

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

This sh with si	neet must accompany your plat te plan/plat once comments are	or site plan to obtain delegated signatures. Return sheet addressed.
DRB A	pplication No.: 07DRB-70036 (SP	S) Project # 1005317
	Name: ACADEMY ACRES UNIT	5
	Sites Southwest	Phone No.: 424-8200
		or BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was 3 with delegation of signature(s) to the following departments. ENTS TO BE ADDRESSED
	TRANSPORTATION: And Andrews An	Le Gangement. Le Handscaping placen
	UTILITIES:	
	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
	PŁANNING (Last to sign):	THD signiture done
	-The original plat and a -Tax certificate from the -Recording fee (checks -Tax printout from the C	payable to the County-Clerk). RECORDED DATE:County Assessor.
	County Treasurer's significant with the County Clerk.	ed site plan. Include all pages. gnature must be obtained prior to the recording of the plat 's signature must be obtained prior to Planning Department's al required.



DEVELOPMENT REVIEW BOARD ACTION SHEET

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

June 13, 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 David Flores in for 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: 10:25 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 # 1000945 07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.

2. Project # 1004368 07DRB-00656 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, RENAISSANCE CENTER, zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH DELEGATED TO OFF SIGN FINAL TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS SIDEWALK AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.

3. Project # 1005590 07DRB-00652 Major-Vacation of Public Easements 07DRB-00654 Minor-Sketch Plat or Plan JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, SUSIE RAYOS MARMON ELEMENTARY SCHOOL, zoned R-D located on ILIFF RD NW between 72ND ST NW and 68TH ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.

4. Project # 1003779
07DRB-00662 Major-Preliminary Plat
Approval
07DRB-00663 Major-Vacation of
Public Right-of-Way
07DRB-00665 Minor-Sidewalk Waiver
07DRB-00666 Minor-Temp Defer
SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, KUMAIL SUBDIVISION, zoned R-D located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WITH THE FOLLOWING APPROVED WAS CONDITIONS OF FINAL PLAT: PROVIDE A 30-FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET CROSS SECTION. THE VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. OF DEFERRAL TEMPORARY THE WAS SIDEWALKS OF CONSTRUCTION APPROVED AS SHOWN OF EXHIBIT C.

5. Project # 1000072 07DRB-00664 Major-Vacation of Public Easements

DR HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, CARMEL SUBDIVISION, zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. Project # 1002371
07DRB-00577 Major-Vacation of
Public Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as HOFFMANTOWN WEST CHURCH) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07 & 6/13/07] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.

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.

7. Project# 1004000 07DRB-70027 MINOR - SDP FOR BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, EAGLE RANCH SUBDIVISION, WEST UNIT 2, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [Indef deferred on 6/13/07] (C-13) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

8. Project#-1005317-5 07DRB-70036 EPC APPROVED SDP FOR BUILDING PERMIT

SOUTHWEST agent(s) for ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) action(s) for all or a portion of Tract(s) A, ACADEMY ACRES SUBDIVISION, UNIT 5, zoned C-3, located FOREST HILLS DR. NE BETWEEN AMERICAN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). [Carol Toffaleti, EPC Case Planner] (E-17/18) THE SITE PLAN FOR BUILDING PERMIT APPROVED WITH FINAL **DELEGATED** TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.

9. Project# 1004735
07DRB-70022 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70023 EPC APPROVED SDP
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, TRAMWAY RIDGE, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.

10. Project# 1006505 07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07 & 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07**.

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

11. Project# 1004871 07DRB-70028 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [Indef deferred from 6/13/07] (L-16) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

12. Project# 1003692 07DRB-70035 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07] **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

13. Project# 1006518 07DRB-70039 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT agent(s) for COE AND PETERSON, LLC request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 1, DUKE CITY INDUSTRIAL AREA, zoned C-3, located on RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .856 acre(s). (H-16) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLOSURE OF THE DRIVE PADS ON LOS ARBOLES AND DEDICATION ALONG CLAREMONT AND TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.

14. Project# 1005141
07DRB-70037 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, PANORAMA HEIGHTS, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

15. Project # 1003790 07DRB-00299 Minor- Final Plat Approval MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, NORTH GATEWAY, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [Final plat was indef deferred 4/4/07] (B-18) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.

16. Project# 1002743 07DRB-70024 MAJOR - FINAL PLAT APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, LA LUZ DEL OESTE, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [Deferred from 6/06/07] (F-11) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.

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

THERE ARE NO SKETCH PLATS THIS WEEK....

17. Approval of the Development Review Board Minutes for June 6, 2007. THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.

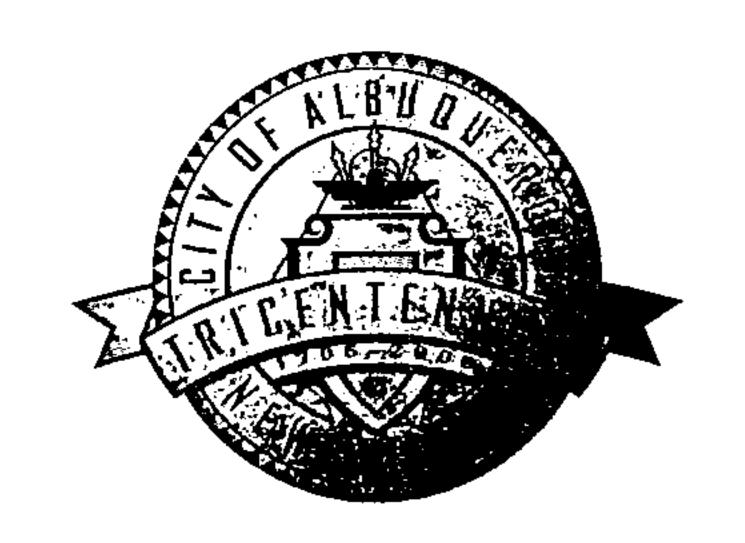
ADJOURNED: 10: 25 A.M.

CITY OF ALBUQUERQUE

SIGNED: Bradley L. Bingham

(E-18/D060)

City Engineer / AMAFCA Designee



- PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

	DEVELOPMENT REVIEW BOARD – SPEED MEMO					
	DRB CASE NO/PROJECT NO: 1005317			AGENDA ITEM NO: 8		
	SUBJECT:					
	Site Plan for Subdivision Building Permit					
	ACTION REQUESTED:					
	REV/CMT: ()	APPROVAL: (X)	SIGN-OFF: ()	EXTN: ()	AMEND: ()	
	ENGINEERING CO	DMMENTS:				
	No adverse comment	S.	•			
P.O. Box 1293						
Albuquerque						
New Mexico 87103						
www.cabq.gov						
			•			
	RESOLUTION:					
	APPROVED K; DE	NIED; DEFERRE	D; COMMEN	TTS PROVIDED; V	VITHDRAWN	
	DELEGATED: (SE	C-PLN) (SP-SUB) (S	P-BP) (FP) TO	: (UD) (CE) (TRAN	S) (PRKS) (PLNG	

DATE: JUNE 13, 2007



City of Albuquerque Planning Department Inter-Office Memorandum

To:

Sheran Matson, DRB Chair

From:

Carol Toffaleti, Planner (

Date:

June 12, 2007

Subject:

Project # 1005317 / 07EPC 00011 – COA Water Utility Dept.

On February 15, 2007 the Environmental Planning Commission approved Project # 1005317 / 07EPC 00011, a Site Development Plan for Building Permit for a water pumping station on a-portion of Tract A, Academy Acres Subdivision, Unit 5, off Forest Hills Drive NE.

The applicant has satisfied all of the EPC conditions of approval, with the following it is a second as exception:

Condition #3. The applicant shall provide a duly signed copy of the lease agreement between the City Water Utility and the property-owner, including: descriptions of the easements for construction, the pump station site, maintenance access and public utilities; landscape irrigation and maintenance; and cross access agreement (as per the City Engineer, see below).

[Refers to Condition #5 RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

- We will be Conditions of approval for the proposed Site Development Plan for Building Permit Shall include:...
 - Provide cross access agreement between the City and the adjacent property owner.]

The applicant explained in their cover letter to the DRB that the lease agreement is expected after an upcoming 2007 Water Utility Authority Board meeting. The EPC Case Planner has spoken to the applicant, John Stomp, COA Water Resources Manager, this morning, who said that the agreement should be completed at the August 15th 2007 meeting. The applicant has requested that final DRB sign-off be delegated to verify the completed lease agreement. Staff has no objection to this request.

If you have any questions regarding this case, please do not hesitate to call me at 924-3345.



INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE:

June 10, 2007

TO:

Sheran Matson, Planning Department - Design Review Board

COPY:

Rhonda Methvin, Environmental Health Department

Kevin Curran, Legal Department

Sites Southwest

FROM:

Jaines Joseph, INTERA Inc.

SUBJECT:

Project # 1005317, 07DRB-70036 EPC approved SDP for subdivision, Tract A,

Academy Acres Subdivision, Unit 5, Located on Forest Hills Dr. NE between Pan

American Hwy. NE and Presbyterian Healthcare Services, containing

approximately 4.73 acres.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonito Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



6000 Uptown Blvd NE Suite 100 Albuquerque, NM 87110 Phone: (505) 246-1600

FACSIMILE COVER SHEET

Fax: (505) 246-2600

TO: SHERAN MATSON FROM: COMPANY: PLANNING OCPT - DRB	NO. OF PAGES: 2 (Including cover page)
FAX #:	
PHONE #:	DATE: 6-10-07
PLEASE MAKE COPIES FOR:	
SUBJECT: PROJECT # 105317	
SEE TRANSMITTED MEMO.	· · · · · · · · · · · · · · · · · · ·
ORIGINALU JU THE MAIL	

If there are any problems with this transmission, please call (505) 246-1600

Thank You

A City of Albuquerque

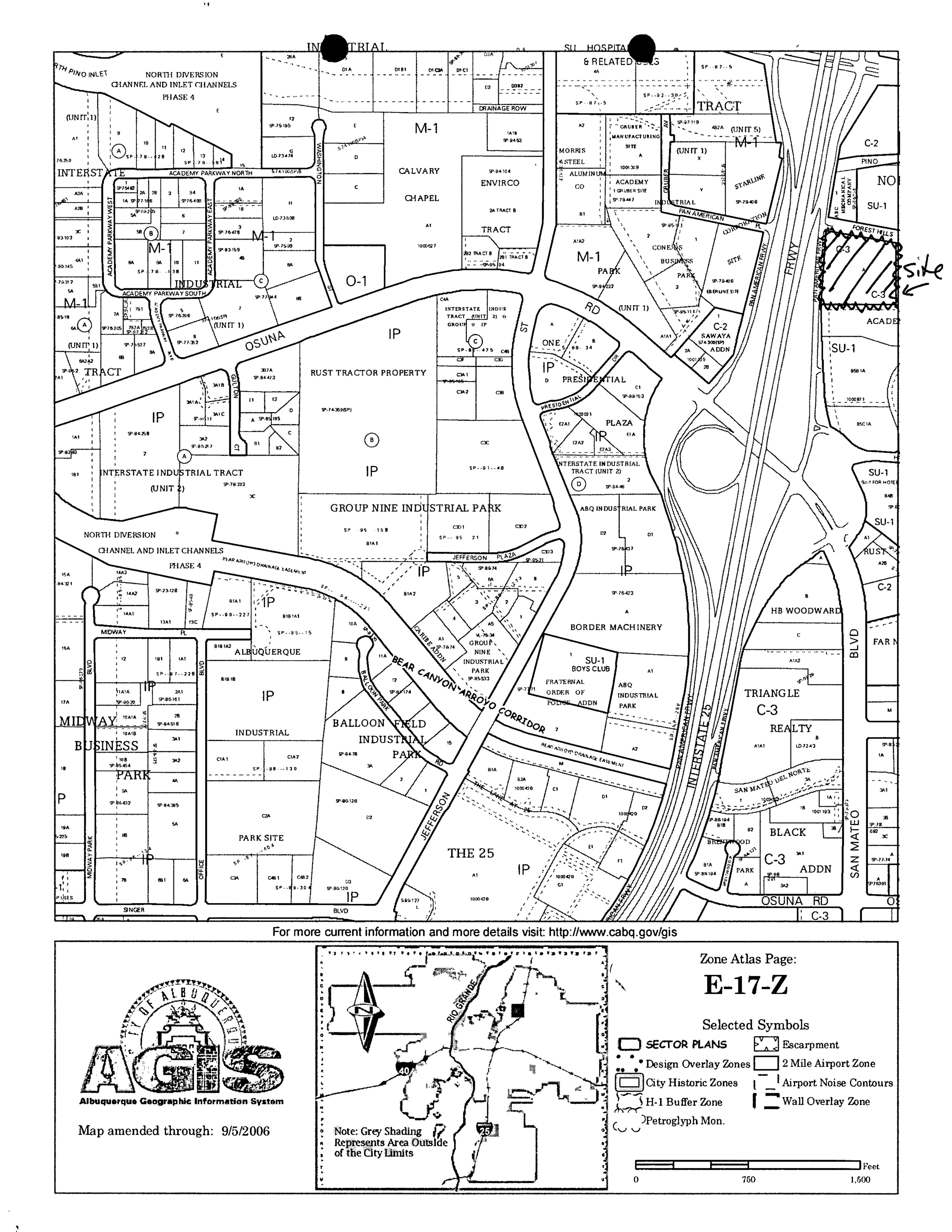


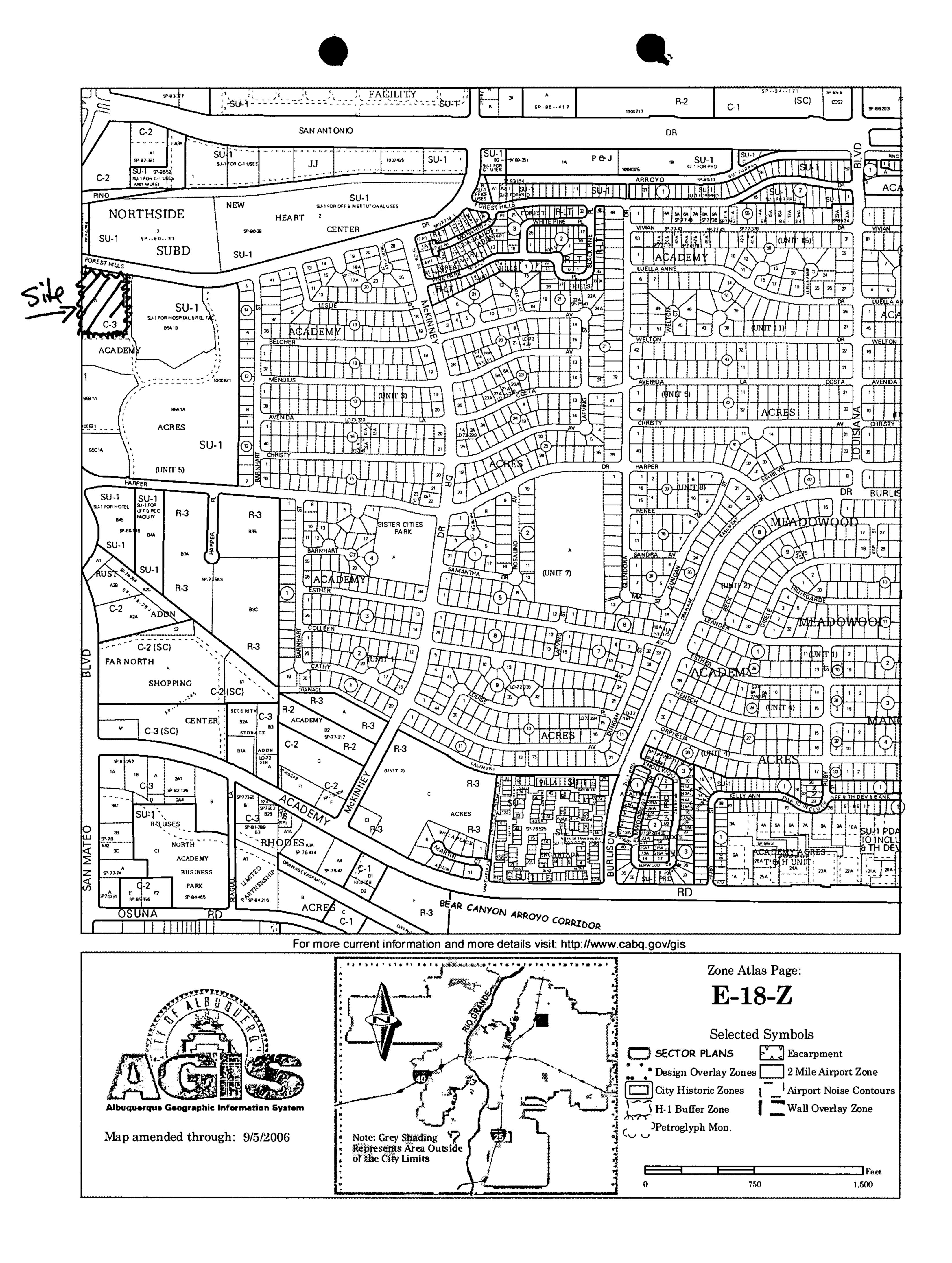
	• •		orm	
SUBDIVISION	S	Z	ZONING & PL	
Major Subdivision action			Annex	
Minor Subdivision action Vacation	V			County Submittal EPC Submittal
Variance (Non-Zoning)				Aap Amendment (Establish or Change
SITE DEVELOPMENT PLAN	P		Zoning) Sector	Plan (Phase I, II, III)
for Subdivision Purposes			Amend	iment to Sector, Area, Facility or
X_ for Building Permit			•	ensive Plan mendment (Zoning Code/Sub Regs)
P Master Development Plan				Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L	A	APPEAL / PR	
STORM DRAINAGE Storm Drainage Cost Allocation Plan	D			by: DRB, EPC, LUCC, Planning Director or Staff, ing Board of Appeals
PRINT OR TYPE IN BLACK INK ONLY. The applicant of Department Development Services Center, 600 2 nd Street			bmit the comp	leted application in person to the Planning
application. Refer to supplemental forms for submittal re		-		
APPLICANT INFORMATION:				
NAME: City of Albuquerque Water Utility Dept., Wa	ter Reso	urces	Division	PHONE: <u>857-8200</u>
ADDRESS: PO Box 1293		 		FAX:
	re <u>NM</u>			E-MAIL: jstomp@cabq.gov
Proprietary interest in site: Owner	List <u>al</u>	owne	rs: Presbyteria	n Healthcare Services
AGENT (if any): Sites Southwest	<u>.</u> .			PHONE: 822-8200
ADDRESS: 121 Tijeras NE, Ste. 3100				FAX: 822-8282
			87102	
DESCRIPTION OF REQUEST: DRB Approval of site develo	pment p	lan fo	r building pern	nit for pump station
on Presbyterian Healthcare Services site near Forest	t Hills D	r. as p	art of San Juan	Drinking Water project
Is the applicant seeking incentives pursuant to the Family Hous	ina Develo	oment	Program? Y	es No
	•	•		
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION	4 13 CRUC	, ML! A	II IACH A SEPAR	CALE SHEEL IF NECESSARY.
Lot or Tract No. <u>Tract A</u>			Block	: Unit: <u>5</u>
Subdiv. / Addn. Academy Acres Subd Cont.		. 		
Current Zoning: C-3	Pro	posed	zoning: Same	
Zone Atlas page(s): E-18/17	No	. of exis	sting lots: 1	No. of proposed lots: Same
Total area of site (acres): <u>4.73 AC</u> Density if applicable:	dwelling	s per g	ross acre: N/A	dwellings per net acre: N/A
Within city limits? x Yes. No, but site is within 5 miles of the state of the	he city limi	ts.)		Within 1000FT of a landfill? Yes
UPC No. 10180601140920232		<u> </u>		MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: $\frac{Fore}{}$	st Hills	Dr1/	<u>/ E</u>	
Between: Pan American Hwy 4/ E	and _	Pres	byterian Health	care Services NE
CASE HISTORY: List any current or prior case number that may be relevant to your	010	· 5-	$\alpha \sim 11$	
with with the contraction of the	ur applica	tion (Pr	oi., App., DRB-, Al	R L S etc.): CSII-70-140
AX-71-114 #1005317/07EPC-00011	ur applica	tion (Pr	oj., App., DRB-, A	C
_AX-71-114 _ #1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plan		•··•··································		C
AX-71-114#1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plan SIGNATURE		•··•··································		C. CSU-70-140 m? Date of review: DATE 6/5/07
_AX-71-114 _ #1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plan		•··•··································		C
AX-71-114#1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plan SIGNATURE		•··•··································		C. CSU-70-140 m? Date of review: DATE 6/5/07
AX-71-114#1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plar SIGNATURE (Print)Mikaela Renz FOR OFFICIAL USE ONLY	?, or Pre	•··•··································	ation Review Tea	X_Z_V_, S_, etc.): _CSU-70-140 m?. Date of review: DATEApplicant _X_Agent Form revised 4/04
AX-71-114 #1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plar SIGNATURE (Print) Mikaela Renz FOR OFFICIAL USE ONLY INTERNAL ROUTING Application case no All checklists are complete	?, or Pre	•··•··································	ation Review Tea	X_Z_V_, S_, etc.): _CSU-70-140 m? Date of review: DATE Applicant _X_ Agent
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AX-71-114, #1005317/07EPC-00011 Check-off if project was previously reviewed by Sketch Plat/Plar SIGNATURE (Print) Mikaela Renz FOR OFFICIAL USE ONLY INTERNAL ROUTING Application case not All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent Case history #s are listed Site is within 1000ft of a landfill F.H.D.P. density bonus EHD.P. fee rehate	?, or Pre	e-applic	ation Review Tea	The state of the s
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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. (See above - 4 of 5) 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 MA Infrastructure List, if relevant to the site plan See Forest Hills Site Conket Phatos 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 Applicant name (print) **ALBUQUERQUE** likely result in deferral of actions. Applicant signature / date

Applicant signature / date

Checklists complete	Application case numbers
Case #s assigned	- -
Related #s listed	- -
Related #s listed	- -
Project # 100 5317	







Sites Southwest LLC

121 Tijeras NE, Suite 3100

Albuquerque, NM 87102

phone: 505-822-8200

fax: 505-822-8282

email: mail@sites-sw.com

web: www.sites-sw.com

June 4, 2007

Ms. Sheran Matson, AICP, Chair City of Albuquerque Development Review Board 600 Second St., NW Albuquerque, NW 87102

Re: Project # 1005317/07EPC-00011 EPC Site Development Plan for Building Permit for new Pump Station near Forest Hills Drive on Presbyterian property

The Albuquerque/Bernalillo County Water Utility Authority requests final sign-off of a site plan for building permit for a building permit to construct a new pump station on the southeast corner of a 4.73-acre property owned by Presbyterian Healthcare Services. The project was approved with conditions by the EPC on February 15, 2007.

The property is zoned C-3, which allows the most intense uses of all commercial zones. The pump station site, located at 6200 Pan American Freeway, is approximately 0.15 acres and set back from the northbound I-25 frontage road south of San Antonio Drive.

The new facility will be part of the San Juan/Chama Drinking Water project, which is designed to replace Albuquerque's sole reliance on the aquifer with renewable surface water. In addition, new federal standards on arsenic levels require a blending of water from areas with higher concentrations and those of lower concentrations for the public safety of all residents. In order to facilitate this blending, several new pump stations need to be up and running as soon as possible in 2007 to meet federal deadlines for compliance.

This letter gives a short summary of the project and details how the conditions of approval set by the EPC have been met in the current plans submitted for DRB sign-off.

Site Selection

The site is an ideal location for this essential public utility, with the I-25 frontage road to the west, a parking lot associated with healthcare services to the south, and an institutional use to the east. There are no residences nearby. The pump station is also compatible with the existing land use of the healthcare facility. The City Zoning Code allows public utilities in any zone provided they have an approved site plan and have conducted a siting study.

The remainder of the PHS property east of the private access road is zoned SU-1 for Hospital and Related Facilities. The Water Services Division is obtaining easements for the site and for pipelines from Presbyterian Healthcare Services through a signed long term lease agreement (10-15 years) anticipated in June 2007. Legal descriptions have been prepared for the required pump station site easement for the lease agreement, the temporary construction easement (planned for summer 2007), and the maintenance access and public utility easement.

This site has been selected on the basis of its physical proximity to San Juan-Chama Transmission Line No. 1, which has been installed along Forest Hills Drive. The site is highly preferable from a hydrologic standpoint, as well as for its favorable site drainage conditions, low visibility, compatibility with surrounding land uses, and few conflicts with existing site uses.

The site lies just inside the 1,000-ft San Antonio landfill buffer zone, which required preparation of a landfill gas study. That study detailed mitigative measures that will need to be installed to make the site safe and viable for construction of the pump station. These measures are being incorporated into construction drawings sent to the DRC.

Project Description

The new booster pump station will be located west of the private access road, adjacent to a PHS backup generator. The facility will include a 728 sq. ft. building to house two 350 hp booster pumps, associated piping and valves, and a pre-cast concrete meter vault. Electrical transformers and HVAC equipment will be located outside the west wall. Parallel suction and discharge piping and power service will be buried in the private roadway leading south from Forest Hills Drive. The historic drainage path to a large pond on an adjacent PHS parcel will be maintained, and there will be no need for retention/detention ponds on the proposed site. There is no public water or sewer service available at the site. The building will use floor drains and a 1,000-gallon underground storage tank to capture minor potable water discharges from valve operations.

The pump station building will be 28 feet by 28 feet and have a flat roof with hatches above the pumps for maintenance. The walls will be 15 feet high, the same as the adjacent generator building. The building will feature CMU construction with insulated stucco treatment on the exterior to match existing buildings, including the adjacent generator building. There will be a single personnel door on south side and a double personnel door on the east side. A 5-ft wrought-iron fence will surround the site to match existing fencing on the opposite side of the access road and serve as a visual buffer.

Landscaping

As requested by City Planning, a landscape plan has been added as Sheet 3. The proposed landscaping consists of evergreen shrubs in a five-foot buffer zone outside the fence on the east, west, and north sides of the fence. The portions of the site disrupted for construction will be reseeded with native grasses selected from the City's preferred list. Except for a paved driveway, crusher fines will cover the ground inside the fence.

During construction, every reasonable effort will be made to avoid the need to remove existing trees on the site. Currently, it is anticipated that three existing Russian Olive trees will need to be removed for construction. If this is indeed the case, three trees will be replaced on the site with Ornamental Pear. Please see plan set for proposed locations. A note has been added to ensure that the Contractor protects existing trees designated to remain.

PHS has given verbal agreement to the landscape plan and providing maintenance. Landscape design will be coordinated with PHS to provide irrigation consistent with their existing systems. This agreement will be formalized in the City's lease with PHS.

Conditions

All the conditions for approval from the EPC have been met as follows:

1. This letter accompanies our submittal to the DRB and specifies all modifications that have been made to the site plan since the EPC hearing to meet each of the EPC conditions.

- 2. We have coordinated with the staff planner, Carol Toffaleti, to ensure that all conditions have been met.
- 3. The lease agreement between the Albuquerque/Bernalillo County Water Utility Authority and property owner, Presbyterian Healthcare Services, is currently being prepared and negotiated. A signed agreement is not expected until after the June 2007 Water Utility Authority Board meeting. The lease will include: descriptions of the easements for construction, the pump station site, maintenance access and public utilities; landscape irrigation and maintenance; and a cross-access agreement. The applicant requests that the final DRB signature be delegated to verify the completed lease agreement so that the start of construction on this important pump station can be effectively facilitated.
- 4. Because the project site is within the 1,000 foot buffer from the City owned/operated landfill (San Antonio landfill), there is the potential for the proposal to be impacted by the presence of landfill gas. The landfill gas requirements have been coordinated with the Environmental Health Department, Environmental Services Division. The Environmental Health Department has provided signatures on the EPC submittal being signed-off through the DRB and will sign the construction drawings being reviewed and signed-off through the DRC.
- 5. There were three conditions related to transportation infrastructure improvements:
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City standards. Those Standards will include but are not limited to sidewalks, driveways, private entrances, and wheelchair ramps.
 - Provide cross access agreement between the City and the adjacent property owner.
 - Site plan shall comply and be designed per DPM standards.

The first condition has been addressed through a meeting March 1, 2007, with Wilfred Gallegos, the transportation representative on the DRB, John Stomp from the Albuquerque/Bernalillo County Utility Authority, and consultants from ASCG, and Sites Southwest. The project site is interior to the Presbyterian campus and accessed via a private road. At issue is the need to match the existing infrastructure on the PHS campus. To this end, a detailed analysis of existing infrastructure was completed and documented in the attached graphic, per Mr. Gallegos' request. These photographs illustrate the condition of the existing site development: Sidewalks exist only to provide direct public access to existing health facilities. The private drive is paved and has curb and gutter but no sidewalks.

PHS has plans to develop the rest of the project site parcel in the near future. As will be specified in the lease agreement, the property owner agrees to take responsibility for permanent improvements to the transportation facilities adjacent to the proposed site development plan when it develops the remaining parts of the parcel adjacent to the project site. PHS's original site plan is attached to this DRB submittal for reference.

As for a cross-access agreement, PHS owns both the project site parcel west of the private drive and the parcel east of the private drive; therefore, a cross-access agreement is not necessarily needed. The lease agreement will assure City access to the pump station facility for construction and maintenance.

This project, including the site plan, will comply with DPM Standards. The EPC submittal will be signed off through the DRB, and the design drawings will be signed off through the DRC.

- 6. The following amendments have been made to the overall and dimensioned site development plans (Sheets EPC-1 and EPC-2) where applicable:
 - a. At issue in this condition is the difference between the new easement (construction easement only) and the existing utility easement on the private drive, which include permissions to construct utilities. In order to reflect the distinction on the site plan, the original label "Access, Maintenance, Operation, and Construction Easement" has been changed to the official legal description for the easement granted through platting, "Existing Private Access and Utility Easement," and the new construction easement has been labeled, "Temporary Construction Easement."
 - b. Sheet EPC-2 identifies all "accessory structures" (including the electrical pad) that are associated with this project.
 - c. The existing light poles have been added to the legend on Sheet EPC-1 and have been called out directly on Sheet EPC-2.
 - d. The notes concerning landscaping have been deleted from Sheet EPC-2.
- 7. As required, the applicant has made the following changes to the building elevations (Sheet EPC-5):
 - a. Re. Note 2, 'on site' has been replaced with 'along east side of private drive.'
 - b. Notes 4 & 5 now specify the material of the doors to be metal.
 - c. Steel pipe bollards around outdoor equipment have been identified and are called out as "Painted Safety Yellow."

Thank you for your time and attention in this matter.

Sincerely,

Mikaela Renz, Planner

Sites Southwest

cc. John Stomp

James Jeppson

Dick Brown

Jon Ertsgaard

Liz Reardon



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

Date: February 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1005317*
07EPC-00011 EPC Site Development Plan-Building Permit

COA, Water Utility
Water Resource Division
P.O. Box 1293
Albuq. NM 87103

LEGAL DESCRIPTION: for all or a portion of Tracts A, Academy Acres, Unit 5, zoned C-3, located on FOREST HILLS DR. NE, between PAN AMERICAN HWY NE and BARNHART NE, containing approximately 4.73 acres. (E-17 & E-18) Carol Toffaleti, Staff Planner

On February 15, 2007 the Environmental Planning Commission voted to approve Project 1005317 / 07EPC 00011, a site development plan for building permit, for a portion of Tract A, Academy Acres Subdivision, Unit 5, based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This is a request for approval of a Site Development Plan for Building Permit for a temporary water pump station located on a site easement of approximately 0.15 acres within Tract A, Academy Acres Subdivision, Unit 5, located at the corner of Forest Hills Drive NE and Pan American Highway NE, which is owned by Presbyterian Healthcare Services (PHS) and covers approximately 4.7 acres.
- 2. Pursuant to Section 14-16-2-17(A)(7) of the Zoning Code, approval by the Environmental Planning Commission is required for a public utility structure in a C-3 zone.
- 3. The purpose of the facility is to help implement the Albuquerque/Bernalillo Water Resources Management Strategy. It is one of several stations needed to facilitate the mixing of groundwater with surface water from the San Juan/Chama River project in order to meet federal arsenic standards for drinking water by December 31, 2008, until such time as the City Water Utility builds a permanent arsenic removal plant.

OFFICIAL NOTICE OF DECISION FEBRUARY 15, 2007 PROJECT #1005417 PAGE 2 OF 4

- 4. The site easement would contain a one story 28' x 28' pump station, accessory outdoor equipment and a 28' x 30' asphalt driveway and be enclosed by a 5 foot high wrought-iron fence. Two underground 30" pipelines and a power conduit would be buried under an existing private drive between the station and the existing mains on the north side of Forest Hills Drive. Weekly vehicular access for maintenance would be from this drive. A landscaped buffer is proposed on the north, east and west sides of the site easement.
- 5. The temporary construction, access, maintenance and utility easements would be located on part of Tract A and/or an adjacent lot, Tract B-5-A-1-A., also owned by PHS. Irrigation for the proposed landscaping would be provided by the property-owner.
- 6. The site easement lies just inside the San Antonio landfill buffer zone, which requires the preparation of a landfill gas study. The study is underway.
- 7. A long-term lease agreement (10-15 years) is in negotiation between the applicant and PHS to construct, operate and access the pump station and to irrigate and maintain the associated landscaping.
- 8. There is no known 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 provide a duly signed copy of the lease agreement between the City Water Utility and the property-owner, including: descriptions of the easements for construction, the pump station site, maintenance access and public utilities; landscape irrigation and maintenance; and cross access agreement (as per the City Engineer, see below).
- 4. There is the potential for the proposal to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonio Landfill). The developers are required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.

OFFICIAL NOTICE OF DECISION FEBRUARY 15, 2007 PROJECT #1005417 PAGE 3 OF 4

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Provide cross access agreement between the City and the adjacent property owner.
- Site plan shall comply and be designed per DPM Standards.
- The following amendments shall be made to the overall and dimensioned site development plans 6. (Sheets EPC-1 and EPC-2) where applicable:
 - a. Make the legend for new easements consistent with how all new easements are illustrated on the plan. (The hatched area is currently applied to the construction easement only.)
 - b. Key the accessory structures and electrical equipment.
 - c. Key the existing lightpoles.
 - d. Remove notes concerning landscaping.
- The applicant shall make the following changes to the building elevations (Sheet EPC-5):
 - a. Re. Note 2, replace 'on site' with 'along east side of private drive'.
 - b. Re. Notes 4 & 5, specify the material of the doors.
 - c. Key bollards around outdoor equipment and indicate material and color.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 2, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's

OFFICIAL NOTICE OF DECISION FEBRUARY 15, 2007 PROJECT #1005417 PAGE 4 OF 4

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

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

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

Sincerely,

Richard Dineen
Planning Director

RD/CT/ac

Sites Southwest, 121 Tijeras NE, Suite 3100, Albuq. NM 87103
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuq.NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuq. NM 87114
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuq. NM 87109
Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuq. NM 87199
Dick Schlaefer, Albuq. Meadows Residents, 7112-148 Pan American Frwy NE, Albuq. NM 87109
Douglas Berry, Albuq. Meadows Residents, 7112-102 Pan American Frwy. NE, Albuq. NM 87109
Rhonda Methvin, City Environmental Health

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 <u>E - / 8</u>	REFERRAL #
SITE ADDRESS 6200 Pan American	Freeway
LEGAL DESCRIPTION: SUBJECT TRACT B-5-A-1-A	Unit 5 Academs
Acres Subdivision	
NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING	
INSTATANEOUS FLOW REQUIRED 1/22 6/	
SQUARE FOOTAGE – LARGEST BUILDING (1/52/8	
TYPE CONSTRUCTION Z-BC	
PERTINENT DATA FOR DETERMINATION AND LO	
ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OF	PERABLE PRIOR TO CONSTRUCTION
ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 EEET T AS A TRUCK ROLLS.	OTHE FURTHEST POINT OF THE BUILDING
☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET T AS A TRUCK ROLLS.	O THE FURTHEST POINT OF THE BUILDING
TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CON	STRUCTION OR SITE
DATE: 6-1-07	
FIRE DEPARTMENT INSPECTOR: R. January	
RECEIVED BY: Mikaela Ronz TE	ELEPHONE: 322-8200 (Sites Southwest
NOTES	

- I. 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

CITY OF ALBUQUERQUE



January 2, 2007

Mr. Jeffrey Jesionowski, Chairman City of Albuquerque Environmental Planning Commission 600 Second Street NW (Plaza Del Sol) Albuquerque, NM 87102

Dear Mr. Jesionowski:

P.O. Box 1293

This letter authorizes Sites Southwest, LLC, to act as agent for the City of Albuquerque Water Utility Department, Water Resources Division, in the development processing required to obtain permits to construct a new pump station on Presbyterian Healthcare Services property near Forest Hills Drive and the Pan American Highway.

Albuquerque

If you have any questions, please feel free to contact me at 768-3631.

New Mexico 87103

Sincerely,

www.cabq.gov

John M. Stomp III. P.E. Water Resources Manager

PRESBYTERIAN

Presbyterian Healthcare Services
P.O. Box 26666
Albuquerque, NM 87125-6666
(505) 841-1234
www.phs.org

December 4, 2006

City of Albuquerque Planning Department 600 Second St., NW Plaza del Sol Albuquerque, NM 87102

This letter authorizes Sites Southwest, LLC, to act as agent for Presbyterian Healthcare Services in the development processing required to obtain permits to construct a pump station for the City of Albuquerque Water Utility Department, Water Resources Division, on Presbyterian property near Forest Hills Drive and the Pan American Highway.

Sincerely,

James Jeppson,

Administrative Director

Presbyterian Heathcare Services

PLANNING DIVISION P.O. Box 1293, Albuquerque, New Mexico 87103

Presbyterian Hospital Center 1100 Central Avenue S.E. .Albuquerque, New Mexico

DATE: December 22, 1980. NOTIFICATION OF DECISION

File: Z-77-74-1

Location: Site Devélopment Plan

approval for Tracts B-1 and B-2, Unit 4, Academy Acres

On December 18, 1980, the Environmental Planning Commission approved the above Subdivision

The Site Plan should be revised to show:

a. Design Development Elevations.

b. The number of beds in the facility.

Trees along the south and west border of the staff parking avenue. Street trees along Forest Hills Road at a ratio of one per 30' and

Location of 4' wide sidewalk at the property line along Forest Hills

(NOTE: Items d. and e. shall be submitted for approval by staff, at the time that the final decision has been made on the San Antonio Corridor.)

The proposed plan would accomodate any contemplated arrangement of the minor arterial and local streets in the San Antonio corridor.

3. Forest Hills Road should be a 40' pavement. West driveway should have a

An approved drainage study is required prior to approval of development plans and building plans. Drainage requirements shall be accomodated by a detention rather than full retention basis.

5. Treatment of water courses through this property must be included in this

In regards to the parking lot, at the time of site development approval for Phase II by staff, additional parking should be determined as a need.

Site plan is sensitive to the neighborhood, meets all City policies, and

If you wish to appeal this decision, you must do so by 1-2-81 described below. A non-refundable filing fee of \$40 is required at the time the appeal is

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may tile an access to the City Council by submitting written application on the Planning Division form to the Planning Division within 13 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 differenth day falls on a Saturday, Sunday or holiday is listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decime to hear the appeal if it finds that all City pians, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have cot been properly followed, it shall hear the appeal. Such appeal, if

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided ail 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

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

