as follows:

Transportation (Mr. Wilfred Gallegos)

- Submitted original and (5) copies of Infrastructure List.
- Change keyed notes 2,8,11, and 44 to indicate that sidewalk, curb, and gutter “per City work order requirements”.
- Sidewalk on north side of addition is now shown to be 8’-0” wide.
- Southern most driveway entrance on Estancia and entrance on Juniper are shown to be widened to 24’-0”.
- The northern most entrance on Estancia shall remain at its existing width.

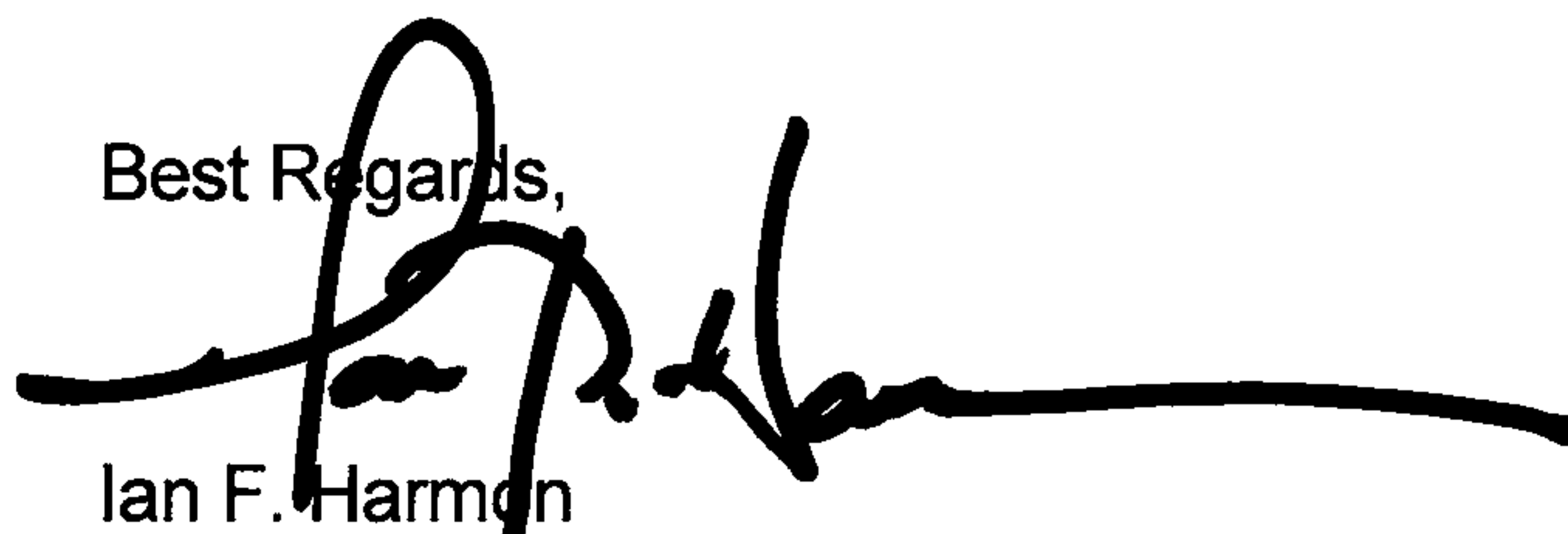
DRB Chair (Ms. Sharon Matson)

- Ms. Maggie Gould, EPC Case Planner, has accepted the stucco metal wall panels. Letter from Ms. Gould should be on file.
- Ms. Maggie Gould has initialed Mylar.
- Text in Title Block has been changed to read " SITE PLAN FOR BUILDING PERMIT"

Water Utility Department (Mr. Roger Green)

- Existing meter box is sized for 1" tap. Church will required a 1 1/2" meter.
- UEC Fee's still need to be paid.
- Tapping permit still needs to be requested.
- Submitted signed original and (5) copies of Fire Hydrant and Instantaneous Fire Flow Requirements.

Best Regards,



Ian F. Harmon
Progressive Construction Management
Agent for the Central Seventh Day Adventist Church

Xc: File, David West, CSDA

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W. 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER H-11

REFERRAL # _____

SITE ADDRESS 2201 Estancia Rd

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTANTANEOUS FLOW REQUIRED 3325 gpm

SQUARE FOOTAGE - LARGEST BUILDING 15170 SQ FT

TYPE CONSTRUCTION VB

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 3

DATE: 2-7-07

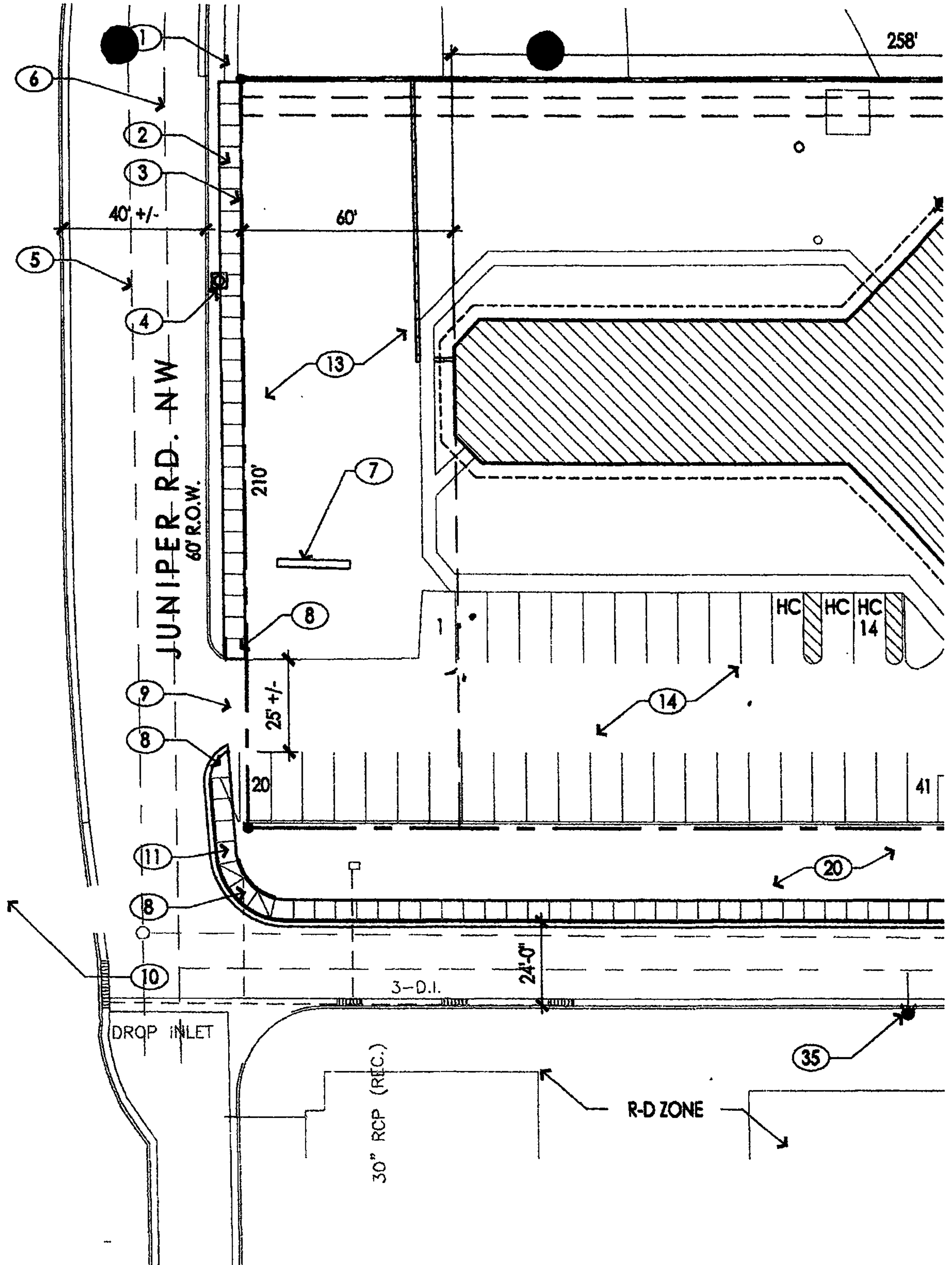
FIRE DEPARTMENT INSPECTOR: Steven Williams

RECEIVED BY: D.A. TELEPHONE: 2-7-07

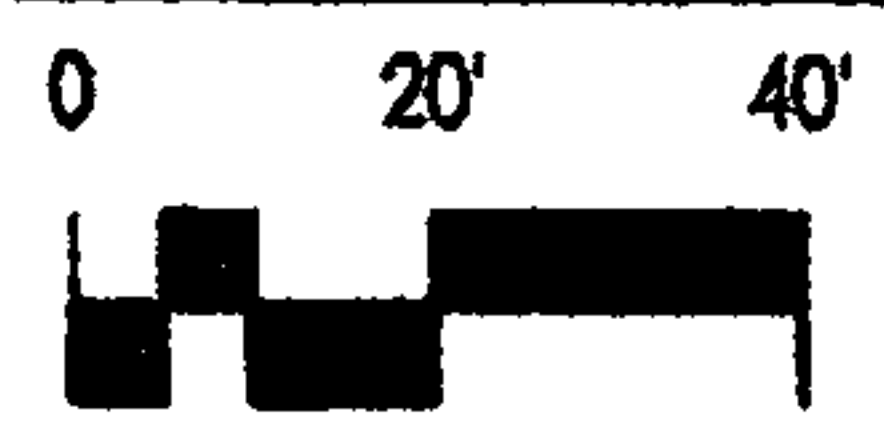
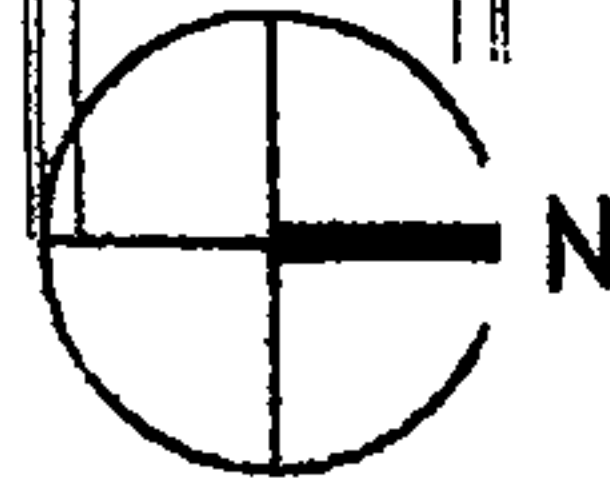
NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI UNDER REQUIRED FIRE FLOW CONDITIONS
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL. YELLOW - FILE



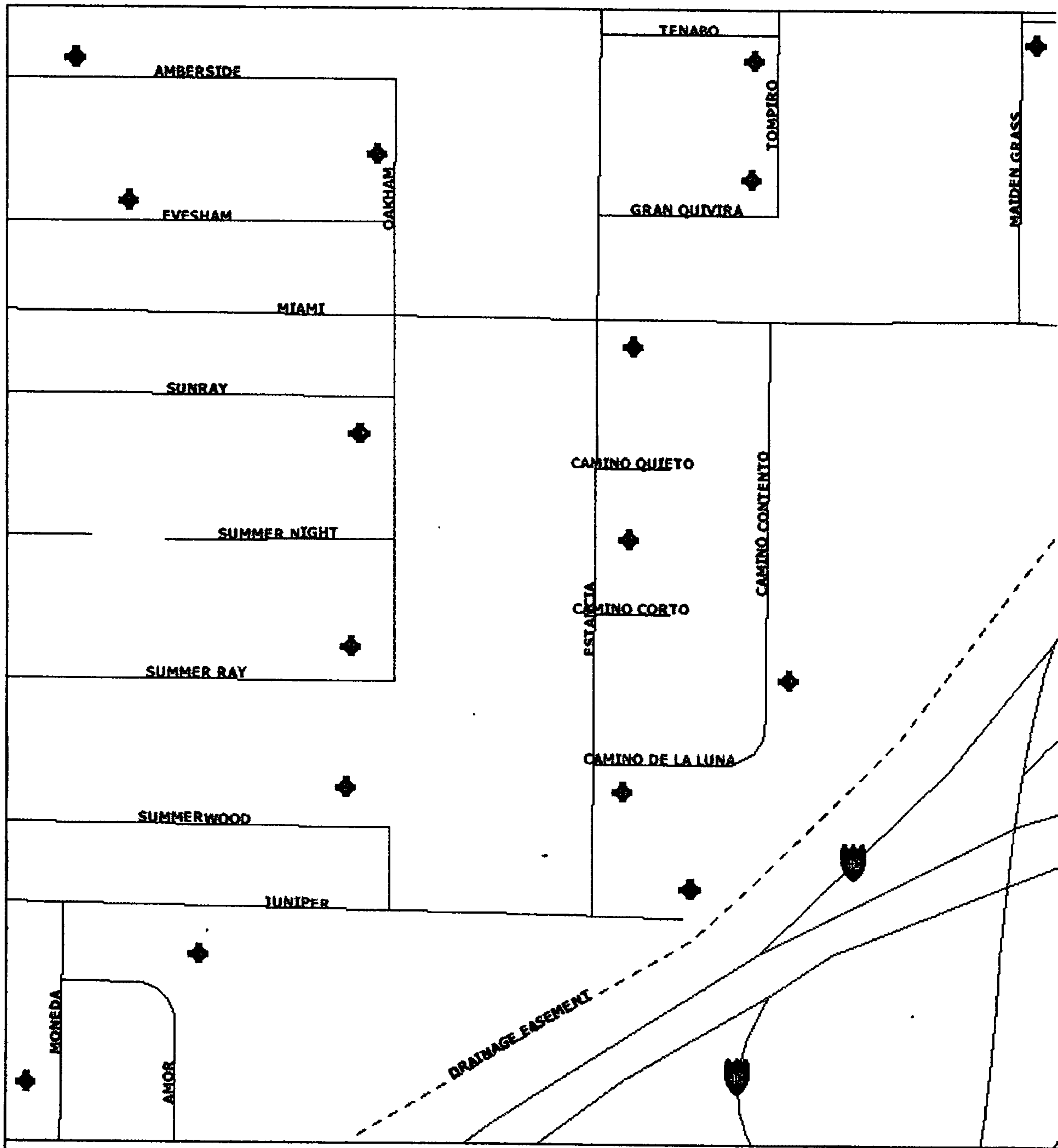
SITE PLAN



F. Hayward

3325 gpm
 15,170 ft
 VB carts
 3 Hydrants.

PLANS CHECKING OFFIC.
 924-3611
**APPROVED/DISAPPROVED
 HYDRANT(S) ONLY**
[Signature] 2-7-07
 SIGNATURE & DATE



Feb 7, 2007

██████████ 413.0
 Central Adv. Day Church - hydrants

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

PAID RECEIPT

APPLICANT NAME Don Gibson
AGENT Jan Harmon
ADDRESS _____
PROJECT & APP # 1005126/07-00065
PROJECT NAME Central 7th Day Adventist Church

- \$ _____ 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.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | 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: Mr. Don Gibson, Pastor PHONE: (505) 836-1845
 ADDRESS: 2201 Estancia Rd. NW FAX: (505) 836-1480
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: Gibson3dTM@comcast.net
 Proprietary interest in site: Pastor List all owners: 7th Day Adventist Texico Conf. Assn.
 AGENT (if any): Ian F. Harmon, PCM PHONE: (505) 890-1359
 ADDRESS: 3400 Vista Alameda NE FAX: (505) 898-3537
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: IanH@ProgressiveCM.net

DESCRIPTION OF REQUEST: Site Development Plan for Bldg. Permit (EPC)

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. Lot 313 Block: _____ Unit: 8
 Subdiv. / Addn. Town of Atasco Grant TBK CENTRAL 7TH DAY ADVENTIST
 Current Zoning: SU-1, Church & Private School Proposed zoning: N/A CHURCH
 Zone Atlas page(s): H-11-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 5.0 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101105905921831504 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Estancia Dr. NW
 Between: Miami NW and Juniper NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
06 EPC 01299

Check-off if project was previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? Date of review: 8-15-06

SIGNATURE: Ian F. Harmon DATE: 01-16-07
 (Print) Ian F. Harmon Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB-00065</u>	<u>SBF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>1-31-07</u>			Total \$ <u>20.00</u>

Ian F. Harmon 1-18-07

Project # 1005126

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan N/A
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

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

Ian F. Harmon
Applicant name (print)
[Signature] 1.17.07
Applicant signature / date



Form revised JUNE 2005

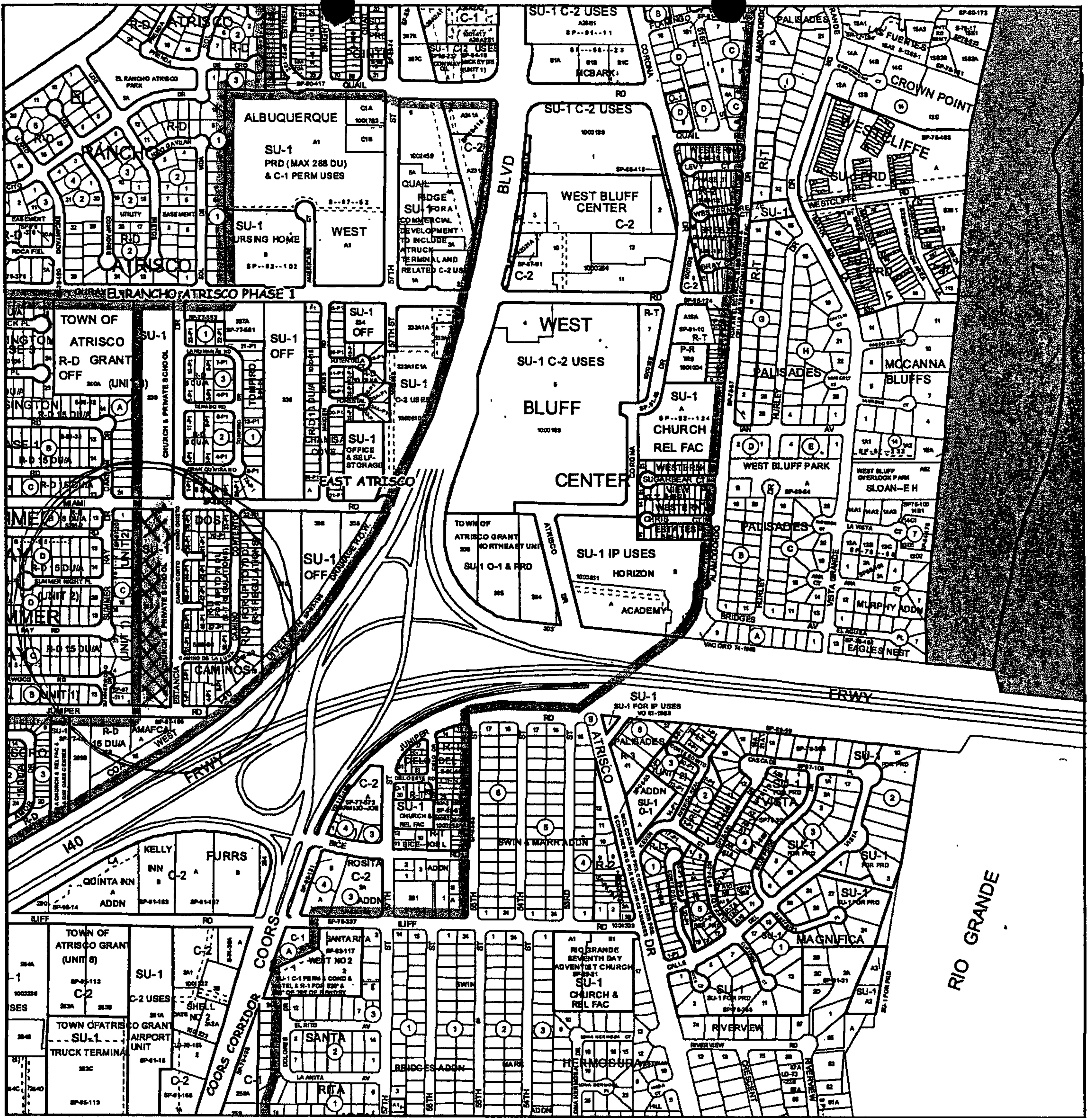
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

C7DRB - 000065

[Signature] 1/18/07
Planner signature / date

Project # 1005126



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-11-Z

Selected Symbols

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

0 750 1,500 Feet

January 17, 2006

Ms. Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd Street NW
Albuquerque, NM 87102

Re: D.R.B. Final Sign-Off for E.P.C. Approved S.D.P. for Building Permit
EPC Case # 06EPC 01299
EPC Project # 1005126

Central Seventh Day Adventist Church Addition
2001 Estancia Road NW
Albuquerque, NM 87120

Dear Ms. Matson:

On behalf of the Central Seventh Day Adventist Church, I am submitting this application for DRB Final Sign-Off for EPC Approved S.D.P. for Building Permit.

The EPC conditions of approval have been satisfied as follows in the revised drawings:

- Condition #1: The contents of this letter satisfies Condition #1.
- Condition #2: On 1/16/07 I met with Maggie Gould to ensure that all conditions of approval have been met.
- Condition #3: Detail A3/A001 – Monument Sign - has been revised to change the uplighting to downward facing lights.
- Condition #4: The parking lighting will comply with Zoning Code section 14-16-3-9 for pole lights within 100 feet of a residential zone. Pole lights will have a maximum height of 16 feet. Pole lights on west side of new parking lot to have cut-off shields to prevent light spill into adjacent residential yards to the west.
- Condition #5: Median curb and sidewalk is indicated along Miami Rd. and Estancia Rd. where contiguous to this site. New curb ramps are indicated at existing drive entries and at road intersections contiguous to site.

- Condition #6: Spartan Juniper plantings have been replaced with Rosemary on the landscape plan.
- Condition #7: The two New Mexico Olive trees behind 2100 Summer Ray Drive have been replaced with Rosemary on the landscape plan.

EPC Condition #1 requires the applicant to specify all modifications that have been made to the drawings since the EPC hearing. Following is a summary of all such changes, except those already addressed above:

A001 – Architectural Site Plan

1. Asphalt curbing has been added around the four planter areas in the new asphalt parking lot to the north of the addition.
2. The amount of concrete walks on east side of pedestrian walkway (between existing church and addition) has been reduced.
3. Bike racks have been relocated (moved closer to building, adjacent to pedestrian walkway).
4. The concrete walks on the south side of the addition (west of the pedestrian link) have been slightly reconfigured.
5. One HC parking space (parking space #19) has been changed to a standard parking space. The number of HC spaces provided still exceeds the code requirements. Eight HC spaces are required, including two required van accessible spaces. Nine HC spaces are provided, including three van accessible spaces.
6. The sidewalk on the west side of the addition has been eliminated. The curb and gutter remains, to help direct water flows from the west side of the addition northward.
7. Concrete run-downs have been added to the west side of the building, to direct water from building downspouts to the curb and gutter.
8. Locations of pole-mounted parking lighting has been modified as indicated on plans.
9. Air conditioning condensing units are indicated in landscaped area at the northeast corner of addition.
10. Sidewalk culverts and underground PVC piping from roof downspouts have been added on the east side of the addition.

L001 – Landscape Plan

1. The planting on the east and west sides of the pedestrian link (between existing church and addition) have been modified due to changes to walks in these areas.

C102 – Preliminary Grading Plan

1. Changes to sidewalks as noted above in A001.
2. Addition of concrete run-downs, sidewalk culverts, asphalt curbing, etc. as noted above in A001.
3. Addition of sidewalk, median curbing and sidewalk ramps along Miami Rd. and Estancia Rd. as noted above in A001.

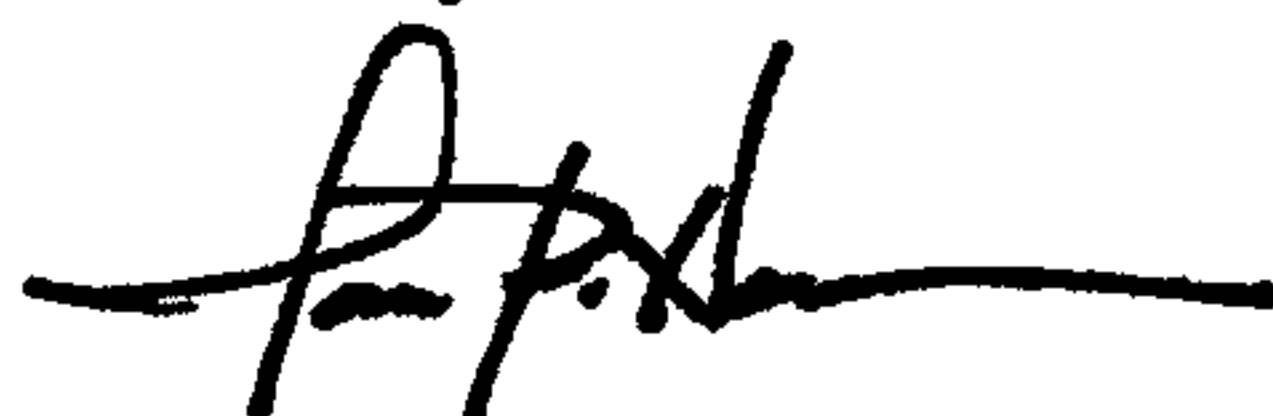
A301 – Building Elevations

1. Refinements to pedestrian walkway between existing church and proposed addition, as shown in revised drawings.
2. Addition of windows on east side of building (NE corner of addition) at restrooms.
3. Addition of downspouts.
4. Revisions to high windows on west and north elevations.

U001 – Preliminary Utility Plan

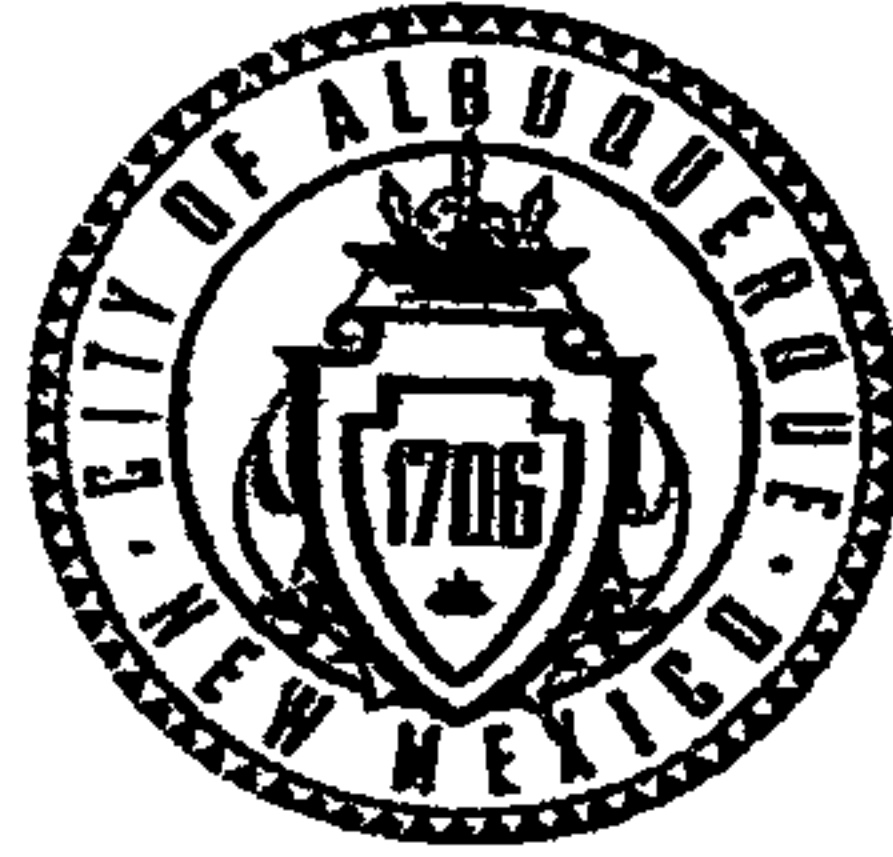
1. Addition of on-site sewer line, connecting to city sewer main in Estancia Rd.
2. Clarifications regarding abandonment of existing septic tank.
3. Addition of 4" fire line, connecting to city water main in Estancia Rd.

Sincerely,



Ian F. Harmon
Construction Manager
Progressive Construction Management

cc: file/Pastor



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

Date: November 17, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1005126
06EPC-01299 EPC Site Development Plan-
Building Permit

Dan Gibson, Pastor
2201 Estancia NW
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of Lot 313, Town of Atrisco Grant, zoned SU-1 Church & Private School, located on ESTANCIA DR. NW, between MIAMI NW and JUNIPER NW, containing approximately 5 acres. (H-11)
Maggie Gould, Staff Planner

On November 16, 2006 the Environmental Planning Commission voted to approve Project 1005126/06EPC 01299, a Site Plan for Building Permit, for Lot 313, unit 8 Town of Atrisco Grant, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for an addition to an existing church. The site is approximately 5 acres. The proposed addition will be a 13,450 square foot multi purpose building. The site is zoned SU-1 for Church and Private School.
2. The subject site falls within the Developing Urban area of the *Comprehensive Plan*. The request furthers the land use goals for Established Urban areas as follows:
 - a. Policies a and d will be furthered by this request because the church adds to the existing mix of uses. The church has been compatible with the surrounding neighborhoods. The addition should not add to traffic or noise in the area.
 - b. Policies l and m are furthered by this request because the existing church is a unique building; the addition is not as architecturally interesting as the original church but will still be attractive. The native plant area improves the visual environment.
3. Policies a and d of the Developed Landscape section of the *Comprehensive Plan* are furthered by this request in that the landscaping provided will feature native plants. Landscaping is provided in the R.O.W and will control wind and water erosion.

4. Policies, goals and objectives of the Westside Strategic Plan are furthered by this request.
 - a. Goals 10 and 12 and Objective 1 are furthered by this request because the addition will allow the church to expand. This will provide a place for church members to congregate for worship and fellowship. This project will add to the mix of uses on the Westside.
 - b. This request complies with policy 3.25 in that the existing church has been compatible with the neighborhood. The addition will be a similar height and color. The single-family residential development to the west of the site is single story and does not have second story views to lose.
5. Policies of the Coors Corridor Plan are furthered by this request.
 - a. The addition will further policies 4a.3 and 4.b.2 because it is compatible with the existing church. The colors of the church are incorporated into the design, the height is similar and the plaza in between the buildings is a nice transition element.
 - b. Policy 4.b4 is furthered by this request because the landscape improves the appearance of the site by adding more shade trees, ground cover and seasonal color.
Policy 5, b.1.; Policy 5, b.2., off-street parking, These policies are met because the site will contain one tree for every ten parking spaces and the applicant is providing trees to cool and screen the parking area. The applicant has provided additional landscaping above the requirement.
6. The proposed use complies with the East Atrisco Sector Development Plan.
7. The S.R. Marmon Neighborhood was notified and has no official comment.
8. There is neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall replace the "up lighting" on the monument sign with downward facing lights.

**OFFICIAL NOTICE OF DECISION
NOVEMBER 16, 2006
PROJECT #1005126
PAGE 3 OF 4**

4. The proposed parking lights shall comply with the Zone Code for light within 100 feet of a residential zone.
5. The applicant shall be responsible for the installation of permanent improvements to Miami and Estancia which are contiguous to the site.
6. The applicant shall replace the Spartan Juniper with Rosemary
7. The applicant shall relocate the two New Mexico Olive trees shown behind 2100 Summer Ray Drive.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 1, 2006 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.

OFFICIAL NOTICE OF DECISION
NOVEMBER 16, 2006
PROJECT #1005126
PAGE 4 OF 4

Sincerely,

CMarone
for Richard Dineen
Planning Director

RD/MG/ac

cc: Ian Harman, 3400 Vista Alameda NE, Albuquerque, NM 87113
Deaun Lewis, SR Marmon NA, 6400 Sunny Day Ct. NW, Albuquerque, NM 87120
Annett Gonzales, SR Marmon NA, 2323 Big Pine Dr. NW, Albuquerque, NM 87120
Annette Radcliff, 2100 Summer Ray Dr. NW, Albuquerque, NM 87120
David West, 1504 Camino Equestra NW, Albuquerque, NM 87107

LETTER OF AUTHORIZATION

Subject Property:
Lot 313, Town of Atrisco Grant, Unit 8.
2201 Estancia NW
Albuquerque, NM 87120

I, the undersigned Pastor and representative for the Seventh-Day Adventist Church on above subject property hereby designate Ian F. Harmon with Progressive Construction Management (PCM) to be an authorized representative agent and act on our behalf for all submission, processing, and recording on subject property and at any planning and zoning, EPC, and DRB hearings/meetings.


Signature: Mr. Don Gibson, Pastor

8/29/2006
Date

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

PAID RECEIPT

APPLICANT NAME Mr Don Gibson

AGENT Dan Harmon

ADDRESS _____

PROJECT & APP # 1005126/07DRB00065

PROJECT NAME Central Seventh Day Adventist Church

\$ 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.

No. of Lots: 1
Nearest Major Streets:
COORS NW
I-40

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of May, 2008, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza) Albuquerque, New Mexico 87103, and TEXACO CONFERENCE ASSOCIATION OF 7th DAY ADVENTIST NON-PROFIT CORPORATION ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM CORPORATION, whose address is 2201 ESTANCIA NW 87120 and whose telephone number is 505-836-7845, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 313 OF TOWN OF A TRISCO, GRANT UNIT 8, recorded on 12-5-1944 in the records of the Bernalillo County Clerk at Book DOC, pages 117 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] TEXACO CONFERENCE ASSOCIATION OF 7th DAY ADVENTIST NON-PROFIT CORPORATION ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CENTRAL SEVENTH-DAY ADVENTIST CHURCH Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 31 day of MAY, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 567682.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the

Doc# 2008050722

Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost as required per City-approved estimate.</u>
<u>Excavation and Sidewalk Ordinance, Street Restoration Fees</u>	<u>(Figure 7).</u>

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by WAY JOHN SURVEYING, and construction surveying of the private Improvements shall be performed by WAY JOHN SURVEYING. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by GUY JACKSON & ASSOCIATES and inspection of the private Improvements shall be performed by NA,

both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by AMEC and field testing of the private Improvements shall be performed by AMEC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty: 4ZBSBEF4561

Type of Financial Guaranty: SubDivision Performance BOND
Amount: \$ 188,429.53
Name of Financial Institution or Surety providing Guaranty: Hartford Fire Insurance Company
Date City first able to call Guaranty: MAY 31, 2009
[Construction Completion Deadline]: MAY 31 2009
If Guaranty other than a Bond, last day City able to call Guaranty is: July 31 2009
Additional information: 65

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate

of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this

Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: Vice President of Finance
Title: DAVID D. FREEDMAN
Dated: 2/25/2008

[Signature]
City Engineer

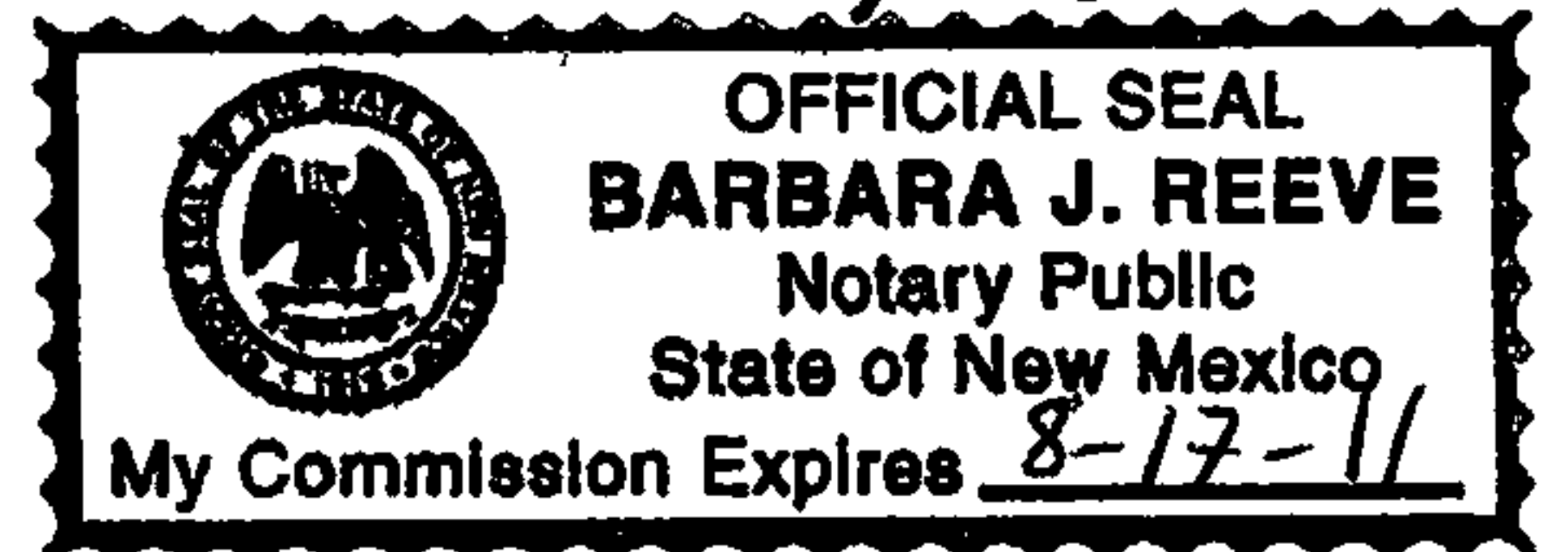
Dated:

2/25/08

2-2008

IMPORTANT

SUBDIVIDER'S NOTARY



STATE OF New Mexico)
COUNTY OF Sandoval) ss.

This instrument was acknowledged before me on 25th day of Feb. 2008 by [name of person:] David D. Freedman, [title or capacity, for instance, "President" Assol. or "Owner":] VP of Finance of [Subdivider:] TEXACO Conference of 7th DAY Adventist NON profit corporation

Barbara J. Reeve
Notary Public

My Commission Expires: 8-17-11

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on the 5th day of May, 2008 by Richard Doule, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda Adams
Notary Public

My Commission Expires: 10-07-08

Current DRC

FIGURE 12

Project Number

INFRASTRUCTURE LIST

ORIGINAL

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
TO SUBDIVISION IMPROVEMENTS AGREEMENT

Date Submitted: 2/20/07
Date Site Plan Approved: 2/21/07
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRC Project No.: 1005120
DRC Application No.: 07DRB-00045

Central Seventh-Day Adventist Church Addition
PROPOSED NAME OF IMPROVEMENT SITE DEVELOPMENT PLAN
LOT 313, UNIT 8, TOWN OF ARLICO GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that apartment items and/or unfinished items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that apartment or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, those revisions to the listing will be incorporated administratively. In addition, any unfinished items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	DRC #	Constructed Under	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
									Private Inspector	City Guest Engineer
<input type="checkbox"/>		<input type="checkbox"/>			DEPRESSED MEDIAN CURB & 6" SIDEWALK (West side only)	ESTANCIA	JUNIPER	MIAMI	1	1
<input type="checkbox"/>		<input type="checkbox"/>			8" STD. CURB & GUTTER & 6"-0" SIDEWALK (North side only)	JUNIPER	WEST PE	ESTANCIA	1	1
<input type="checkbox"/>		<input type="checkbox"/>			8" STD. CURB & GUTTER & 6"-0" SIDEWALK (South side only)	MIAMI	WEST PE	ESTANCIA	1	1
<input type="checkbox"/>		<input type="checkbox"/>							1	1
<input type="checkbox"/>		<input type="checkbox"/>							1	1
<input type="checkbox"/>		<input type="checkbox"/>							1	1
<input type="checkbox"/>		<input type="checkbox"/>							1	1
<input type="checkbox"/>		<input type="checkbox"/>							1	1

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this project. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Civil Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1
2
3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>Ian F. HARMON</u> NAME (print) PCM FIRM <u>[Signature]</u> 2/20/07 SIGNATURE - date	<u>[Signature]</u> 2/21/07 DRB CHAIR - date	<u>Christina Sandoral</u> 2/21/07 PARKS & RECREATION - date	AMAFCA - date _____ - date _____ - date
	<u>[Signature]</u> 2-21-07 TRANSPORTATION DEVELOPMENT - date <u>[Signature]</u> 2/21/07 UTILITY DEVELOPMENT - date		
	<u>Bradley S. Bisher</u> 2/21/07 CITY ENGINEER - date		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

11/20/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 567682, Central 7th day adventist chruch, Phase/Unit #: 1

Requested By: **Guy Jackson, PE**

Approved estimate amount:		\$129,877.22
Contingency Amount:	0.00%	\$.00
Subtotal:		\$129,877.22
NMGRT	6.875%	\$8,929.06
Subtotal:		\$138,806.28
Engineering Fee	6.60%	\$9,161.21
Testing Fee	2.00%	\$2,776.13
Subtotal:		\$150,743.62
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$188,429.53</u>

APPROVAL:

DATE:

J Woodall

11-20-07

Notes: Plans & Estimate approved, Requires Street lights per COA

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
(SIA) SW'S, SPCL. AGRMT.

BOND NO. (SURETYS NO.): 42BSBEF4501
CONTACT PERSON'S NAME: DON GIBSON

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we ADVENTIST NON PROFIT CORPORATION ^{TEXICO CONFERENCE ASSOCIATION OF 7TH DAY} "SUBDIVIDER") a [state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc.:] NEW MEXICO CORPORATION as "Principal", and HARTFORD FIRE INSURANCE COMPANY ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of CONNECTICUT and authorized to do business in the State of New Mexico as "Surety," whose address is HARTFORD, CT 06115 and whose telephone number is (835) 836-1845 are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) ONE HUNDRED AND NINETY THOUSAND DOLLARS Dollars, (AMOUNT OF FIGURES) \$ 190,000.00, as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as TRACT 313 OF TOWN OF ATRISCO, GRANT UNIT 8 ("NAME OF SUBDIVISION"), CITY PROJECT NO. 567682; and

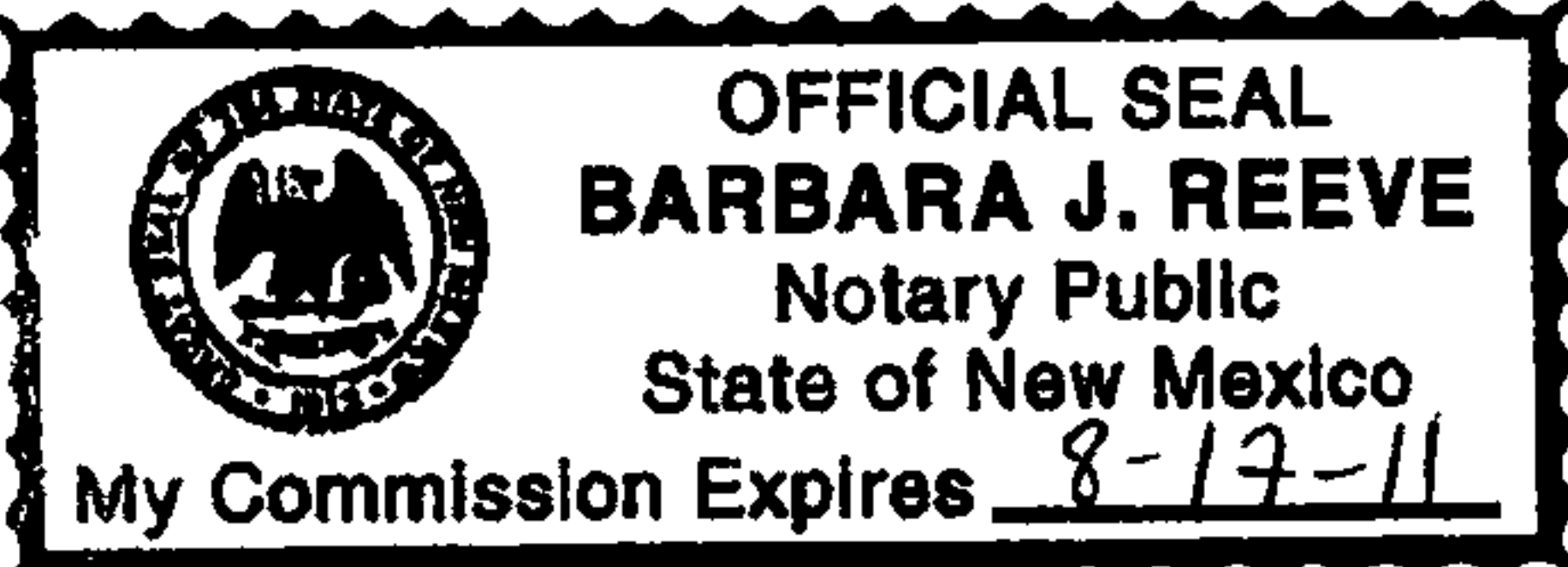
WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] PAVING & SIDEWALK WATER, SEWER ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") TEXICO CONFERENCE ASSOCIATION OF 7TH-DAY ADVENTIST NON PROFIT CORPORATION and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank), pages _____ through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] MAY 31, 2009 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 24th day of March, 2008.



Principal:

By [signature: David D. Freedman]
Name: DAVID D. FREEDMAN
Title: Vice President of Finance
Dated: MARCH 24, 2008

SURETY:

By [signature: Patricia Johnson]
Name: HARTFORD FIRE INSURANCE COMPANY
Title: ATTORNEY-IN-FACT
Dated: MARCH 24, 2008

STATE OF New Mexico)
COUNTY OF Sandoval) ss.

Subscribed and sworn to before me this 24th day of March, 2008.

Barbara J. Reeve
Notary Public.

My Commission Expires:
8-17-11

*NOTE: Power of Attorney for Surety must be attached.

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-4

690 ASYLUM AVENUE

HARTFORD, CONNECTICUT 06115

call: 888-266-3488 or fax: 860-757-5835

Agency Code: 42-630857

KNOW ALL PERSONS BY THESE PRESENTS THAT:

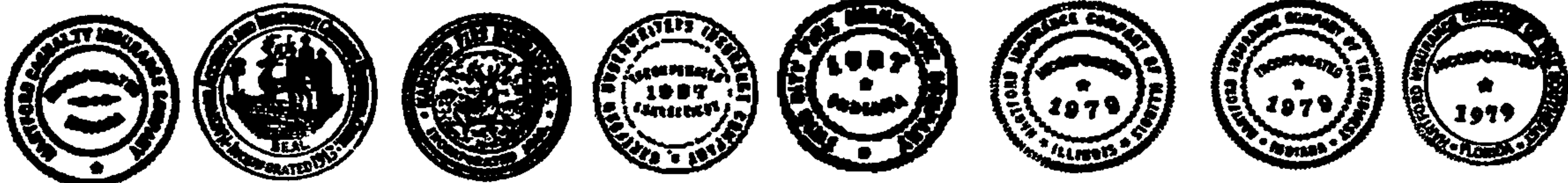
- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of unlimited:

Patricia Thim Adams, Patricia A. Jenkins, Sheryl Beck
of
Silver Spring, MD

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on July 21, 2003 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Paul A. Bergenholz

Paul A. Bergenholz, Assistant Secretary

David T. Akers

David T. Akers, Assistant Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 23rd day of July, 2003, before me personally came David T. Akers, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hampden, Commonwealth of Massachusetts; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

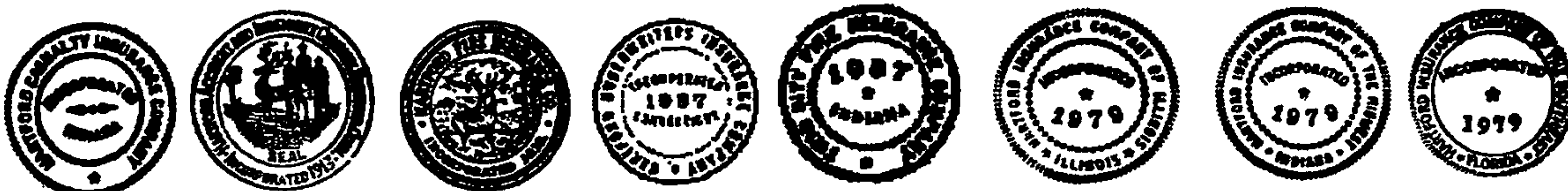
Scott E. Paseka

Scott E. Paseka
Notary Public

My Commission Expires October 31, 2007

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of *MARCH 24, 08*

Signed and sealed at the City of Hartford.



Gary W. Stumper

Gary W. Stumper, Assistant Vice President

STATE OF MARYLAND

COUNTY OF MONTGOMERY

On this 24th day of March 2008 before me personally came Patricia A. Jenkins to me known, who being by me duly sworn, did depose and say that she is an Attorney-in-Fact of Hartford Fire Insurance Company, a Connecticut Corporation. The corporation described in and which executed the within instrument; that she knows the corporate seal of said corporation; that the seal affixed to the within instrument is such corporate seal, and that she signed the said instrument and affixed the said seal as Attorney-in-Fact by Authority of the Board of Directors of said corporation and by authority of this office under the Standing Resolutions thereof.

Jan A. Burch

Notary Public

12/7/2009

My commission expires