

#4



completed 3-13-07
P

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

REVISED 9/28/05

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

DRB Application No.: 06DRB-01417 (ASBP)	Project # 1005179
Project Name LOS VOLCANES FITNESS CTR	
Agent: MAHLMAN STUDIO ARCHITECTURE	Phone No.: 243-0101

Your request for (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10.25.06 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: Parking issue sidewalk placement question

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Comments in file.

- 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 1005179

#4



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CITY ENGINEER / AMAFCA:

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PARKS / CIP:

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Project Number

1005179

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005179

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

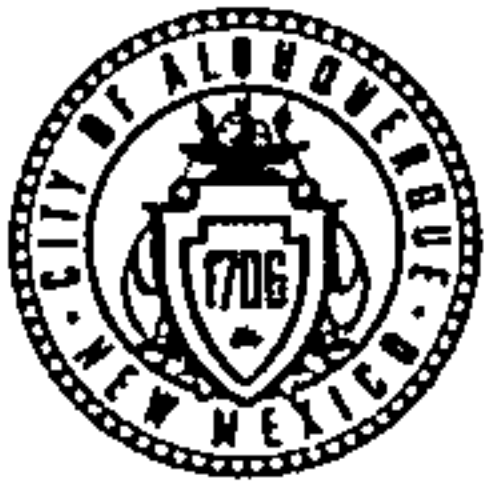
RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 25, 2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 25, 2006

4. Project # 1005179

06DRB-01417 Major-Amnd SiteDev Plan BldPermit


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At the October 25, 2006, Development Review Board meeting, the amended site plan for building permit was approved with final sign off delegated to Transportation Development for parking issues and sidewalk easement question and Planning for 3 copies of the plan and comments in the file.

If you wish to appeal this decision, you must do so by November 9, 2006, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Barbara Baca, Office of Senior Affairs, City of Albuquerque, 714 7th Street SW, 87109

Mahlman Studio Architecture, Attn: David Mahlman, 206 Broadway SW, 87102

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005179 AGENDA#: 4 DATE: 10/25/06

1. Name: Dina Milom Address: 206 BROADWAY^{SE} Zip: 37102
2. Name: Barbara Bacc Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0916
CONNECTION TEL 9p2431334
SUBADDRESS
CONNECTION ID
ST. TIME 10/10 13:04
USAGE T 03'06
PGS. 3
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: David Mahlman

FAX NUMBER: 243-1334 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 10/10/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1005179 APPLICATION NO: _____

Planning's comments only.

residential development.

Page 4.4 of the High Desert Sector Plan requires a signature from the High Desert Homeowners' Association certifying the plat meets the requirements of this plan. This signature should appear on the final plat.

Planing has no objections to the requested vacations, the sidewalk waiver or deferral. Defer to Transportation on the Subdivision Design Variance.

Approval of the perimeter wall design is required before the preliminary plat is approved.

Project # 1005179
06DRB-01417 Major-Amnd SiteDev Plan
BldPermit

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1. Because this is an amendment of an existing DRB approved site plan that is going to DRB for hearing, some modification to the signature block and site plan sheet title is needed.

Please remove the paragraph alluding to the EPC approval from the top of the signature block.

Change the title of the signature block to "DRB Amended Site Development Plan Approval".

Please change the site plan sheet title to "Amended Site Development Plan for Building Permit".

2. If there are any existing or proposed easements located within the boundaries of this pproperty, please indicate what and where they are on the site plan & landscape plan per the SPBP Checklist.

3. Please darken the property lines on the site plan and landscape plan so they are clearly identifiable.

4. The Plant List should include the water usage for each plant. (H,M,L)

5. The percentage of landscaping provided is missing.

6. There is also some required language missing from the Landscape Plan:

"It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Waste Water Ordinance planting approach.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance.

Plant beds shall achieve 75% live ground cover at maturity.

Irrigation system and landscape maintenance is the responsibility of the property owner."

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 9, 2006.



4
#1005179
10-25-2006

J10

SU-1
1A2

SU-1

F7A

F8A1

A

A1B

Q7A1A

SU-1

LOS VOL

1-P1

2-P1

3-P1

4-P1

5-P1

6-P1

8-P1

9-P1

10-P1



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 25, 2006

Project # 1005179

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AMAFCA

No adverse comments.

COG Los Volcanes Rd is designated a bicycle route on the Long Range Bikeway System. Coordination with DMD is encouraged to insure project conformity with this adopted policy of the Metropolitan Transportation Board.

Transit

No comments received.

Zoning Enforcement

No motorcycle parking. There should be 4 motorcycle spaces.

Neighborhood Coordination

Letters sent to Avalon NA (R), Alamosa NA (R), Los Volcanes NA (R), Skyview West NA (R), West Mesa NA (R), Westgate Heights NA (R) and Westside Merchants Assoc. (R).

APS The request to add a fitness center to **Los Volcanes Senior Center** will have no adverse impacts to the APS district.

Police Department

No CPTED or crime prevention comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approved.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No comments received.

City Engineer

The Hydrology section has no objection to the amended Site Plan.

Transportation Development

Is there a public sidewalk easement for the sidewalk along Los Volcanes? What is the width of the sidewalk? Has the EPC approved a reduction in parking required? Compact spaces are required to be 8' wide. Where are the aisles required for the ADA parking stalls? What are the new curb radii?

Parks & Recreation

No objection.

Utilities Development

No objection to Amended Site Plan with minor comment on Site Plan.

Planning Department

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Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a permit is issued for the addition of the Fitness Center. Using the 5050sf given for the addition and .1 acre for additional impervious acreage the estimated impact fees are as follows:

1. Roadway Facilities for the SW Mesa: \$37675.00
2. Public Safety Facilities for the Westside: \$405.00
3. Drainage facilities for the NW Mesa: \$1405.20

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

Cc:Barbara Baca, Office of Senior Affairs, City of Albuquerque, 714 7th Street SW, 87109

Mahlman Studio Architecture, Attn: David Mahlman, 206 Broadway SW, 87102



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR** in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 25, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001562

06DRB-01408 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for the **RESERVE @ FOUR HILLS**, zoned R-1, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s) (M-22)

Project # 1002984

06DRB-01386 Major-Vacation of Pub Right-of-Way

ROBERT J. 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 NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10)

Project # 1004989

06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 9, 2006.



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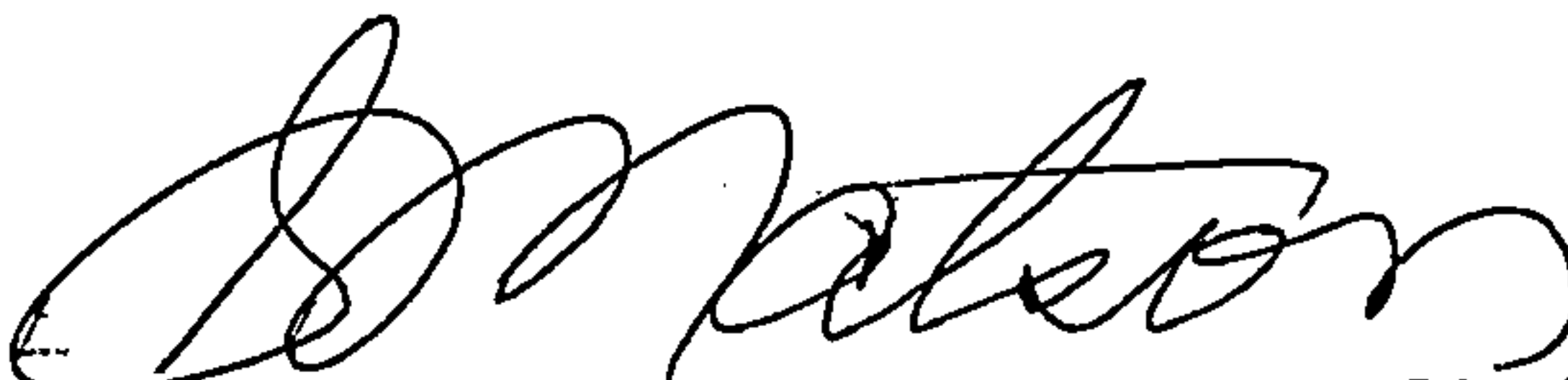
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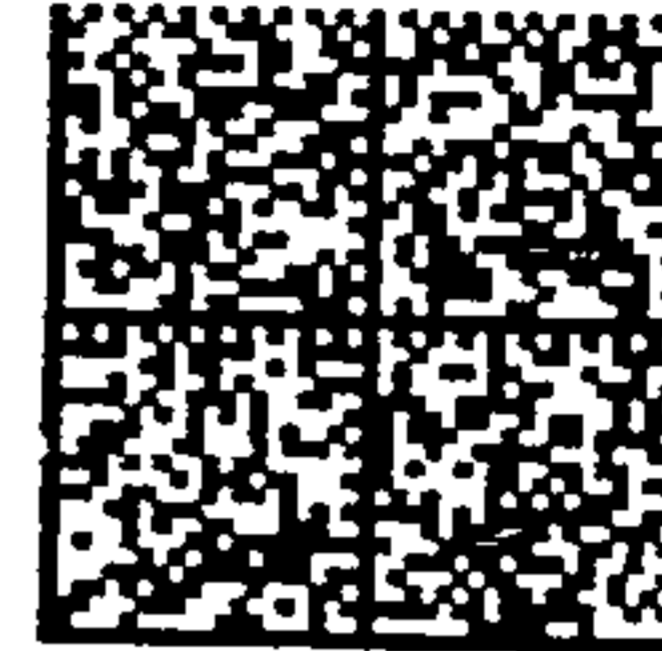
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CITY OF ALBUQUERQUE



Planning Department

DRB



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0004219022 OCT 10 2006
MAILED FROM ZIP CODE 87102

NOT DELIVERED, ATTEMPTED, RETURN TO SENDER

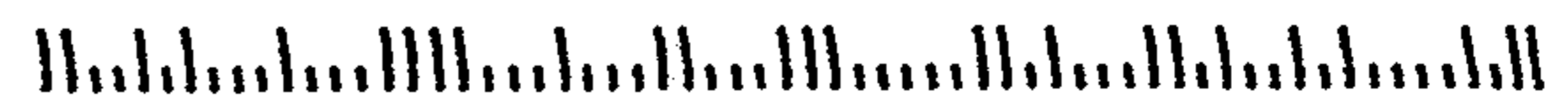
OR CURRENT RESIDENT
101005838212241004
KAUFMAN & BROAD HOME SALES
OF
4921 ALEXANDER NE
ALBUQUERQUE, NM 87107

Or Current Resident

VACANT

ANK

87107\$7037 C028





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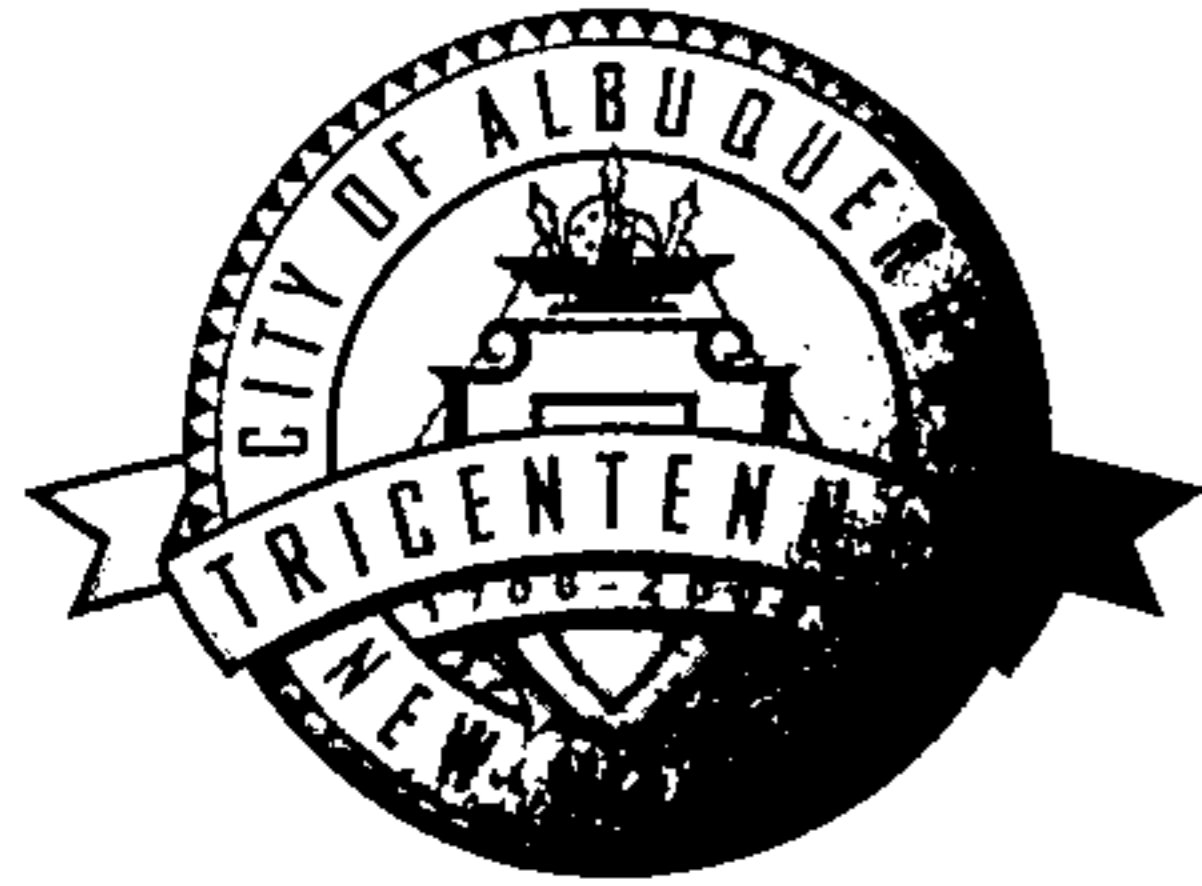
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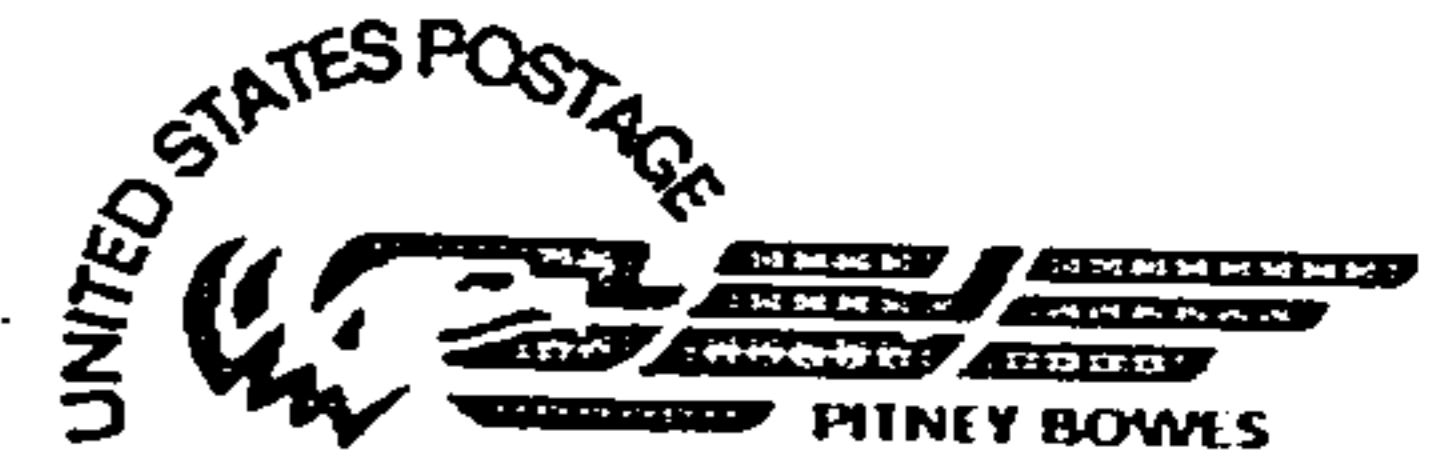
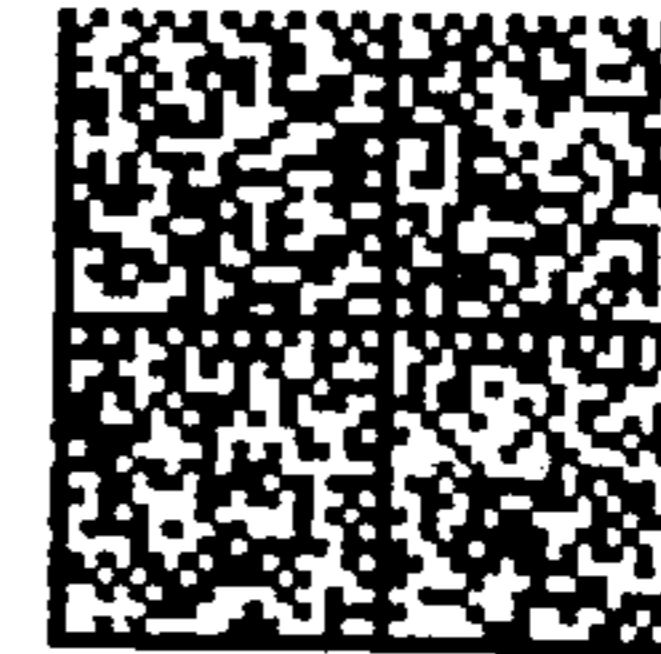
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CITY OF ALBUQUERQUE



Planning Department

DRB

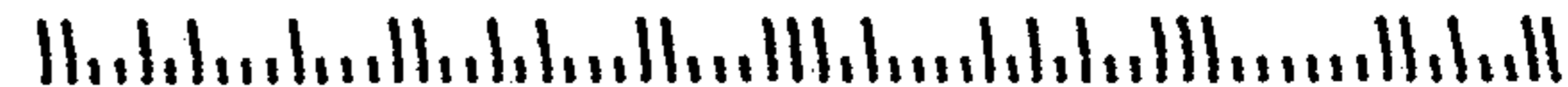


02 1M \$ 00.39⁰
0004219022 OCT 10 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

OR CURRENT RESIDENT
1010057303478
GRAPHIC PLASTIC PRODUCTS INC
7001 BLUEWATER
ALBUQUERQUE, NM 87111

VACANT



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

Meeting Date: October 25, 2006
Zone Atlas Page: J-10-Z
Notification Radius: 100 Ft.

Project# 1005179
App#06DRB-01417

**Cross Reference and Location: 6500 LOS VOLCANESS RD NW BETWEEN
AIRPORT NW TO THE WEST AND COORS NW TO THE EAST**

Applicant: BARBARA BACA, OFFICE OF SENIOR AFFIARS
CITY OF ALBUQUERQUE
714 7TH ST SW
ALBUQUERQUE, NM 87109

Agent: DAVID MAHLMAN, MAHLMAN STUDIO ARCHITECTURE
206 BROADWAY SE
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: OCTOBER 8, 2006
Signature: YVONNE SAAVEDRA

OR CURRENT RESIDENT
101005831909340616
AHEPA 501 INC
5925 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005737742010114
CHI-WIK ENTERPRISES LLC
PO BOX 26777
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101005730347810702
GRAPHIC PLASTIC PRODUCTS INC
7001 BLUEWATER RD NW
ALBUQUERQUE, NM 87121 1924

OR CURRENT RESIDENT
101005839614440331
MARQUEZ ANASTACIO JR
916 ALTA VISTA CT SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005846905940606
BRUNACINI MAYME
4310 WELLESLEY NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101005842615040337
GONZALES DANIEL & ALICE C
6520 SILKWOOD AVE NW
ALBUQUERQUE, NM 87121 8862

OR CURRENT RESIDENT
101005838212241004
KAUFMAN & BROAD HOME SALES
OF
4921 ALEXANDER NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101005847410540607
MESA WEST CENTER LLC
8915 ADAMS NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101005844315240340
CHAVEZ GABRIEL D JR
6512 SILKWOOD AVE NW
ALBUQUERQUE, NM 87121 8862

OR CURRENT RESIDENT
101005729551110701
GRADY WEST LLC
PO BOX 30801
ALBUQUERQUE, NM 87190

OR CURRENT RESIDENT
101005840614640333
LUJAN LOUIS PETER
6608 SILKWOOD AVE NW
ALBUQUERQUE, NM 87121 8861

OR CURRENT RESIDENT
101005841114740334
MOORE MICHAEL D
6604 SILKWOOD NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005827107740610
NEW LIFE BAPTIST CHURCH
6900 LOS VOLCANES RD NW
ALBUQUERQUE, NM 87121 8400

OR CURRENT RESIDENT
101005842114940336
ROMERO ROBERT E & DOLORES
6524 SILKWOOD AVE NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005841614840335
RYAN MAEWYN &
6600 SILKWOOD AVE NW
ALBUQUERQUE, NM 87121 8861

OR CURRENT RESIDENT
101005843115140338
TRULL CRAIG O & LOPEZ DOLORES
6518 SILKWOOD AVE NW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT



FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

October 6, 2006

TO: See Attached Distribution List of "Recognized" Neighborhood Association(s)

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately three (3) acre(s) - Major Amendment to the Site Development Plan for Building Permit for an addition of a new Fitness Center to the existing Los Volcanes Senior Center.

Proposed by: Mahlman Studio Architects at (505) 243-0101
Agent for: City of Albuquerque, Office of Senior Affairs

For property located: On or near Los Volcanes Road NW between Airport Drive NW and Coors Boulevard NW.

The case number(s) assigned is: 06DRB- 01417, Project # 1005179.

City Planning accepted application for this request on September 21, 2006.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, October 25, 2006 in the Third Floor in the Planning Department, Large Conference Room, Plaza Del Sol Building, 600 Second St. NW. **(Note - Change of Location for Hearing)**

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DISTRIBUTION LIST:

Jeannette Baca and Klarissa Pena, Alamosa Neighborhood Association
Miguel Maestas and Kelly Chappelle, Avalon Neighborhood Association
Max M. Garcia and Ben Sandoval, Los Volcanes Neighborhood Association
Tony Chavez and Beatrice Purcella, Skyview West Neighborhood Association
Louis Tafoya and Bennie W. Matlock, West Mesa Neighborhood Association
Matthew Archuleta and Libby McIntosh, Westgate Heights Neighborhood Association
Van Barber and Klarissa Pena, Westside Merchants Association

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

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

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

Doris Melman 29 Sept. 06
Applicant or Agent Signature / Date

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

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

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

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- ~~NA~~ J. Elevation drawing of refuse container and enclosure, if applicable. **EXISTING**

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____
 Handicapped spaces required: _____ provided: _____ 50-1
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____
 provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- 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

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: BARBARA BACA / OFFICE OF SENIOR AFFAIRS / CITY OF ABQ. PHONE: 505-263-2783
 ADDRESS: 714 SEVENTH STREET SW FAX: 505-764-6465
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: BBaca@cabq.gov
 Proprietary interest in site: CITY OWNED CITY List all owners: CITY OF ALBUQUERQUE
 AGENT (if any): DAVID MAHLMAN, MAHLMAN STUDIO ARCHITECTURE PHONE: 505-243-0101
 ADDRESS: 206 BROADWAY SE FAX: 505-243-1334
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: dmahlman@mahlmanstudio.com

DESCRIPTION OF REQUEST: REQUEST FOR AMENDMENT TO E.P.C. APPROVED S.D.P. (W/D.R.B. SIGN-OFF) *Amended Site Plan*
 FOR BUILDING PERMIT FOR AN ADDITION OF A NEW FITNESS CENTER TO THE EXISTING LOS VOLCANES SENIOR CENTER *for Bldg Permit*
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. LOT 1-A-2, UNIT 2, ATRISCO BUSINESS PARK
 Current Zoning: SU-1 FOR SENIOR CENTER *TBK LOS VOLCANES FITNESS CNTR.* Proposed zoning: SU-1 FOR SENIOR CENTER
 Zone Atlas page(s): J-10-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 3.0 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101005832317640614 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: 6500 LOS VOLCANESS RD. NW
 Between: AIRPORT NW TO THE WEST and COORS NW TO THE EAST

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Z-88-2 / SP-86-420 / DRB-95-540 / DRB-95-540 / 8A-96-106

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

SIGNATURE *David Mahlman* DATE 29 SEPTEMBER 06
 (Print) DAVID MAHLMAN, MAHLMAN STUDIO ARCHITECTURE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06073</u>	<u>ASBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01417</u>			\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date 10-25-06

Project # 1005179

PL Sis 9/21/06

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB (**ATRISCO BUSINESS PARK**)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

BARBARA BACA
SENIOR AFFAIRS
CITY OF APO

DAVID MAHLMAN (AGENT)

David Mahlman 29 Sept. 06
Applicant signature / date

Applicant name (print)

Applicant signature / date



Form revised JUNE 2005

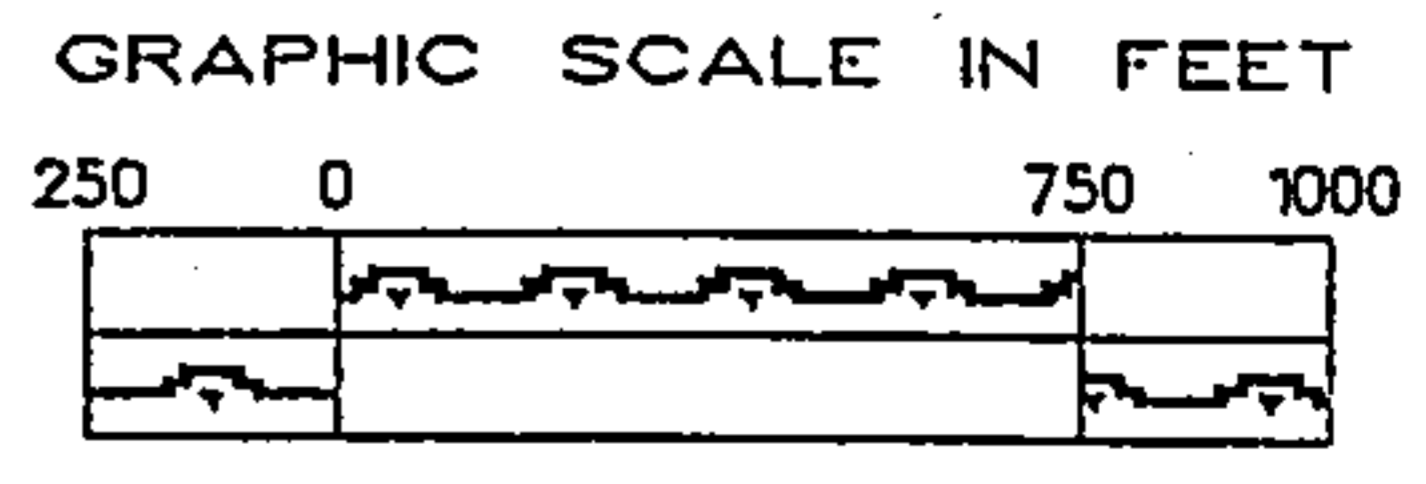
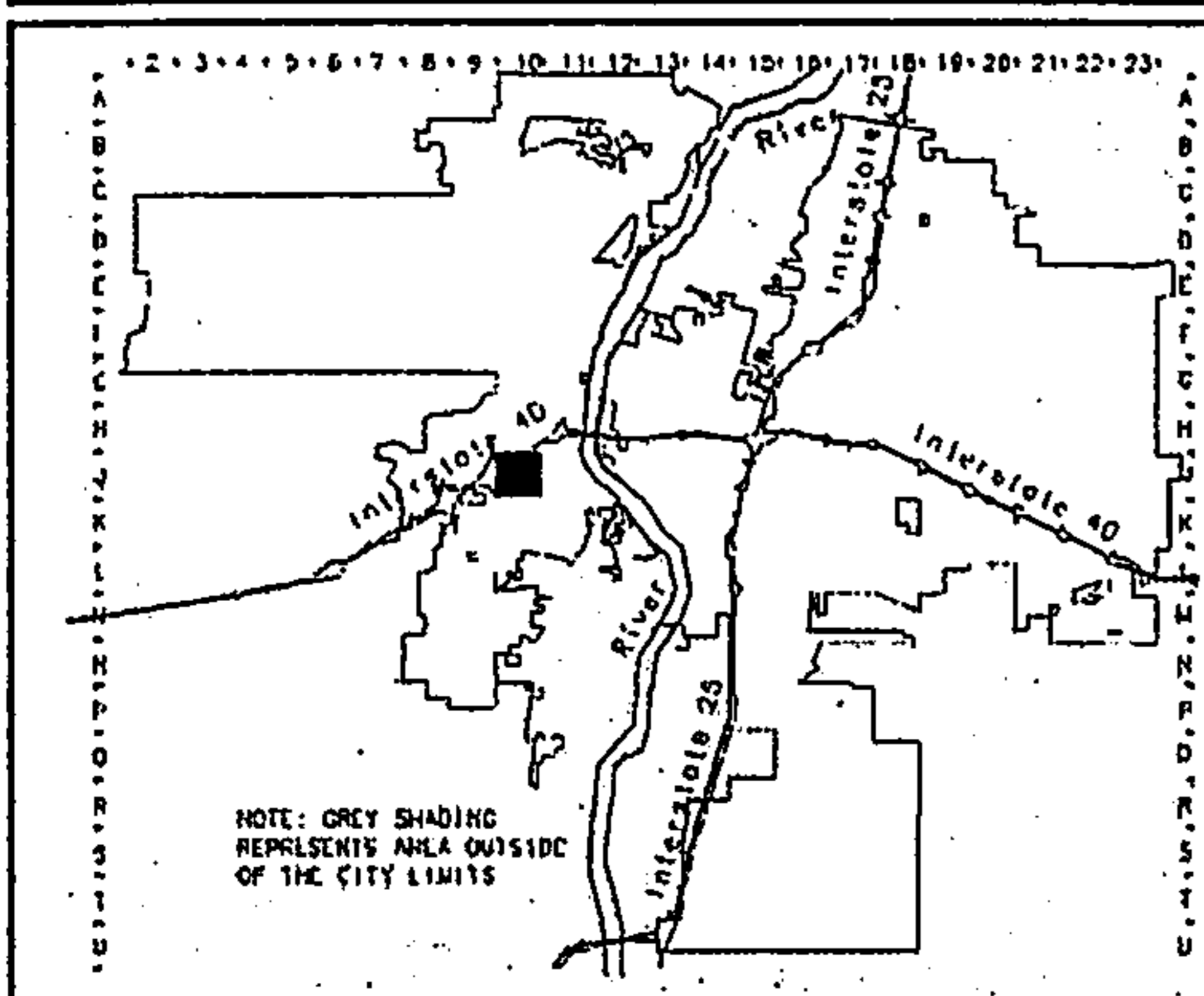
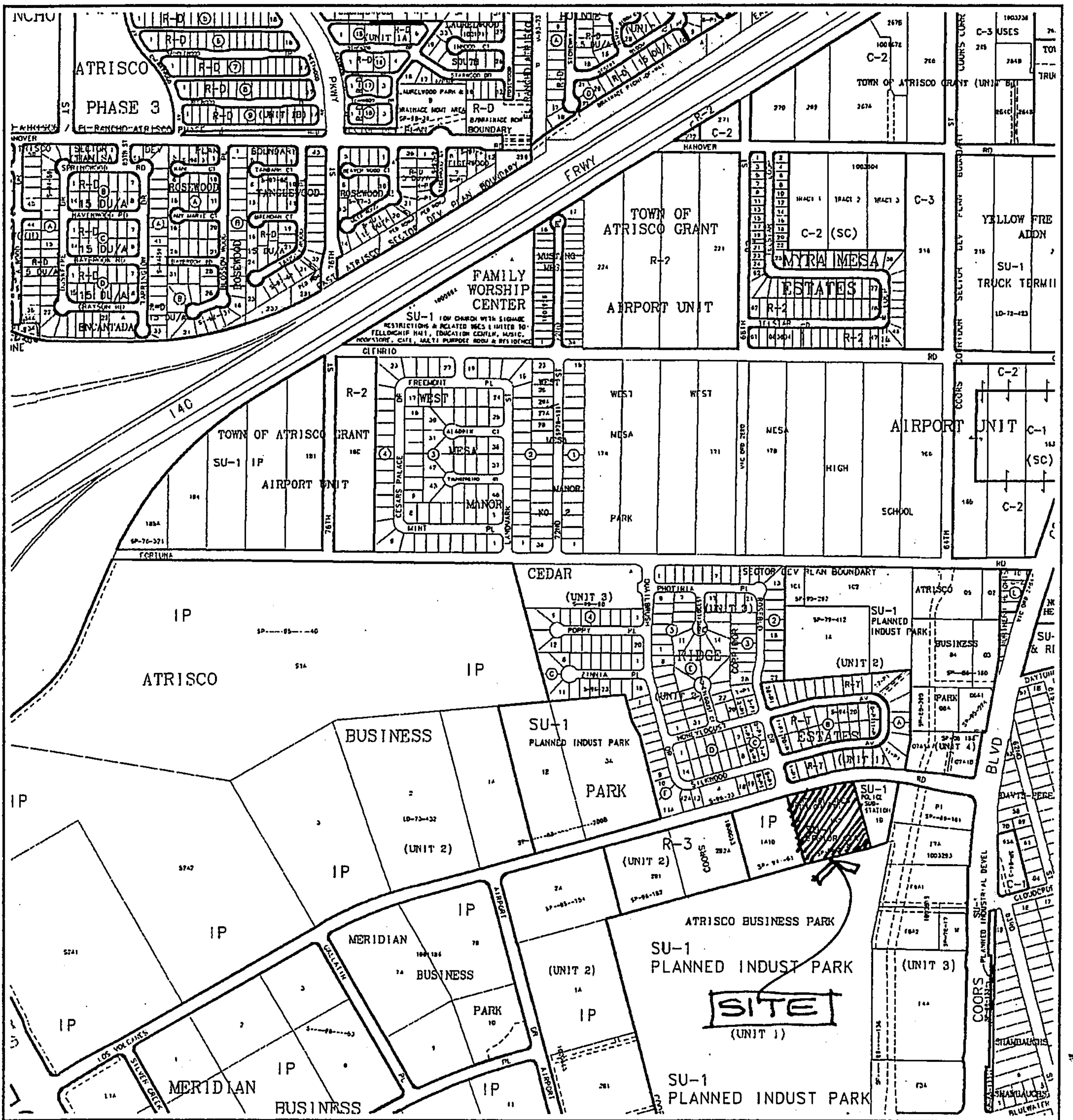
V. S. 9 / 27 / 07

Planner signature / date

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

Application case numbers	
<i>DRB</i>	<i>- 01417</i>
-	-
-	-

Project # 1005179



Zone Atlas Page

J-10-Z

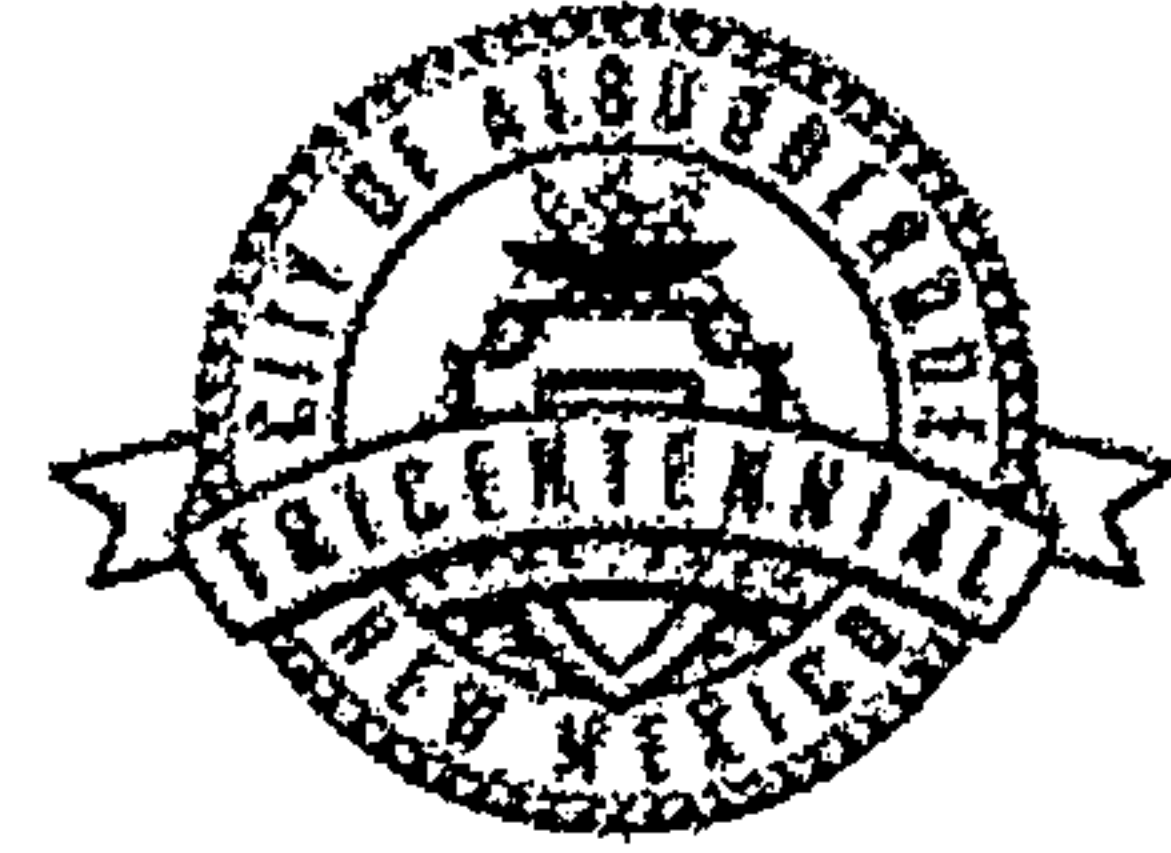
Map Amended through March 08, 2005

A Albuquerque **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT
 © Copyright 2004

CITY OF ALBUQUERQUE

Department of Senior Affairs

714 7th Street SW
Albuquerque, NM 87102



Blanca B. Hise, Director

Martin J. Chávez, Mayor

David Mahlman
Mahlman Studios
206 Broadway S.E.
Albuquerque, N.M. 87102

September 28, 2006

Dear Mr. Mahlman:

This letter authorizes Mahlman Studios to act on behalf of the City of Albuquerque Department of Senior Affairs in matters related to the Development Review Board submittal for Los Volcanes Senior Center Fitness Center Addition.

Sincerely,

Barbara Baca
Division Manager
Senior Social Services
City of Albuquerque, Department of Senior Affairs

29 September 2006

Development Review Board
City of Albuquerque
Albuquerque, NM 87103

RE: Application for Site Development Plan Amendment for Building Permit for the Los Volcanes Senior Center
6500 Los Volcanes Road NW, Lot 1-A-2, Unit 2 Atrisco Business Park, (SP-86-420)

Dear Board Members:

The Los Volcanes Senior Center site development plan was originally developed, presented to and approved by the EPC in 1988 for a zone change to SU-1 for Senior Center (Z-88-2) and reviewed by the DRB in 1989 by the DRB for Building Permit. In 1996 a site development plan amendment for Building Permit Child Care and Senior Day Care Additions was developed, presented to and approved by the DRB (as the Atrisco Business Park approval body). Our firm served as Architect for both of these projects.

Now, this request for Site Development Plan Amendment for Building Permit is for a new fitness center to be added to the existing Los Volcanes Senior Center. The 5460 SF addition will house a new exercise equipment room, an aerobics room, locker rooms, reception and staff area and related support spaces. The project is designed to expand the existing center towards the south and as such will not affect the existing drive pads not the existing senior and day care vehicle drop-offs. The center has always had more than sufficient parking, and as such, has provided these excess parking spaces for parking if vehicles from COA departments other than Senior Affairs. While the proposed amendment will decrease overall parking by 18 spaces, it has been determined by the senior building committee and the Senior Center staff that the reduced parking capacity will suffice, even with the new fitness facilities, with the elimination of the current COA departments (other than Senior Affairs) use of the parking lot. Additionally, the heavy hours of use for the Fitness Center will be somewhat staggered from the heavy use of the existing program spaces.

The amended plan shows both the existing and proposed development and repeats all of the detailed requirements from the original Site Development Plan. 24 sets of prints of the following drawings are attached:

SD-1 Site Plan
SD-2 Landscape Plan
SD-3 Building Elevations
D-1 Drainage Plan

C-1 Demolition, Removal & Fill Plan
C-2 Civil Site Plan
C-3 Utility Plan & Profile

C-2 Site Plan (DRB sign-off version from Feb. 1989)
SD-1 Site Plan (DRB sign-off version from March. 1996)

Thank you for your thoughtful consideration of this application.

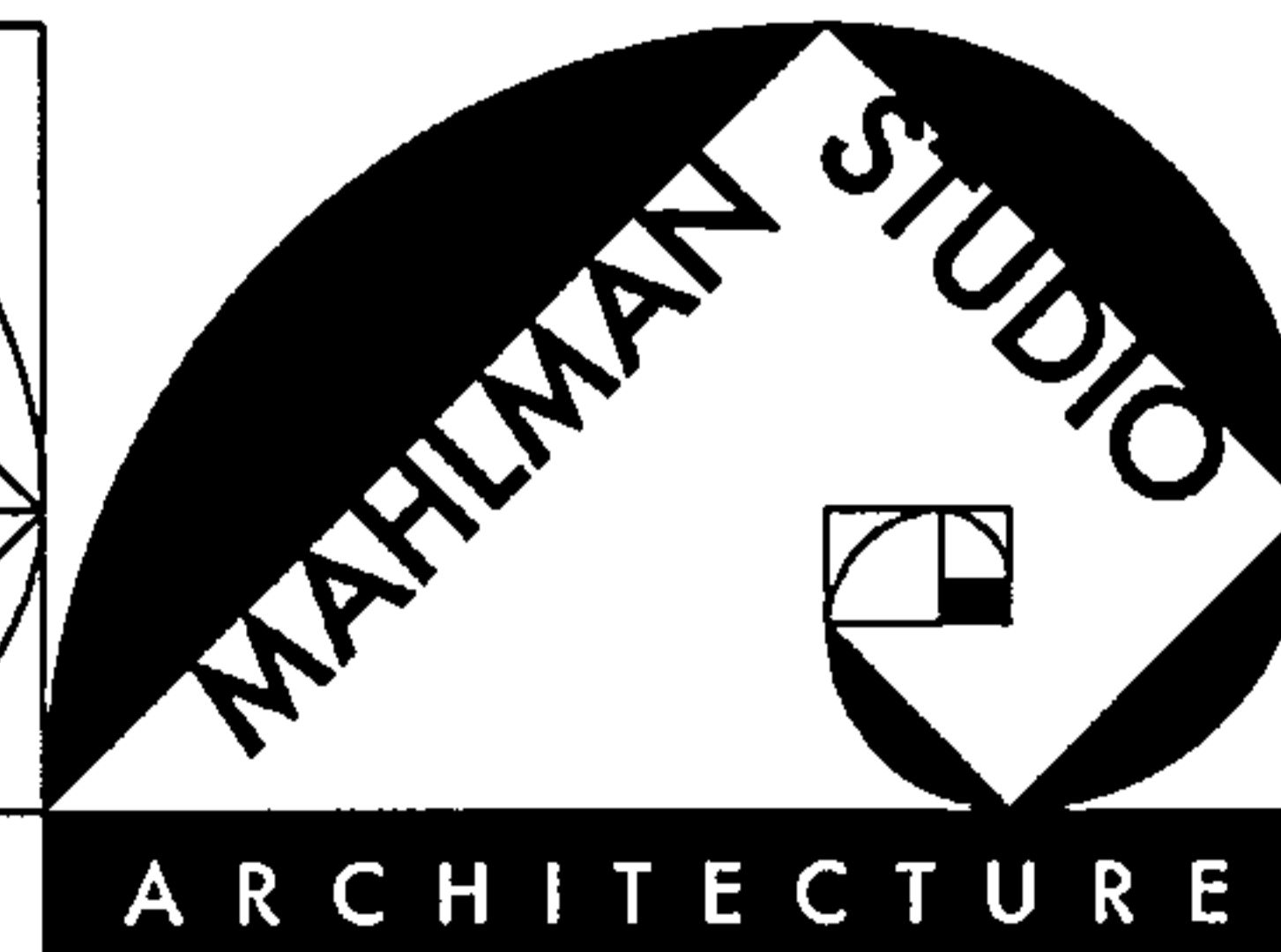
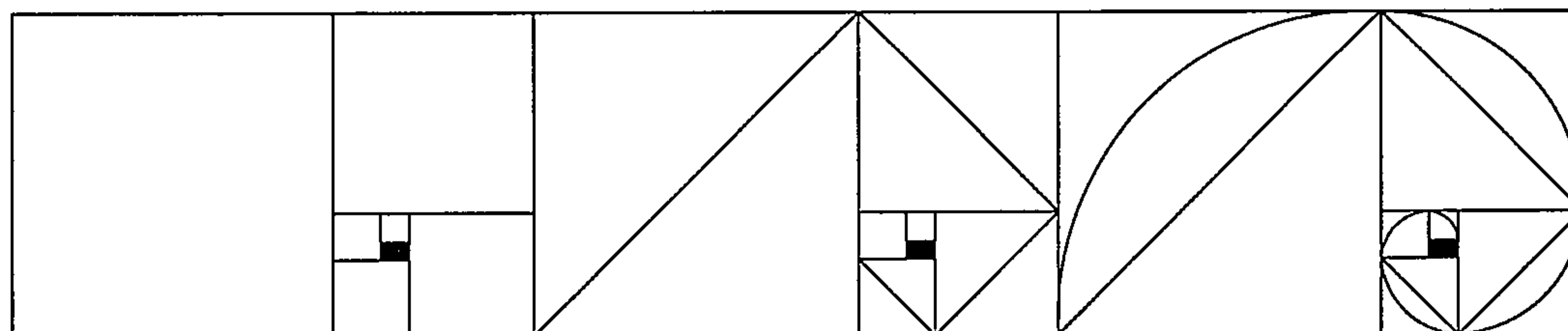
Sincerely,



David Mahlman

dmahlman@mahlmanstudio.com

www.mahlmanstudio.com



206 BROADWAY BLVD. SE • ALBUQUERQUE, NM 87102 • V. 505.243.0101 • F. 505.243.1334

CITY OF ALBUQUERQUE

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

APPLICANT: CITY OF ALBUQUERQUE DATE OF REQUEST: 9/28/06 ZONE: DC ATLAS PAGE(S): J-10

CURRENT: BARBARA BACA - SENIOR AFFAIRS LEGAL DESCRIPTION:

ZONING SU-1 FOR SENIOR CENTER LOT OR TRACT # 1-A-2 BLOCK # UNIT 2A

PARCEL SIZE (AC/SQ. FT.) _____ SUBDIVISION NAME ATRISO BUSINESS PARK

REQUESTED CITY ACTION(S): _____ (SP-86-120)

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

PROPOSED DEVELOPMENT: _____ GENERAL DESCRIPTION OF ACTION: ¹

- | | |
|--|--------------------------------------|
| NO CONSTRUCTION/DEVELOPMENT [] | # OF UNITS: _____ |
| NEW CONSTRUCTION <input checked="" type="checkbox"/> | BUILDING SIZE: <u>5470</u> (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [] | |

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

APPLICANT OR REPRESENTATIVE David Melman DATE _____
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

Tony Lopez DATE 9-28-06
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

David Melman DATE 9/28/06
APPLICANT DATE

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

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

**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 J-10

REFERRAL # _____

SITE ADDRESS 6500 LOS VOLCANES RD NW

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING _____

INSTANTANEOUS FLOW REQUIRED 1996

SQUARE FOOTAGE - LARGEST BUILDING 5470

TYPE CONSTRUCTION V-R

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 2

DATE: 9/28/06

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: David Mahlman TELEPHONE: 505 243 0101

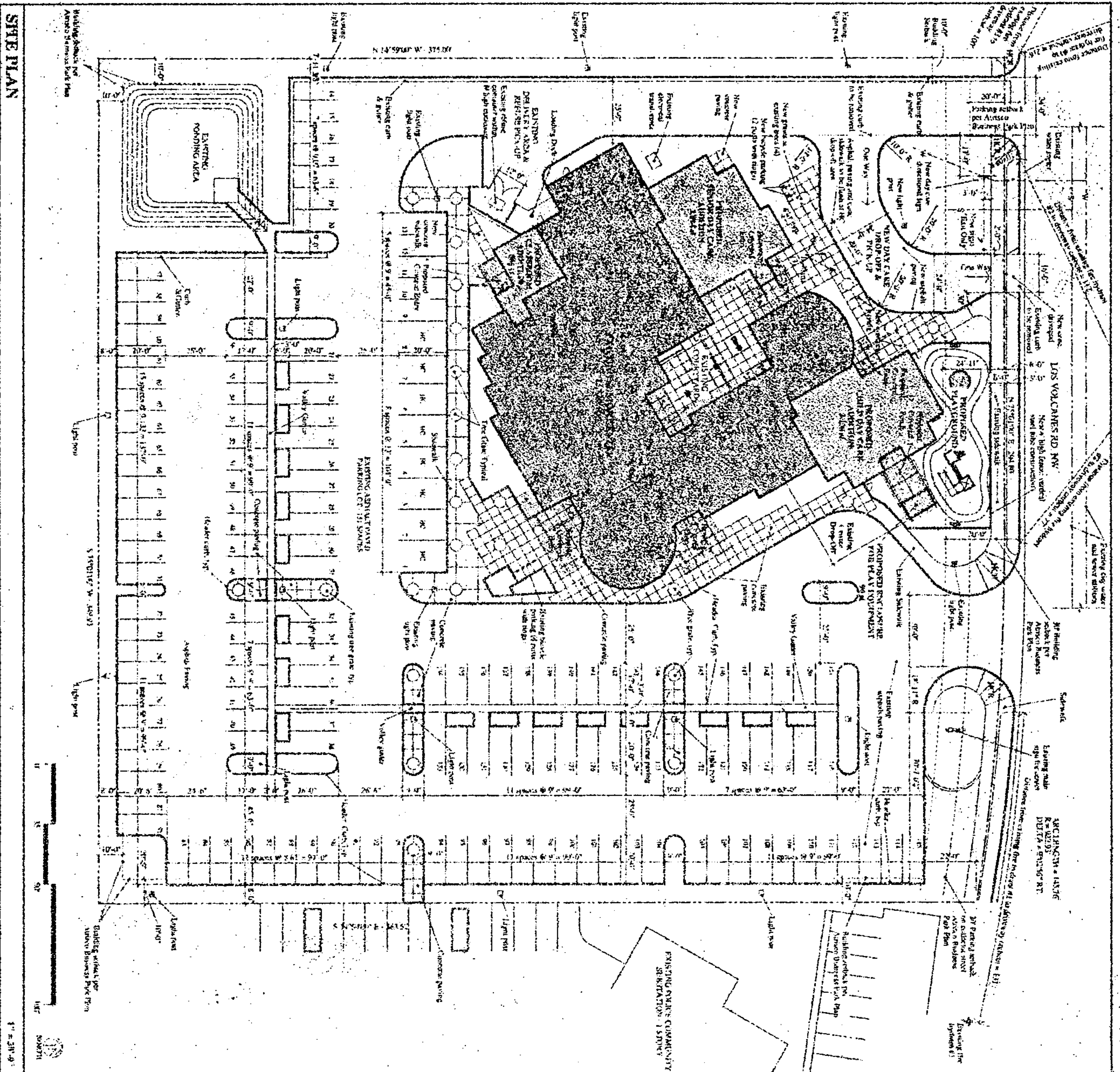
NOTES:

MAHLMAN STUDIO ARCHITECTURE

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

SIDE DATA

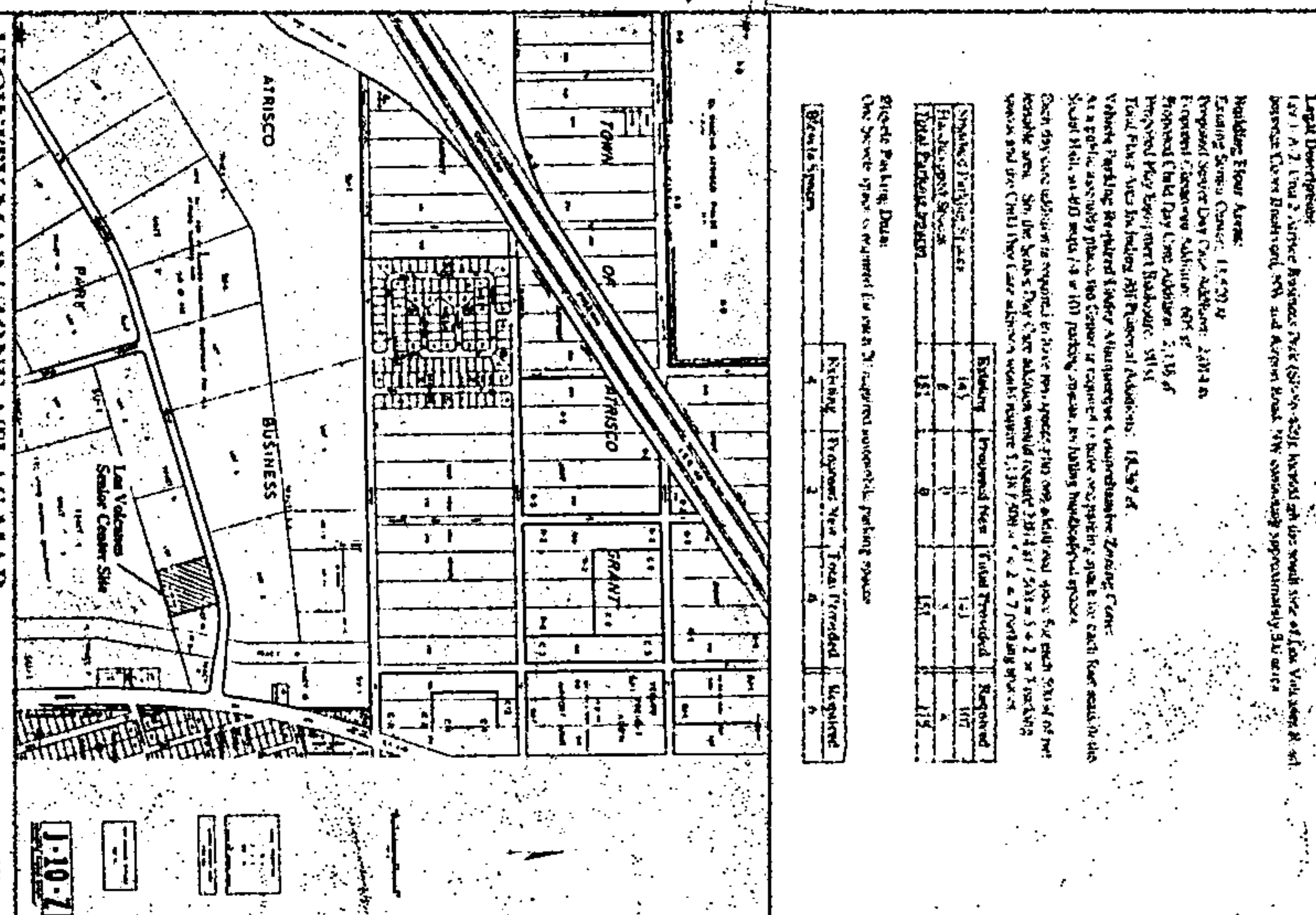
Legal Description:
 Lot 1, A. 2. 1st 2nd Addition, Block 100, Subdivision 100, located on the south side of Los Volcanes Rd., at
 Avenue 1000, between 1000' and Avenue Road, 7th, containing approximately 3.0 acres.

Building Footprint:
 Existing: 14,750 sq ft
 Proposed: 20,000 sq ft
 Proposed: 20,000 sq ft
 Proposed: 20,000 sq ft

Without Parking Required Under Administrative & Miscellaneous Zoning Code:
 As a public assembly place, the Center is required to have occupancy areas for each 500 sq ft of
 floor area, at 40 sq ft per 100 sq ft of floor area, for each 500 sq ft of
 floor area. The Center's floor area is approximately 20,000 sq ft. The Center's
 parking area is approximately 150 spaces and 100,000 sq ft of parking area.

Category	Proposed	Existing	Total
Shaded Parking Spaces	150	0	150
Unshaded Parking Spaces	0	0	0
Total Parking Spaces	150	0	150

Proposed Parking Data:
 One space per 400 sq ft of building area.
 One space per 400 sq ft of parking area.



VICINITY MAP / ZONE ATLAS MAP

APPROVED AND ACCEPTED BY:

APPROVED AND ACCEPTED BY:

John L. Poir 3-7-96
 DIRECTOR
 ALBUQUERQUE PLANNING DEPARTMENT

Paul J. Higgins 3-6-96
 CITY ENGINEER

Paul J. Higgins 3-5-96
 DATE

Robert W. Kane 12-19-95
 DATE

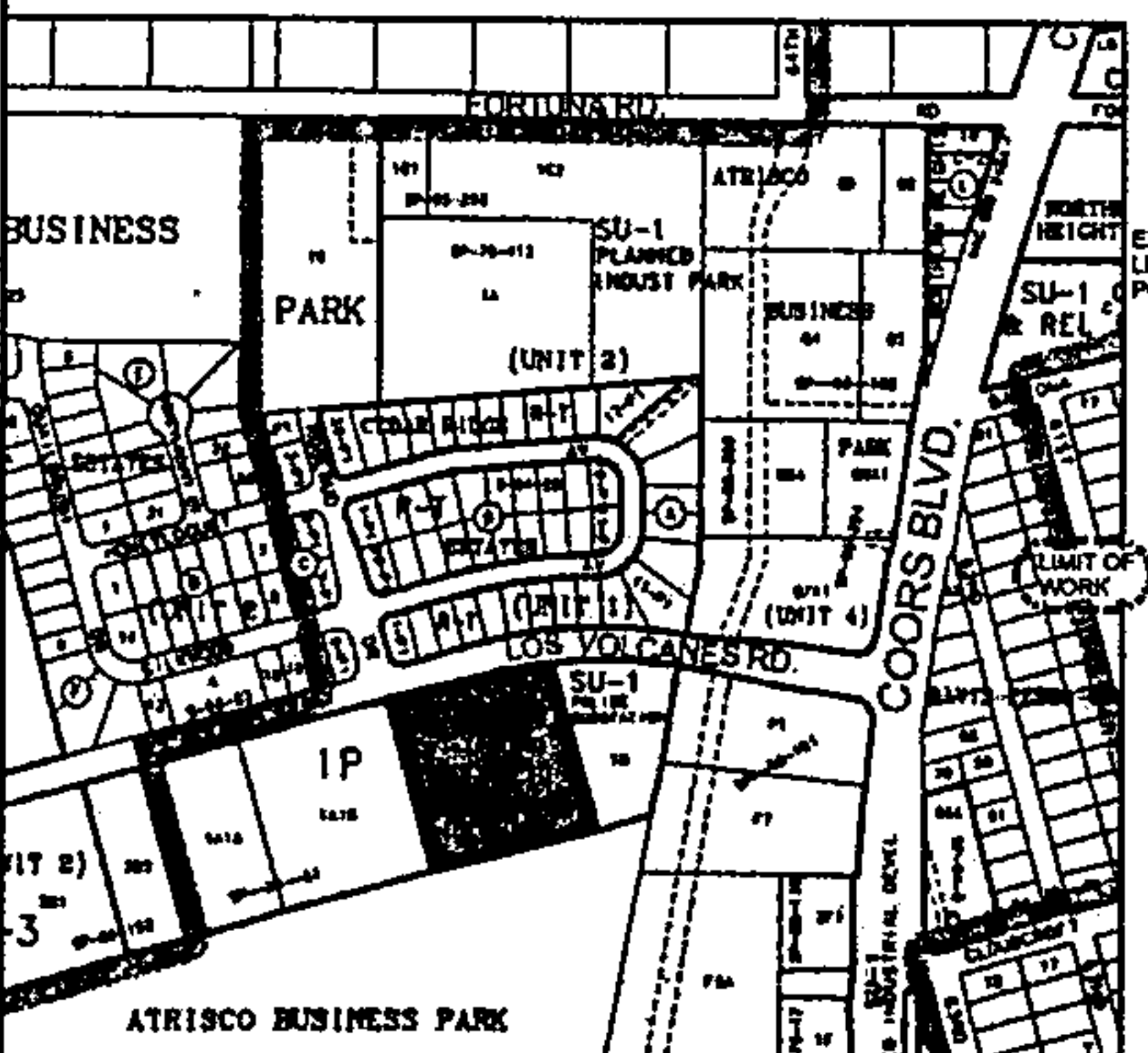
Robert W. Kane 12-19-95
 DATE

PLANS CHECKING OFFICE
924-3611
APPROVED FOR SUBMITTAL
BY PLANS CHECKING OFFICE
DATE 9/28/06
BY DATE
5/17/06 V-B
1996 GR 2 HYOS

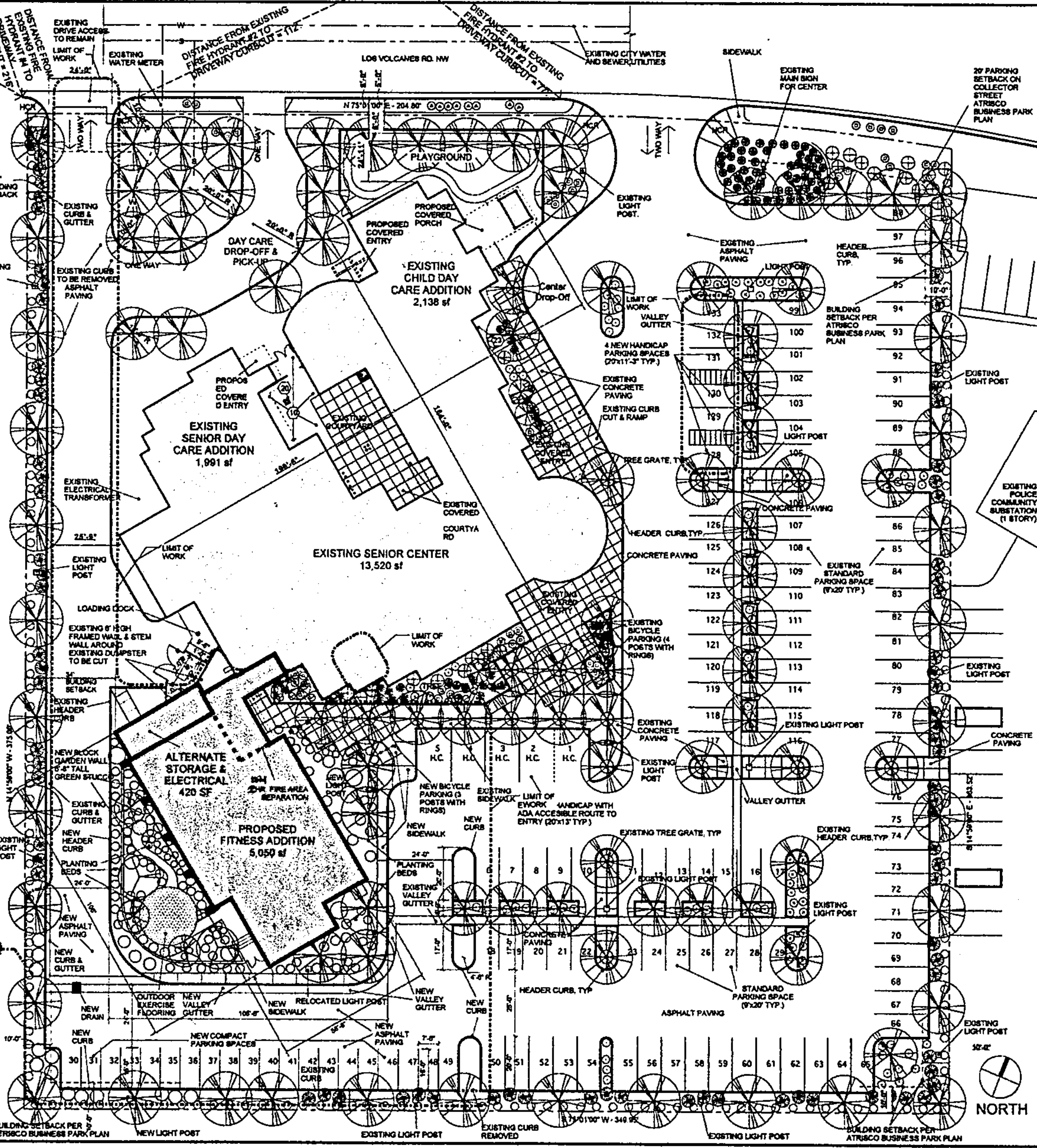
PROJECT NUMBER _____
Application Number _____
This plan is consistent with the Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
DRP SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date _____
Utilities Development	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Environmental Health Department	Date _____
<i>Michael H. Hester (existing)</i> Solid Waste Management	9/29/06 Date
DRP Chairperson, Planning Department	Date _____

*Environmental Health, if necessary



VICINITY MAP
NO SCALE
SITE PLAN



SITE DATA

LEGAL DESCRIPTION:
LOT 1-A-2, UNIT 2 ATRISCO BUSINESS PARK (SP-34-420), LOCATED ON THE SOUTH SIDE OF LOS VOLCANES ROAD, BETWEEN COORS BOULEVARD, NW AND AIRPORT ROAD, NW CONTAINING APPROXIMATELY 3.0 ACRES.

BUILDING FLOOR AREAS:
EXISTING SENIOR CENTER, SENIOR DAYCARE ADDITION AND CHILD DAY CARE ADDITION: 18,967 SF
PROPOSED FITNESS ADDITION: 5,050 SF
TOTAL FLOOR AREA INCLUDING ALL PROPOSED ADDITIONS: 23,817 SF

VEHICLE PARKING REQUIRED UNDER ALBUQUERQUE COMPREHENSIVE ZONING CODE:
AS A PUBLIC ASSEMBLY PLACE, THE CENTER IS REQUIRED TO HAVE ONE PARKING SPACE FOR EACH FOUR SEATS IN THE SOCIAL HALL, 80 SEATS / 4 = 101 PARKING SPACES, INCLUDING HANDICAPPED SPACES.
EACH DAY CARE ADDITION IS REQUIRED TO HAVE TWO SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 500 SF OF NET LEASABLE AREA. SO, THE SENIOR DAY CARE ADDITION WOULD REQUIRE 2,014 SF / 500 = 5 + 2 = 7 PARKING SPACES AND THE CHILD DAY CARE ADDITION WOULD REQUIRE 2,138 / 500 = 5 + 2 = 7 PARKING SPACES.
EXERCISE OR HEALTH CLUB REQUIRES 1 SPACE PER EACH 3 PERSONS OF PERMITTED FIRE OCCUPANCY LOAD = 1017/34 SPACES.

RECAP:
101 ASSEMBLY
7 ADULT DAYCARE
7 CHILD DAYCARE
34 FITNESS
148 TOTAL

EXISTING	REQUIRE
STANDARD:	143
COMPACT:	0
HANDICAP:	8
TOTAL SPACES:	151
REQUIRED:	115
BICYCLE PARKING:	6
BICYCLE P. REQUIRED	(1 PER 20 VEHICLE PARKING SPACES):
8	
PROPOSED	104
STANDARD:	20
COMPACT:	9
HANDICAP:	9
TOTAL SPACES:	133
REQUIRED:	149
BICYCLE PARKING:	9
BICYCLE P. REQUIRED	(1 PER 20 VEHICLE PARKING SPACES):
7	

PARKING SUMMARY

**CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM**

PROJECT TITLE **LOS VOLCANES FITNESS CENTER ADDITION**
6500 LOS VOLCANES ROAD NW
ALBUQUERQUE, NEW MEXICO

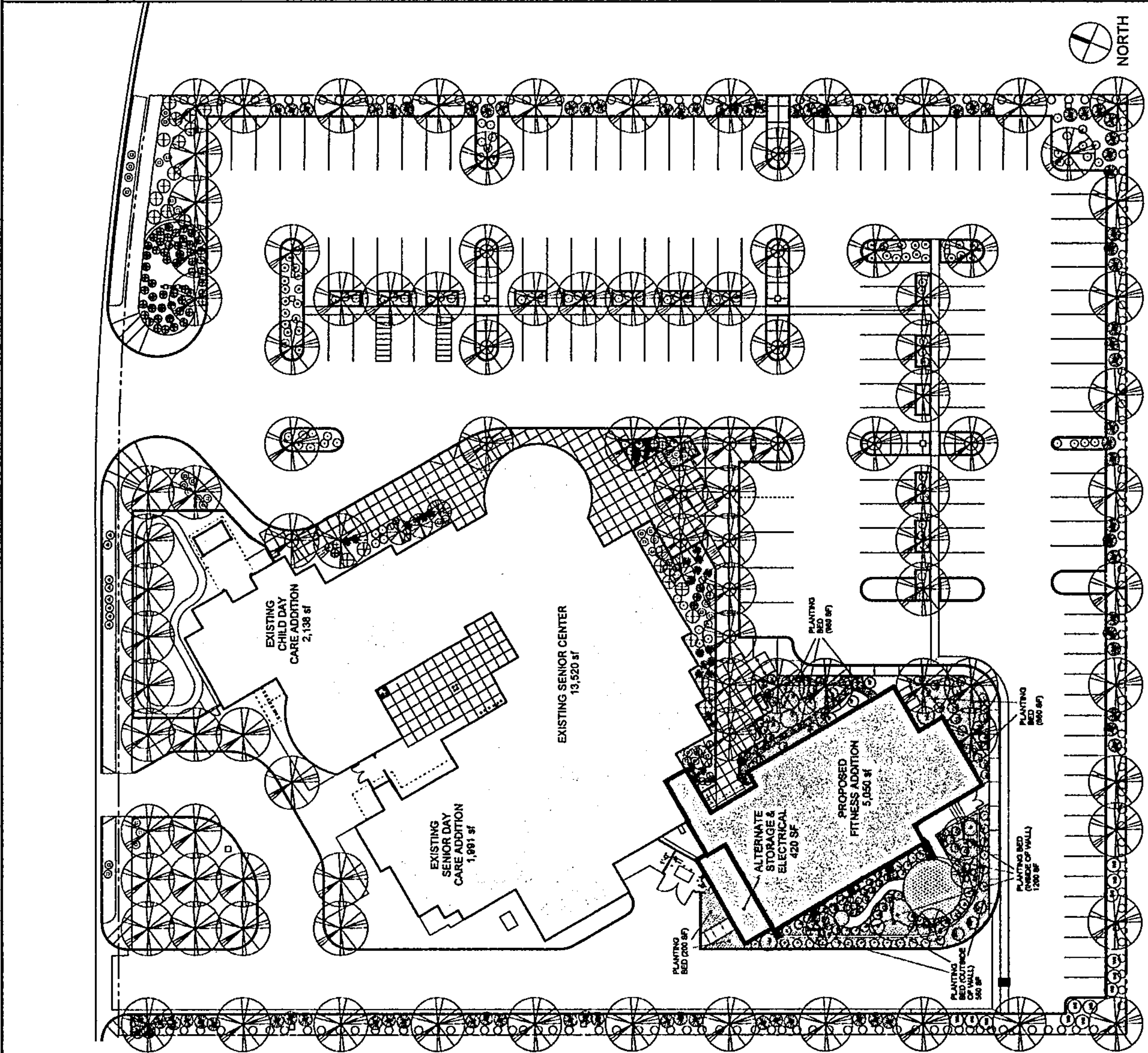
DRAWING TITLE: **SITE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. DAY/YR.	MO. DAY/YR.
		2 08 06	

CITY PROJECT NO. _____ ZONE MAP NO. J-10-Z DWG. DRB-REV SHEET 1 OF 4

PLANT SCHEDULE

Qty	Common Name	Symbol	Size / Notes
	TREES		
3	HONEY LOCUST	HL	3" CALIPER
2	BROADLEAF PEAR	BP	2 1/2" CALIPER
3	REDBUD	RB	2" CALIPER
2	NEW MEXICO OLIVE	NM	15 GALLON CONTAINER
	SHRUBS		
3	APACHE PLUME	AP	8 GALLON CONTAINER
4	BIRD OF PARADISE	BOP	8 GALLON CONTAINER
3	BLUE HAIT SPINNA	BM	8 GALLON CONTAINER
21	TURPENTINE BUSH	T	8 GALLON CONTAINER
2	KERRIA GOLDEN GURNEA	K	8 GALLON CONTAINER
5	PEARMAN LILAC (CUTLEAF)	PL	8 GALLON CONTAINER
3	BUSH HOLEYS	R	8 GALLON CONTAINER
5	PROVENCE LAVENDER	L	1 GALLON CONTAINER
6	NEARLY WILD ROSE	N	8 GALLON CONTAINER
13	WESTERN SAHO CHERRY	WB	8 GALLON CONTAINER
3	GREEN HOUND JARPER	J	8 GALLON CONTAINER
5	COMPACT MAHONIA	CM	8 GALLON CONTAINER
4	GOLDEN CURRANT	CU	5 GALLON CONTAINER
	PERENNIALS		
13	BIG HILLS GIANT CATMINT	CC	1 GALLON CONTAINER
17	DWARF PLUMBAGO	DP	1 GALLON CONTAINER
3	PHLEAF PENSTEMON	P	1 GALLON CONTAINER
8	MOONSHINE YARROW	MY	1 GALLON CONTAINER
8	CORAL CANYON THIMPUR	CC	1 GALLON CONTAINER
5	PRICES PEAK PENSTEMON	PP	1 GALLON CONTAINER
6	SILVER SAGE	SS	1 GALLON CONTAINER
	GRASSES		
3	REGAL HUNT MARY	RM	1 GALLON CONTAINER
3	AUTUMN GLOW MUMPLY	AG	1 GALLON CONTAINER
6	KARE POENITZER FEATHER REED GRASS	KF	1 GALLON CONTAINER
2	AUTUMN GLOW MUMPLY	AG	1 GALLON CONTAINER
3	HEAVY METAL SWITCH GRASS	HM	1 GALLON CONTAINER



GENERAL NOTES

- IRIGATION FOR NEW PLANTING SHALL BE UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECIFICATIONS. THE PROPOSED SYSTEM SHALL MATCH THE EXISTING SYSTEM EXCEPT FOR THE LATERAL LINES AT THE SAME 15' SPACING SPACING. LATERAL LINES SHALL BE 1/2" POLYETHYLENE GLYCOL (PE) WITH 1/2" DRAINAGE HOLES. THE SPACING SHALL BE AS SHOWN ON THE PLAN AND SCHEDULE.
- THE NEW IRRIGATION SYSTEM SHALL BE INSTALLED TO THE SURFACE OF THE EXISTING SYSTEM. THE EXISTING SYSTEM SHALL BE MAINTAINED AND OPERATED AS USUAL. THE NEW SYSTEM SHALL BE MAINTAINED AND OPERATED AS USUAL. THE NEW SYSTEM SHALL BE MAINTAINED AND OPERATED AS USUAL.
- RESPONSIBILITY FOR MAINTENANCE SHALL BE BY THE CITY OF ALBUQUERQUE.
- ALL NEW UNLANDSCAPED AREAS SHALL RECEIVE MULCH. THE MULCH SHALL BE 2" DEEP. THE MULCH SHALL BE MAINTAINED AND OPERATED AS USUAL. THE MULCH SHALL BE MAINTAINED AND OPERATED AS USUAL.
- PLANT LOCATIONS AND SIZES SHALL BE AS SHOWN ON THE PLAN AND SCHEDULE.

REQUIRED VS. PROPOSED LANDSCAPED AREA

Total Site Area	130,870 SF
Minus Building Area	-23,837 SF
Minus Area of Landscaped Public Right-of-Way	-1,013 SF
Net Site Area	105,820 SF
Required Landscaped Area (20% of Net Site Area)	21,164 SF
Total Landscaped Area Proposed	23,347 SF

GROUND SURFACE LEGEND

GRAVEL MULCH COVER	SEMI-PERVIOUS AREAS
PLAYGROUND SAND	SEMI-PERVIOUS AREAS
CONCRETE OR ASPHALT PAVING	IMPERVIOUS AREAS

EXISTING VS. NEW PLANTS

EXISTING PLANT TO REMAIN SYMBOL (SEE SPEC DETAILS)
PROPOSED NEW PLANT SYMBOL TYPE (WITH INITIALS INDICATING KEY)

CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
PROJECT TITLE: LOS VOLCANES FITNESS CENTER ADDITION
6800 LOS VOLCANES BOULEVARD
ALBUQUERQUE, NEW MEXICO

LANDSCAPE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL
DATE: 2/28/25

CONTRACTOR: [REDACTED]
DATE: [REDACTED]

DESIGNED BY: [REDACTED]
DATE: [REDACTED]

CHECKED BY: [REDACTED]
DATE: [REDACTED]

CITY PROJECT NO. [REDACTED]
ZONE MAP NO. J-10-Z
DRAWING TITLE: LANDSCAPE PLAN

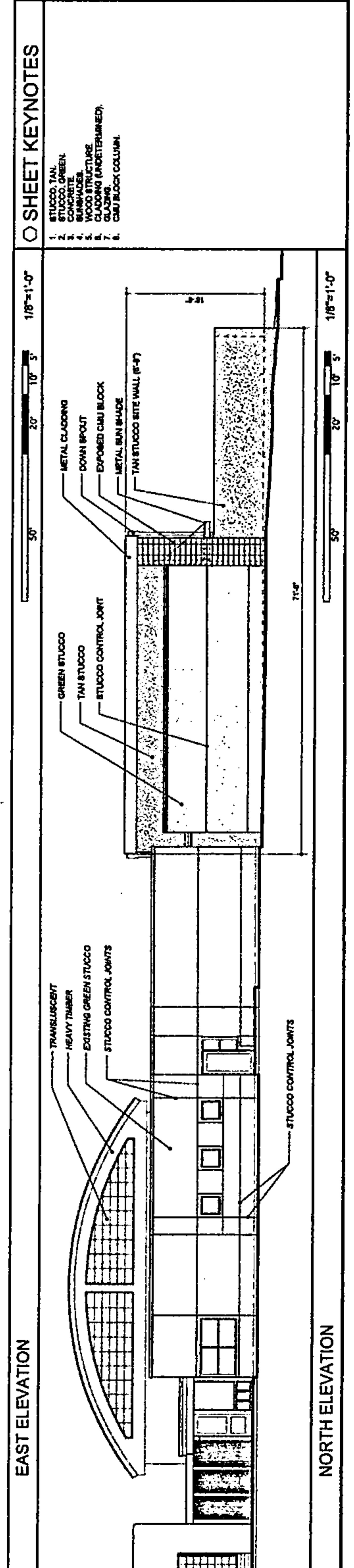
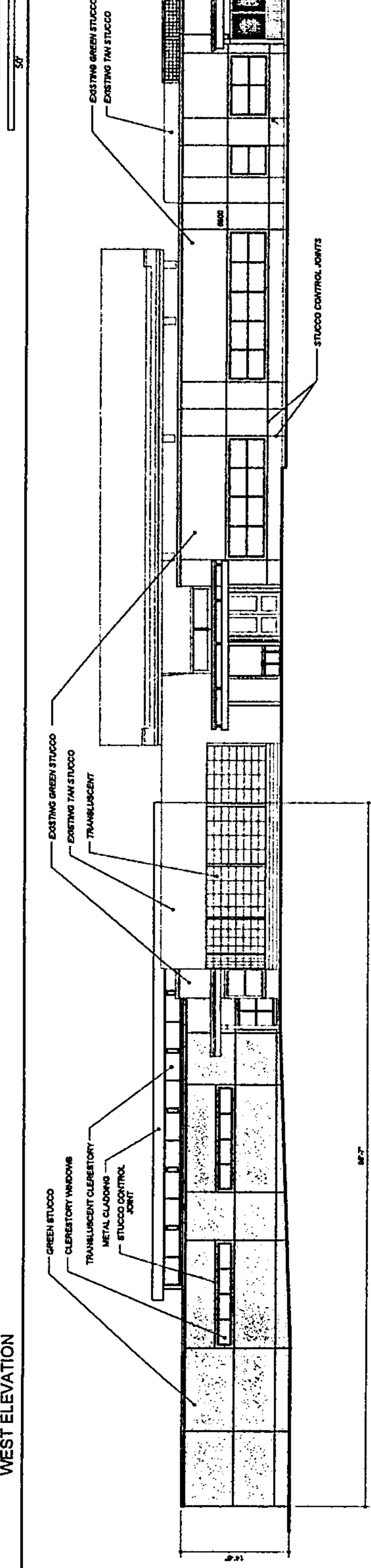
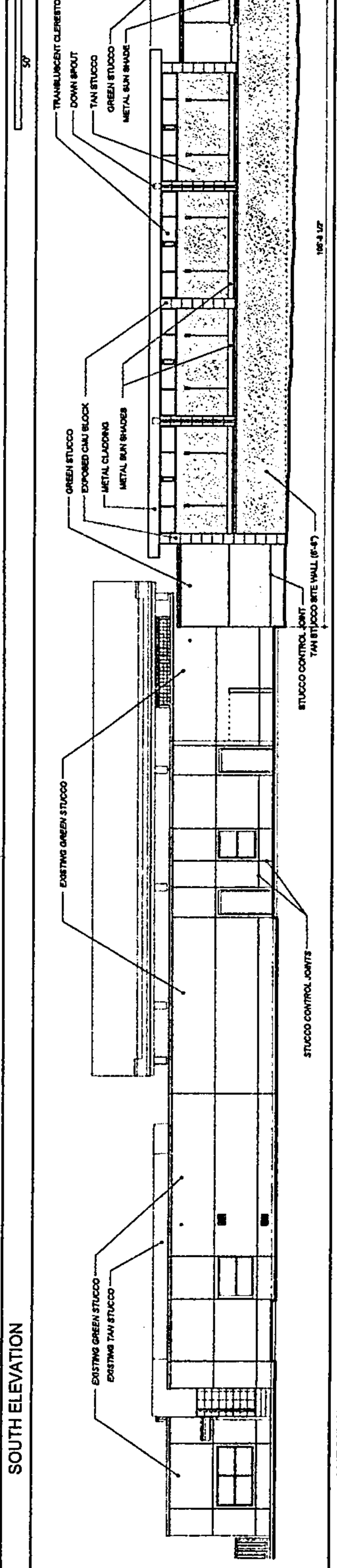
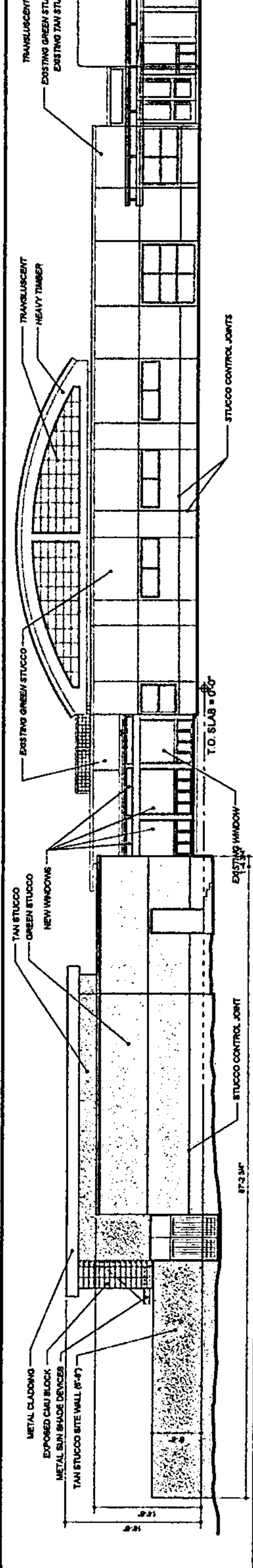
SCALE: 1" = 20'-0"

SHEET OF 4
DRB-REV

AS BUILT INFORMATION		CONTRACTOR		NO.		BY		DATE		FIELD NOTES		SEAL	
RECORDED BY		NO.		DATE		DESIGNED BY		DATE		CHECKED BY		DATE	
DRAWINGS CORRECTED BY		NO.		DATE		DESIGN		DATE		DRAWN BY		DATE	
FIELD VERIFICATION BY		NO.		DATE		REVISIONS		DATE		NO.		DATE	
INSPECTOR'S ACCEPTANCE BY		NO.		DATE		BY		DATE		NO.		DATE	
WORK STAGED BY		NO.		DATE		BY		DATE		NO.		DATE	
MICRO-FILM INFORMATION		NO.		DATE		BY		DATE		NO.		DATE	

CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
PROJECT TITLE: LOS VOLCANES FITNESS CENTER ADDITION
 6600 LOS VOLCANES ROAD NW
 ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: SITE ELEVATIONS
DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL
DATE: 2/28/08
NO. OF SHEETS: 4
DRB-REV: 3



SHEET KEYNOTES

1. STUCCO, TAN
2. STUCCO, GREEN
3. STUCCO, TRANSPARENT
4. CONCRETE
5. BRICK
6. CLADDING (UNDETERMINED)
7. CLADDING
8. CLAU BLOCK COLUMN

LOS VOLCANES SENIOR CENTER
Zone Atlas Map J-10

Drainage Plan

The study site is the existing Los Volcanes Senior Center. It is located in the Alrisco Business Park, on the south side of Los Volcanes Road between Coors Boulevard and Airport Road, NW, Lot 1-A-2 and contains approximately 3.000 acres. The site is presently developed and is covered by an original Drainage Plan dated March 21, 1990. Modifications were made to the site in 1997 and these changes were covered in the As-Built drawings dated May 21, 1997.

The Master Drainage Plan for the Alrisco Business Park required interim ponding for 100 percent of the 100 year, 24 hour storm volume until a storm drain was built. A storm drain has been built. It was completed in 2003. This storm sewer will allow the discharge of the fully developed flows from the site and eliminate the need for ponding. The storm drain facility is a 60" RCP in Los Volcanes Road.

Construction plans show a storm sewer manhole near the center of the west driveway for Los Volcanes Senior Center. The manhole is north of the centerline of Los Volcanes. Plans show a 30" RCP to the Senior Center. The pipe extends 43.5' south of the manhole at a slope of 0.0036 ft/ft. Invert elevation at the end of the pipe is shown as 5062.28'.

Off-site flows have no impact on the proposed development. Flows from the north are blocked by Los Volcanes Road. There is a Police Station immediately east of the property that has a berm and ponding area to prevent water from flowing west. Flows from the south and west are prevented from contributing flows to the site by existing grades. All on-site flows are diverted around the existing building and are transported to the pond at the southwest corner of the site. This pond will be replaced by a catch basin and storm sewer to Los Volcanes Road. The drainage changes in this project will be to fill the ponding area and construct a drop inlet and additional parking. The flows carrier will be built in an existing parking area and will not change the runoff volume or flow.

Existing Drainage

Excess precipitation calculated according to DPM Section 22.2, Hydrology, is shown on the As-Built Plan for the site dated 5/21/97. The table from that drawing is repeated below.

Land Use	Area Ac.	Factor	Volume	Factor	Q
A	0.40	0.87	0.27	2.03	0.81
B					
C	2.80	1.87	5.12	4.37	11.38
D					12.17

Peak Discharge in existing property is 12.17 cfs. Peak Volume is 0.449 ac-ft.

Filling the pond area converts the 80' x 60' drainage area to parking and reduces Land Treatment B and increases Land Treatment D by equal amounts. The change is shown in the following table.

Land Use	Area Ac.	Factor	Volume	Factor	Q
A	0.25	0.87	0.17	2.03	0.51
B					
C	2.75	1.87	5.41	4.37	12.01
D					12.52

80' to 80' to Ponding Area = 0.147 acres

Peak Discharge, with the changes is 12.52 cfs. Peak Volume is 0.451 ac-ft. The 12.52 cfs will be channeled to the 30" pipe in the west driveway and will be collected in a Type "D" drop inlet at the low point in the parking lot.

Pipe Size and Cover: The existing 30" stub can be extended to the drop inlet. The minimum slope for 12.52 cfs in a 30" RCP is 0.0009. If we use this slope and extend the 30" RCP from the property line to the drop inlet, the cover on the pipe is about 2.33'.

Legal Description

That certain parcel of land situated within projected Section 15, T10N, R25E, NMPM, Town of Alrisco Grant, City of Albuquerque, Bernalillo County, New Mexico comprised of a portion of Lot 1 of Tract H and Tract O, as shown and designated on the plat entitled "Land Division Tracts A, D, M, N, S-1 and S-2 of the Plat of Unit No. 2, Alrisco Business Park", as filed in the office of the Bernalillo County Clerk on September 12, 1973 in Book D4, Folio 161, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described said point being common to the northwest corner of Lot 1-B as shown on the "Summary Plat of Lot 1 of Tract H and Tract O, Unit 2, Alrisco Business Park" as filed in the office of the Bernalillo County Clerk on August 18, 1962 in Book C20, Folio 17; thence,

S 14° 50' 00" E, a distance of 363.52 feet along the westerly boundary of Lot 1B to the southeast corner; thence,

S 75° 01' 00" W, a distance of 348.95 feet to the southwest corner; thence,

N 14° 50' 00" W, a distance of 373.00 feet to the northwest corner; thence,

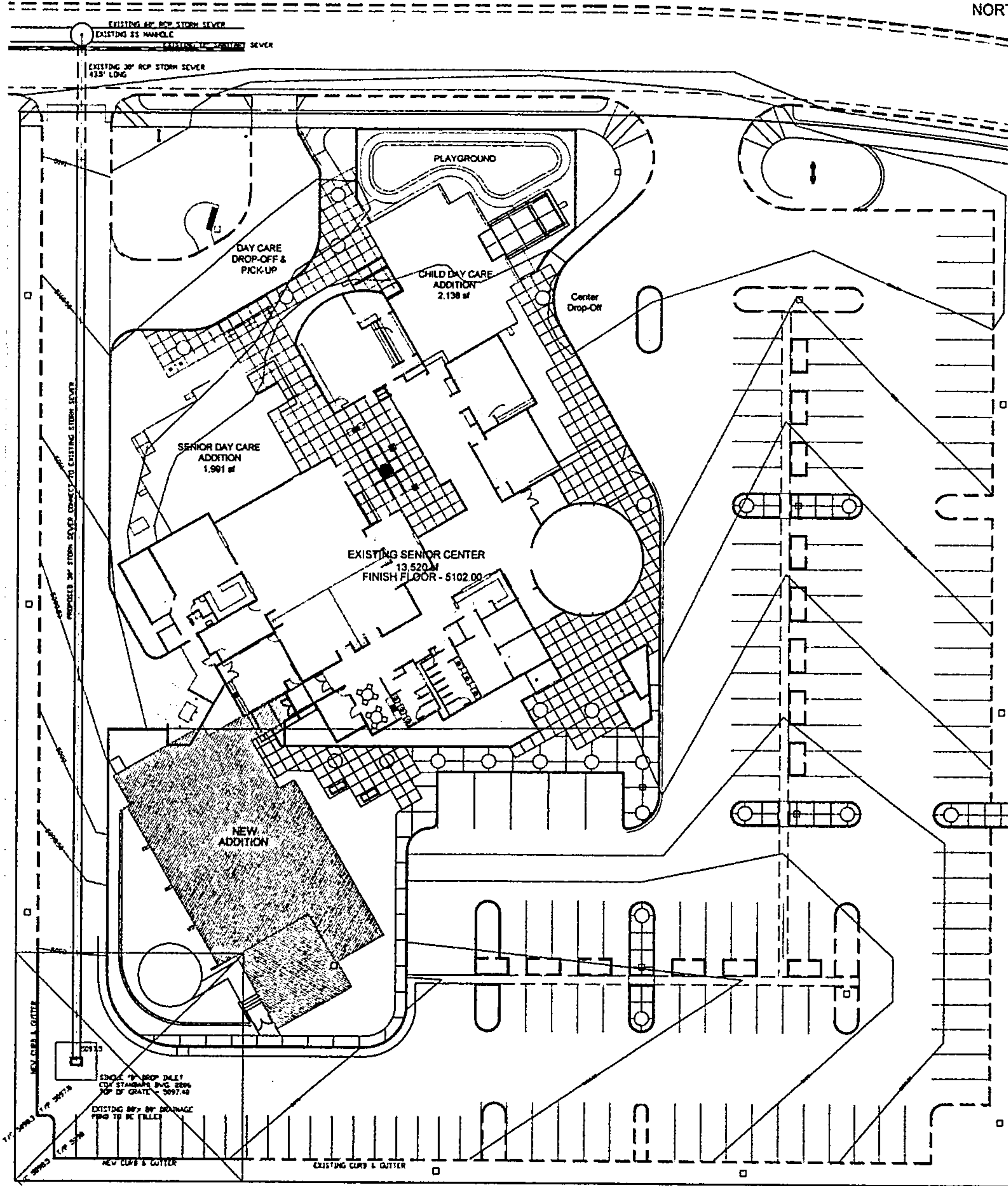
N 75° 01' 00" E, a distance of 204.80 feet along the southerly right-of-way line of Los Volcanes Road to a point of tangency; thence,

Easterly, a distance of 145.78 feet along the arc of a curve to the right (said arc having a radius of 822.83 feet, and a central angle of 9° 02' 55") to the northeast corner and point of beginning of the parcel of land herein described.

The above described parcel of land contains 3.000 acres, more or less.

Flood Map

The area is shown on the FIRM Map 350002 0027C for the City of Albuquerque. The 100 Year Flood Plan is at contour 5101.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		SEAL	
CONTRACTOR	WORK STATION	BM P-10 CORNER OF CLUNDRIFT & COORS ELEVATION - 5102.00	DATE	NO.	BY	NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	BM 1784 CORNER OF PITCH AT EAST ENTRANCE BUILDING	DATE	NO.	BY	NO.	DATE
FIELD VERIFICATION BY	DATE						
DRAWING CORRECTED BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	DATE						
NO.							



CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM

PROJECT TITLE: LOS VOLCANES FITNESS CENTER ADDITION
6500 LOS VOLCANES ROAD NW
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: DRAINAGE PLAN

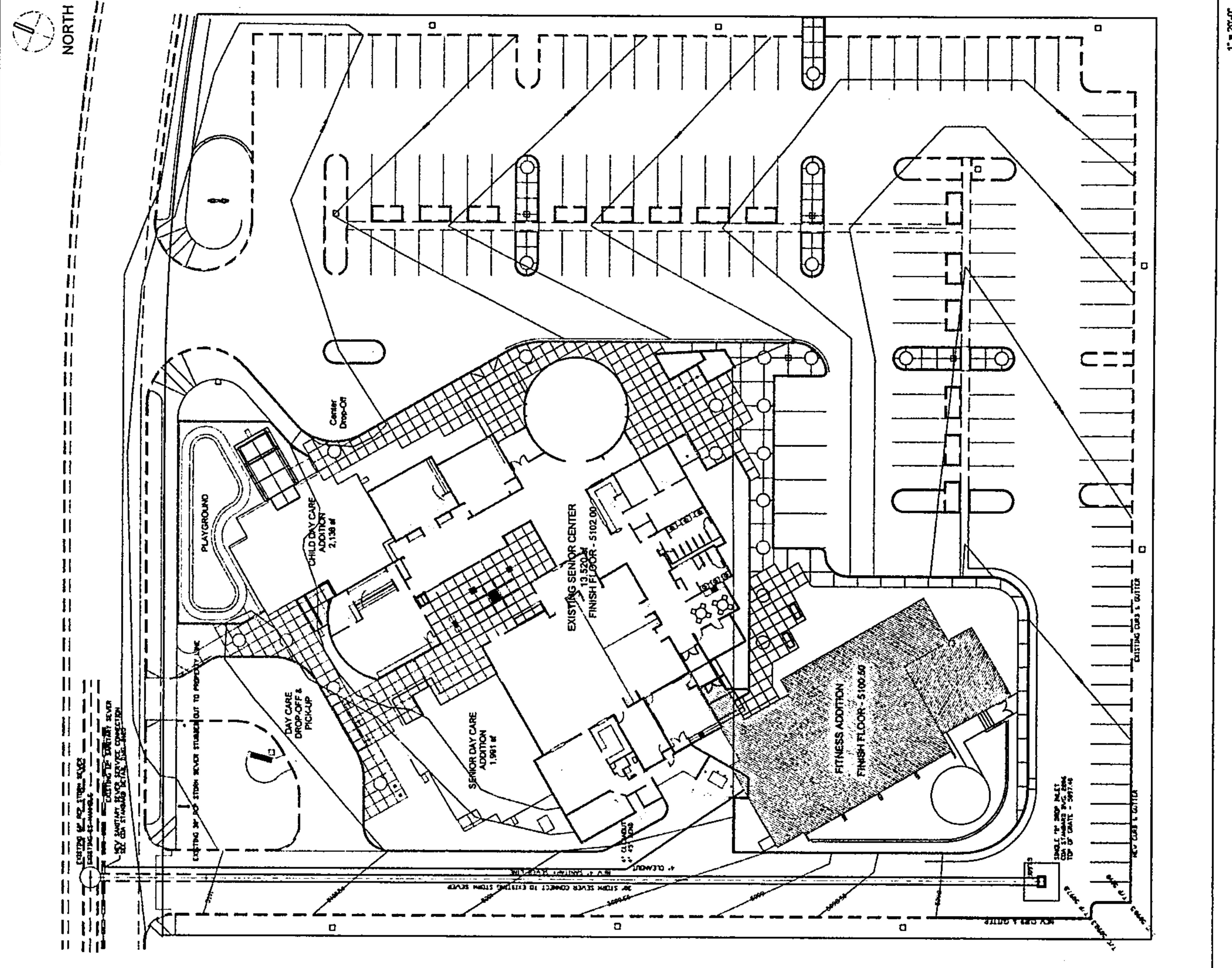
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. DAY/YR	MO. DAY/YR
		08 26 06	

LAST DESIGN UPDATE

CITY PROJECT NO. 4444 ZONE MAP NO. 1-10 DWG. D-1

AS BUILT INFORMATION		CONTRACTOR		WORK STAGED BY		INSPECTORS ACCEPTANCE BY		DATE	
CONTRACTOR		DATE		DATE		DATE		DATE	
FIELD NOTES		NO.		BY		DATE		DATE	
SURVEY INFORMATION		SEAL		NO.		DATE		DATE	
BENCH MARKS		BM 2-10 CORNER OF CLAUDIBERT & CORRS ELEVATION 5100.42 MSL		TBM CORNER OF PORCH AT EAST ENTRANCE - 5102.00 = FF EXISTING		BUILDING		DATE	
REVISIONS		NO.		DATE		DATE		DATE	
DESIGN		DATE		DATE		DATE		DATE	
DRAWN BY		DATE		DATE		DATE		DATE	
CHECKED BY		DATE		DATE		DATE		DATE	
MICRO-FILM INFORMATION		RECORDED BY		DATE		DATE		DATE	
DRAWINGS CORRECTED BY		DATE		DATE		DATE		DATE	
FIELD VERIFICATION BY		DATE		DATE		DATE		DATE	
NO.		DATE		DATE		DATE		DATE	

CITY OF ALBUQUERQUE
 CAPITAL IMPLEMENTATION PROGRAM
 PROJECT TITLE: LOS VOLCANES FITNESS CENTER ADDITION
 6500 LOS VOLCANES ROAD NW
 ALBUQUERQUE, NEW MEXICO
 DRAWING TITLE: CIVIL SITE PLAN
 DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL
 LAST DESIGN UPDATE: 08.27.08
 CITY PROJECT NO.: ****
 ZONE MAP NO.: 140
 DWG. NO.: C-2
 SHEET 2 OF 4



- QUANTITIES**
- 1) 30" RCP STORM SEWER 315 LF.
 - 2) 4" SEWER SERVICE LINE - 460 LF.
 - 3) 4" CLEANOUTS - 4 EACH.
 - 4) TYPE "D" DROP INLET - 1 EACH.
 - 5) CONCRETE PAD AROUND DROP INLET - 19 SY.
 - 6) CONCRETE PADS AROUND CLEAN OUTS - 2 EACH.
 - 7) NEW ASPHALT PAVING FOR STREET PATCH - 1660 SY.
 - 8) STANDARD CURB & GUTTER - 452 LF.
 - 9) CONCRETE SIDEWALK - 142 SY.
 - 10) PARKING LOT STRIPES - 380 LF.

Neighborhood Associations for Los Volcanes Senior Center

Lot 1-A-2, Unit 2, Atrisco Business Park (SP 86420) located on 6500 Los Volcanes Rd. NW between Coors NW and Airport Dr. NW (City Project)

- ✓ **Avalon N.A.**
C/O Miguel Maestas
9400 Harbor Rd. NW
Albuquerque, New Mexico 87121

- ✓ **Avalon N.A.**
C/O Kelly Chappelle
9135 Santa Cataline Ave NW
Albuquerque, New Mexico 87121

- ✓ **Alamosa N.A.**
C/O Jeanette Baca
901 Field SW
Albuquerque, New Mexico 87121

- ✓ **Alamosa N.A.**
Westside Merchants N.A.
✓ C/O Klarissa Pena
6013 Sunset Gardens SW
Albuquerque, New Mexico 87121

- ✓ **Los Volcanes N.A.**
C/O Max M. Garcia
6619 Honeylocust Ave. NW
Albuquerque, New Mexico 87121

- ✓ **Los Volcanes N.A.**
C/O Ben Sandoval
6519 Honeylocust Ave. NW
Albuquerque, New Mexico 87121

- ✓ **Skyview West N.A.**
C/O Tony Chavez
305 Claire Lane SW
Albuquerque, New Mexico 87121

Skyview West N.A.
C/O Beatrice Purcella
201 Claire Lane SW
Albuquerque, New Mexico 87121

✓ West Mesa N.A.
C/O Louis Tafoya
6411 Avalon Rd. NW
Albuquerque, New Mexico 87105

✓ West Mesa N.A.
C/O Bernie W. Matlock
837 Loma Hermosa Dr. NW
Albuquerque, New Mexico 87105

Westgate Heights N.A.
C/O Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

✓ Westgate Heights N.A.
C/O Libby McIntosh
1316 Ladrones Ct. SW
Albuquerque, New Mexico 87121

✓ Westside Merchants N.A.
C/O Van Barber
5201 Central NW
Albuquerque, New Mexico 87105

18 September 2006

**Notice of Application for a Site Development Plan Amendment for the
Los Volcanes Senior Center
6500 Los Volcanes Road NW**

(legally described as Lot 1-A-2, Unit 2 Atrisco Business Park (SP-86-420), and located on the south side of Los Volcanes Road, between Coors Boulevard and Airport Road, containing approximately 3.0 acres.)

_____ N.A.
C/O _____

Albuquerque, New Mexico 871_____

Dear Neighborhood Representative,

We have been hired by the City of Albuquerque to design an addition to the existing Los Volcanes Senior Center. The addition of approximately 5,000 SF will house a new Fitness Center program. The addition will be to the south of the existing building and will not change the existing building & street relationships. A component of the project is the elimination of the existing drainage retention and the installation of new drainage structures to connect to the now available storm drainage in Los Volcanes Road. We were the architects for the original facility in 1990, and for the Frail Elderly and Child day care additions in 1996, and are intent on the integrating the addition into the existing architecture and maintaining the same high level of design quality.

The City's Neighborhood Coordination Office tells us that your association is one of the neighborhood associations affected by our proposed Site Development Plan Amendment. We have enclosed two site plans, the first showing the site as it currently exists, and the second amended to show the proposed addition, so that you and the other association members may see generally what is planned and may participate in the Development Review Board hearing process, if you wish.

A hearing date will be set after this letter is mailed to you, since this notice is a prerequisite for making the amendment application, but we expect the hearing to be in mid-to-late October. The drawings included with the application are at a larger scale and include sheets that show other information, such as plant species, grades, storm drainage, and exterior elevations of the proposed addition.

Feel free to call me.

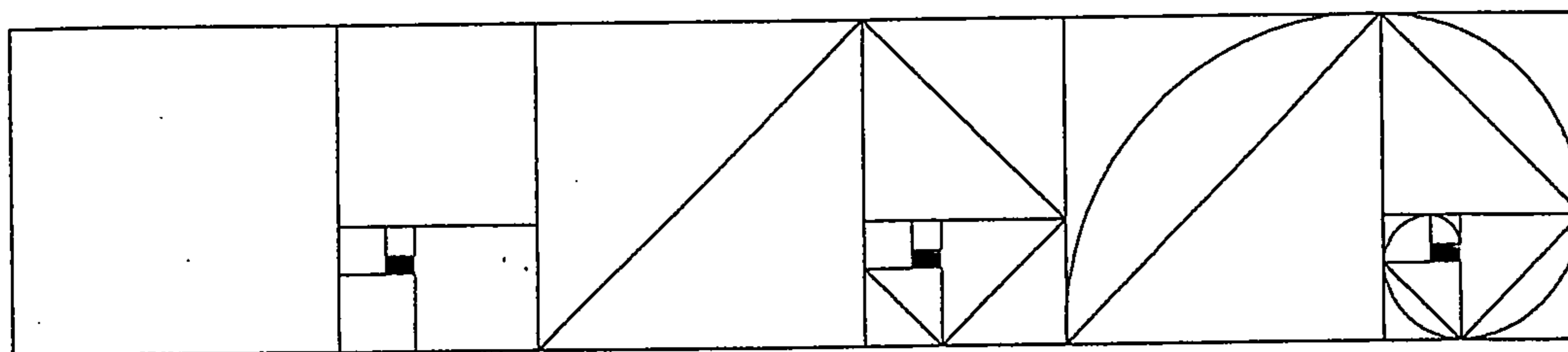
Sincerely,



David Mahlman

dmahlman@mahlmanstudio.com

www.mahlmanstudio.com



206 BROADWAY BLVD. SE • ALBUQUERQUE, NM 87102 • V. 505.243.0101 • F. 505.243.1334



18 September 2006

**Notice of Application for a Site Development Plan Amendment for the
Los Volcanes Senior Center
6500 Los Volcanes Road NW**

(legally described as Lot 1-A-2, Unit 2 Atrisco Business Park (SP-86-420), and located on the south side of Los Volcanes Road, between Coors Boulevard and Airport Road, containing approximately 3.0 acres.)

_____ N.A.

C/O (Name)

Street Address

Albuquerque, New Mexico 871__

Dear Neighborhood Representative,

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Feel free to call me.

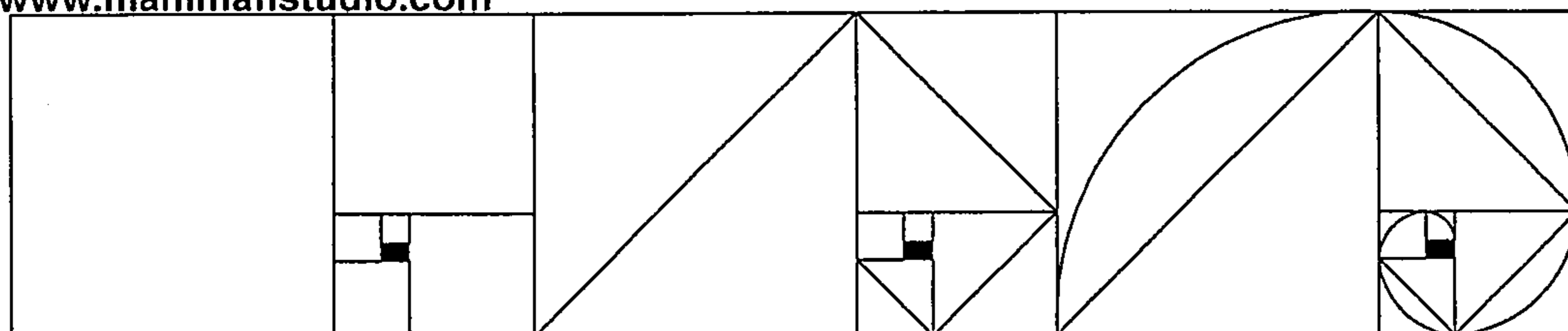
Sincerely,



David Mahlman

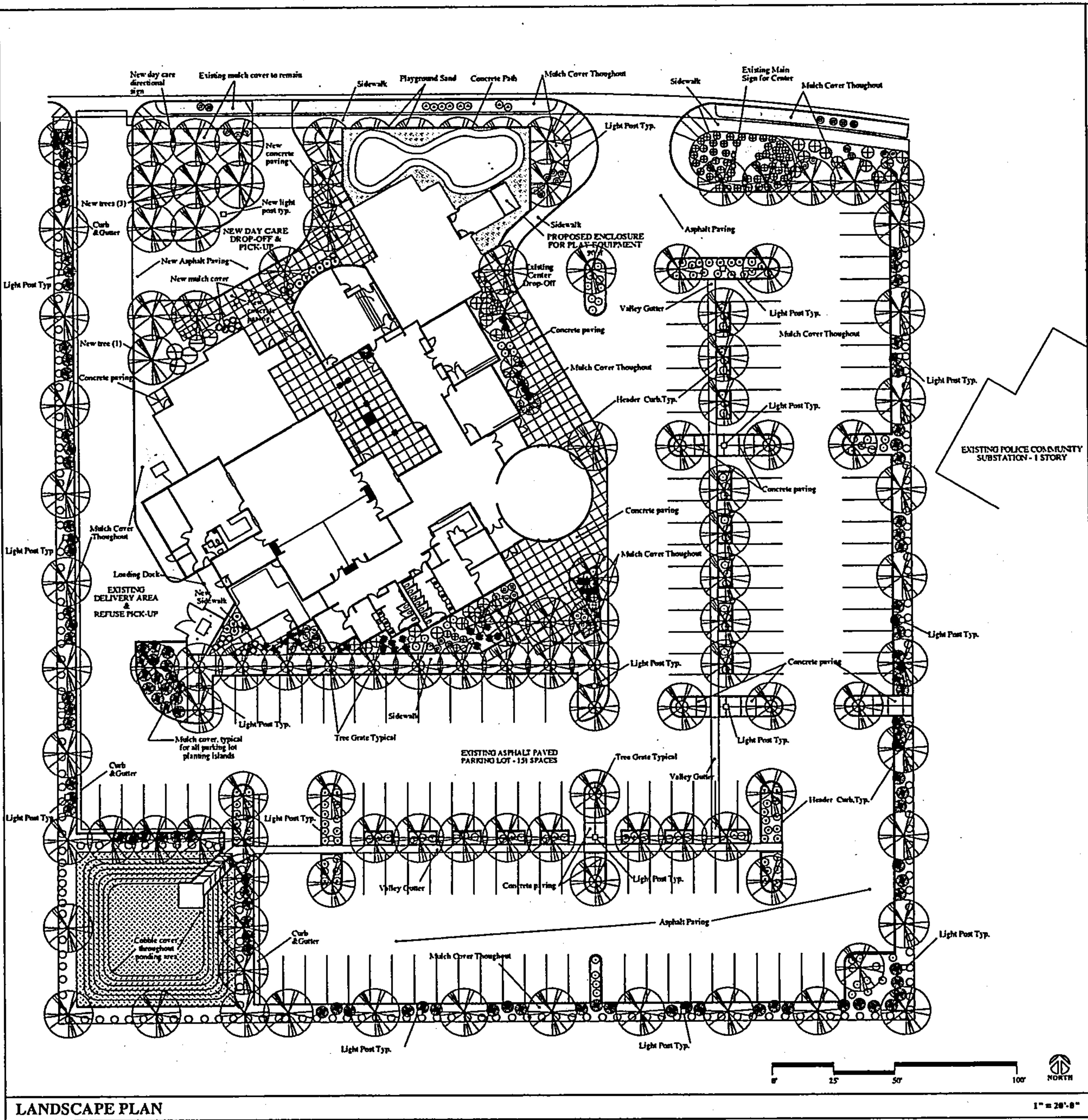
dmahlman@mahlmanstudio.com

www.mahlmanstudio.com



206 BROADWAY BLVD. SE • ALBUQUERQUE, NM 87102 • V. 505.243.0101 • F. 505.243.1334





- GENERAL NOTES**
1. Irrigation for new planting shall be connected to the existing automatic underground irrigation system. This proposed system shall match the existing system by having the lateral lines at the same 12" minimum burial depth, using 1/2" risers.
 2. The new irrigation system shall differ from the existing system regarding the use of low gallonage drip emitters that are compatible with the bubblers on the existing system. Such low gallonage drip emitters thread onto 1/2" risers, which will then deliver an amount of water that will result in plants not being overwatered, as some are on the existing system.
 3. Responsibility for maintenance shall be by the City of Albuquerque.
 4. All new landscaped areas shall receive mulch and filter fabric materials that match the existing materials in color, depth, and installation so that the landscape looks uniform. A mulch shall be 3/4" size "Santa Fe Brown" gravel, 4" depth.
 5. Plant locations and sizes shall be as shown on the plan and schedule.

REQUIRED VS. PROPOSED LANDSCAPED AREA

Total Site Area	130,670 sq. ft.
Minus Building Area	-18,367 sq. ft.
Minus Area of Landscaped Public Right-of-Way	-1,013 sq. ft.
Net Site	111,290 sq. ft.
Required Landscaped Area (20% of Net Site Area)	22,258 sq. ft.
Total Landscaped Area Proposed	22,530 sq. ft.

GROUND SURFACE LEGEND

Gravel Match Cover	Suppression Area
Playground Sand	Suppression Area
Cobble Cover	Paving Area
Concrete or Asphalt Paving	Impervious Area

EXISTING VS. NEW PLANTS

⊕	Symbol type for existing plants to remain (dashed)
⊗	Symbol type for proposed new plants (solid)

PLANT SCHEDULE

Symbol	Quantity	Common Name	Botanical Name	Size / Notes
⊕	111 - exist. to remain 4 - proposed new 10 - exist. removal	Henry Laurel	<i>Chloroxylon laurifolium</i>	2 1/2" Caliper B&B trees to be installed in appearance
⊕	5 - exist. to remain 7 - exist. removal	Bed of Paradise	<i>Conoclinium ciliatum</i>	5 Galileo Container
⊕	41 - exist. to remain 6 - exist. removal	Dwarf Blue Chrysan	<i>Chrysanthemum amoenum</i> Var.	1 Galileo Container
⊕	25 - exist. to remain 5 - proposed new	Apache Flame	<i>Fallopia parviflora</i>	5 Galileo Container
⊕	29 - exist. to remain	Dead Yucca	<i>Yucca baccata</i>	1 Galileo Container
⊕	110 - exist. to remain	Coyote Bush	<i>Baccharis pilularis</i>	1 Galileo Container
⊕	64 - exist. to remain 3 - exist. removal	Dry Santolina	<i>Santolina chamaecristiflora</i>	1 Galileo Container
⊕	15 - exist. to remain	Green Santolina	<i>Santolina rosmarinifolia</i>	1 Galileo Container
⊕	62 - exist. to remain	Soft Leaf Yucca	<i>Yucca puberula</i>	5 Galileo Container
⊕	8 - exist. to remain 15 - exist. removal	Douglas Rabbitbrush	<i>Chrysothamnus viscidiflorus</i>	1 Galileo Container
⊕	194 - exist. to remain	Chamise	<i>Chrysothamnus nauseosus</i>	5 Galileo Container
⊕	90 - exist. to remain 16 - exist. removal	Flamboy Ceanothus	<i>Penstemon fruticosus</i>	5 Galileo Container
⊕	8 - exist. to remain	English Ivy	<i>Hedera helix</i>	1 Galileo Container
⊕	5 - exist. to remain	Chinese Wistaria	<i>Wistaria sinensis</i>	1 Galileo Container
⊗	3 - proposed new	Algeria	<i>Melissa lomentaria</i>	5 Galileo Container
⊗	6 - proposed new	Isles Herbaria	<i>Raphanistrum rubrum</i>	5 Galileo Container
⊗	4 - proposed new	Mimosa Tea	<i>Ephedra viridis</i>	5 Galileo Container
⊗	20 - proposed new	English Lavender	<i>Lavandula angustifolia</i>	1 Galileo Container
⊗	4 - proposed new	Red Yucca	<i>Hesperaloe parviflora</i>	5 Galileo Container

LANDSCAPE PLAN

1" = 20'-0"

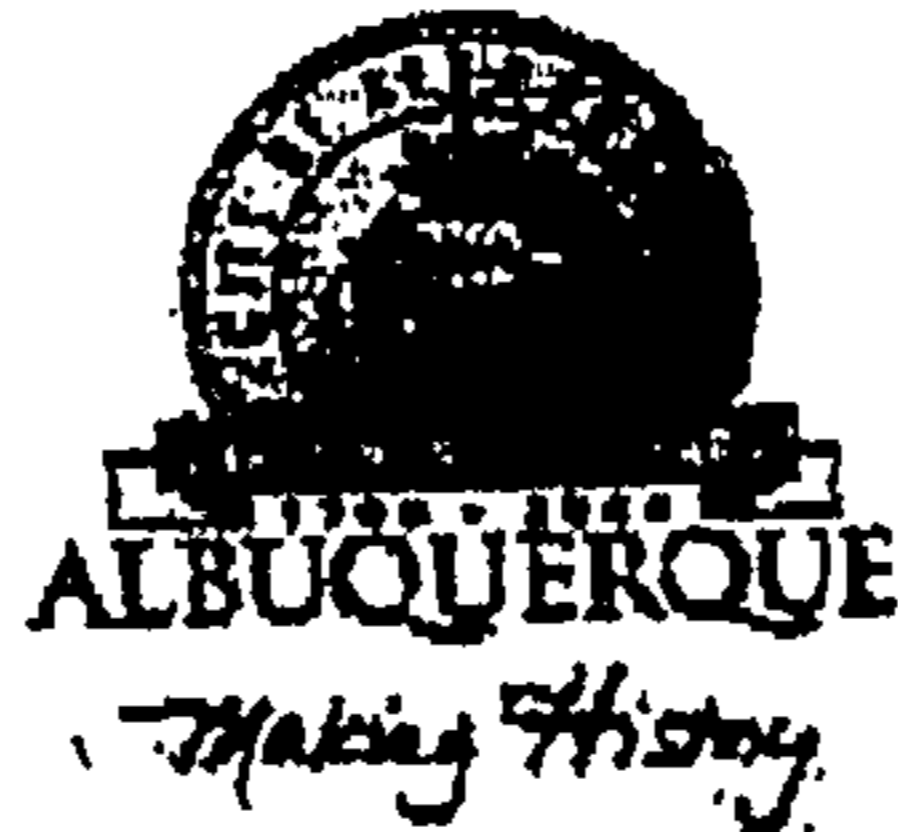
LANDSCAPE PLAN FOR SITE DEVELOPMENT PLAN AMENDMENT

LOS VOLCANES SENIOR CENTER ADDITIONS & ALTERATIONS

680 LOS VOLCANES ROAD NW ALBUQUERQUE, NEW MEXICO DECEMBER 1995

MAHLMAN & MILES ARCHITECTS 414-1/2 CENTRAL S.E. #4 ALBUQUERQUE, NEW MEXICO 87102 505-243-8181

SD-2



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 12, 06

TO CONTACT NAME: DAVID MAHLMAN
 COMPANY/AGENCY: MAHLMAN Studio Architectures
 ADDRESS/ZIP: 206 BROADWAY SE
 PHONE/FAX #: 243-0101 Fax-243-1334

Thank you for your inquiry of 9-12-06 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 1-A-2, Unit 2, Atrisco Business Park
 (Sp 86420) located on 6500 Los Volcanes Rd NW Between Coors NW
 zone map page(s) 3-10-2 and Airport Dr. NW (CITY PROJECT)

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

AVALON N.A.
 Neighborhood Association
 Contact: Miguel MAESTAS
9400 Harbor Rd. NW / 87121
831-9629(h) 242-7306 ext 21(w)
Kelly Chappelle
9135 Santa Cataline Ave NW
87121 - 826-1766(h)

ALAMOSA N.A.
 Neighborhood Association
 Contact: Jeanette BACA
901 Field SW / 87121 - 836-328(h)
Klarissa Pena
603 Sunset Gardens SW / 87121
831-5406 (w)

See reverse side for additional Neighborhood Association information: YES NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan Dickelstein
 OFFICE OF NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

Additional Neighborhood Association Information

Los Volcanes N.A.
 Neighborhood Association
 Contacts: Max M. Garcia
6619 Honeylocust Ave. NW
87121-833-0969(h)
Ben Sandoval
6516 Honeylocust Ave NW
87121-8312-4419 (h)

Skiview West N.A.
 Neighborhood Association
 Contacts: Tony Chavez
305 Claire LN SW/87121
831-5824(h)
Beatrice Purcella
201 Claire LN SW/87121
831-5556(h)

West Mesa N.A.
 Neighborhood Association
 Contacts: LOUIS TAFOVA
6411 Avalon Rd. NW/87105
836-3189(h)
Bernie W. Matlock
837 Loma Hermosa Dr NW
87105-836-1106(h)

Westgate Heights NA
 Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW
87121-836-7251(h)
Libby McIntosh
1316 Ladrones Ct SW/87121
831-5189(h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
 you are most welcomed to notify the following "Unrecognized"
 neighborhood associations of this project.

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Additional Neighborhood Association Information

Westside Merchants

Neighborhood Association

Contacts: VAN BARBER

5201 Central NW / 87105

831-1977 (w)

Klarissa Pena

6013 Sunset Gardens SW

87121-831-5406 (w)

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "*Unrecognized*"
neighborhood associations of this project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

NOTICE TO APPLICANTS

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

We recommend that the Notification Letter include the following information:

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

Information from the Office of Neighborhood Coordination (ONC)

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

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

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

(Below this line for ONC use only)

Date of Inquiry: 9-12-06 Time Entered: 9:46 AM ONC Rep. Initials: [Signature]



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] **-OR-** Concealed Tower [];
[] Private Development; City Project; **-OR-** [] Other

CONTACT NAME: DAVID MAHLMAN
COMPANY NAME: MAHLMAN STUDIO ARCHITECTURES
ADDRESS/ZIP: 206 BROADWAY SE
PHONE: 243.0101 FAX: 243.1334

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

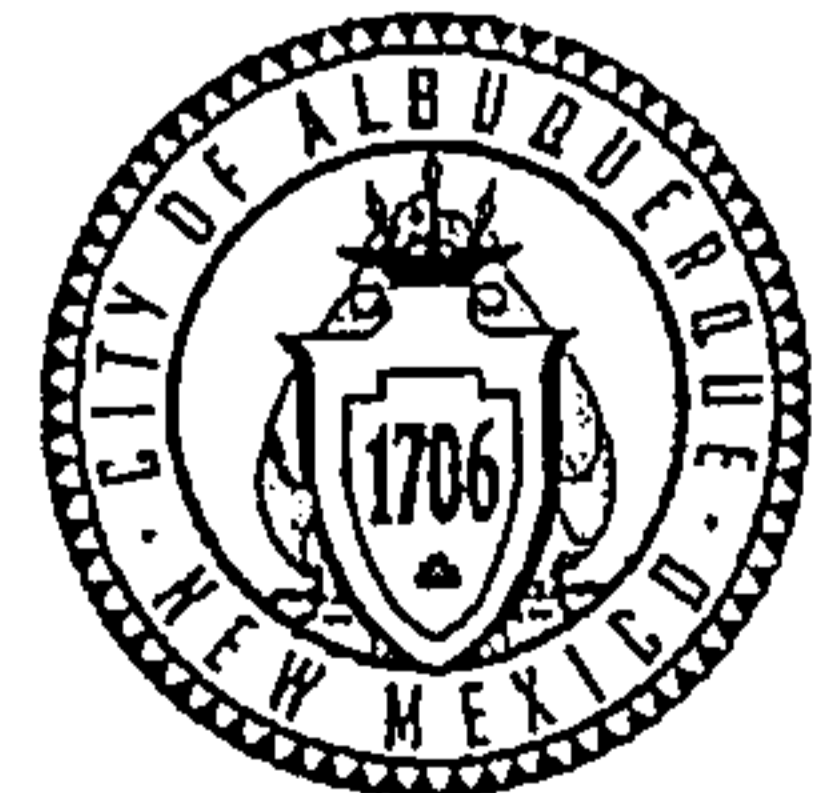
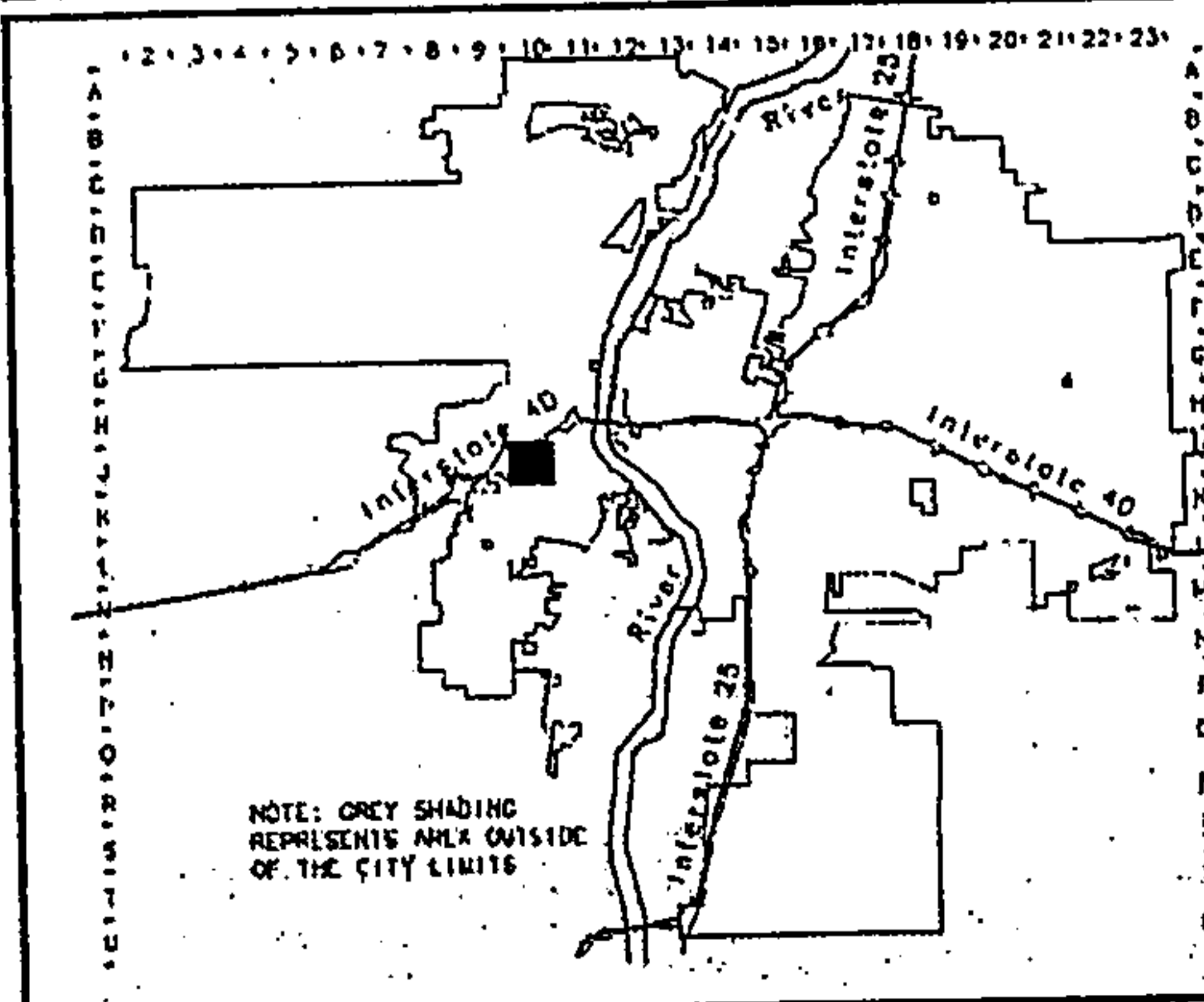
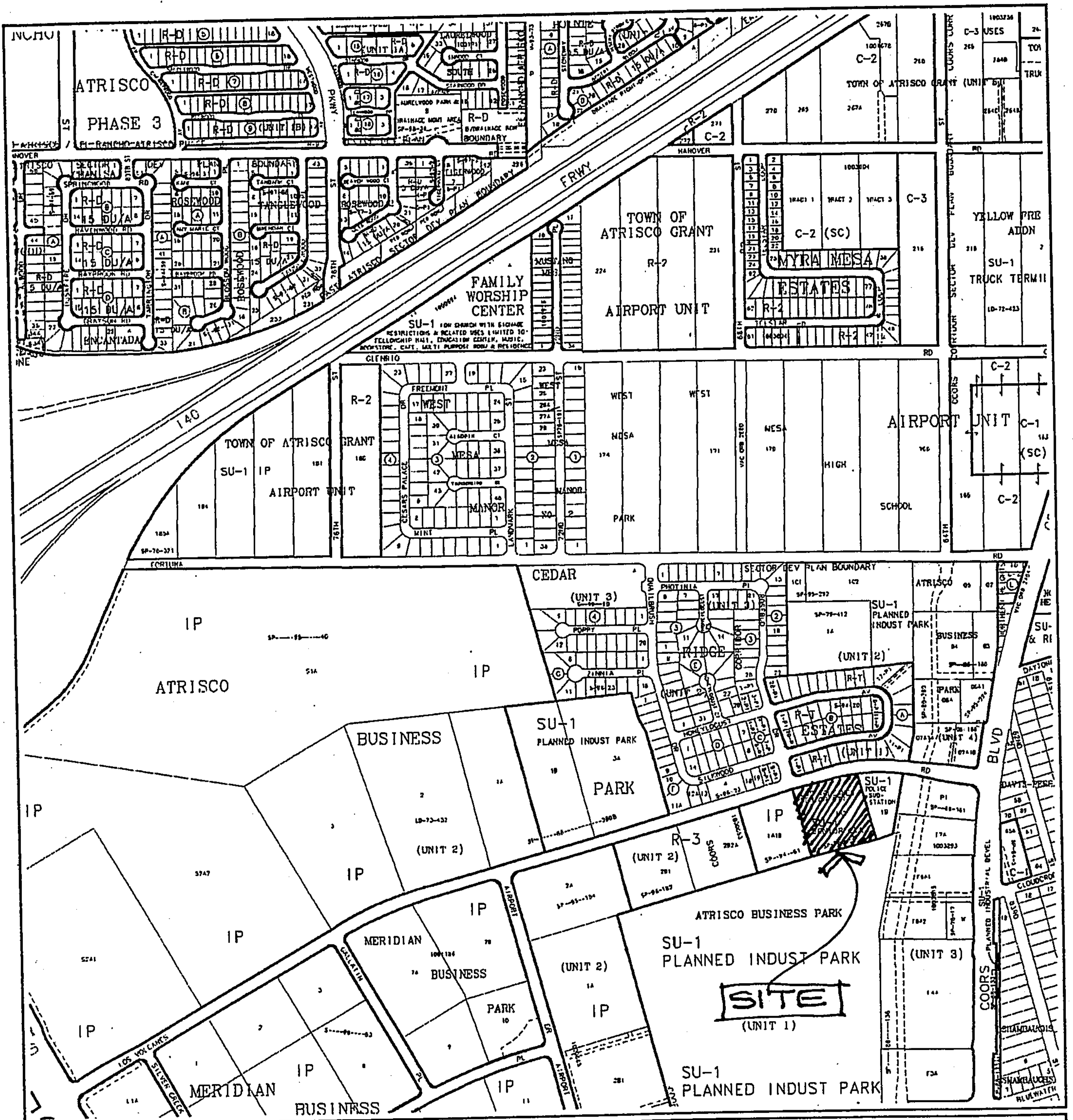
LOT 1-A-2, UNIT 2, ATRISCO BUSINESS PARK
LEGAL DESCRIPTION (SP 86420)

LOCATED ON 6500 LOS VOLCANES ROAD NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN COORS N.W. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

AIRPORT DRIVE N.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-10-Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



Albuquerque Geographic Information System
PLANNING DEPARTMENT

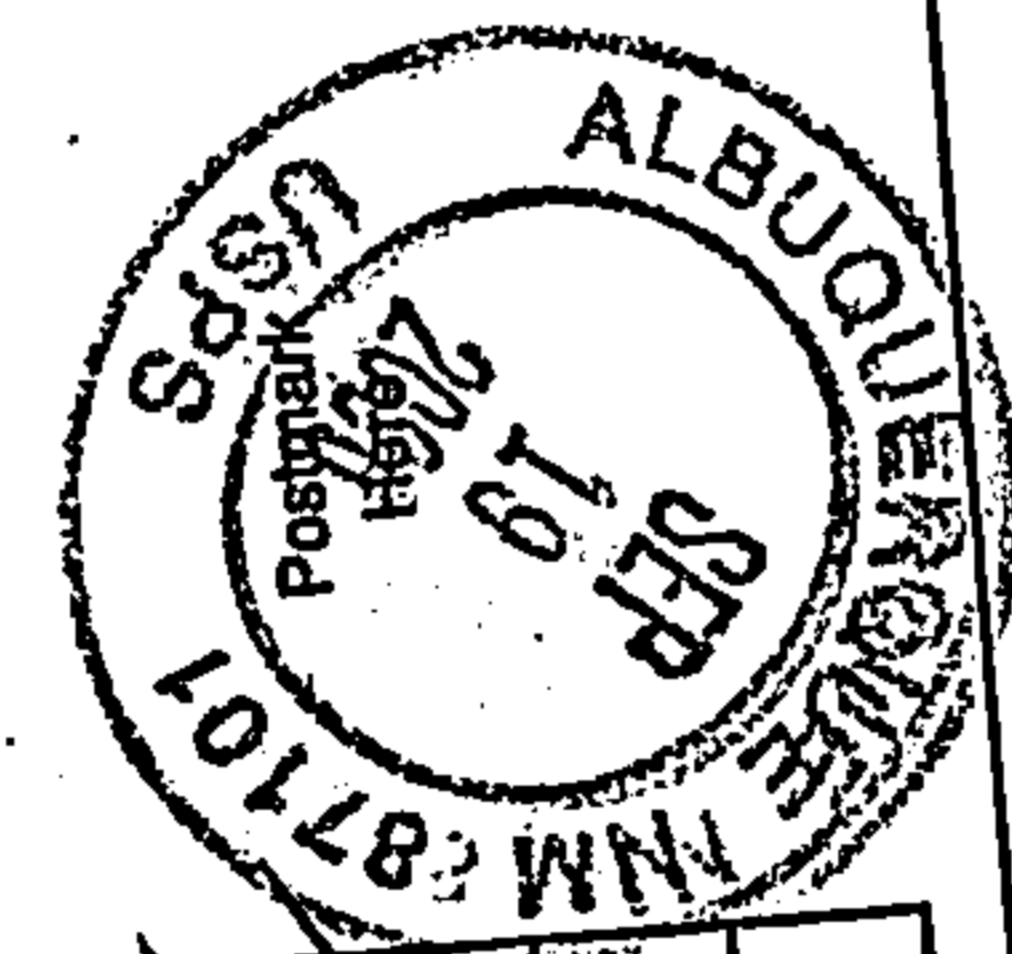
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Zone Atlas Page

J-10-Z

Map Amended through March 08, 2005

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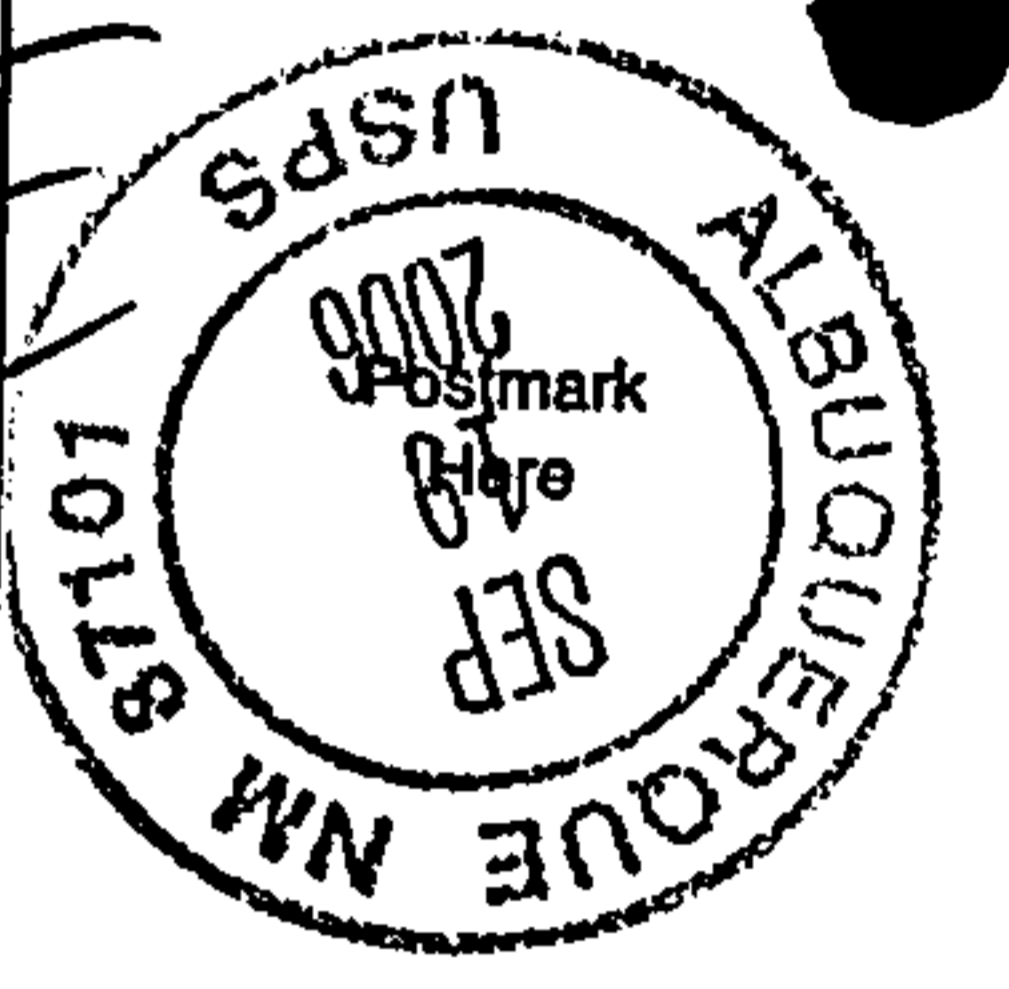
Sent To Matthew Archuleta
 Street, Apt. No.,
 or PO Box No. 6013 Summerfield SW
 City, State, ZIP+4 Albuquerque NM 87121
 See Reverse for Instructions
 PS Form 3800, June 2002

7005 3110 0000 01TE 5002

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



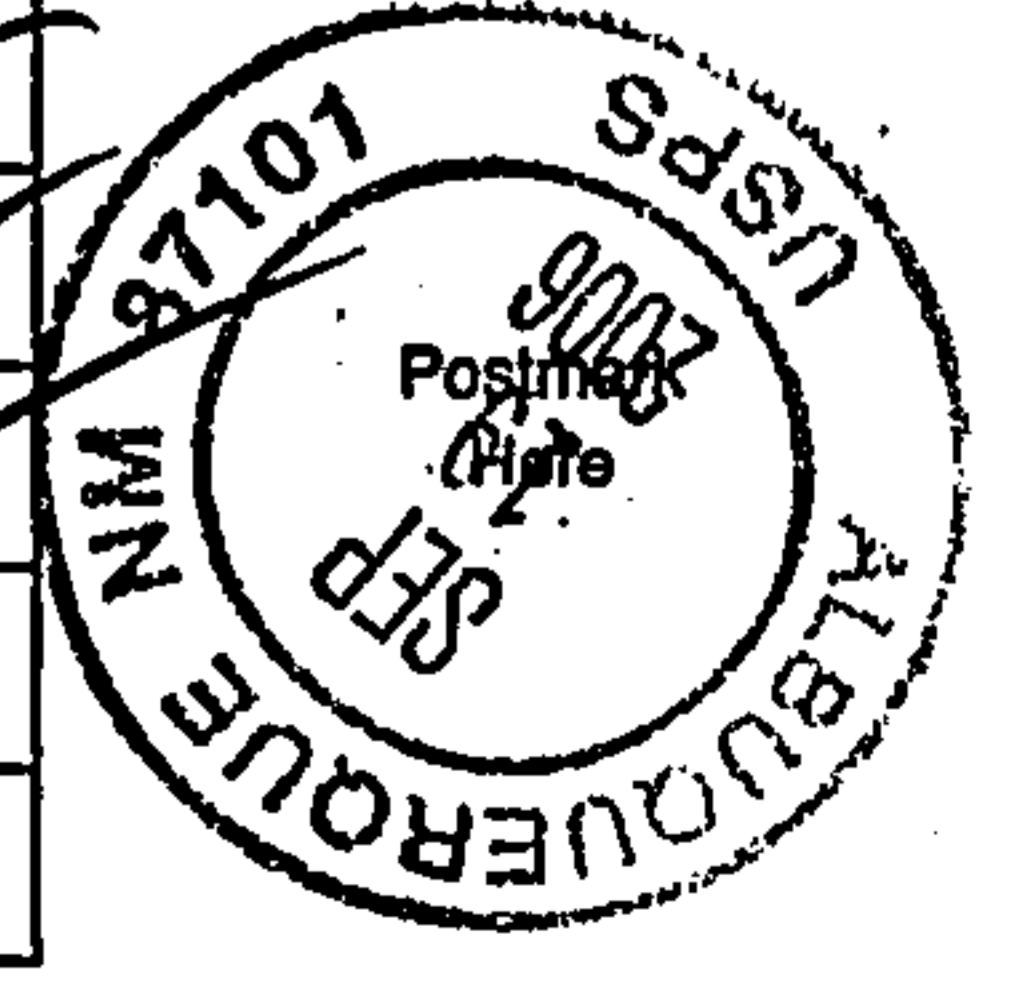
Sent To Bernie Matlock
 Street, Apt. No.,
 or PO Box No. 837 Loma Hermosa Dr. NW
 City, State, ZIP+4 ABQ NM 87105
 PS Form 3800, June 2002 See Reverse for Instructions

7005 3110 0000 01TE 5002

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Total Postage & Fees	\$



Sent To Klarissa Pena
 Street, Apt. No.,
 or PO Box No. 6013 Sunset Gardens SW
 City, State, ZIP+4 ABQ NM 87121

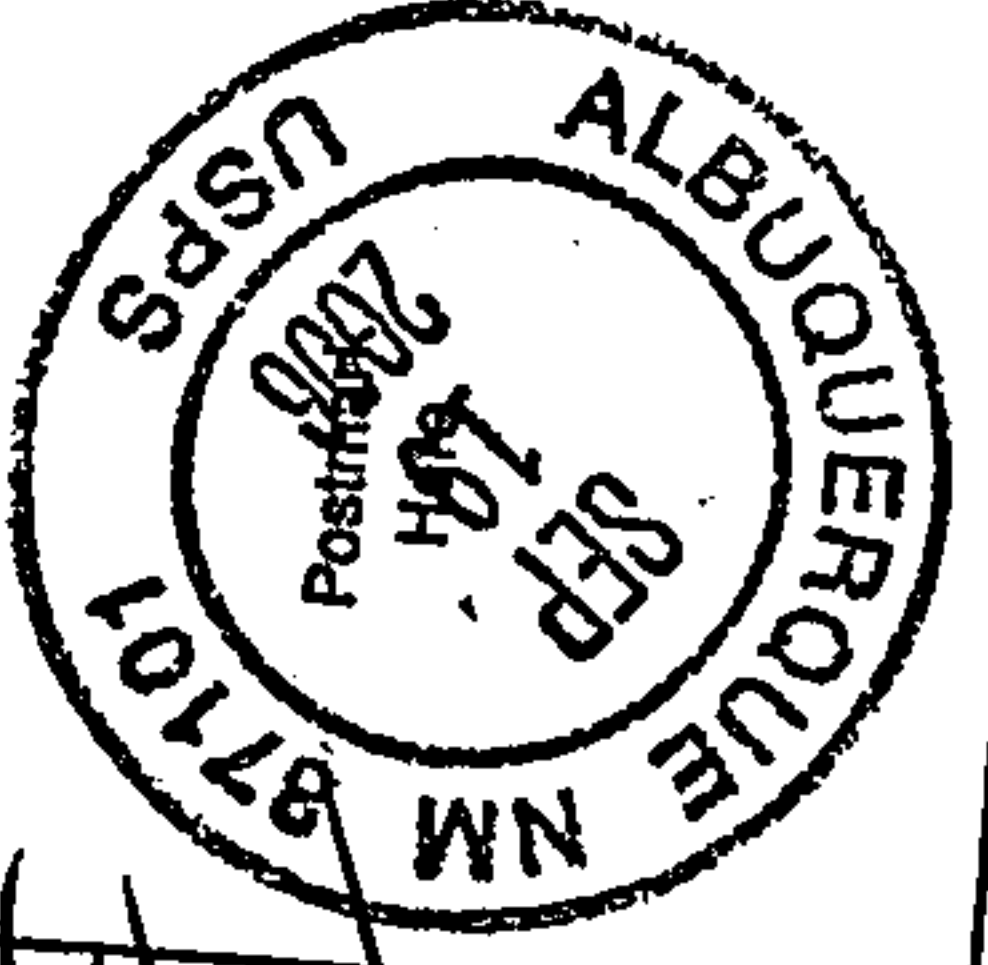
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Total Postage & Fees	\$



Sent To **Miguel Maestas**
 Street, Apt. No.,
 or PO Box No. **9400 Harbor Rd. NW**
 City, State, ZIP+4 **ABQ, NM 87121**

PS Form 3800, June 2002

See Reverse for Instructions

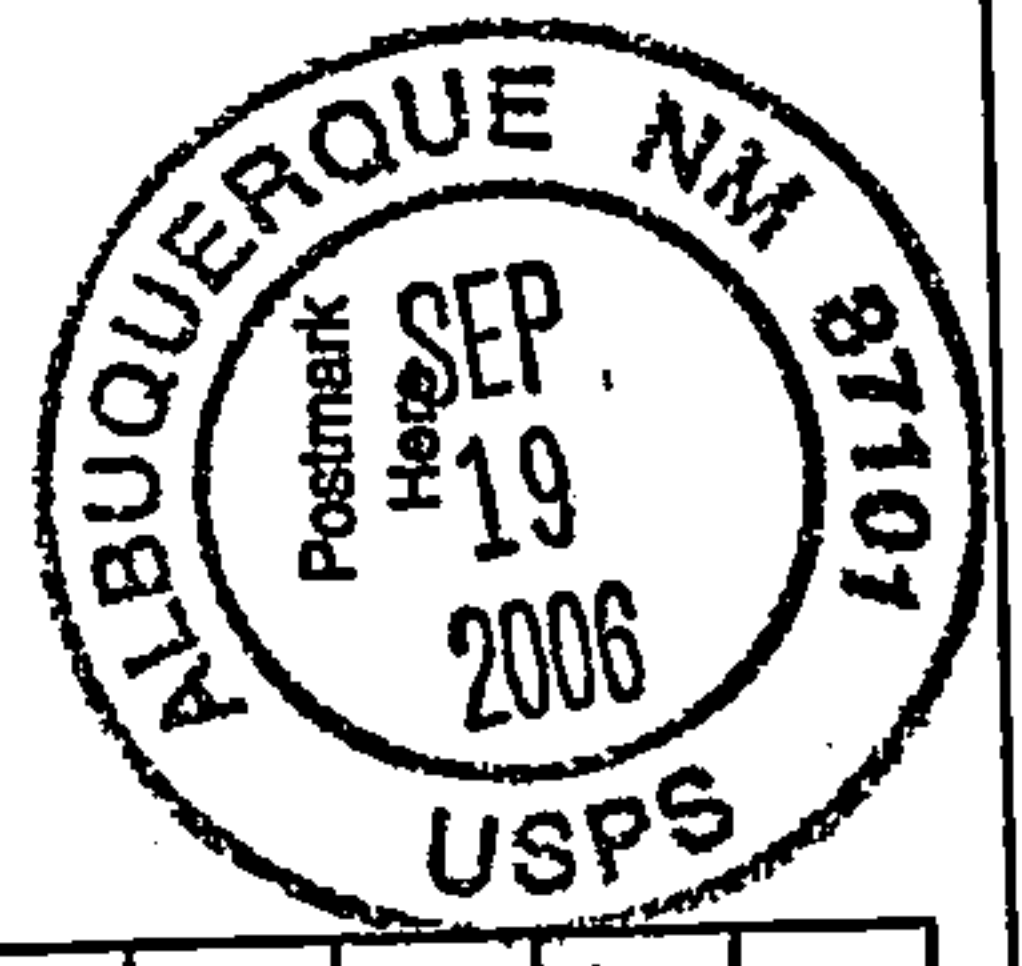
2005 2110 0002 DTTE 2000 RETE 2219

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To **Louis Tafaya**
 Street, Apt. No.,
 or PO Box No. **6411 Avalon Rd. NW**
 City, State, ZIP+4 **ABQ, NM 87105**

PS Form 3800, June 2002

See Reverse for Instructions

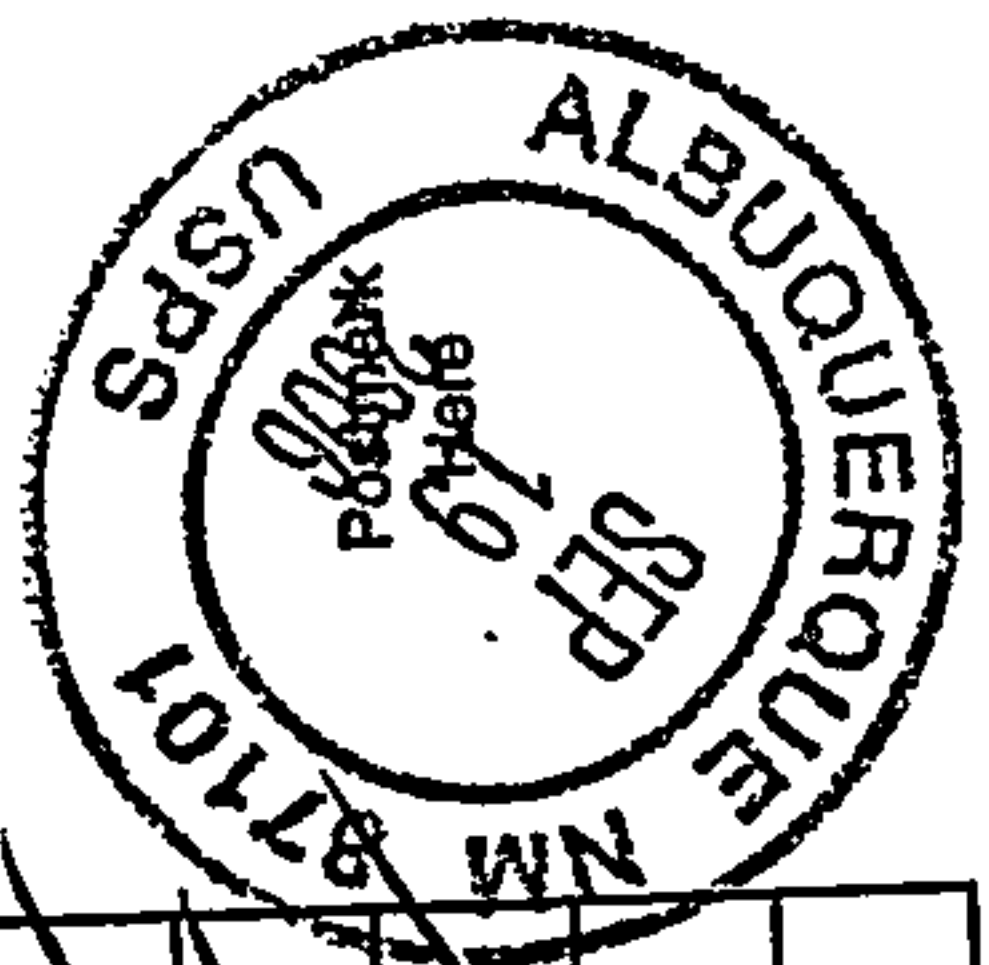
2005 2110 0002 DTTE 2000 RETE 2029

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To **MAX GARCIA**
 Street, Apt. No.,
 or PO Box No. **6619 HONEYCROFT NW**
 City, State, ZIP+4 **ABQ, NM. 87121**

PS Form 3800, June 2002

See Reverse for Instructions

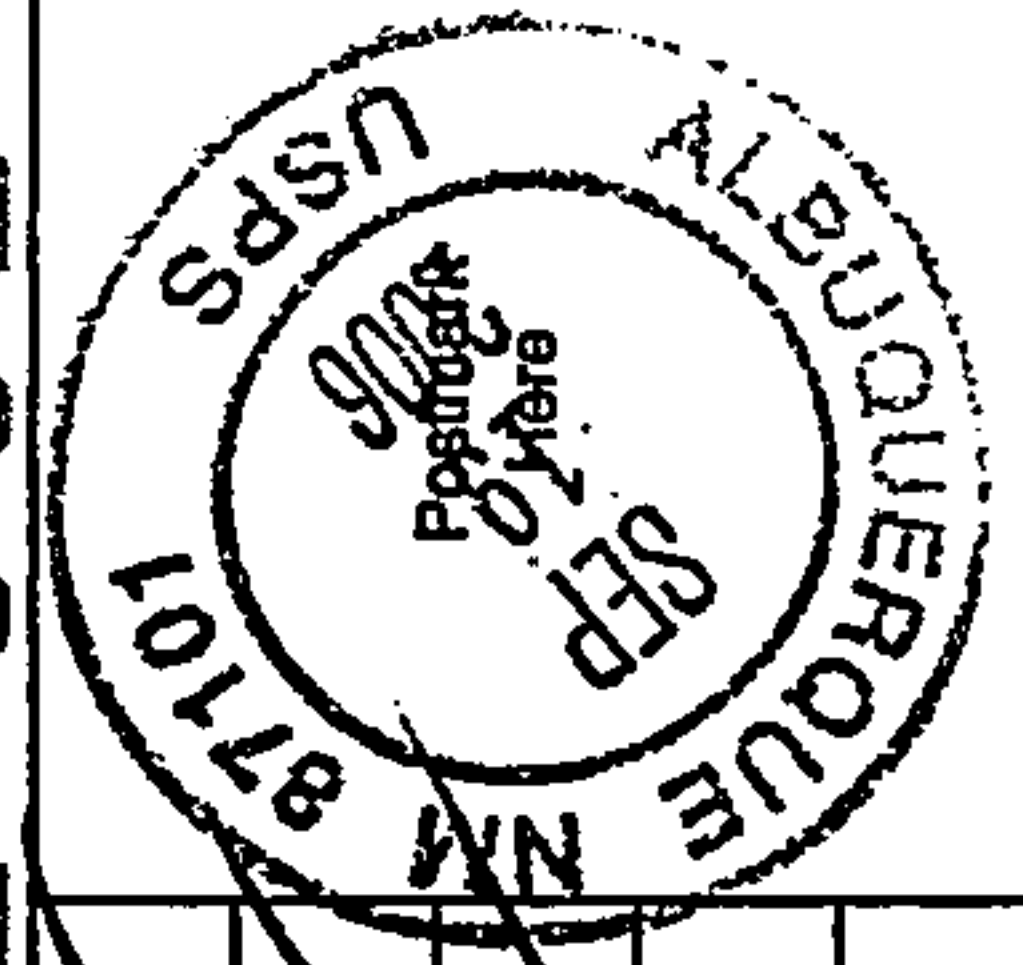
2005 2110 0002 DTTE 2000 RETE 2219

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To **Van Barber**
 Street, Apt. No.,
 or PO Box No. **5201 Central NW**
 City, State, ZIP+4 **ABQ, NB 87105**

2005 2110 0002 DTTE 2000 RETE 6819

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 10-10-06 To 10-25-06

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

29 Sept. 06
(Date)

I issued 1 signs for this application, 9/27/06 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005179



Russell D.
Brito/PLN/CABQ
09/29/2006 01:09 PM

To Timothy E. Sims/PLN/CABQ@COA, Carmen M.
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cc

bcc

Subject Los Volcanes Senior Center

A review of the history of the Los Volcanes Senior Center shows that the site development plan was last reviewed and approved by the DRB in the mid-1990's. The site is located within the Atrisco Business Park boundaries. Review of the current, proposed expansion by the DRB is appropriate.

- Russell

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