



#3

COMPLETED 10/03/07 stt

DRB CASE ACTION LOG (SITE PLAN FOR BUILDING PERMIT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70215 (SBP)
Project Name: L'IL SQUIRRELS PRESCHOOL
Agent: GARLAN BRYAN ARCHITECT

Project # 1006780
JOURNAL CENTER PHASE 2, UNIT 1
Phone No: 884-9694

Project Number 1006780

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/19/07 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: [blank lines]

ABCWUA: [blank lines]

CITY ENGINEER / AMAFCA: [blank lines]

PARKS / CIP: [blank lines]

PLANNING (Last to sign): 3 copies [signature]

- 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.



#3

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *3 copies*
Send Walter's signature.

- 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.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 19, 2007

3. Project# 1006780
07DRB-70215 MAJOR - SDP FOR BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

At the September 19, 2007, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to Planning for Solid Waste's signature on the plan, a 15 day appeal period and 3 copies.

If you wish to appeal this decision, you must do so by July 12, 2007, 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: Garlan Bryan Architect, 2403 San Mateo Blvd NE, 87110
Matt Padilla, 8301 Florence Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

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PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

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Sheran Matson, AICP, DRB Chair

Cc: Garlan Bryan Architect, 2403 San Mateo Blvd NE, 87110
Matt Padilla, 8301 Florence Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006780 AGENDA# 3 DATE: 9/19/07

1. Name: Robert Rayner Agent Address: 2403 SAN MATEO Zip: 87110.
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006780

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: SEPTEMBER 19, 2007

0



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 19, 2007

3. Project# 1006780
07DRB-70215 MAJOR - SDP FOR BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

AMAFCA No adverse comments.

COG MPO staff has no comment on this project.

Transit No comments received.

Zoning Enforcement No adverse comments.

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

APS **Journal Center Phase 2 Unit 1, L'il Squirrels Preschool**, Lot 5, located on Hancock Ct NE between Wilcott Ave NE and Hawkins NE, will have no adverse impacts on the APS district.

Police Department Lighting issues:
Lighting should adequately illuminate all walkways, parking areas, building entrances, solid waste dumpster, common areas and play areas. Lighting should not be in conflict with proposed trees and other landscaping.

Landscaping issues:
Landscaping should be low-level at maturity, not conflicting with area lighting and not obstruct walkways, parking lots, building entrance and play areas.

Other:
The wall surrounding the playground area should be increased in height (more than 5'). The increased distance should be with a material that offers visibility, such as wrought iron.

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

No adverse comments.

Transportation Development

ADA space needs to be van accessible (8' aisle). Is the sidewalk existing? The ADA ramps also require truncated domes. The motorcycle stall should be 10' max. length and 4' in width. The parking stalls at the play area need bumpers or else provide 18' depth with an 8' sidewalk.

Parks & Recreation

No objection.

ABCWUA

No objection to Site Plan approval other than show size of existing water tap and show existing sanitary sewer stub.

Planning Department

- 1. The SBBP Checklist lists the order of the pages of the site plan. In the future, be sure to follow that order.
- 2. The signature block is missing from the site plan sheet. The site plan sheet title should read "Site Development Plan for Building permit".
- 3. IP zoning allows one monument sign for each street frontage of at least 200 feet. See Section 14-16-2-19(A)(25) of the City Zone Code. According to the site plan submitted, this site does not meet this requirement.
- 4. The building total square footage and the use should appear on the building on the site plan sheet.
- 5. What type of outdoor lighting is planned?
- 6. The tree well detail (or planting detail) is a required element of the Landscape Plan.
- 7. Santa Fe Brown gravel is required to a minimum depth of 3 inches. Indicate in the note on the Landscape Plan.
- 8. The building elevation sheet is very sparse in details, including specific colors.
- 9. The Journal Center Review Committee approval letter is required before Planning approved the site plan.

Handwritten notes:
need to check
plan sheet
max. 10'

Impact Fee Administrator

Construction of a pre-school building within the proposed subdivision will require payment of Impact Fees. Based on the proposed site development plan showing 6,232 square feet of day care space and an estimated impervious acreage of 0.41 acres, it is estimated that impact fees will be the following: Drainage Fees will be approximately \$4,185; Public Safety Fees will be approximately \$2,836; and Roadway Fees will be approximately \$17,200.

Handwritten notes:
Impact Fee Administrator

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

Cc: Garlan Bryan Architect, 2403 San Mateo Blvd NE, 87110
Matt Padilla, 8301 Florence Ave NE, 87122

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

Meeting Date: September 19, 2007
Zone Atlas Page: D-17
Notification Radius: 100 Ft.

Project# 1006780
App#07DRB-70215

Cross Reference and Location: HANCOCK CT NE BETWEEN WILCOTT AVE
NE AND HAWKINS NE

Applicant: MATT PADILLA
8301 FLORENCE AVE NE
ALBUQUERQUE, NM 87110

Agent: GARLAN BRYAN ARCHITECT
2403 SAN MATEO BLVD NE
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: AUGUST 31, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- 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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): GARLAN BRYAN ARCHITECT. PHONE: 884-9694
 ADDRESS: 2403 SAN MATEO BLVD. N.E. FAX: 872-0437.
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: Subvete@mbh.com

APPLICANT: MATT PADILLA PHONE: 235-0235
 ADDRESS: 8301 FLORENCE AVE. N.E. FAX: 797-1430
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: _____ List all owners: MATHEW M. & SHIRLEY J PADILLA

DESCRIPTION OF REQUEST: DRB APPROVAL OF A SITE DEVELOPMENT PLAN FOR A BUILDING PERMIT TO CONSTRUCT A DAYCARE CENTER

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

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

Lot or Tract No. 5 Block: 0000 Unit: 1
 Subdiv/Addn/TBKA: JOURNAL CENTER PHASE 2
 Existing Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D-17-Z UPC Code: 101706320317230604 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .5016 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: HANCOCK CT. NE.
 Between: WILCOTT AVE NE. and HAWKINS. NE

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

SIGNATURE _____ DATE 8/22/07.

(Print) ROBERT RAYNER, ASSOCIATE, GARLAN BRYAN ARCHITECT. Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
07DRB - 70215

Action	S.F.	Fees
<u>SBP</u>	<u>P(2)</u>	<u>\$ 385.⁰⁰</u>
<u>Adv</u>		<u>\$ 75.⁰⁰</u>
<u>CMF</u>		<u>\$ 20.⁰⁰</u>
		<u>\$ _____</u>
		<u>\$ _____</u>

Hearing date September 19, 2007

Total
\$ 480.⁰⁰

Andrew Gomez 8/24/07
 Planner signature / date

Project # 1006780

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) Maximum Size: 24" x 36"

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- 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)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies
- N/A* 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
- N/A* Copy of the document delegating approval authority to the DRB *AS PER SHERAN MATSON*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- N/A* 6 copies of the Infrastructure List, if relevant to the site plan *AS PER SHERAN MATSON*
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- N/A* List any original and/or related file numbers on the cover application *NO RELATED FILE NUMBERS TO MY KNOWLEDGE.*

D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- 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)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

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

ROBERT RAYNER, GARLAN BRIAN Archuleta
 (Agent) Applicant name (print)
[Signature] 8/24/07.
Applicant signature / date



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

Application case numbers
 07 DRB - 70 215

Form revised APRIL 2007
[Signature] 8/24/07
Planner signature / date
 Project # 100 6780

OWNERSHIP

R e c	UPC CODE	OWNER	OWNER ADDRES S	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	PR O P E R T Y C L A S S	TA X D I S T R I C T	LEGAL
1	101706 320419 030605	WALTON CHAPMAN BUILDERS	404 BR UNN SC HOOL R D	SANT A FE	N M	87 50 5	C	A1 A	LOT 4 PLAT OF JOURNAL CENTER PHASE 2 UNIT1 CONT .5163 AC
2	101706 319217 530607	THREE AM LLC	49 SAN TA MARI A RD	COR RALE S	N M	87 04 8	V	A1 A	LOT 2 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT .5168 AC
3	101706 320317 230604	PADILLA MATTHEW M & SHIRLEY J	8301 FL ORENCE AVE NE	ALBU QUER QUE	N M	87 12 2	V	A1 A	LOT 5 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT .5016 AC
4	101706 322112 530611	SIRKEL WILLIAM D & CAROLYN A CO TRUSTEES SIRKEL FAMILY REV TRUST	16140 E SAGUA RO	FOUN TAIN HILLS	AZ	85 26 8	C	A1 A	LOT 6 INTERSTATE INDUSTRIAL TRACT UN IT #4 CONT 1.0217 AC
5	101706 320612 530610	SCOTSMAN GROUP INC C/O WILLIAMS SCOTSMAN INC	PO BOX 986	BALTI MOR E	M D	21 20 3	C	A1 A	LOT 7 INTERSTATE INDUSTRIAL TRACT UN IT #4 CONT 1.0216 AC
6	101706 319212 530609	SCOTSMAN GROUP INC C/O WILLIAMS SCOTSMAN INC	PO BOX 986	BALTI MOR E	M D	21 20 3	C	A1 A	LOT 8 INTERSTATE INDUSTRIAL TRACT U NIT #4 CONT 1.0215 AC
7	101706 319016 530608	BLUE HOLE LTD CO	PO BOX 94084	ALBU QUER QUE	N M	87 19 9	V	A1 A	LOT 1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT .5211 AC
8	101706 319519 830606	CHAPMAN GEORGE WALTON & JOAN E	404 BR UNN SC HOOL R D	SANT A FE	N M	87 50 5	C	A1 A	LOT 3 PLAT OF JOURNAL CENTER PHASE 2 UNIT1 CONT .6759 AC
9	101706 320516 330603	PEARSON JOHN DAVID	11612 P ENDIELD LN NE	ALBU QUER QUE	N M	87 11 1	V	A1 A	LOT 6 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT .5362 AC
10	101706 323516 630601	NEW MEXICO CREDIT UNION LEAGUE SERVICES CORP	4201 W OLCOTT AVE NE	ALBU QUER QUE	N M	87 10 9	C	A1 A	LT 8-A PLAT FOR LOTS 7-A & 8- A JOURNAL CENTER PHASE 2 UNIT 1 BEIN G A REPLAT OF LOTS 7 & 8 JOURNAL CEN TER PHASE 2 UNIT 1 CONT .8091 AC
11	101706 323415 130602	NEW MEXICO CREDIT UNION LEAGUE SERVICES CORP	4201 W OLCOTT AVE NE	ALBU QUER QUE	N M	87 10 9	C	A1 A	LT 7-A PLAT FOR LOTS 7-A & 8- A JOURNAL CENTER PHASE 2 UNIT 1 BEIN G A REPLAT OF LOTS 7 & 8 JOURNAL CEN TER PHASE 2 UNIT 1 CONT .5777 AC

Or Current Resident
BLUE HOLE LTD CO
PO BOX 94084
ALBUQUERQUE, NM 87199

Or Current Resident
PADILLA MATTHEW M & SHIRLEY J
8301 FLORENCE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
SIRKEL WILLIAM D & CAROLYN A
CO TRUSTEES SIRKEL FAMILY REV
TRUST
16140 E SAGUARO
FOUNTAIN HILLS, AZ 85268

Project# 1006780
GARLAN BRYAN ARCHITECT
2403 SAN MATEO BLVD NE
ALBUQUERQUE, NM 87110

Project# 1006780
STEVE WENTWORTH
Alameda North Valley N.A.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

Or Current Resident
CHAPMAN GEORGE WALTON &
JOAN E
404 BRUNN SCHOOL RD
SANTA FE, NM 87505

Or Current Resident
PEARSON JOHN DAVID
11612 PENDIELD LN NE
ALBUQUERQUE, NM 87111

Or Current Resident
THREE AM LLC
49 SANTA MARIA RD
CORRALES, NM 87048

Project# 1006780
MATT PADILLA
8301 FLORENCE AVE NE
ALBUQUERQUE, NM87122

Or Current Resident
NEW MEXICO CREDIT UNION
LEAGUE SERVICES CORP
4201 WOLCOTT AVE NE
ALBUQUERQUE, NM 87109

Or Current Resident
SCOTSMAN GROUP INC C/O
WILLIAMS SCOTSMAN INC
PO BOX 986
BALTIMORE, MD 21203

Or Current Resident
WALTON CHAPMAN BUILDERS
404 BRUNN SCHOOL RD
SANTA FE, NM 87505

Project# 1006780
DEBBY POTTER
Alameda North Valley N.A.
1019 GUADALUPE CT NW
ALBUQUERQUE, NM 87114



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: 21 Aug 2007

TO CONTACT NAME: Robert Rayner
COMPANY/AGENCY: Garland Bryan Architect
ADDRESS/ZIP: 2403 San Mateo Blvd., NE. Albuq, NM 87110
PHONE/FAX #: 884-9694 / 872-0437

Thank you for your inquiry of 21 Aug 2007 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot # 501 Journal Center Phase 2, Unit 1, Albuq, NM - 7411 Hancock Court Located 7411 Hancock Ct. NE between zone map page(s) D-17-2 Wilcott Ave and New Haskins

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

Alameda North Valley
Neighborhood Association (505) 897-8621

1

Contacts: Debby Potter
1019 Guadalupe Ct. NW.
Albuq, NM 87114-2325

2

Stone Wentworth (505) 897-3052
8919 Boe Ln, N.E
Albuq, NM 87113-2328

Neighborhood Association

Contacts:
[Blank lines for contact information]

See reverse side for additional Neighborhood Association Information: YES { } NO X

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,

Dalaina Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Matt Padilla
8301 Florence Ave. NE
Albuquerque, NM 87122

Mr. Andrew B. Garcia
Planner
City of Albuquerque
P.O. Box 1293, 600 2nd St. NW
Albuquerque, NM 87103

RE: Development Review Application- 7411 Hancock Ct. NE 87122.


Dear Mr. Garcia,

Please allow this letter to serve as authorization for Garlan Bryan Architect, and his associates, to act as Agent in the above referenced application for DRB.

Thank you,

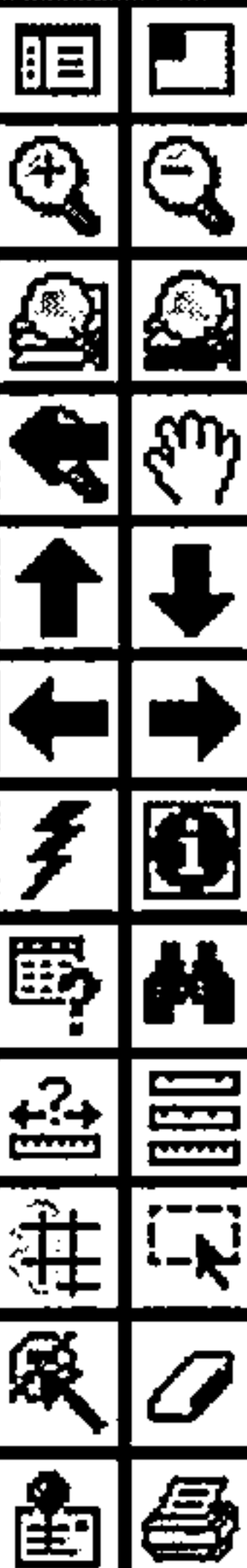


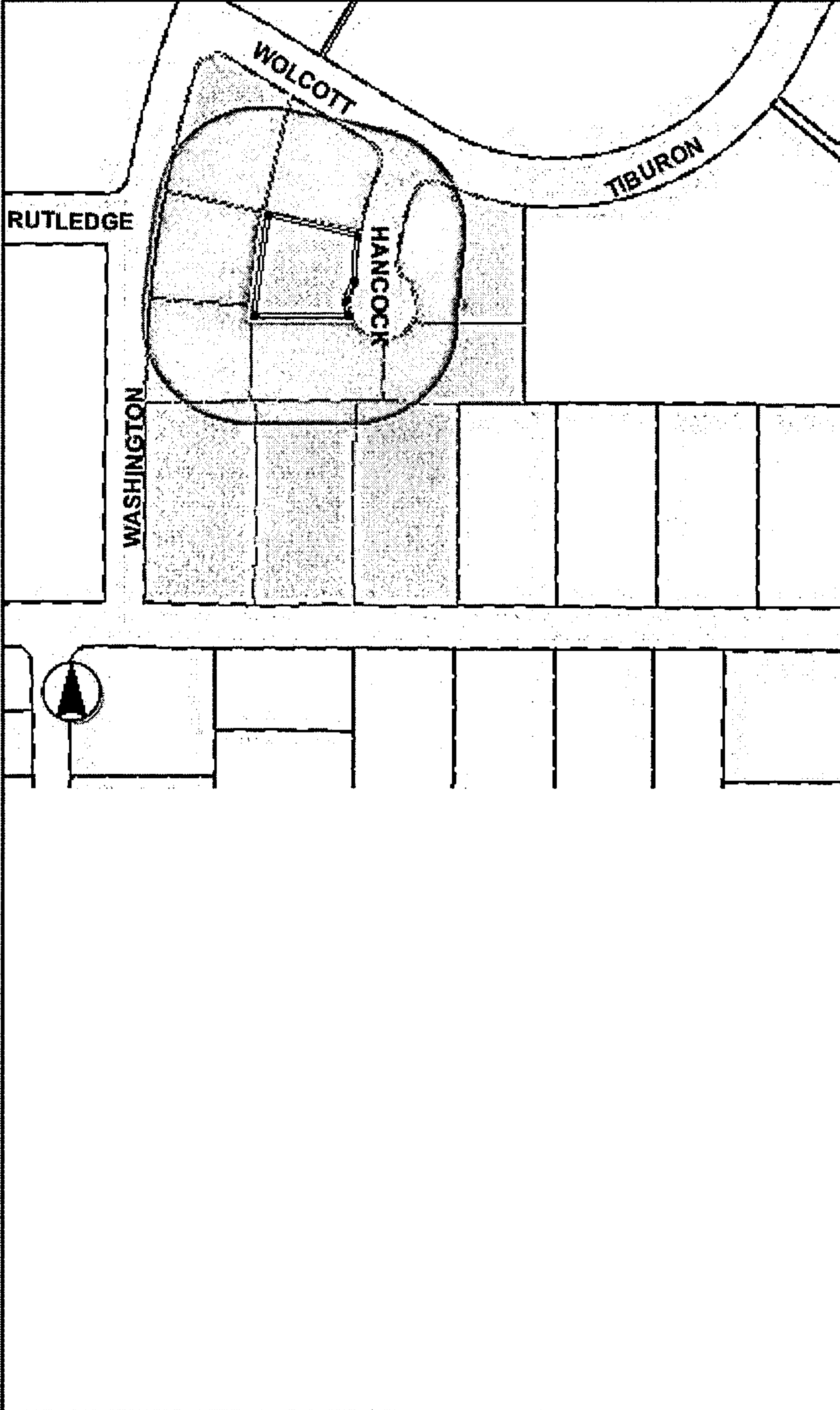
Matt Padilla



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
 - MUNICIPAL LIMITS
 - ZONE GRID
 - NEIGHBORHOODS
 - METRO DEV AREA
 - DASZ
 - DESIGN OVERLAY
 - POLICE BEATS
 - COUNCIL
 - PARKS
 - PETROGLYPH MNT
 - BOSQUE SECTORS
 - OPENSOURCE
 - COMP PLAN
 - AREA PLANS
 - SECTOR PLANS
 - SENATE DISTRICT
 - REP. DISTRICTS
 - PLANNING AREAS
 - HISTORIC ZONES
 - CORRIDORS
 - ZIPCODES
 - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER
1	101706322112530611	SIRKEL WILLIAM D & CAROLYN A CO TRUSTEES SIRKEL FAM

Identify

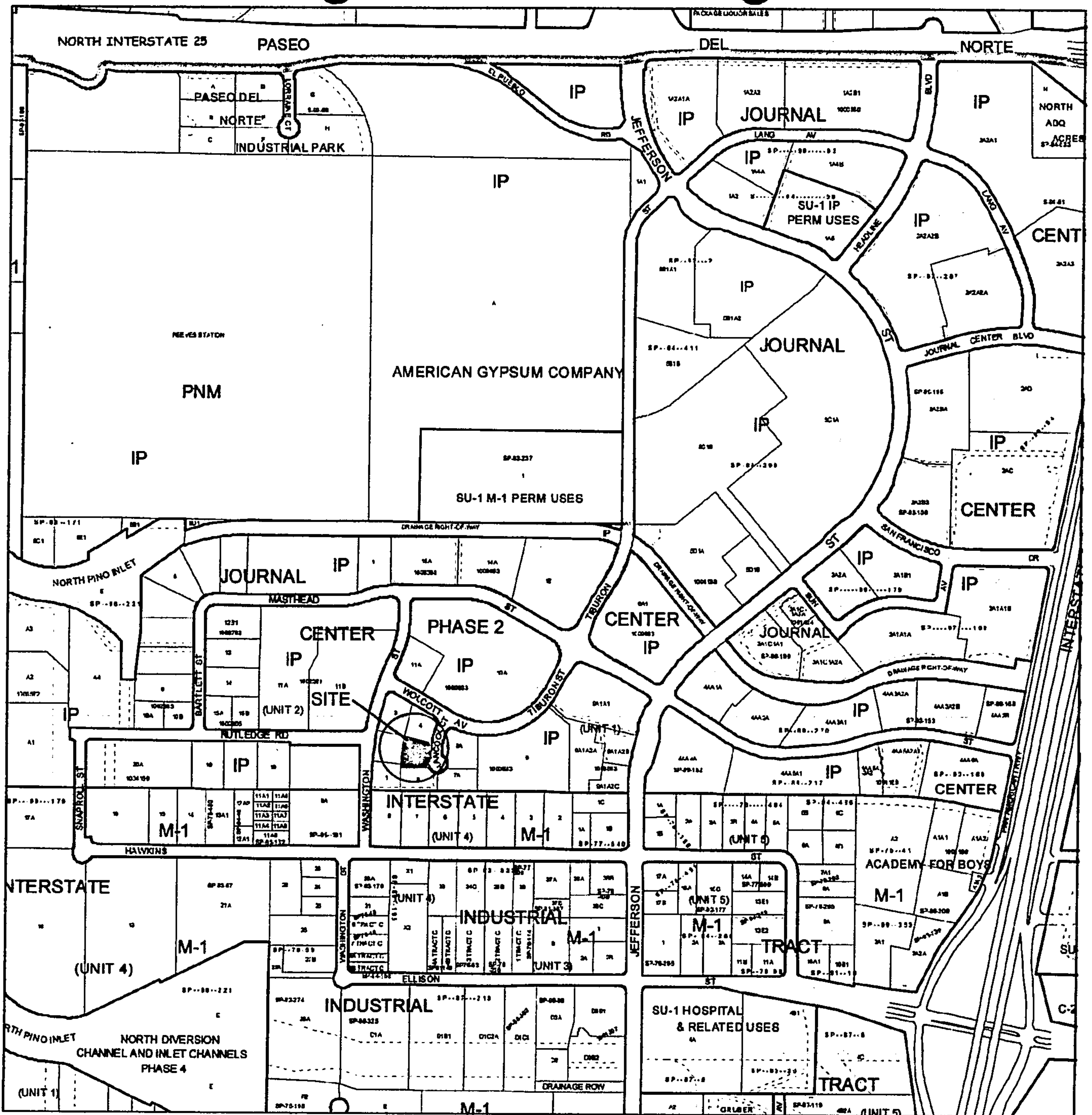
[SEARCH](#)

[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

[CONTACT](#)

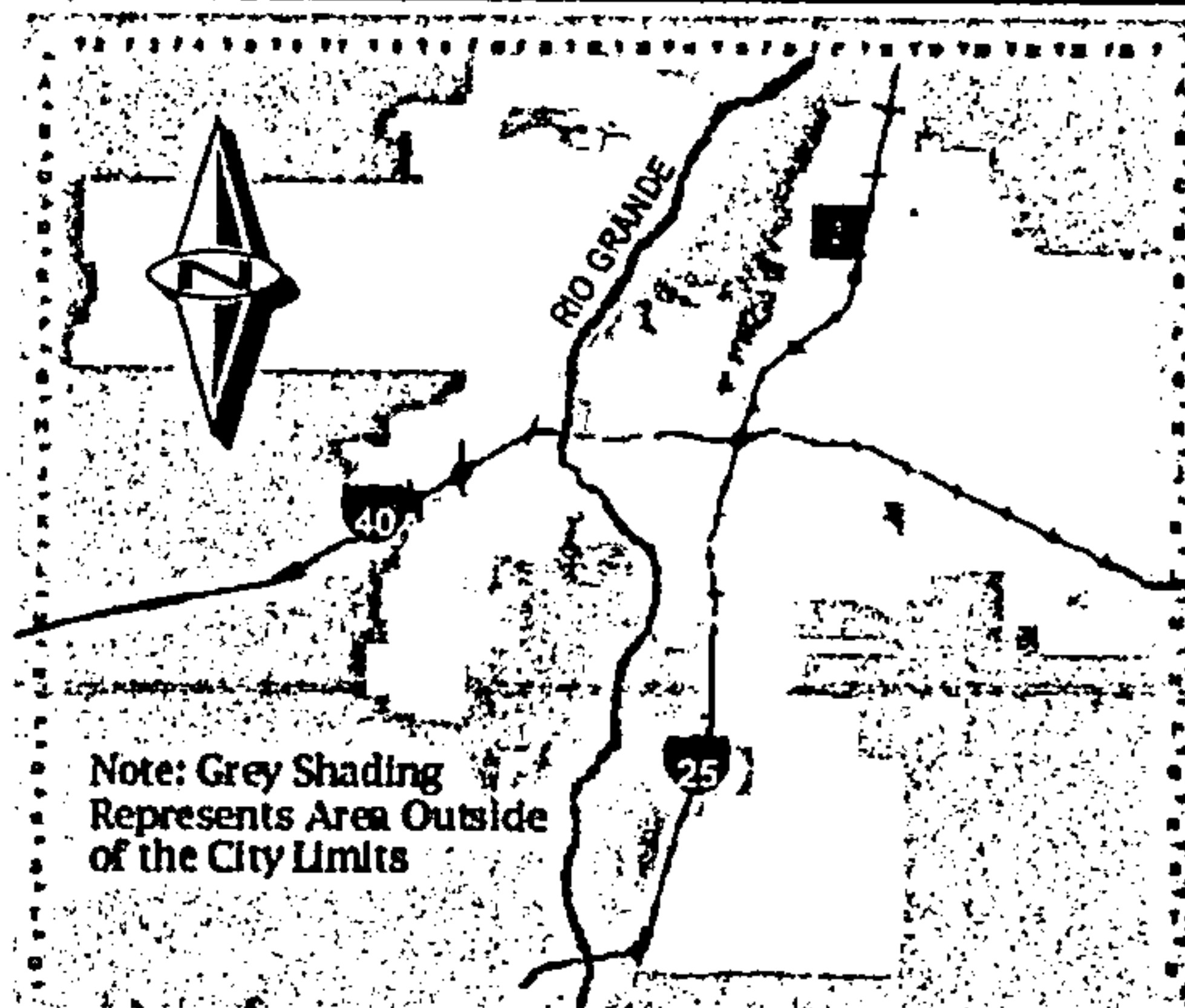


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

D-17-Z

Selected Symbols

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



Garlan Bryan Architect

2403 San Mateo Blvd. NE
Suite W-1
Albuquerque, N.M. 87110
Phone: 505.884.9694
Fax: 505.872.0437

August 23, 2007

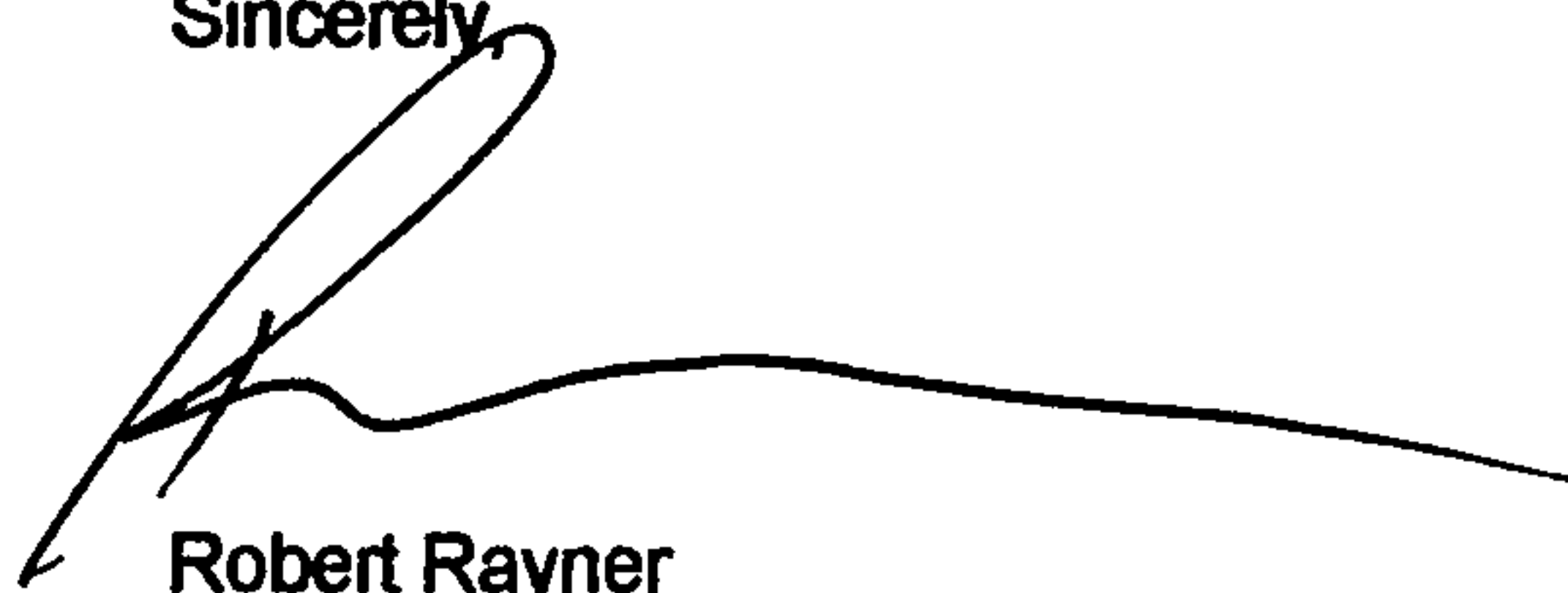
Design Review Board (DRB)
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: 7411 Hancock Ct. NE

Dear Members of the Board:

The scope of this project is the addition of a 6,232 sf daycare facility for children that will include staff offices, work room, classrooms, open play areas, storage rooms, a foyer, and toilet rooms. The design concept also includes a secure outdoor play area, parking, and landscaping. The project does not affect adjacent properties. Prior to the decision of building style, color, height, etc. site visits and studies were conducted by the owner and the Architect both in order to design a plan that is cohesive and harmonious to the surrounding development. Stucco Colors will be 2 tones of beige with metal components of the exterior to be painted or powder coated blue in color. The wall surrounding the play area will also be stucco. Utilities including water and sewer are readily available in Hancock Ct. The site is also in close proximity to two fire hydrants both within the distance requirements set forth by the International and Local Fire Codes. If you have any questions please feel free to give me a call.

Sincerely,



Robert Rayner

Associate,

Garlan Bryan Architect



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 19, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002315

07DRB-70216 VACATION OF PUBLIC
EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

Project# 1003747

07DRB-70217 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART**, zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20)

Project# 1006780

07DRB-70215 MAJOR - SDP FOR
BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via 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, SEPTEMBER 3, 2007.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006780

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 19, 2007
505-924-3986

0

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/24/2007 Issued By: PLNABG

Permit Number: 2007 070 215 **Category Code 910**

Application Number: 07DRB-70215, Major - Sdp For Building Permit

Address:

Location Description: HANCOCK CT NE BETWEEN WLCOTT AVE NE AND HAWKINS NE

Project Number: 1008780

Applicant
Matt Padilla

8301 Florence Ave Ne
Albuquerque, NM 87122
235-0235

Agent / Contact
Garlan Bryan Architect

2403 San Mateo Blvd Ne
Albuquerque, NM 87110
884-9894
subvette@msn.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$480.00

City Of Albuquerque
Treasury Division

8/24/2007 9:26AM LOC: ANNX
WSH 007 TRANS# 0004
RECEIPT# 00087054-00087054
PERMIT# 2007070215 TRSMSP
Trans Amt \$480.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 2/22/07

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.

[Signature]
Applicant or Agent Signature / Date

8/22/07

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
6. Previously approved Development Plan (if applicable)

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 14 provided: 14
Handicapped spaces required: 1 provided: 1
Motorcycle spaces required: 1 provided: 1
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1
provided: 5
 - N/A 2. Other bicycle facilities, if applicable NO OTHER BICYCLE FAC.
- 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 NO DECEL OR TURN LANES
 - 3. Location of traffic signs and signals related to the functioning of the proposal NO SIGNS OR SIGNALS
 - 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 NO BIKE PATHS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

- NA 2. Pedestrian trails and linkages *NO PED TRAILS.*
NA 3. Bus facilities, including routes, bays and shelters existing or required
NO BUS FACILITIES.

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

- NA 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. *NO PHASING ASSOCIATED*

SHEET #2 - LANDSCAPING PLAN

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

1. Scale - must be same as scale on sheet #1 - Site plan
 2. Bar Scale
 3. North Arrow
 4. Property Lines
 5. Existing and proposed easements
 6. Identify nature of ground cover materials
 A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 C. Ponding areas either for drainage or landscaping/recreational use
 7. Identify type, location and size of plantings (common and/or botanical names).
 A. Existing, indicating whether it is to be preserved or removed:
 B. Proposed, to be established for general landscaping.
 C. Proposed, to be established for screening/buffering.
 8. Describe irrigation system - Phase I & II . . .
 9. Planting Beds, indicating square footage of each bed
NA 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. *NO TURF.*
 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)
NA 15. Planting or tree well detail *NO TREE WELLS.*
 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 2/22/07

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

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

APPLICANT: MATT PADILLA DATE OF REQUEST: 8/22/07 ZONE ATLAS PAGE(S): D-17-2

CURRENT:

ZONING IP

LEGAL DESCRIPTION:

LOT OR TRACT # 5 BLOCK # 0000

PARCEL SIZE (AC/SQ. FT.) .5016 AC

SUBDIVISION NAME Journal Center 2

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: _____

BUILDING SIZE: 6,232 (sq. ft.)

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


APPLICANT OR REPRESENTATIVE  Robert RAYNER
GARLAN BRYAN Architects (Agent) DATE 8/22/07
(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.*


 8-22-07
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.*

 8/22/07
APPLICANT Robert RAYNER
GARLAN BRYAN Architects (Agent) DATE

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

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



Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): GARLAN BRYAN ARCHITECT. PHONE: 884-9694
 ADDRESS: 2403 SAN MATEO BLVD. N.E. FAX: 872-0437.
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: Subvette@mbh.com

APPLICANT: MATT PADILLA PHONE: 235-0235
 ADDRESS: 8301 FLORENCE AVE. N.E. FAX: 797-1430
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: _____ List all owners: MATHEW M. & SHIRLEY J PADILLA

DESCRIPTION OF REQUEST: DRB APPROVAL OF A SITE DEVELOPMENT PLAN FOR A BUILDING PERMIT TO CONSTRUCT A DAYCARE CENTER

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

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

Lot or Tract No. 5 Block: 0000 Unit: 1
 Subdiv/Addn/TBKA: JOURNAL CENTER PHASE 2
 Existing Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D-17-Z UPC Code: 101706320317230604 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .5016 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: HANCOCK CT. NE.
 Between: WILCOTT AVE NE. and HAWKINS. NE

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

SIGNATURE [Signature] DATE 8/22/07.
 (Print) ROBERT RAYNER, ASSOCIATE, GARLAN BRYAN ARCHITECT Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70215</u>	<u>SBP</u>	<u>P(2)</u>	\$ <u>385.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	\$ <u>75.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.⁰⁰</u>
<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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>480.⁰⁰</u>

Hearing date September 19, 2007

Andrew Garcia 8/24/07
 Planner signature / date

Project # 1006780

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) **Maximum Size: 24" x 36"**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- 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)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) **Maximum Size: 24" x 36"**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- N/A* 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
- N/A* Copy of the document delegating approval authority to the DRB *AS PER SHERAN MATSON*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- N/A* 6 copies of the Infrastructure List, if relevant to the site plan *AS PER SHERAN MATSON*
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- N/A* List any original and/or related file numbers on the cover application *NO RELATED FILE NUMBERS TO MY KNOWLEDGE.*

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- 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)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

ROBERT RAYNER, GARLAN BRYAN Archuleta
 (Agent) Applicant name (print)
[Signature] 8/24/07.
Applicant signature / date

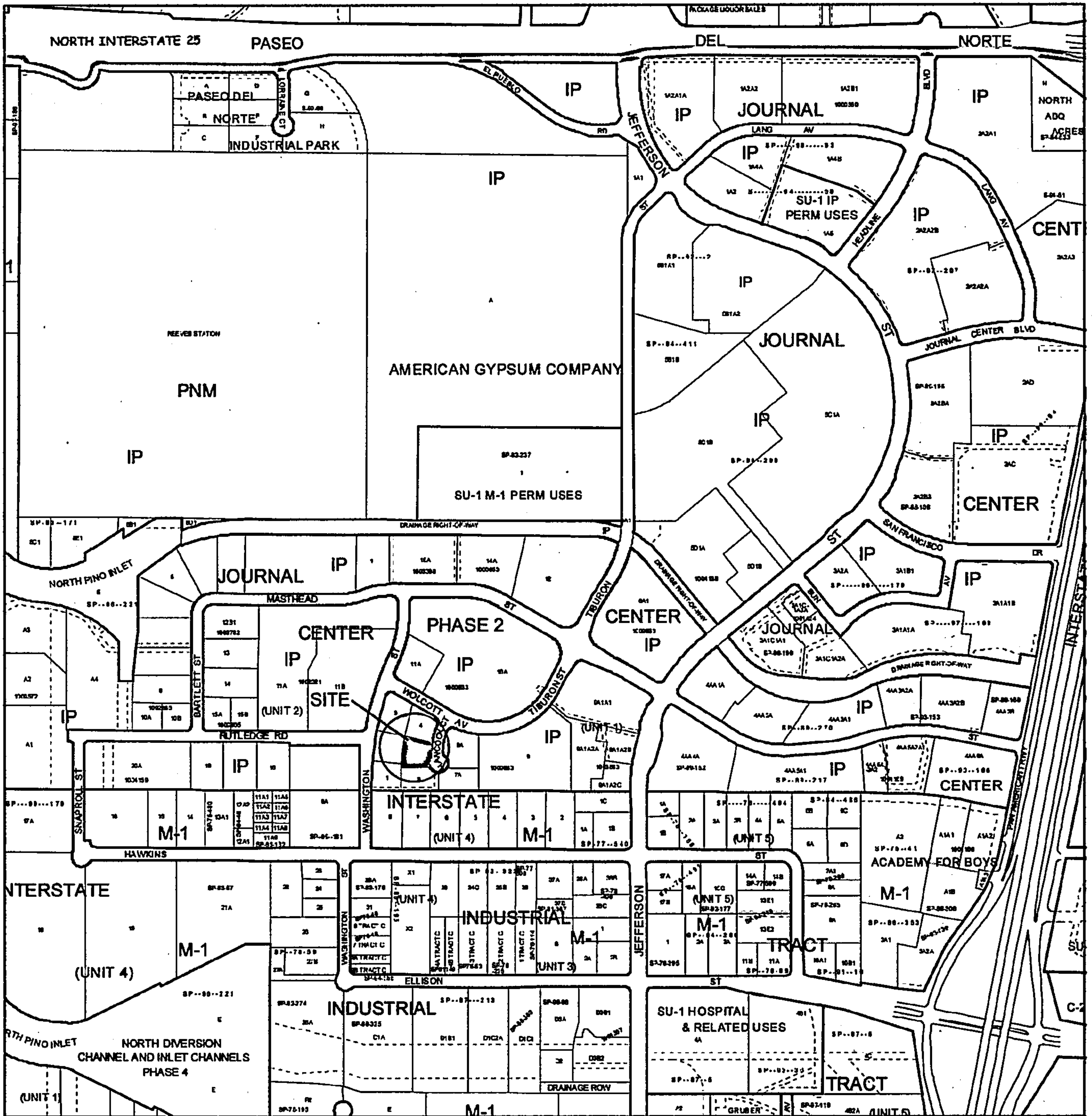


Form revised APRIL 2007

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

Application case numbers
 07 DRB - 70 215

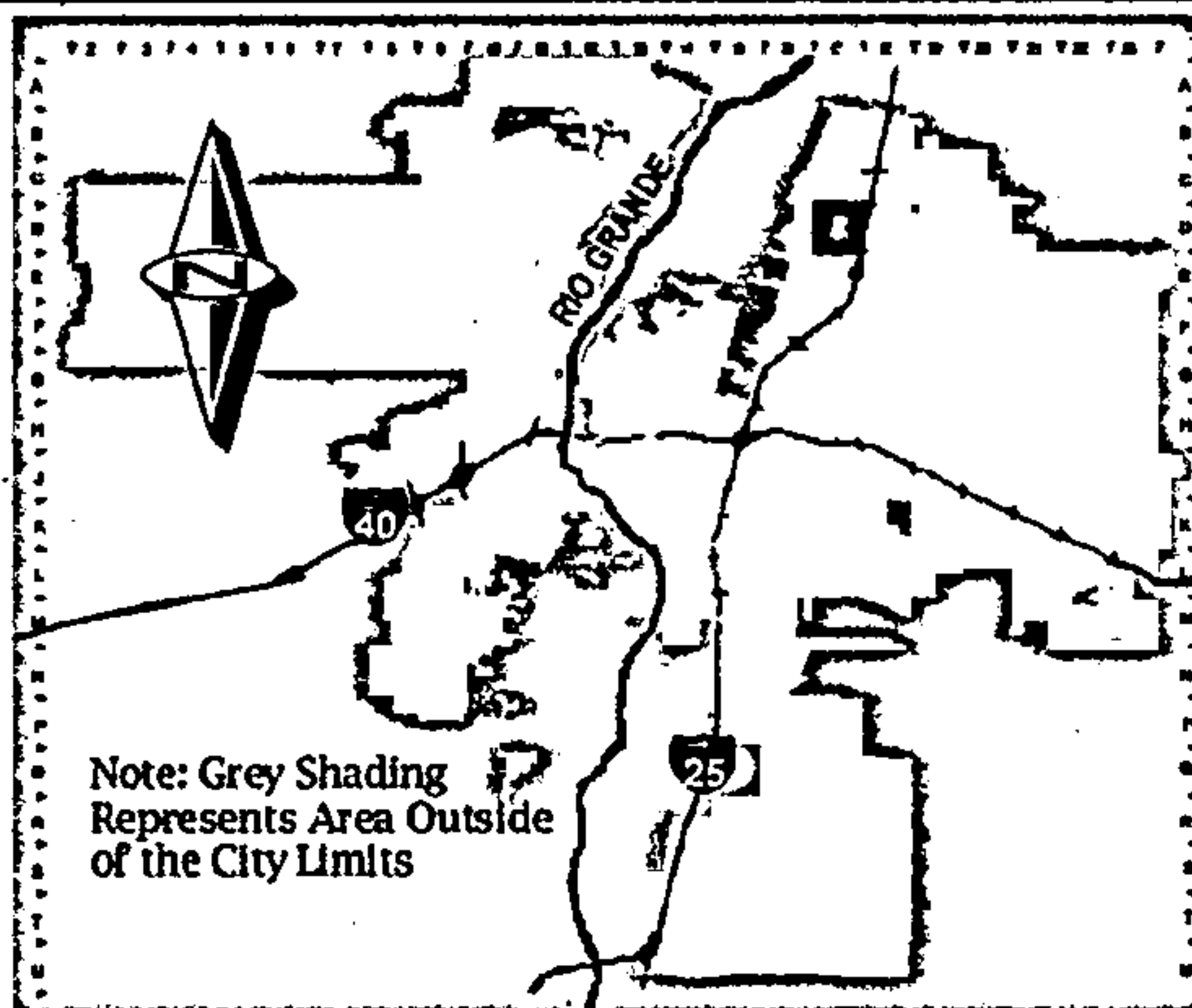
[Signature] 8/24/07
Planner signature / date
Project # 100 6780



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



Map amended through: 5/1/2006



Zone Atlas Page:
D-17-Z

Selected Symbols

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



Garlan Bryan Architect

2403 San Mateo Blvd. NE
Suite W-1
Albuquerque, N.M. 87110
Phone: 505.884.9694
Fax: 505.872.0437

August 23, 2007

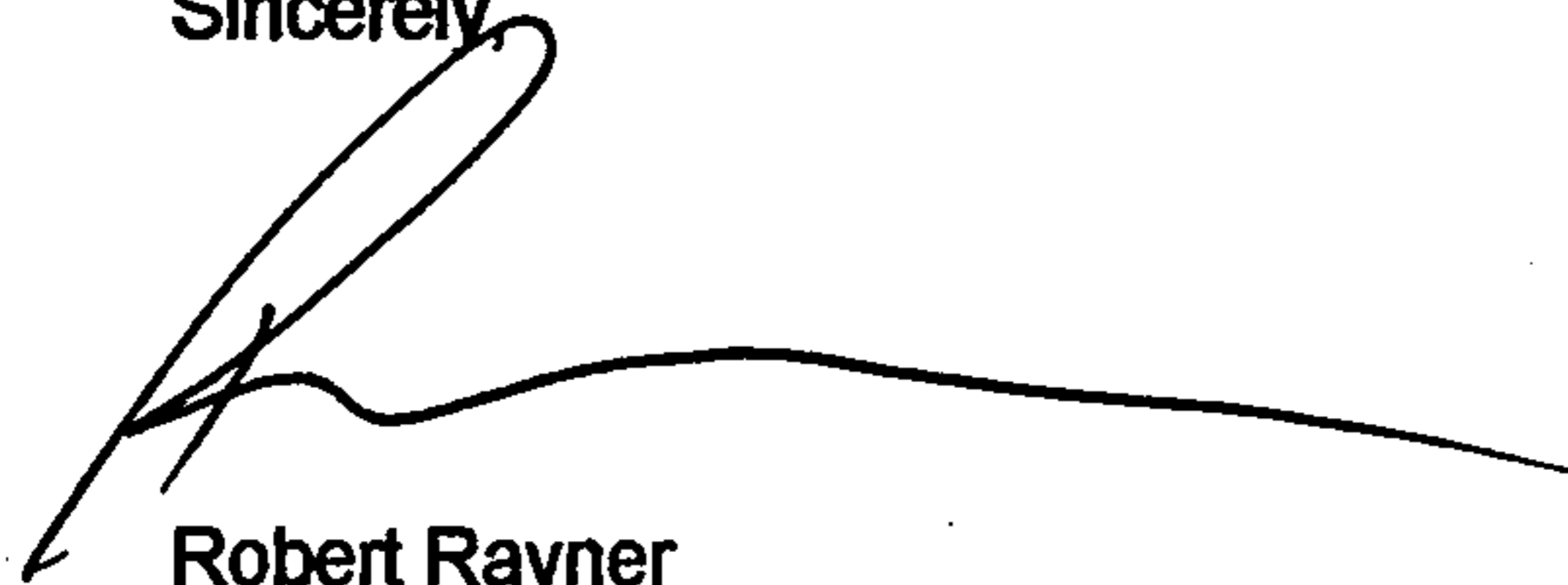
Design Review Board (DRB)
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: 7411 Hancock Ct. NE

Dear Members of the Board:

The scope of this project is the addition of a 6,232 sf daycare facility for children that will include staff offices, work room, classrooms, open play areas, storage rooms, a foyer, and toilet rooms. The design concept also includes a secure outdoor play area, parking, and landscaping. The project does not affect adjacent properties. Prior to the decision of building style, color, height, etc. site visits and studies were conducted by the owner and the Architect both in order to design a plan that is cohesive and harmonious to the surrounding development. Stucco Colors will be 2 tones of beige with metal components of the exterior to be painted or powder coated blue in color. The wall surrounding the play area will also be stucco. Utilities including water and sewer are readily available in Hancock Ct. The site is also in close proximity to two fire hydrants both within the distance requirements set forth by the International and Local Fire Codes. If you have any questions please feel free to give me a call.

Sincerely,



Robert Rayner

Associate,

Garlan Bryan Architect

Matt Padilla
8301 Florence Ave. NE
Albuquerque, NM 87122

Mr. Andrew B. Garcia
Planner
City of Albuquerque
P.O. Box 1293, 600 2nd St. NW
Albuquerque, NM 87103

RE: Development Review Application- 7411 Hancock Ct. NE 87122.

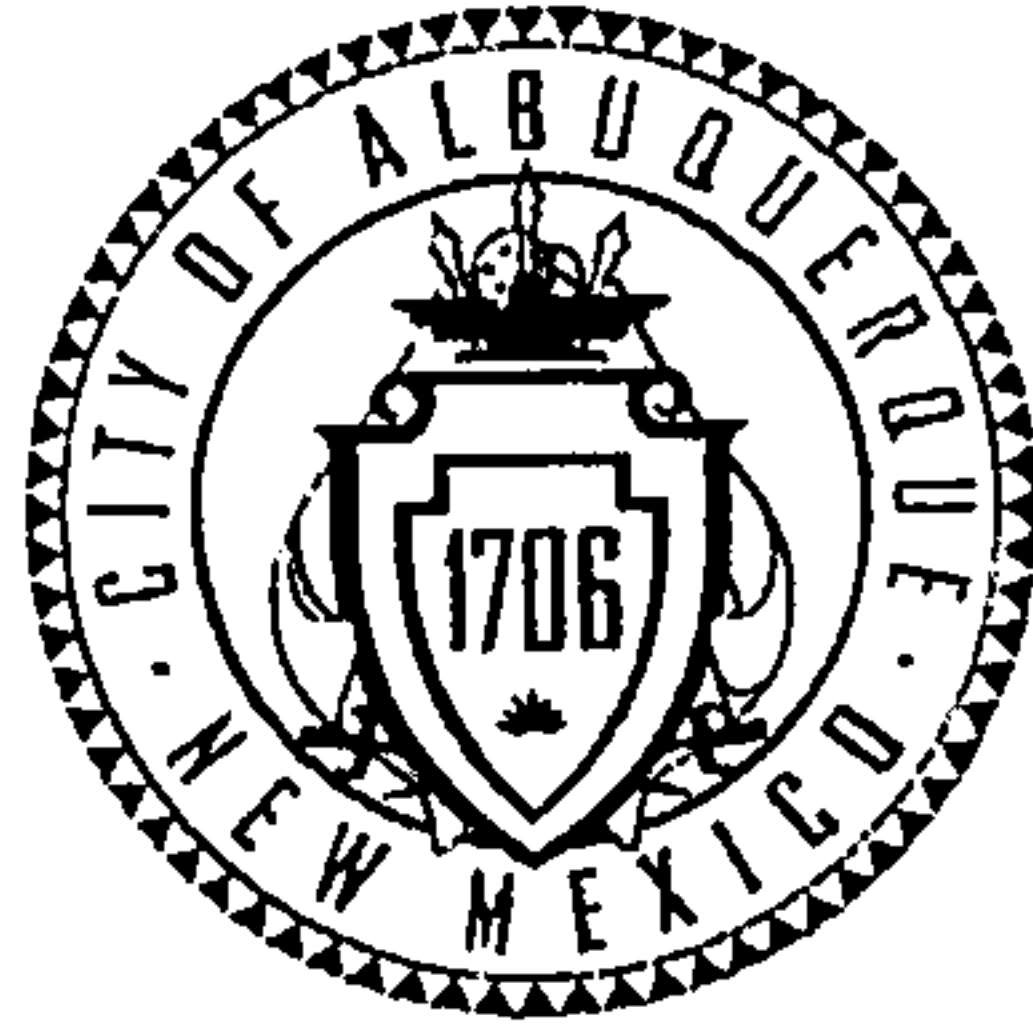
Dear Mr. Garcia,

Please allow this letter to serve as authorization for Garlan Bryan Architect, and his associates, to act as Agent in the above referenced application for DRB.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Padilla", written in a cursive style.

Matt Padilla



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: 21 Aug 2007

TO CONTACT NAME: Robert Rayner
COMPANY/AGENCY: Garlan Bryan Architect
ADDRESS/ZIP: 2403 San Mateo Blvd., NE. Albuq., NM 87110
PHONE/FAX #: 884-9694 / 872-0437

Thank you for your inquiry of 21 Aug 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot # 501 Journal Center Phase 2, Unit 1, Albuq. NM - 7411 Hancock Court Located 7411 Hancock Ct. NE between zone map page(s) D-17-2. Willcott Ave and Haro Haskins

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

Alameda North Valley
Neighborhood Association (505) 897-8621
Contacts: Debby Potter

Neighborhood Association
Contacts: _____

① 1019 Guadalupe Ct. NW.
Albuq., NM 87114-2325

② Stone Wentworth (505) 897-3052
8919 Boe Ln., N.E.
Albuq., NM 87113-2328

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,

Dalaina S. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

!!!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, 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:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) 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").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment 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.").
 - c) 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.
 - d) 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

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 (*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.

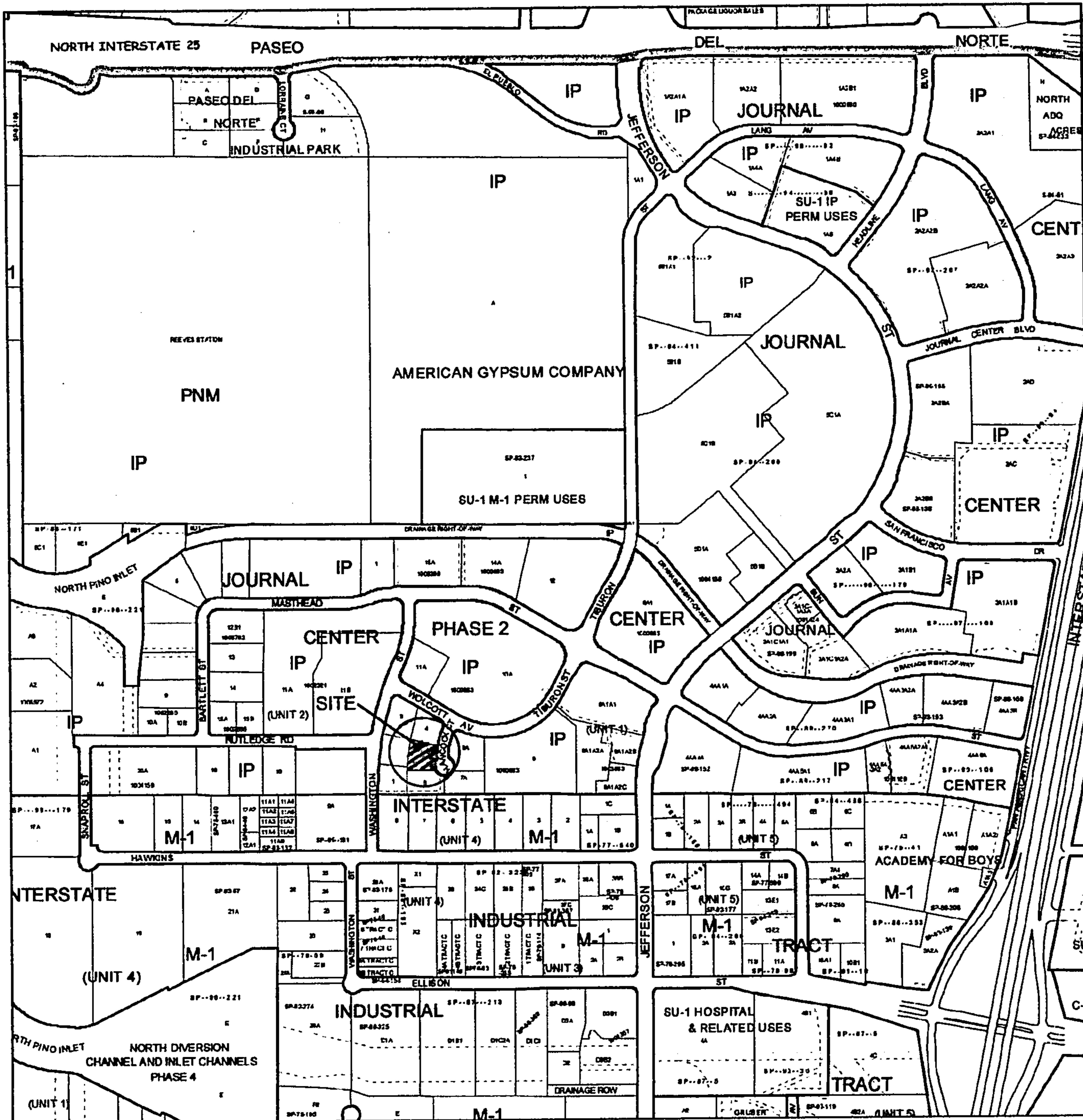
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

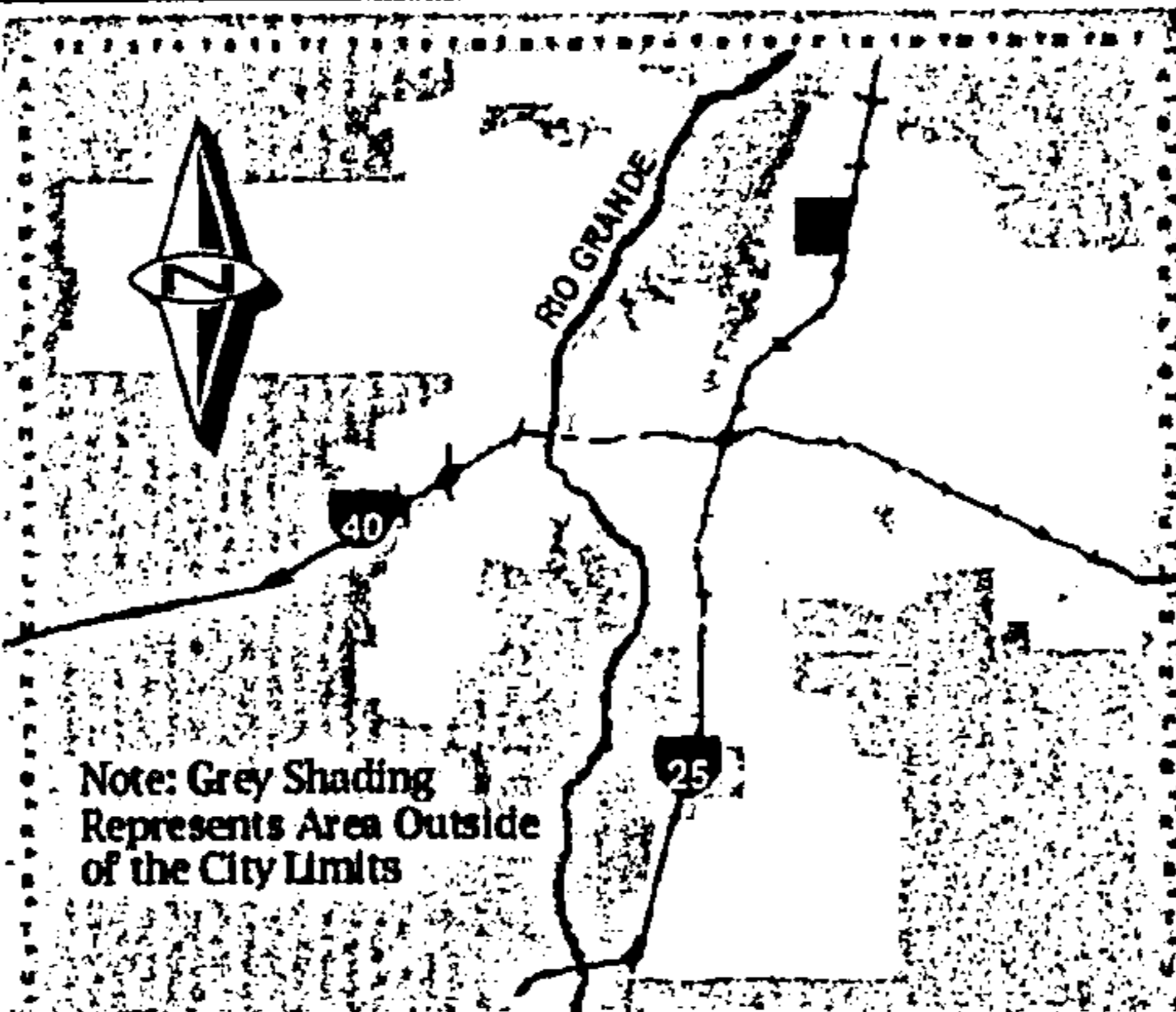
Date of Inquiry: 21 Aug 07 Time Entered: 4:37 ONC Rep. Initials: DC



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



Map amended through: 5/1/2006



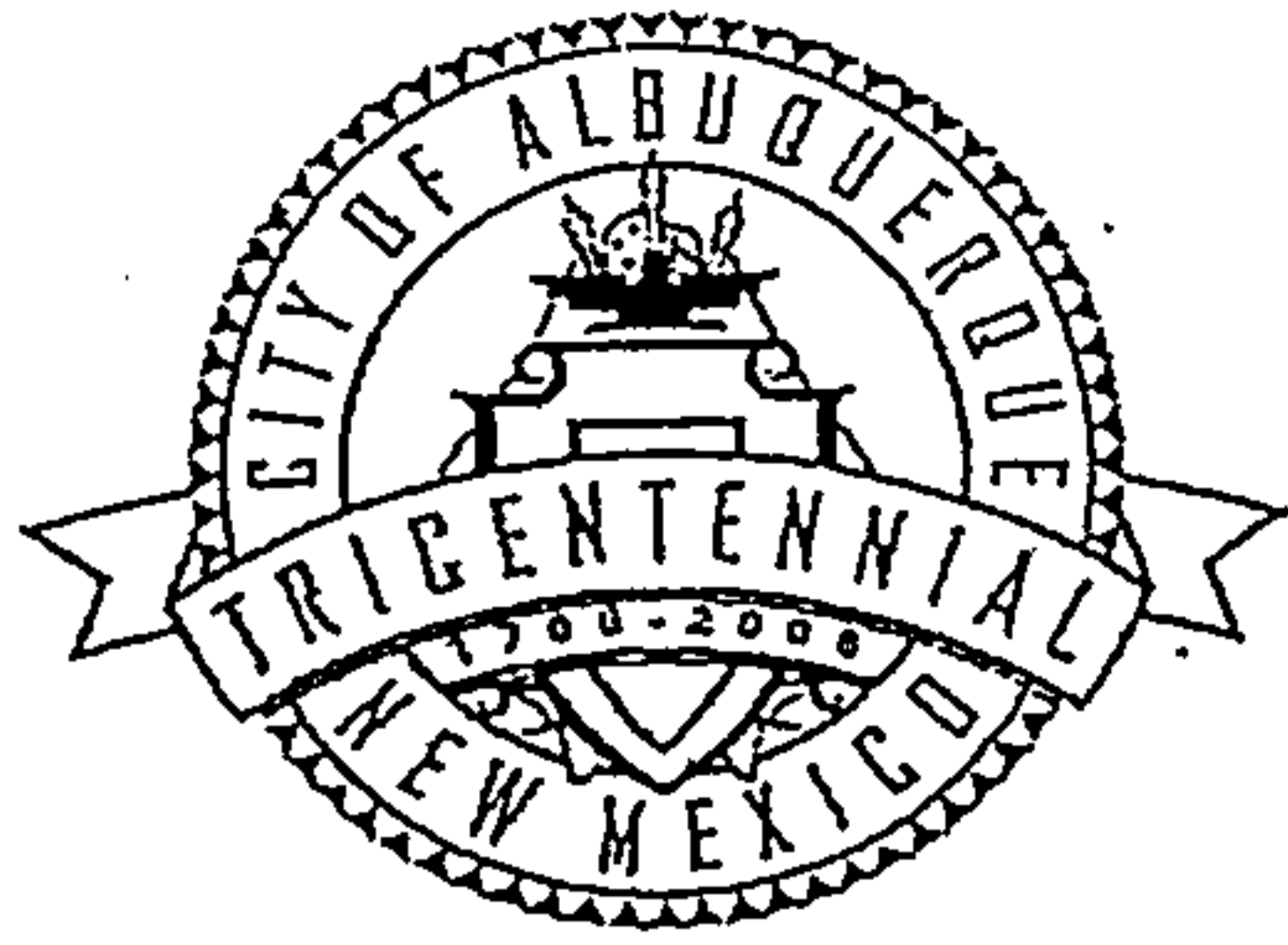
Zone Atlas Page:

D-17-Z

Selected Symbols

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





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 Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project []

CONTACT NAME: ROBERT RAYNER

COMPANY NAME: GALLAN BRYAN ARCHITECT.

ADDRESS/ZIP: 2403 SAN MATEO BLVD. NE ALBUQ. 87110

PHONE: 884-9694 FAX: 872-0437

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Lot #5 OF JOURNAL CENTER Phase 2, unit 1 ALBUQ, NM

7411 HANCOCK COURT

LEGAL DESCRIPTION

LOCATED ON

7411 HANCOCK CT. N.E.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN WILLCOTT AVE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

HASKINS

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (D-17-Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

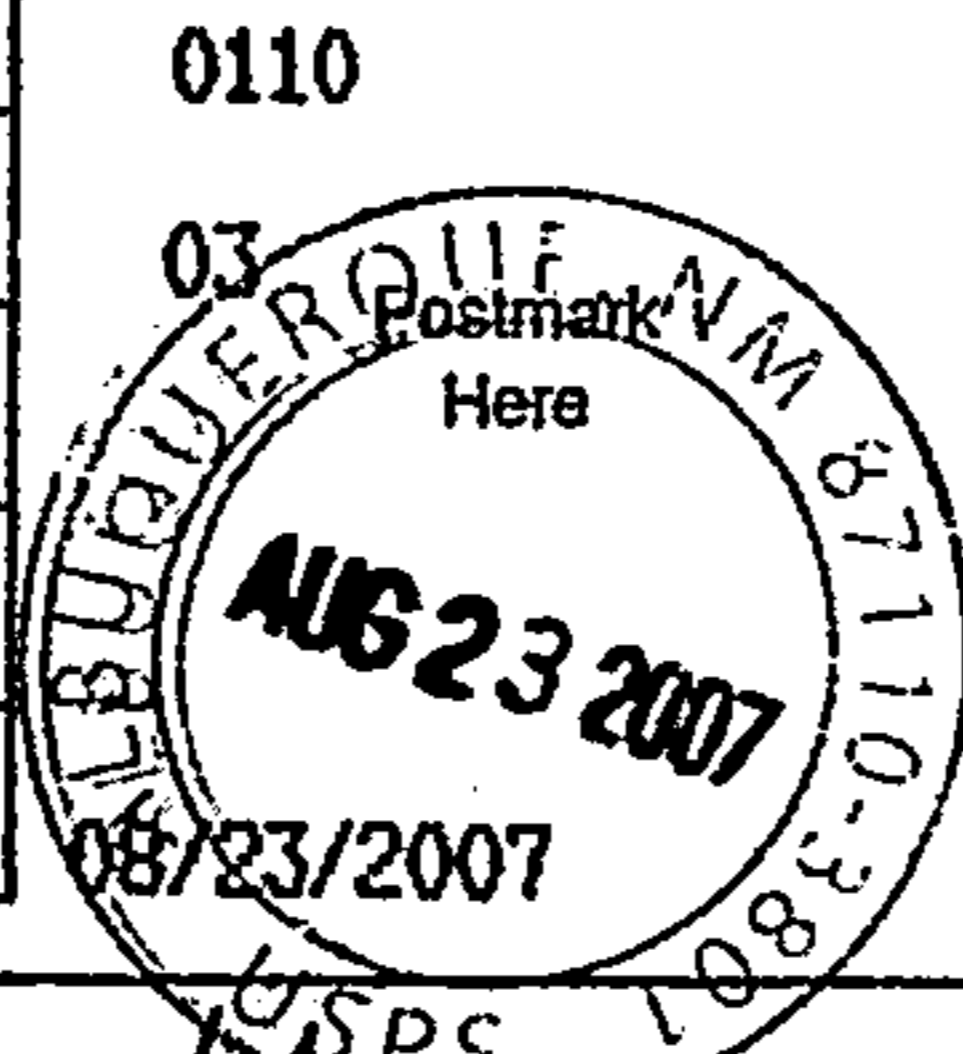
7007 0710 0003 1043 0285

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

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

ALBUQUERQUE NM 87113 **OFFICIAL USE**

Postage	\$ 0.58
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.38



Sent To Steve Wentworth
 Street, Apt. No., or PO Box No. 8719 BOE LN. NE
 City, State, ZIP+4 ALBUQ. NM, 87113-2328

PS Form 3800, August 2006 See Reverse for Instructions

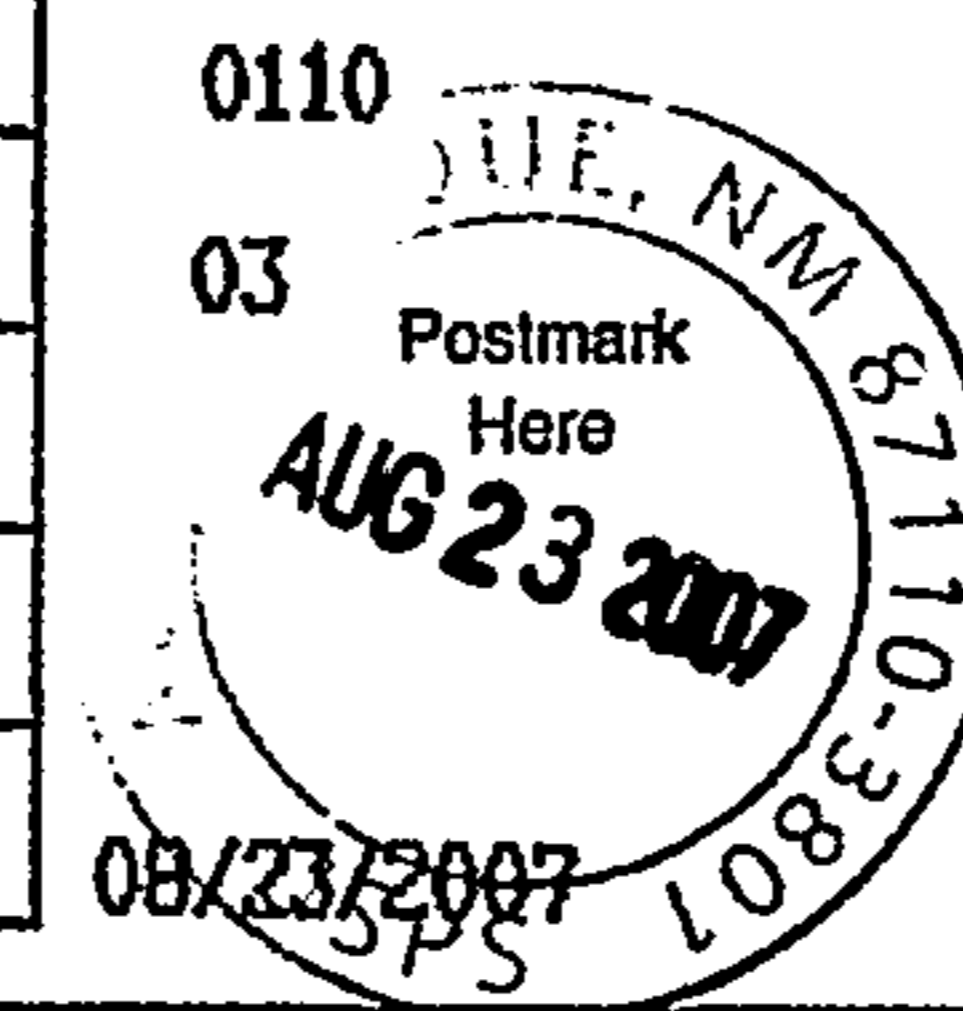
7007 0710 0003 1043 0278

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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ALBUQUERQUE NM 87114 **OFFICIAL USE**

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.38



Sent To DEBBY POTTER
 Street, Apt. No., or PO Box No. 1019 GUADALUPE CT. NW
 City, State, ZIP+4 ALBUQ. NM - 87114-2325

PS Form 3800, August 2006 See Reverse for Instructions

Garlan Bryan Architect

2403 San Mateo Blvd. N.E. Suite W-1
Albuquerque, New Mexico 87110
T: 505.884.9694
F: 505.872-0437

August 22, 2007

Steve Wentworth
8919 Boe Ln. NE
Albuquerque, NM 87113-2328

Re: 7411 Hancock Ct. NE
DRB site development plan approval for building permit- daycare center, Journal Center II.

Dear Mr. Wentworth:

Our office, acting as agent for Matt Padilla, property owner, is requesting from the DRB, an approval of a site development plan for a building permit for a daycare center in Journal Center phase 2. The site is zoned IP and is located at 7411 Hancock Ct. NE Just south of Wilcott Ave. The purpose of this letter is in accordance with Council Bill O-92.

PROJECT DESCRIPTION

The addition of a 6,232 sf daycare facility for children that will include staff offices, work room, classrooms, open play areas, storage rooms, a foyer, and toilet rooms. The design concept also includes an outdoor play area (secure), parking, and landscaping in accordance with the City of Albuquerque Landscape Ordinance. The project does not effect adjacent properties. The building will not have a fire protection sprinkler system due to the proximity of fire hydrants

Legal: Lot numbered five (5) of Journal Center phase 2, Unit 1, Albuquerque, New Mexico, as the same is shown and designated on the plat of said subdivision filed in the office of the county clerk of Bernalillo County, New Mexico, on March 25, 2001, in plat book 2000C, Folio 84.

UPC 101706320327230604 .5016 acres

Please find the enclose site plan and zone atlas page. If you have any questions please feel free to call.

Garlan Bryan Architect
2403 San Mateo Blvd. N.E. Suite W-1
Albuquerque, NM 87110
505.884.9694

Sincerely,


Robert Rayner,

Garlan Bryan Architect

2403 San Mateo Blvd. N.E. Suite W-1
Albuquerque, New Mexico 87110
T: 505.884.9694
F: 505.872-0437

August 22, 2007

Debby Potter
1019 Guadalupe Ct. NW
Albuquerque, NM 87114-2325

Re: 7411 Hancock Ct. NE
DRB site development plan approval for building permit- daycare center, Journal Center II.

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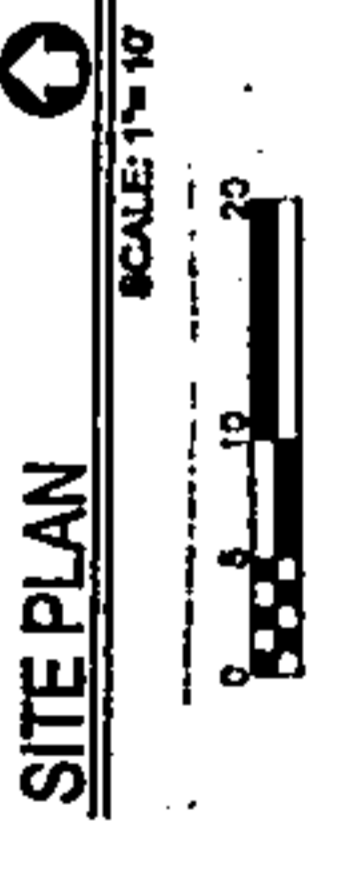
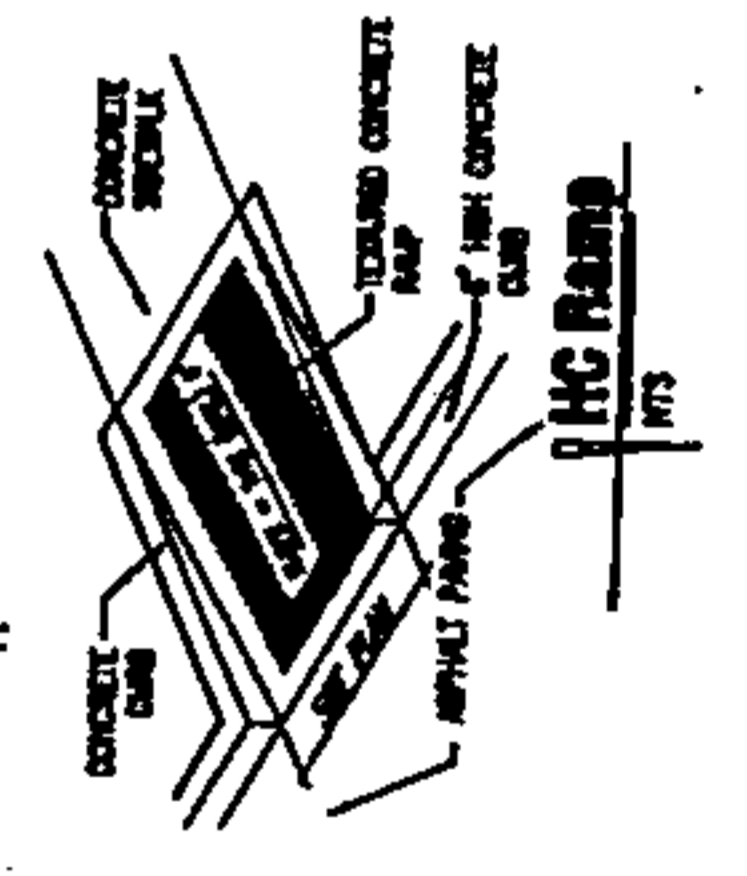
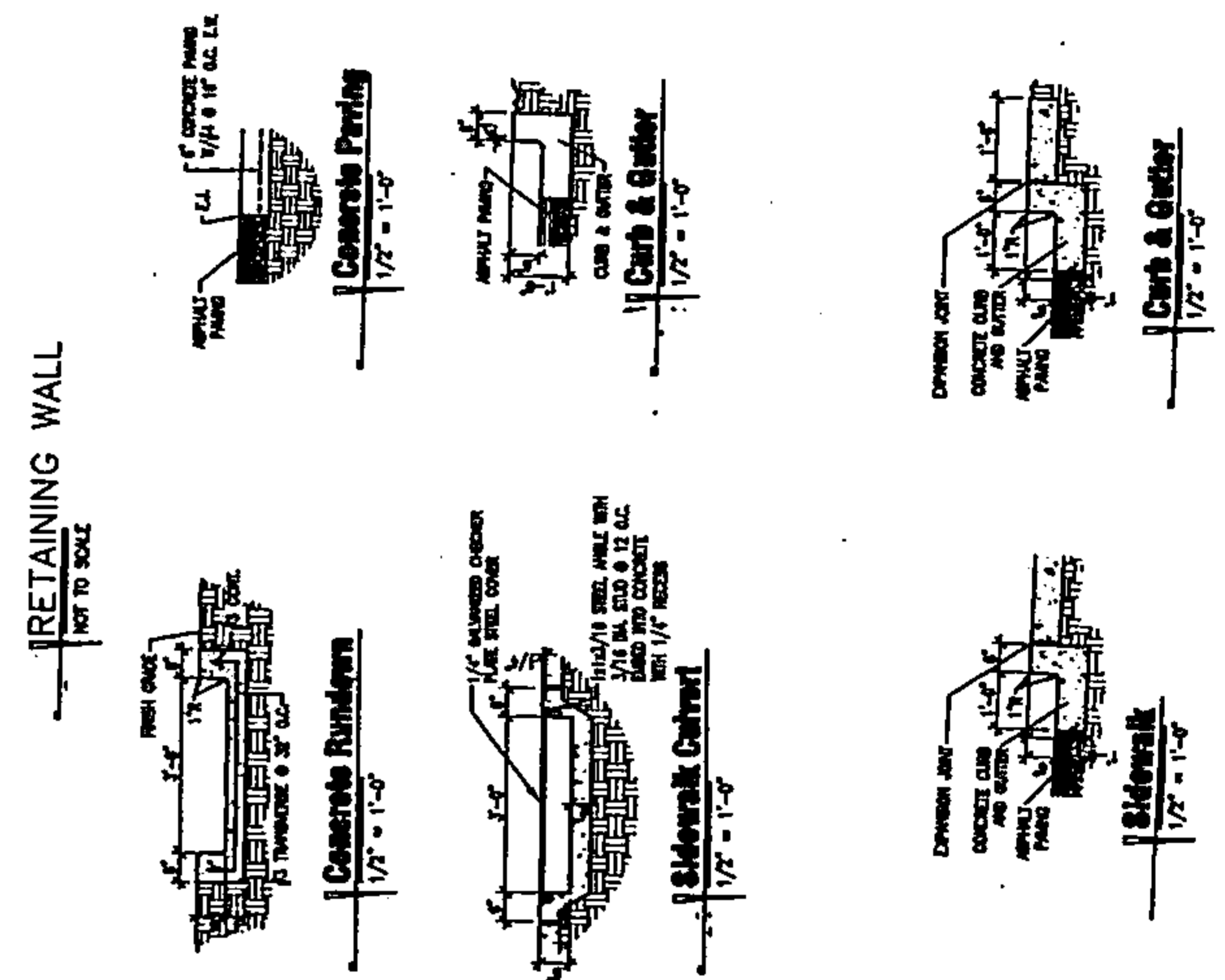
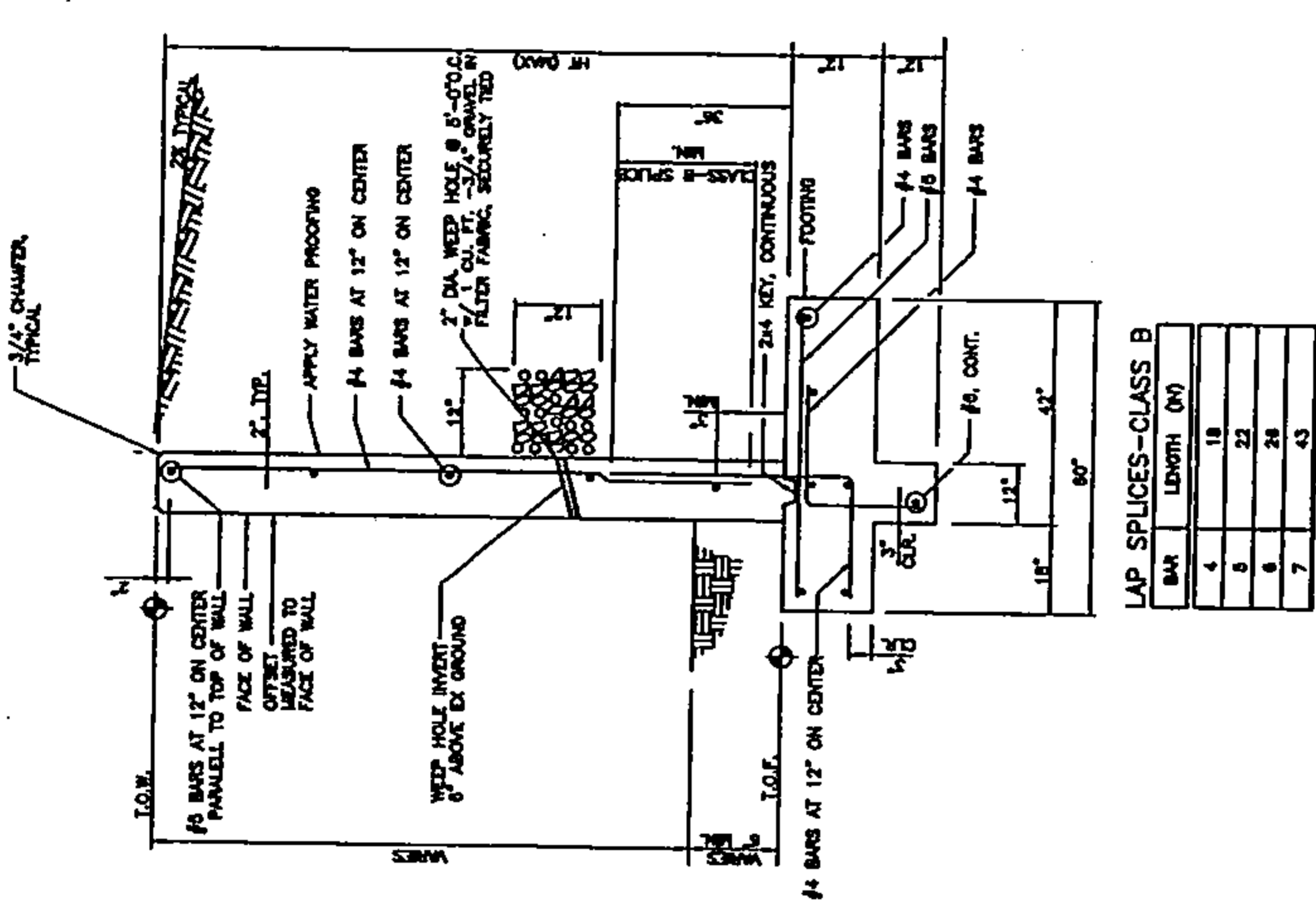
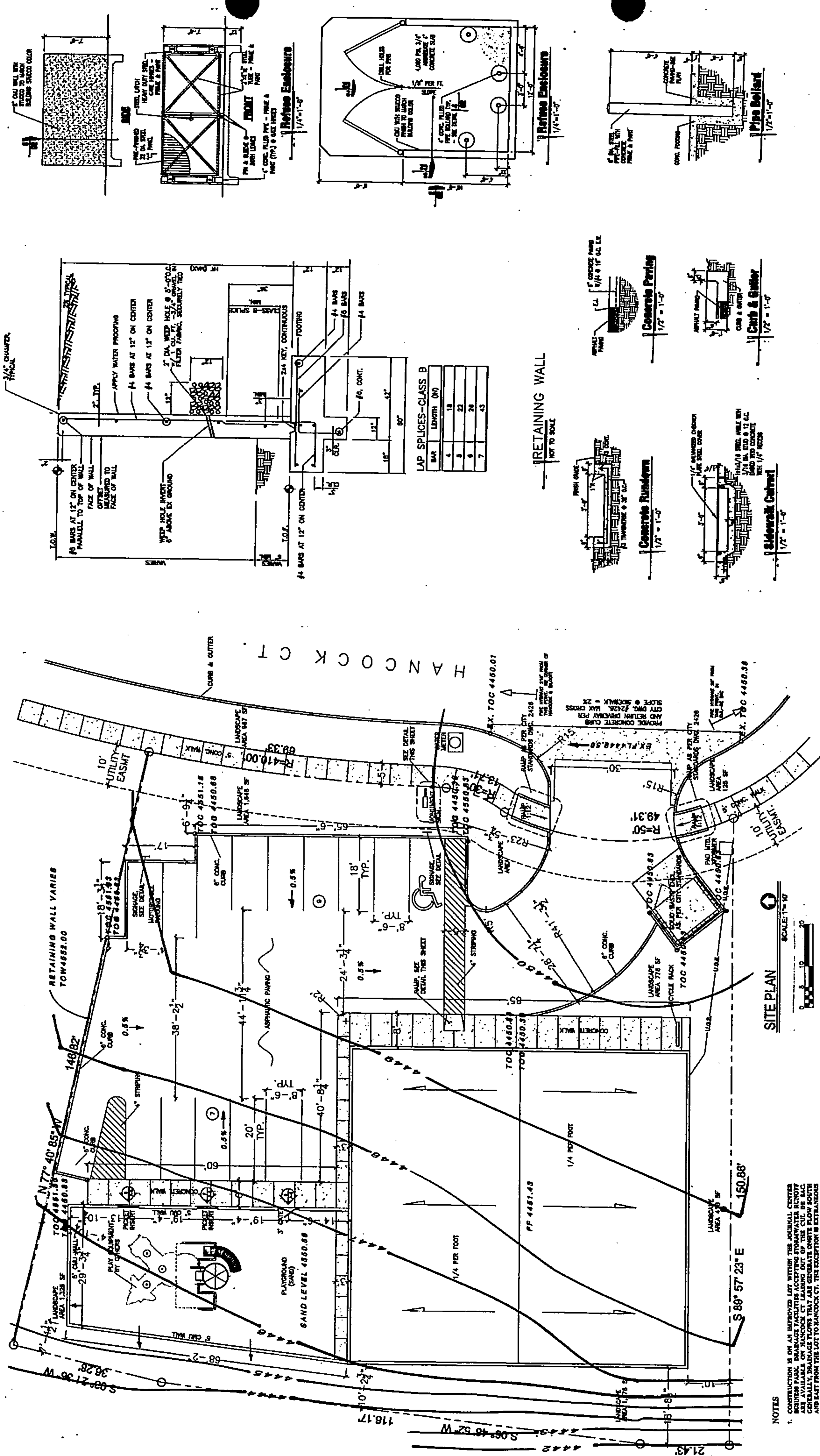
UPC 101706320327230604 .5016 acres

Please find the enclose site plan and zone atlas page. If you have any questions please feel free to call.

Garlan Bryan Architect
2403 San Mateo Blvd. N.E. Suite W-1
Albuquerque, NM 87110
505.884.9694

Sincerely,


Robert Rayner,



- NOTES**
- CONSTRUCTION IS ON AN IMPROVED LOT WITHIN THE ORIGINAL CENTER BUSINESS PARK BRANDED FACILITIES ACCEPTING STORMWATER RUNOFF ARE AVAILABLE ON HANCOCK CT LEADING OUT OF THE CUL DE SAC. GENERALLY, DRAINAGE FLOWS THAT ARE GENERATED FROM THE NORTH SIDE OF THE LOT WILL BE DIRECTED TO THE PLAYGROUND AREA AND FLOWS THAT ORIGINATE FROM THE LAND FILLED PLAYGROUND TO THE NORTH AND EAST INTO EXISTING LANDSCAPE AREAS.
 - A NEW RETAINING WALL AS VARIOUS LOCATIONS WILL BE CONSTRUCTED ALONG THE NORTH BOUNDARY. THE MARKED LANDSCAPE AREA ON THE WESTERN BOUNDARY WILL ACT AS A SLOPE TO THE EXISTING GROUND LEVELS ON THE LOT TO THE WEST.
 - CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, REGULATIONS, AND SPECIFICATIONS. ALL NECESSARY PERMITS, EXCAVATION, TRENCHING, AND BONDING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926 PART 7 - EXCAVATIONS.
 - THE SITE SHALL BE GRADED AND GROUND TO A DEPTH NECESSARY TO THE RETAINING WALLS. REMOVAL OF EXISTING MATERIAL SHALL BE CARRIED OUT TO A DEPTH OF 4 FT. THEREAFTER, THE SITE SHALL BE OVER EXCAVATED TO A DEPTH OF 1 FT. THEN RE-CONSTRUCTED TO FIN ELEVATION EXCEPT THE PLAYGROUND AREA AND LANDSCAPE AREAS. IMPORTED MATERIALS SHALL BE COMPACTED TO 95%.

ACG ENGINEERING
 Mechanical, Civil and Environmental/Design Engineers
 200 COPPER AVE. NW
 SUITE 800
 ALBANY, NH 05718
 Phone: 603-775-3871
 Fax: 603-775-1144
 Email: acg@acg-eng.com

APPROVED FOR CONSTRUCTION
 (Professional Engineer Seal)

SHEET C2
 GRADING AND DRAINAGE PLAN
 WITH SITE DETAILS

PROJECT DATA:

PROJECT: LT. SOURWELLS PRE-SCHOOL
 7411 HANCOCK CT. NE
 ALBUQUERQUE, NM 87122
 (505) 767-4272

OWNER: MATT AND BRILEY PADILLA
 1201 FLORENCE AVENUE
 ALBUQUERQUE, NEW MEXICO
 87122

ARCHITECT: GARLAN BRYAN ARCHITECT
 2403 SAN ANTONIO BLVD. NE
 SUITE 101
 ALBUQUERQUE, NM 87110
 505-884-6584

CONTRACTOR: U. BUILDERS
 P.O. BOX 10708
 ALBUQUERQUE, NM
 87184-0708
 505-838-9191

STREET TREE REQUIREMENTS

STREET TREE REQUIRED UNDER THE CITY OF ALBUQUERQUE
 STREET TREE ORDINANCE ARE AS FOLLOWS:
 HANCOCK CT. PROVIDED 4
 REQUIRED 4

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM
 WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND
 SHRUBS TO RECEIVE 2 (1.0) GPH DRIP EMITTERS. DRIP
 AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE
 WITH FLUSH CAPS AT EACH END.
 RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY
 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO
 THE SEASON.
 POINT OF CONNECTION FOR IRRIGATION SYSTEM IS
 LOCATED AT CURB AND WILL BE COORDINATED IN
 THE FIELD.
 IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.
 LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND
 POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY
 OTHERS.
 IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY
 OF THE PROPERTY OWNER.
 DRIP IRRIGATION MUST COMPLY WITH CROSS CONNECTION
 PREVENTION AND CONTROL ORDINANCE.

LANDSCAPE NOTES

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF
 THE PROPERTY OWNER.
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY
 OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND
 WATER WASTE ORDINANCE PLANTING RESTRICTION APPROVAL.
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY
 EXEMPTION OF FROM WATER WASTE ORDINANCE. WATER
 MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE
 PROPERTY OWNER.
 ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY
 OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE,
 POLLEN ORDINANCE, AND WATER CONSERVATION
 LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL,
 WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE
 PRINCIPLES WILL BE FOLLOWED IN DESIGN AND
 INSTALLATION.
 PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT
 MATURITY.

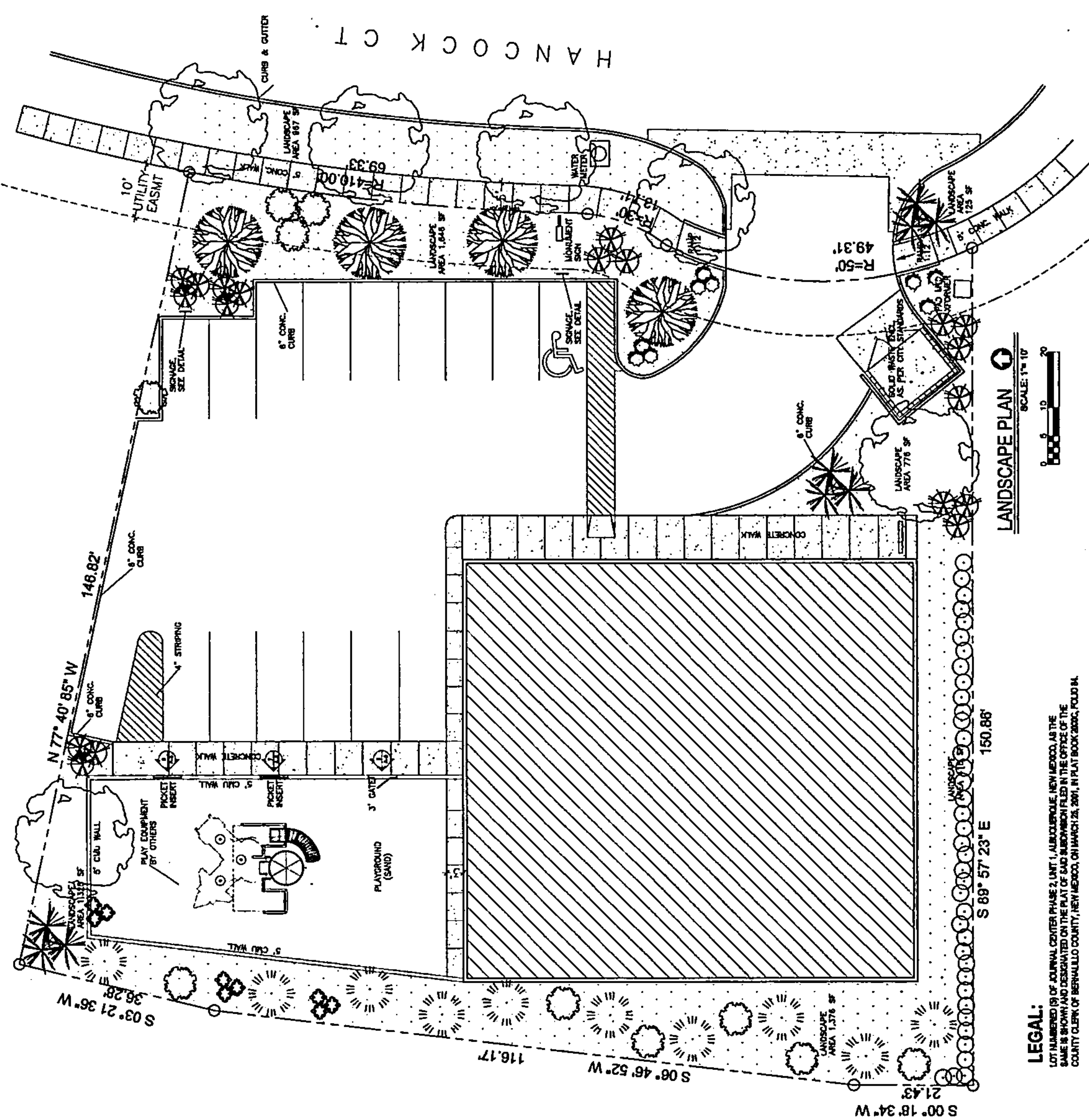
REVISIONS:

LT. SOURWELLS PRE-SCHOOL

DATE: 04/07

GARLAN BRYAN ARCHITECT
 2403 SAN ANTONIO BLVD. NE
 ALBUQUERQUE, NEW MEXICO

1-1



LANDSCAPE PLAN
 SCALE: 1" = 10'

PLANT LEGEND:

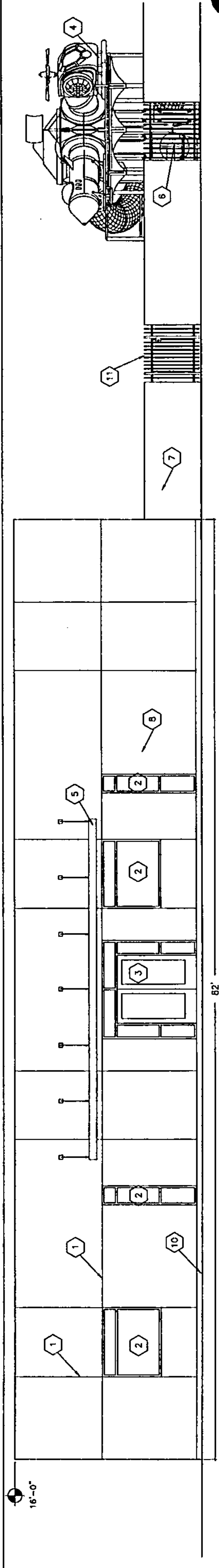
- BERINDA ASH (M) 6
FRAXINUS SPP.
2" CAL
- REDBUD (M) 4
CERCIS SPP.
2" CAL
- AUSTRIAN PINE (M) 10
PINUS NIGRA
8"-8"
- POTENTILLA (M) 9
POTENTILLA FRUTICOSA
2 GAL. 2 SQ FT
- RED YUCCA (L) 9
HESPERALOE PARVIFLORA
5 GAL. 9 SQ FT
- SILVERBERRY (M) 9
ELAEAGNUS PUNGENS
5 GAL. 100 SQ FT
- BUTTERFLY BUSH PURPLE (M) 10
BUDDLEJA DAVON
5 GAL. 100 SQ FT
- CRIMSON PIGMY BARBERRY (M) 9
BERBERIS THUNBERGII ATROPUR. NANA
5 GAL. 4 SQ FT
- REGAL MIST (L) 39
MULLENBERGIA CAPILLARIS
5 GAL. 9 SQ FT
- 3/4" SANTA FE BROWN W/
FILTER FABRIC

LANDSCAPE CALCULATIONS

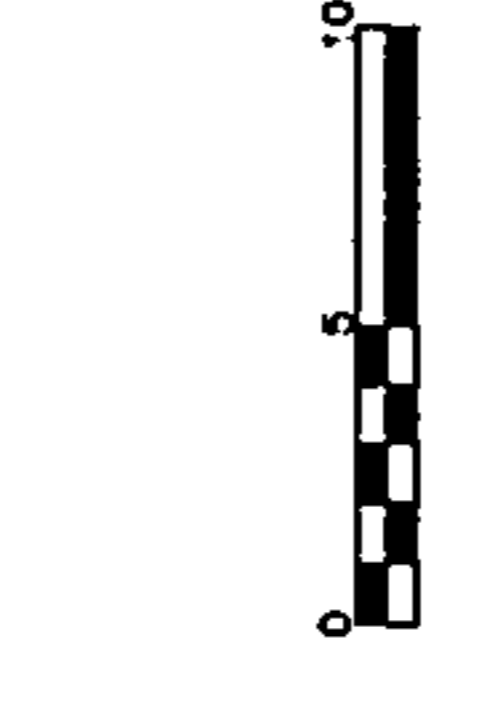
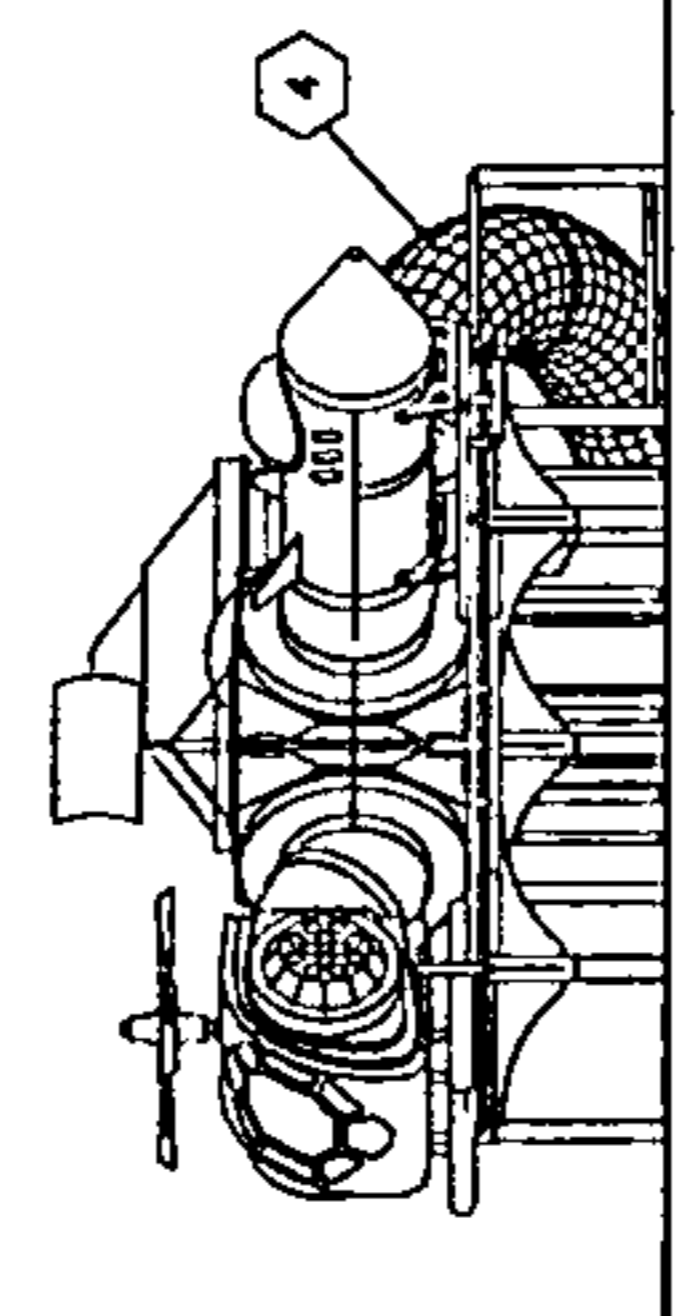
TOTAL LOT AREA	0.031 AC.	23,238 SQUARE FEET
TOTAL BUILDING AREA	6,232 SQUARE FEET	
PLAYGROUND AREA	2,253 SQUARE FEET	
NET LOT AREA	14,753 SQUARE FEET	
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2,213 SQUARE FEET	
TOTAL LANDSCAPING PROVIDED	6,633 SQUARE FEET	
GROUND COVER REQUIREMENT	75%	

LEGAL:

LOT NUMBERED 05 OF COUNCIL CENTER PHASE 2, LINT 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 28, 2001, IN PLAT BOOK 2002, FOLD 04.

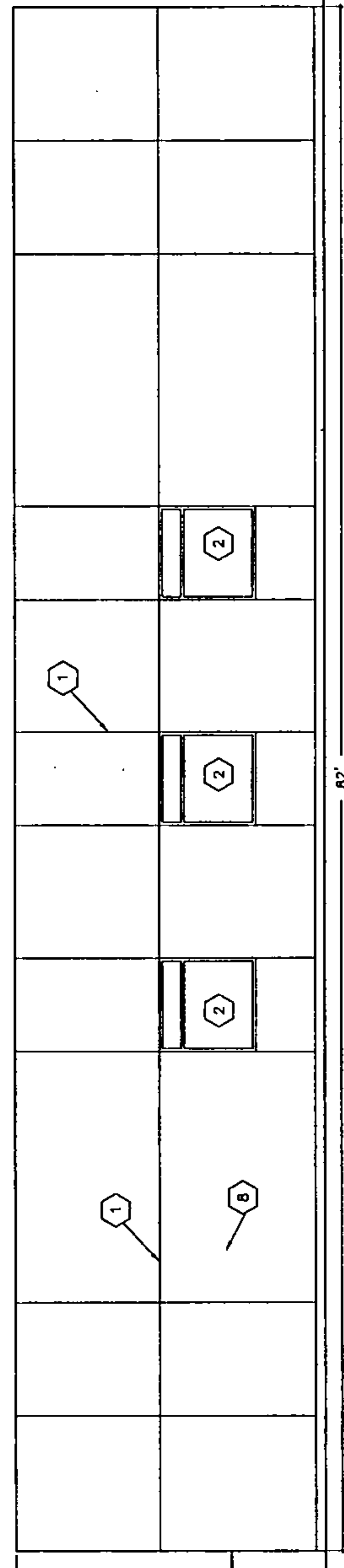


EAST ELEVATION
SCALE: 1/4" = 1'-0"



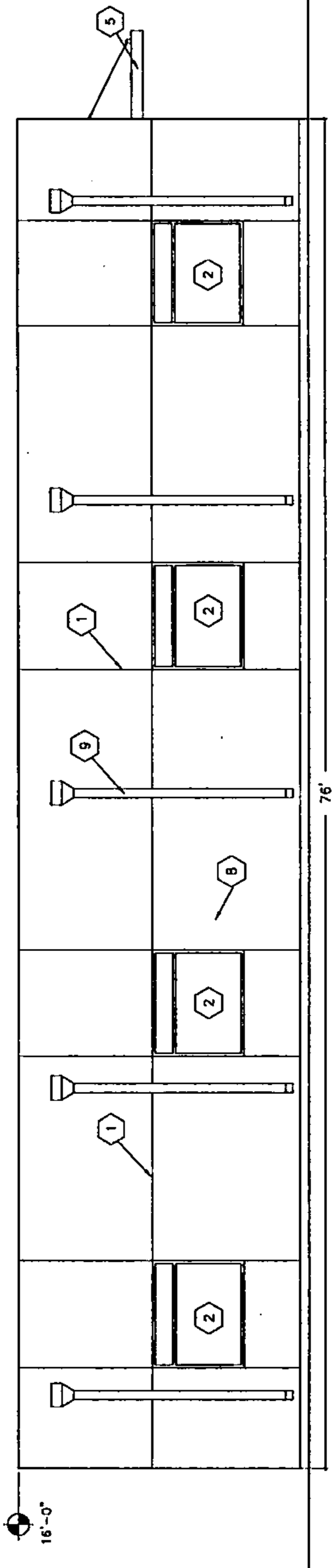
16'-0"

82'

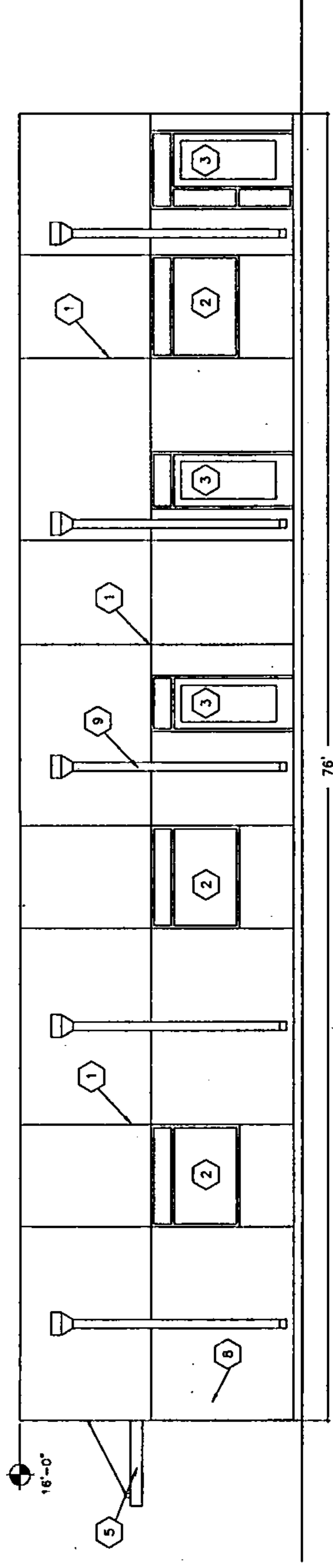


82'

WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- KEY NOTES:**
- 1 CONTROL JOINT
 - 2 WINDOW, SEE SCHEDULE
 - 3 DOOR, SEE SCHEDULE
 - 4 PLAY EQUIPMENT AS SELECTED
 - 5 AWNING, SEE DETAIL ON SHEET A-4
 - 6 STEEL FENCING, SEE DETAIL ON SHEET A-4
 - 7 8' CHU WALL, W/ STUCCO FINISH
 - 8 STUCCO
 - 9 CANALE AND DOWN SPOUT AS SELECTED
 - 10 PROVIDE SPLASH BLOCK AS REQUIRED
 - 11 3' CONCRETE WALK
 - 12 GATE FOR EMERGENCY EGRESS

NOTE:
ALL WINDOW AND DOOR FRAME AWNING AND DOWN SPOUTS TO BE BLUE IN COLOR AS SELECTED BY OWNER. STUCCO COLOR ABOVE HORIZONTAL JOINT SHALL BE OF A DARKER SHADE OF BEIGE, COLOR BELOW HORIZONTAL JOINT SHALL BE A LIGHTER SHADE OF BEIGE CONSISTENT WITH THE SURROUNDING BUILDING COLORS IN THE INDUSTRIAL PARK.

REVISIONS:	DATE: 04/07
LL'S SCUMMELS PRE-SCHOOL	
	DARLAN BRYAN ARCHITECT 2403 SAN MATEO BLVD. N.E. ALBUQUERQUE, NEW MEXICO
A-4	ELEVATIONS



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.

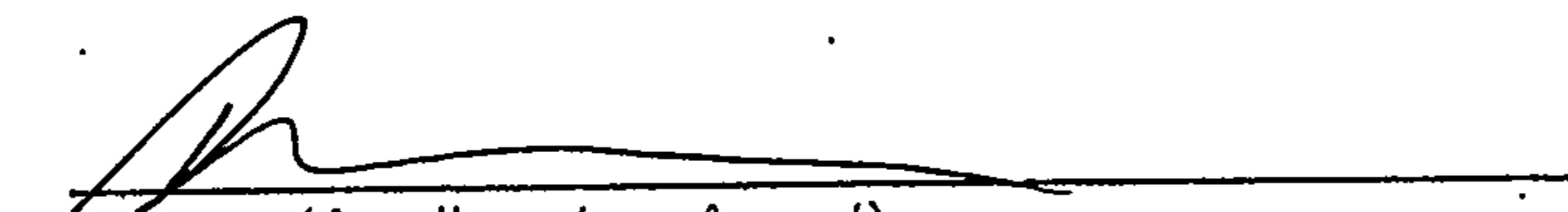
4. TIME

Signs must be posted from September 5, 2007 To September 20, 2007

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.

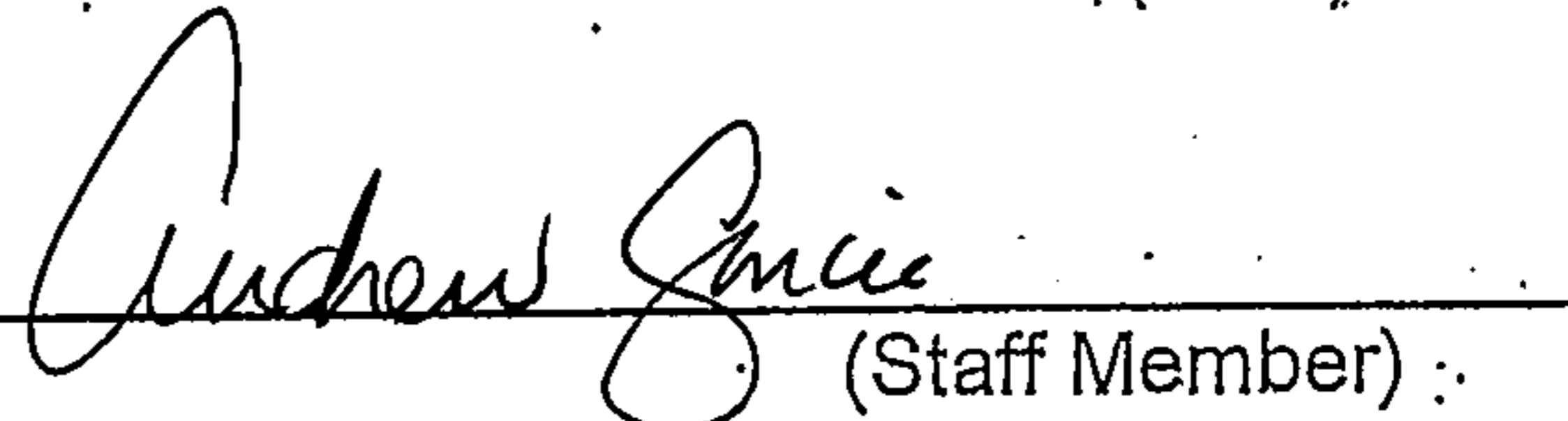
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

8/29/07
(Date)

I issued 1 signs for this application,

8-24-07
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1006780



September 17, 2007

Mr. Robert Rayner, Associate
Garlan Bryan Architect
2403 San Mateo Blvd. NE
Suite W-1
Albuquerque, NM 87110

Re: Lot 5, Unit 1, Journal Center 2 – Plans dated 9/10/07
Design Review by Journal Center 2 Architectural Review Committee

Dear Mr. Rayner:

We reviewed your new submittal for the above referenced project and approve plans, colors, materials and specifications, with the following conditions:

1. The entry at the foyer will be stepped in at least 2'.
2. The parapet above the foyer will be higher rather than lower than the rest of the front parapet.
3. You will provide clarification regarding the floor slab elevation.
4. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an National Pollution Discharge Elimination (NPDES) General Permit.

-Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit. You may obtain additional information regarding NPDES and submit your NOI electronically at: www.epa.gov/npdes/stormwater/cgp, or telephone Storm Water Notice Processing Center at 866-352-7755.

This approval constitutes approval of the above referenced plans, colors, materials and specifications for reliance by the City of Albuquerque Development Review Board.

TIBURON INVESTMENT, LLC

2500 PARKWAY AVENUE NE, SUITE 200 RIO RANCHO, NM 87144
TELEPHONE 505.823.9360 FAX 505.823.9611

By copy of this letter we are transmitting the plans, colors and specifications to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

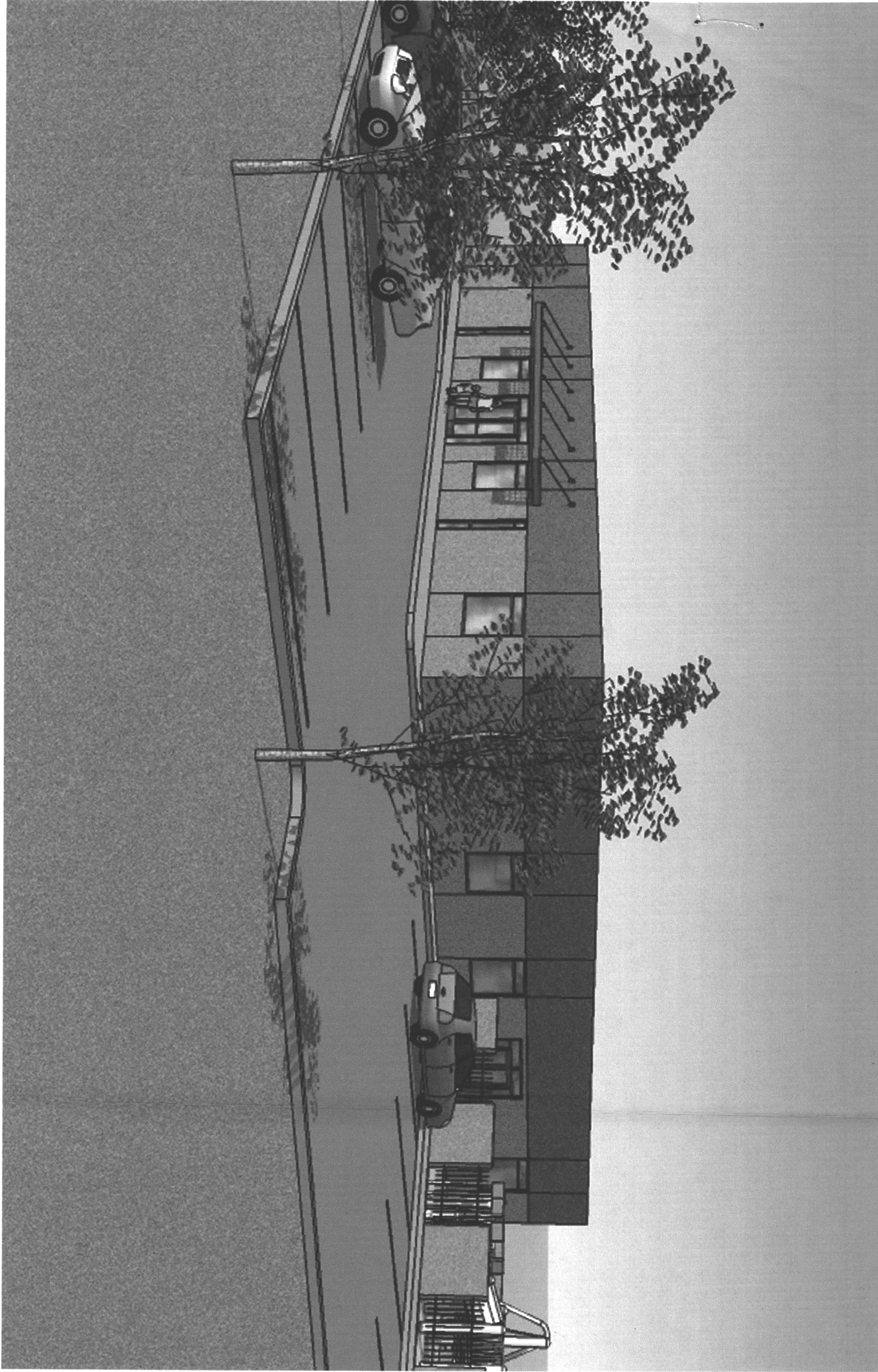
Thank you for your submittal.

Sincerely,



Jack Eichorn
Special Administrative Manager

Copy: Journal Center Architectural Review Committee- Attention: Mike Callahan
Journal Center 2 Architectural Review Committee



COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Hammer's one-piece die-cast housing provides smooth, clean-line aesthetics while ensuring watertight protection of the electrical components. A computer-designed optical assembly delivers repeatable photometrics in four beam patterns for maximum design flexibility. The AIR/AIS mounting option provides contractor friendly, single shipment of fixture with the arm-in-box.

Superior beam utilization and smooth distribution make the Hammer ideal for parking areas, access roadways and other general offstreet area/site lighting applications.

SPECIFICATION FEATURES

A ... Latches

Spring-loaded, die-cast latches provide entry without tools.

B ... Housing

Weather-resistant, one-piece die-cast aluminum housing is finished in dark bronze polyester powder coat as standard. Optional colors available. U.L. listed for wet locations. CSA certified.

C ... Reflector

Hydroformed anodized aluminum reflector delivers repeatable Type I, II, III and Forward Throw distributions.

D ... Gasket

Die-cut, dacron polyester gasket seals out external contaminants. IP65 rated optical assembly.

E ... Door

Removable one-piece die-cast aluminum door with clear flat tempered glass lens.

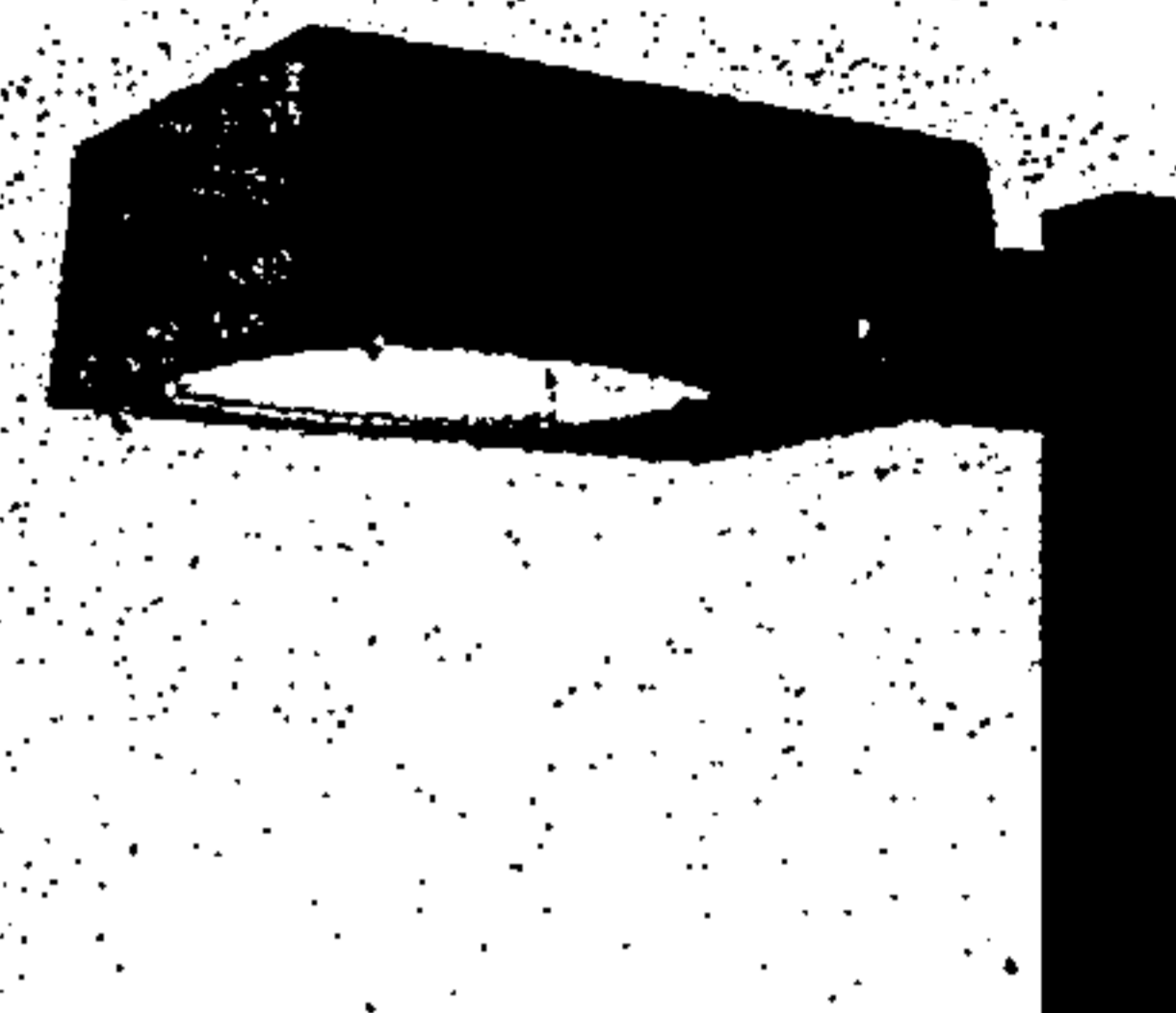
F ... Socket

Mogul-base porcelain socket for high pressure sodium or above 150W Metal Halide lamps.

G ... Ballast

Removable swing-down ballast assembly standard on arm mount units. Optional hard mount available. Hard mount ballast assembly standard on internal slipfitter option.

Catalog #		Type
Project		
Comments		Date
Prepared by		



HR HAMMER

70-400W

High Pressure Sodium
Metal Halide

ARM-MOUNTED
AREA/SITE LUMINAIRE



ENERGY DATA

Hi-Reactance Ballast Input Watts

- 70W HPS HPF (95 Watts)
- 100W HPS HPF (130 Watts)
- 150W HPS HPF (190 Watts)
- 150W MH HPF (185 Watts)

CWI Ballast Input Watts

- 250W HPS HPF (300 Watts)

CWA Ballast Input Watts

- 175W MH HPF (210 Watts)
- 200W MP HPF (232 Watts)
- 200W HPS HPF (250 Watts)
- 250W MH HPF (295 Watts)
- 320W MP HPF (365 Watts)
- 350W MP HPF (395 Watts)
- 400W MP HPF (448 Watts)
- 400W MH HPF (455 Watts)
- 400W HPS HPF (465 Watts)

EPA

Effective Projected Area: (Sq. Ft.)

[Without Arm]

HR: 1.58

[With Arm]

HR: 2.11

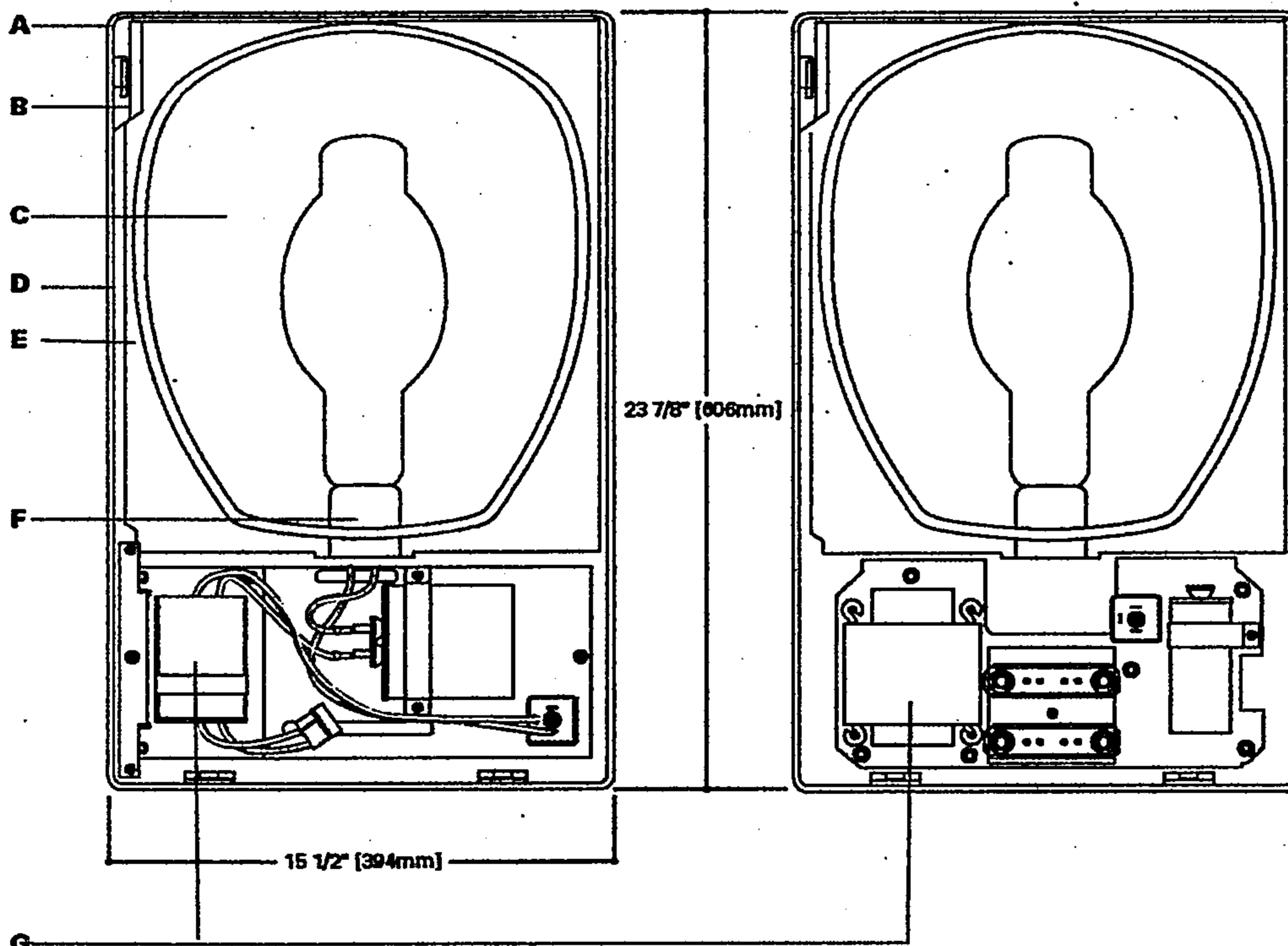
SHIPPING DATA

Approximate Net Weight:
31-46 lbs. (14-21 kgs.)

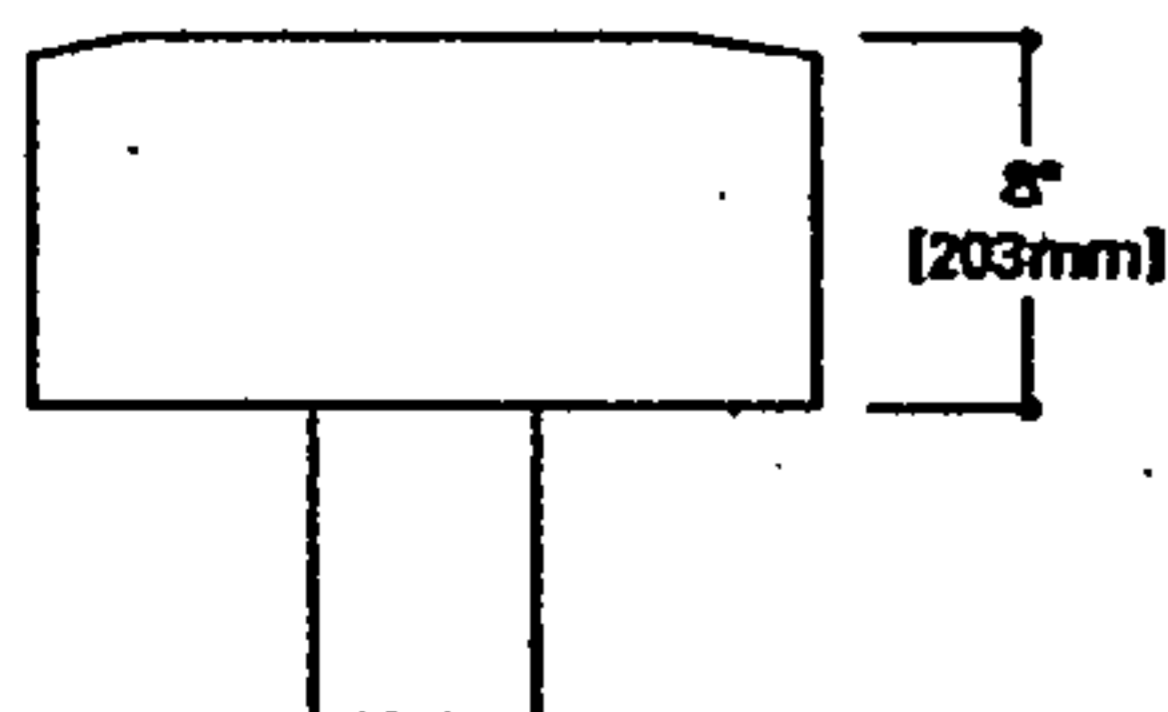


SWING-DOWN BALLAST

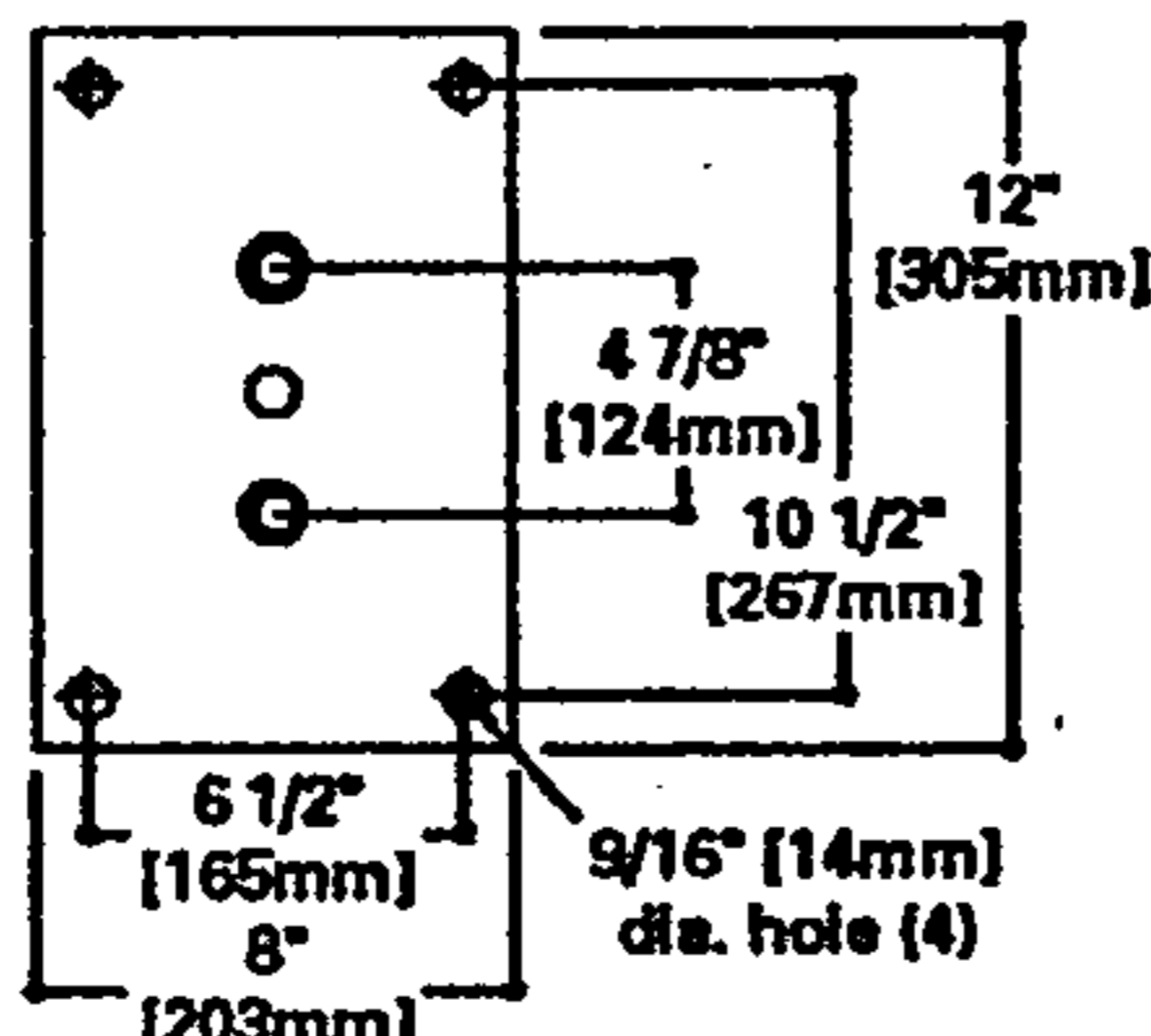
HARD MOUNT BALLAST



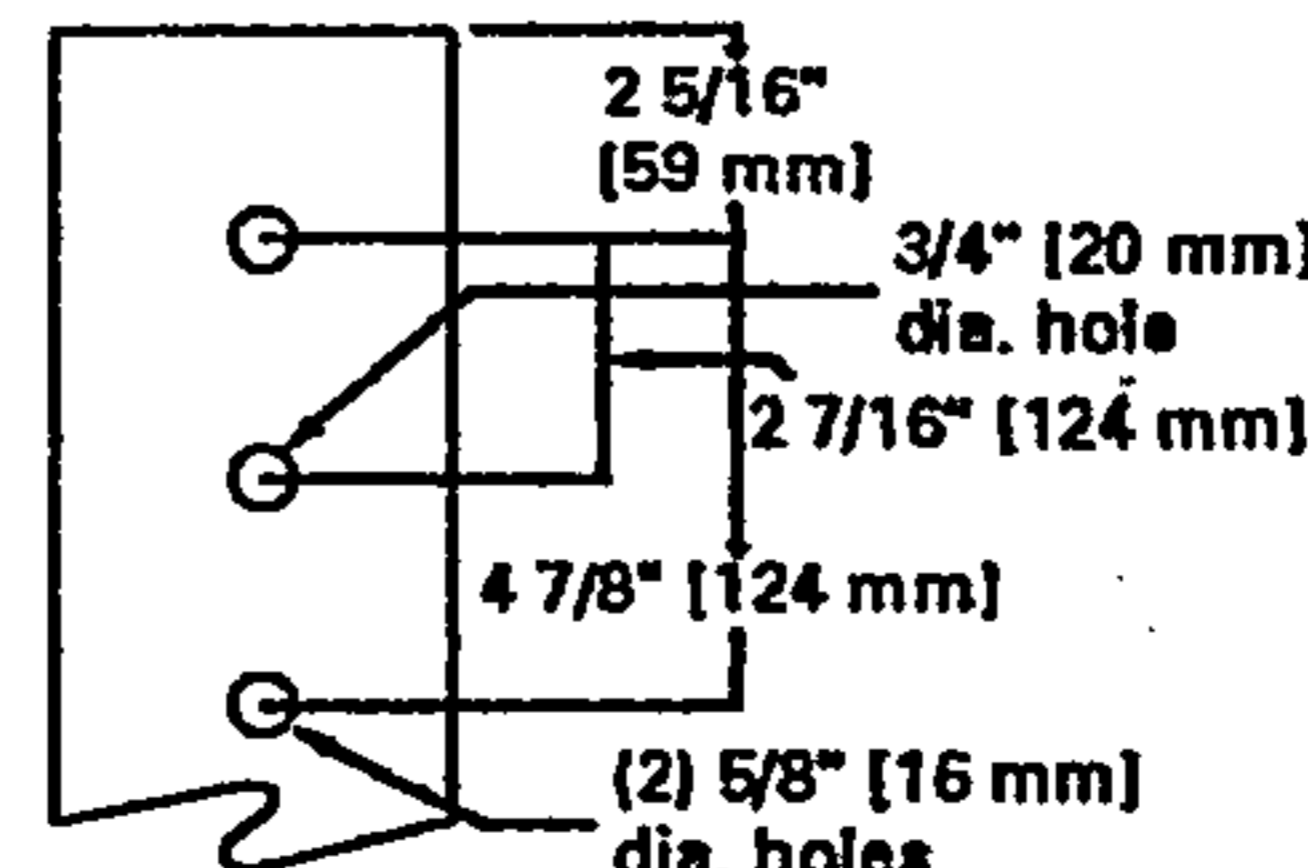
DIMENSIONS



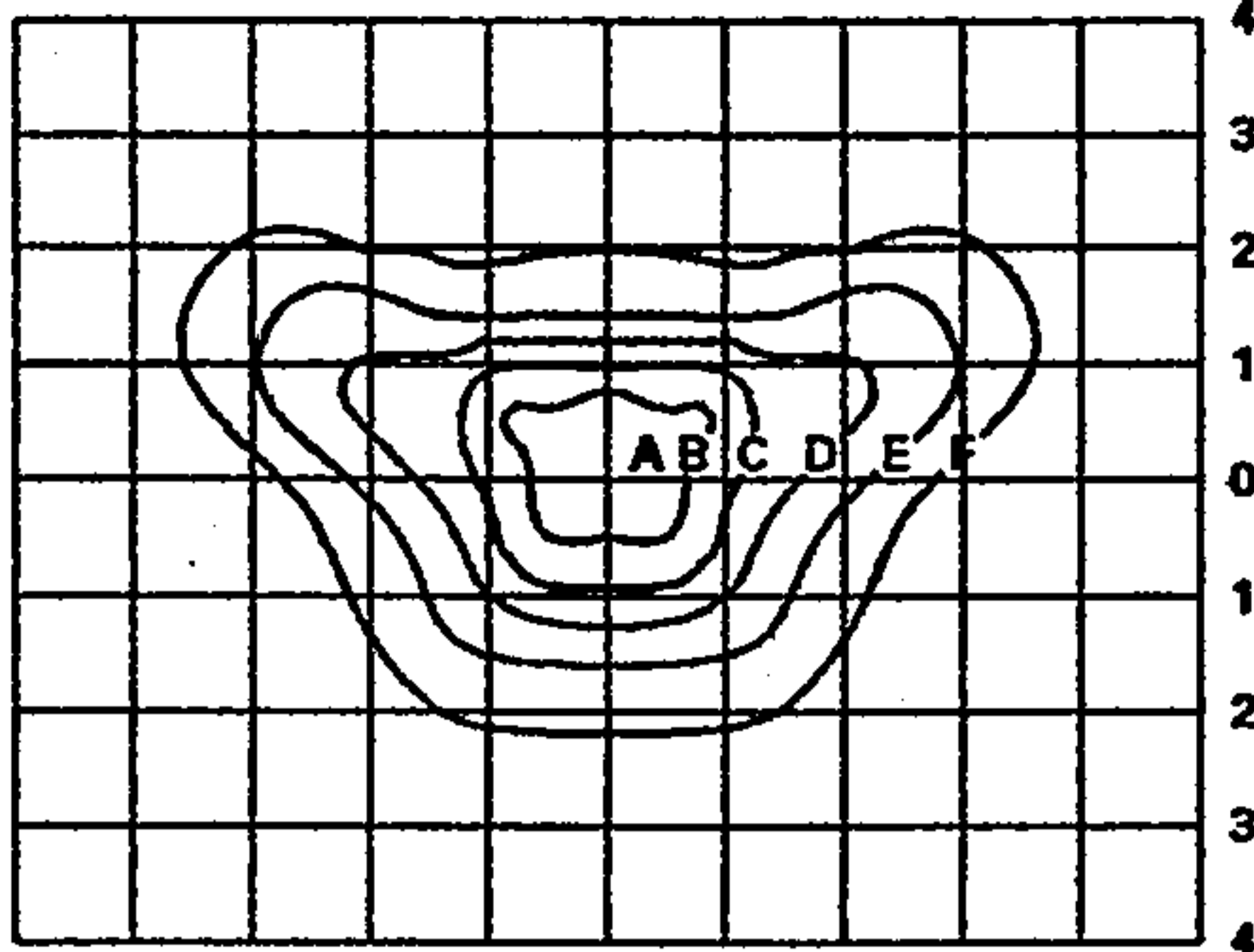
WALL MOUNT DRILLING



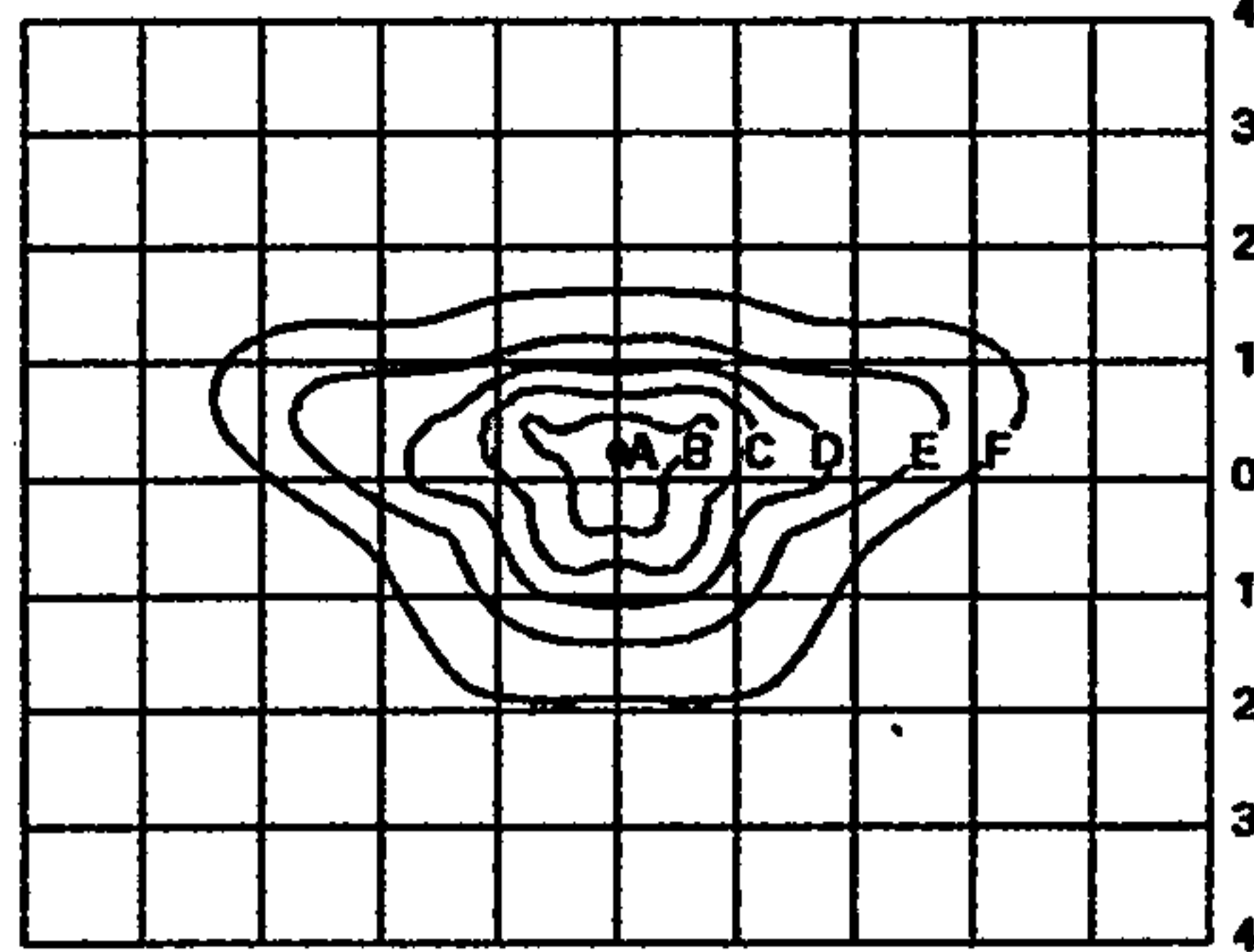
ARM MOUNT DRILLING



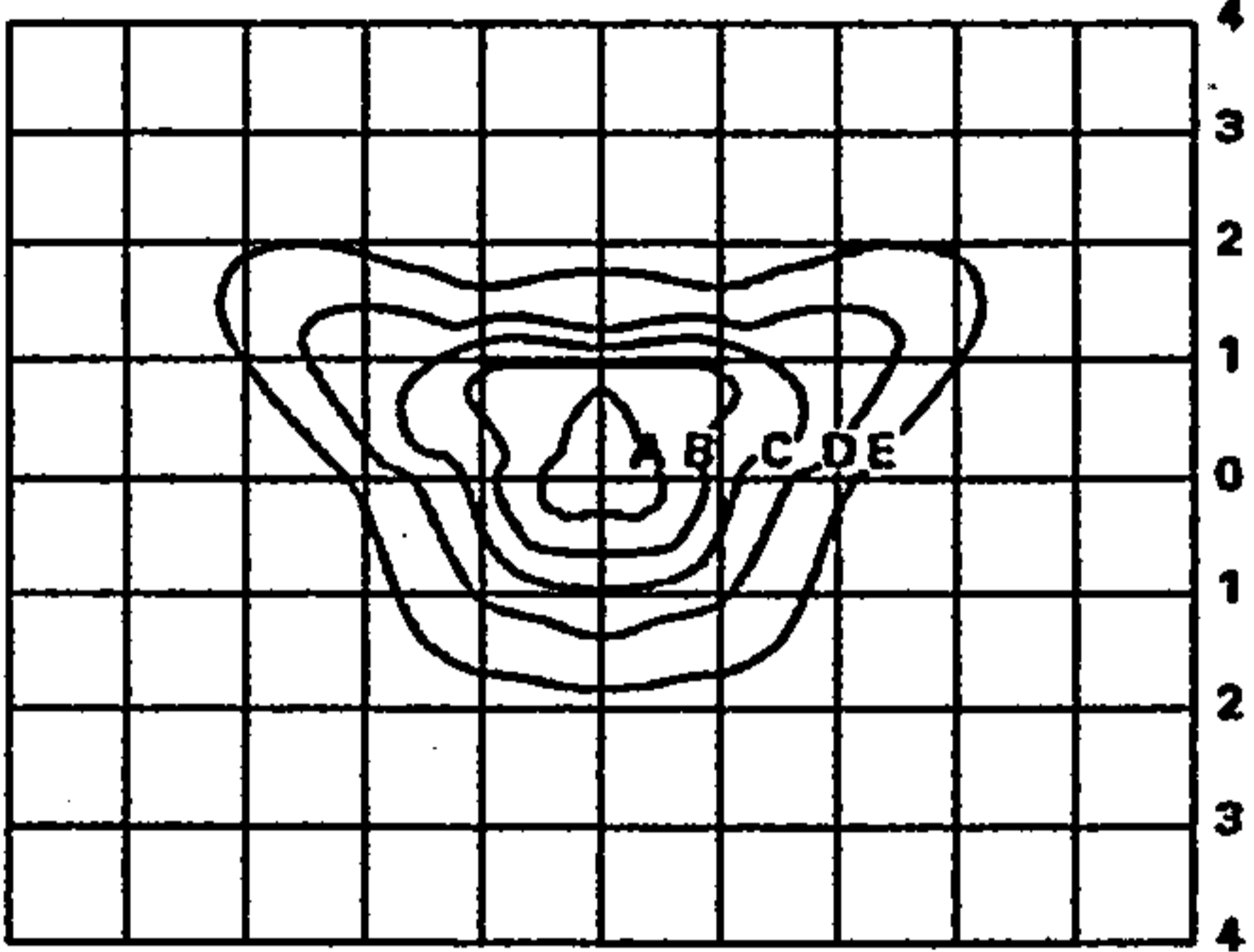
Specifications and Dimensions subject to change without notice



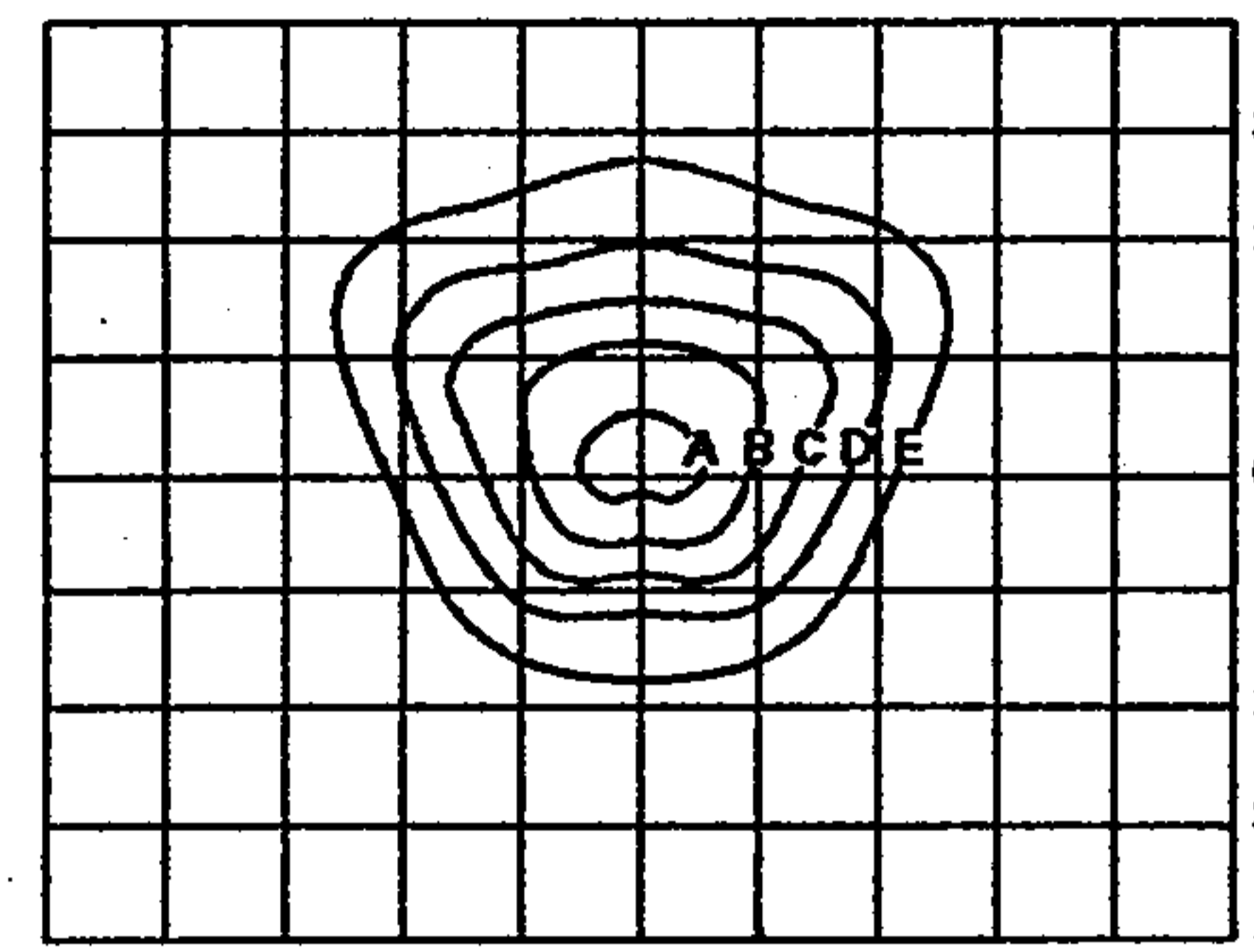
HR-1
HPRH-R3-400-MT
400-Watt HPS, Type III, 50,000-Lumen Clear Lamp



HR-2
MHHR-R2-400-MT
400-Watt MH, Type II, 34,000-Lumen Clear Lamp



HR-3
MHHR-R3-400-MT
400-Watt MH, Type III, 34,000-Lumen Clear Lamp



HR-4
MHHR-FT-400-MT
400-Watt MH, Forward Throw, 34,000-Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	11.25	4.50	2.25	1.13	0.45
25'	7.20	2.88	1.44	0.72	0.29
30'	5.00	2.00	1.00	0.52	0.20

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	11.25	4.50	2.25	1.13	0.45
25'	7.20	2.88	1.44	0.72	0.28
30'	5.00	2.00	1.00	0.50	0.20

ORDERING INFORMATION

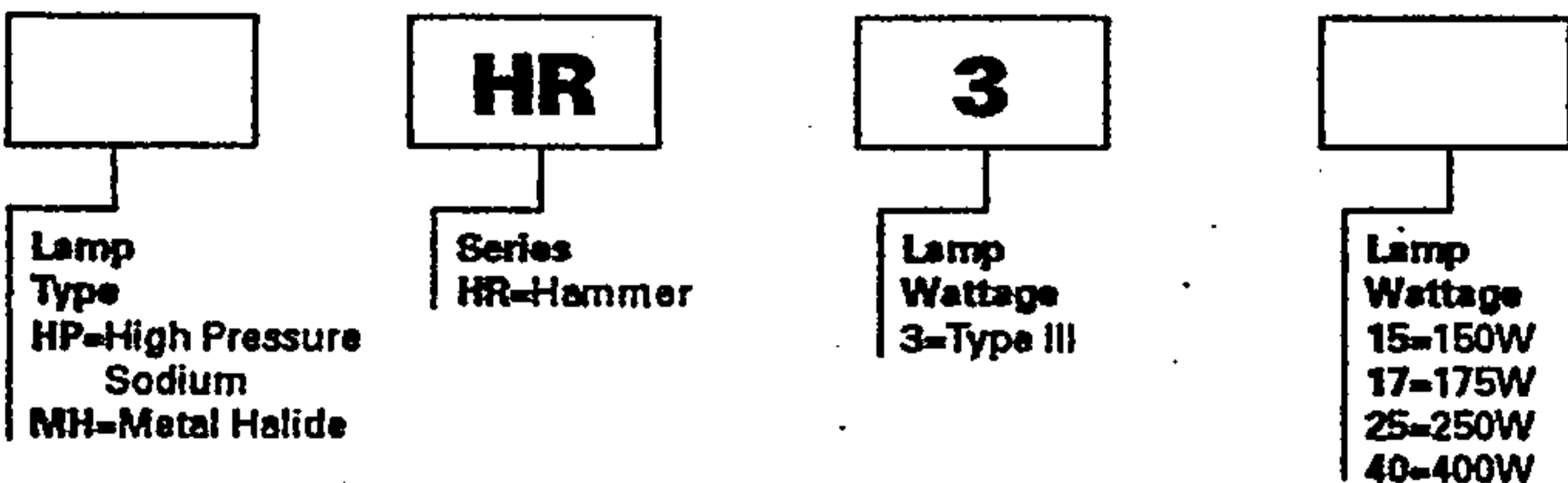
Sample Number: HPRH-R3-400-MT-0

HR HR FT 250W 120 LL 0A/RA 1016-0A 1062

<p>Lamp Type</p> <p>HP= High Pressure Sodium</p> <p>MH= Metal Halide</p> <p>PS= Pulse Start MH (CWA)¹</p> <p>Series</p> <p>HR= Hammer</p>	<p>Distribution</p> <p>R1= Type I</p> <p>R2= Type II</p> <p>R3= Type III</p> <p>FT= Forward Throw²</p>	<p>Lamp Wattage³</p> <p>70= 70W</p> <p>100= 100W</p> <p>150= 150W</p> <p>175= 175W</p> <p>200= 200W⁴</p> <p>250= 250W</p> <p>320= 320W⁴</p> <p>400= 400W</p>	<p>Voltage⁵</p> <p>120V= 120V</p> <p>208V= 208V</p> <p>240V= 240V</p> <p>277V= 277V</p> <p>347V= 347V</p> <p>480V= 480V</p> <p>MT= Multi-Tap,⁶ wired 277V</p> <p>TT= Triple-Tap,⁷ wired 347V</p>	<p>Options⁸</p> <p>AR= 10" Arm Included for Round Pole</p> <p>AS= 10" Arm Included for Square Pole</p> <p>Q= Quartz Restrike DC Bayonet Base (Does not strike at cold start)</p> <p>LL= Lamp Included⁹</p> <p>S= 1 1/4" - 2 3/8" Internal Slipfitter (Hard Mount Only)</p> <p>HSAHR= House Side Cutoff</p> <p>AF= Four-Stage Air Filter</p> <p>F1= Single Fuse (120, 277 or 347V only)</p> <p>F2= Double Fuse (208, 240 or 480V only)</p> <p>PER= NEMA Twistlock Photocontrol Receptacle</p> <p>VSAHR= Vandal Shield</p>	<p>Accessories¹⁰</p> <p>OA 1061XX= Direct Mount Plate for Square Pole</p> <p>OA 1062XX= 10" Arm for Square Pole, .53 EPA</p> <p>OA 1063XX= Direct Mount Plate for Round Pole</p> <p>OA 1064XX= 10" Arm for Round Pole, EPA .53</p> <p>OA 1065XX= Mast Arm Adapter for Existing 2-3/8" OD Horizontal Arms</p> <p>OA 1080XX= Adjustable Slipfitter for 2-3/8" OD vertical mast</p> <p>OA 1085XX= Wall Mount Bracket</p> <p>OA/RA 1016= Photoelectric Control, 105-285 Volt NEMA Type</p> <p>OA/RA 1027= Photoelectric Control, 480 Volt NEMA Type</p> <p>OA 1028= Field Installed NEMA Twistlock Photocontrol Receptacle (Order Photocontrol Separately)</p>
--	--	--	--	---	--

STOCK SAMPLE NUMBER (Lamp included)

SAMPLE NUMBER: MHHR340



NOTES: Multi-Tap ballast, lamp, arm and round pole adapter are standard for stock products. Options not available with stock products. Refer to standard ordering logic.

COOPER LIGHTING - LUMARK®

DESCRIPTION

The **IMPACT** Wedge cutoff wall luminaire makes an ideal complement to site design. U.L. Listed and CSA Certified for wet locations in down mount applications and damp locations in up mounted applications.

Rugged construction and full cutoff classified optics provide facade and security lighting for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

A ... Housing

The housing is a two-piece design of die-cast aluminum for precise control of tolerances and repeatability.

B ... Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-Box or wall with "Hook-N-Lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom.

C ... Optical Modules

All optical modules utilize high performance 95% reflective sheet. Strong Type II optical module is standard.

D ... Ballast

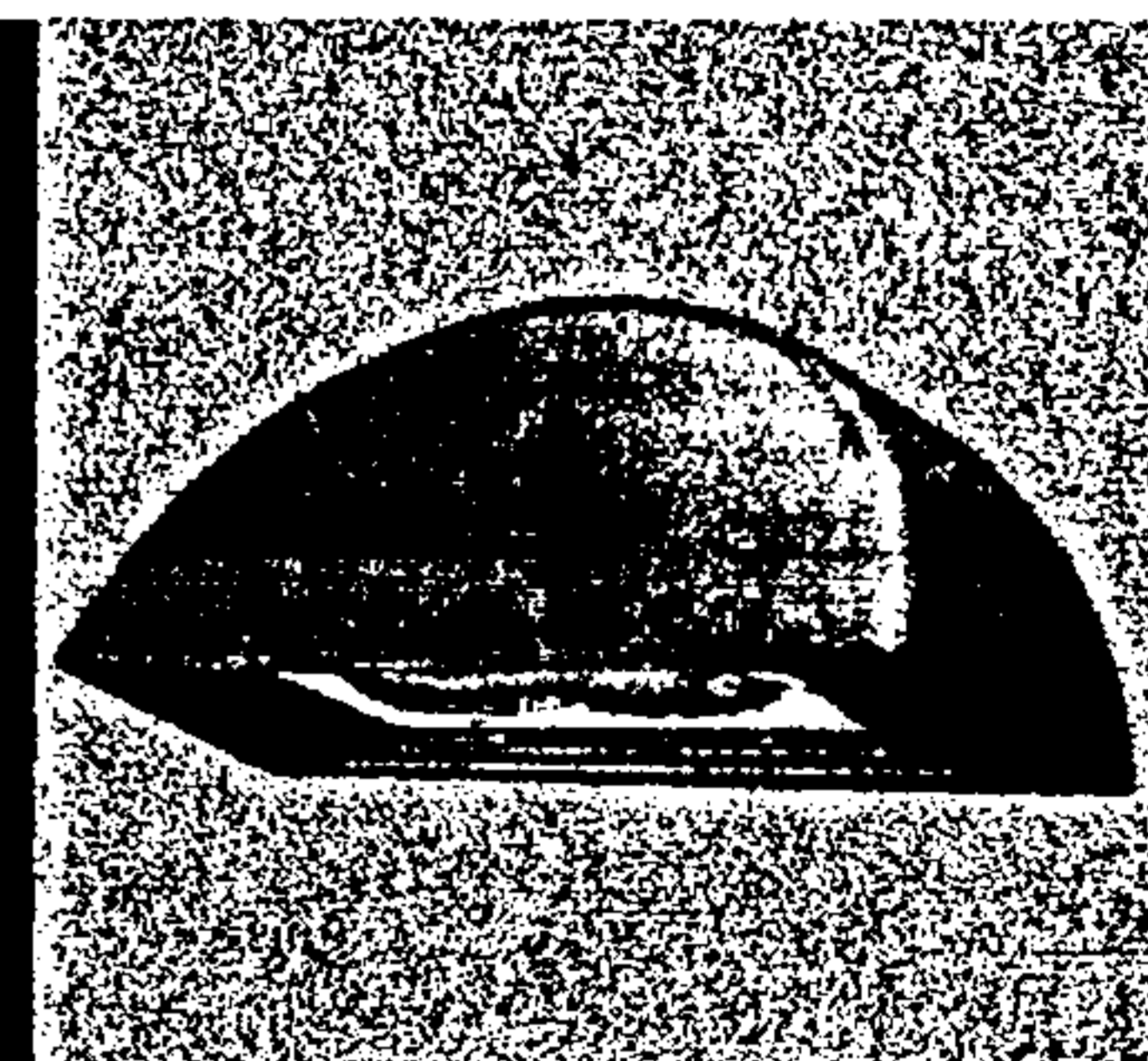
HID luminaires supplied with high power factor ballast with Class H insulation. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-22°F) for MH. Compact Fluorescent luminaires feature electronic universal 120-277V high efficient 50/60Hz ballast with -18°C (0°F) minimum starting.

E ... Door

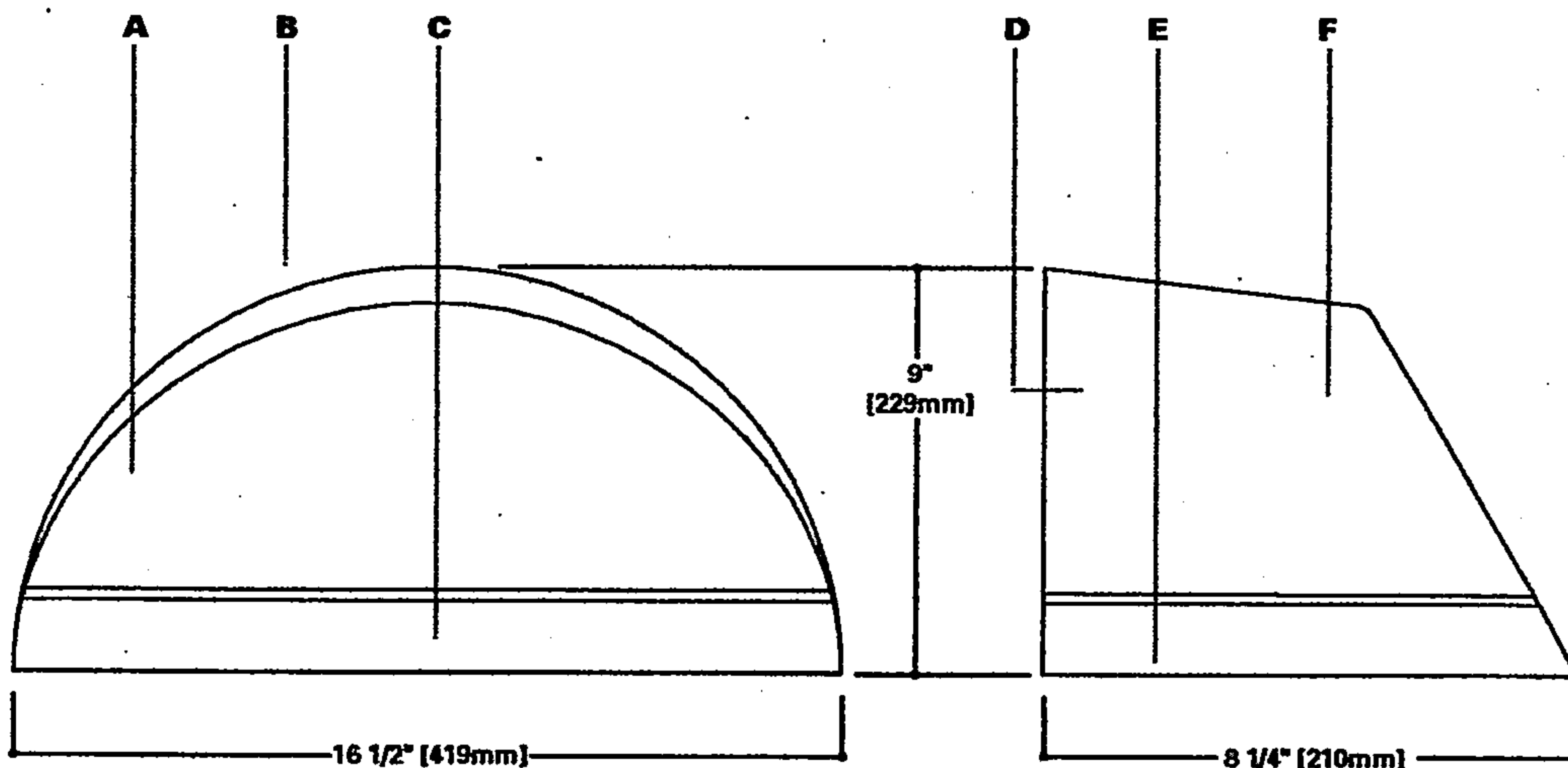
Die-cast door features, 1/8" heat-and impact-resistant clear tempered glass lens mounted with internal plated steel clips and sealed with EPDM gasketing. Hinged door secured in place via two (2) captive fasteners.

F ... Finish

Durable polyester powder coat finish. Standard color is bronze. Optional white and black colors available. Other finish colors available. Consult your Cooper Lighting Representative concerning special color requirements.



IMPACT
Cutoff Wall Luminaires

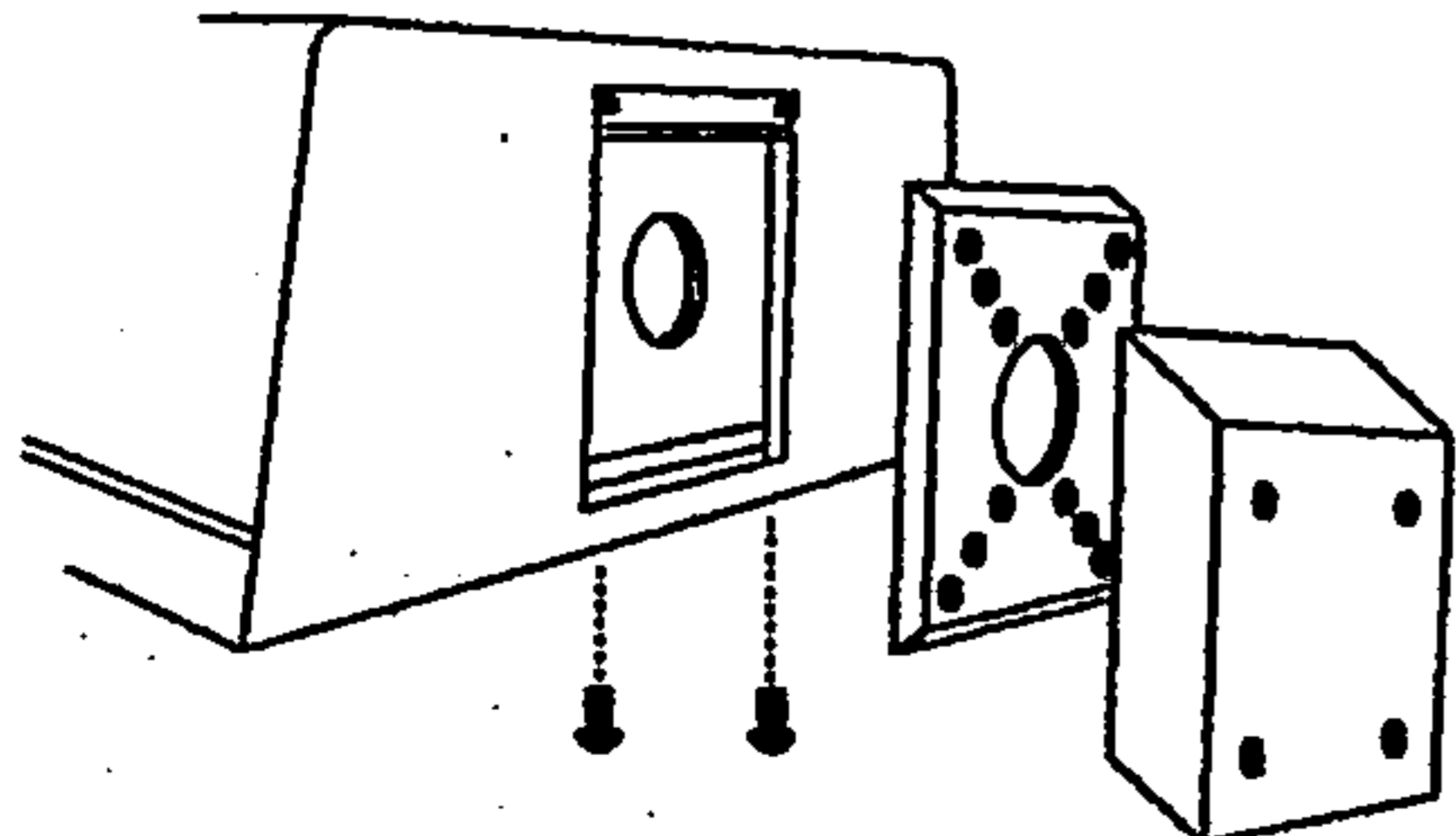


DARK SKY COMPLIANT **FCO**
Full Cutoff

In downlight applications only.

HOOK-N-LOCK MOUNTING

(Mounting attachment included. J-Box not included.)



Specifications and Dimensions subject to change without notice

IP IMPACT WEDGE

50 - 175W
High Pressure Sodium
Metal Halide
20 - 52W
Compact Fluorescent

**FULL CUTOFF
WALL MOUNT LUMINAIRE**

TECHNICAL DATA

25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted—Wet Location
Up Mounted—Damp Location

ENERGY DATA

High Reactance Ballast Input Watts

50W HPS HPF (66 Watts)
50W MH HPF (72 Watts)
70W HPS HPF (91 Watts)
70W MH HPF (90 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)

Electronic Ballast Input Watts

26W PL HPF (29 Watts)
32W PL HPF (36 Watts)
42W PL HPF (46 Watts)
52W PL HPF (55 Watts)

SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)



TRANSMISSION VERIFICATION REPORT

TIME : 09/04/2007 11:23
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME 09/04 11:22
FAX NO./NAME 98720437
DURATION 00:00:26
PAGE(S) 03
RESULT OK
MODE STANDARD
ECM



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Robert Rayner

FAX NUMBER: 872-0437 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1006780 APPLICATION NO: _____

*Day Care -
my comments only.*



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 19, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002315
07DRB-70216 VACATION OF PUBLIC
EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

No objection to the requested vacation.

Applicant has one year to record the plat incorporating the vacation to complete the action.

Project# 1003747
07DRB-70217 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART**, zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20)

No objection to the requested 2 year extension.

Project# 1006780
07DRB-70215 MAJOR - SDP FOR
BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

1. The SBBP Checklist lists the order of the pages of the site plan. In the future, be sure to follow that order.

2. The signature block is missing from the site plan sheet. The site plan sheet title should read "Site Development Plan for Building permit".

3. IP zoning allows one monument sign for each street frontage of at least 200 feet. See Section 14-16-2-19(A)(25) of the City Zone Code. According to the

site plan submitted, this site does not meet this requirement.

4. The building total square footage and the use should appear on the building on the site plan sheet.

5. What type of outdoor lighting is planned?

6. The tree well detail (or planting detail) is a required element of the Landscape Plan.

7. Santa Fe Brown gravel is required to a minimum depth of 3 inches. Indicate in the note on the Landscape Plan.

8. The building elevation sheet is very sparse in details, uncluding specific colors.

9. The Journal Center Review Committee approval letter is required before Planning approved the site plan.

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via 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, SEPTEMBER 3, 2007.