

Completed 8-31-09



DRB CASE ACTION LOG (EPC AMENDED SDP-BP)

REVISED 10/08/07

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.: 08DRB-70275

Project # 1007015

Project Name: ABQ URBAN CENTER

Agent: DORMANBREEN

Phone No.: 792-8160

Your request was approved on 6-25-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comment

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 8-27-09 - Signed by Richard Douste

- Planner's approval
- Fire Marshall approval

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.

Created On:



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

June 25, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1006539**
08DRB-70246 BULK LAND VARIANCE
08DRB-70247 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70248 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70249 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 1,12,15,4-A-2, 4-A-3 & 4-A-4/2-A, 2-B,3,4,7,8,9,10,16,18,19,20,21,OS-1,OS-2,OS-3 & OS-6, **MESA DEL SOL/MESA DEL SOL INNOVATION PARK TBK:MESA DEL SOL INNOVATION PARK II** zoned PC, located on TURING DR SE BETWEEN STYKER DR SE AND CRICK AVE SE containing approximately 1567.6357 acre(s). (Q-15, 16, 17, 18 & R-16, 17 & 18) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COMPLY WITH COMMENTS. PLANNING MUST RECORD THIS PLAT.**

2. **Project# 1006516**
 07DRB-70030 BULK LAND VARIANCE
 07DRB-70031 MAJOR - PRELIMINARY
 PLAT APPROVAL
 07DRB-70032 MINOR - TEMP DEFR
 SWDK CONST
 07DRB-70033 SIDEWALK WAIVER
 07DRB-70034 VACATION OF PUBLIC
 EASEMENT
 07DRB-70085 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08 & 6/11/08*] **DEFERRED TO 716/08 AT THE AGENT'S REQUEST.**

3. **Project# 1007204**
 08DRB-70232 VACATION OF PUBLIC
 EASEMENT

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) vacation of certain easements on all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B, 3A, & 6, 4-A-1, 5-B-1 & 5-B-2, **V E BARRETT & LANDS OF WELCO PARTNERS**, zoned SU-1 FOR C-2/O1 C-2, located on the south side of CENTRAL AVE SW BETWEEN UNSER BLVD SW AND 86TH ST SW containing approximately 50 acre(s). (K-9, K-10, and L-10) [*Deferred from 6/11/08*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

- 08DRB-70276 EPC APPROVED SDP
 FOR BUILD PERMIT
 08DRB-70277 EPC APPROVED SDP
 FOR SUBDIVISION
 08DRB-70278 SKETCH PLAT REVIEW
 AND COMMENT

DARREN SOWELL ARCHITECTS LLC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B & 3A/4-A-1, 5-B-1 & S-B-2, **BARRETT/LANDS OF WEFECO TBK UNSER CROSSING** zoned SU-1 FOR C/2 & 0/1, located on CENTRAL AVE AND UNSER BLVD SW BETWEEN BRIDGE ST SW AND 86TH ST SW containing approximately 50 acre(s). (K-9-I0 & L-10) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS; CITY COUNCIL ACTION, EASEMENTS INTERNAL TO THE SITE AND EASEMENT AT NORTHEAST CORNER. THE SITE PLAN FOR BUILDING PERMIT WAS DEFFERD TO 7/9/08. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project# 1003794**
08DRB-70238 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9)] **DEFERRED TO 7/9/08 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

5. **Project# 1004675**
08DRB-70257 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70259 EPC APPROVED SDP
FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for MCNANEY BUILDING INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) K, **VISTA DE LA LUZ**, zoned SU-1 PRD, located on COORS BLVD NW BETWEEN WESTERN TRAILS NW AND LEARNING RD NW containing approximately 2.78 acre(s). **THE SITE DEVELOPMENT PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND DISTANCE OF FACE-OF-CURB TO PROPERTY LINE. 3 COPIES OF BOTH SITE PLANS MUST BE PROVIDED TO PLANNING.**

08DRB-70269 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for MONTEREY LANDGROUP LLC request(s) the above action(s) for all or a portion of Tract(s) K, **VISTA DEL LA LUZ**, zoned SU-1, located on COORS NW BETWEEN SIVILLA NW AND WESTERN NW containing approximately 2.7555 acre(s). (F-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMPLETED SITE PLAN FOR SUBDIVISION.**

6. **Project# 1000650**
08DRB-70237 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART & ASSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) [*Deferred from 5/28/08, 6/4/08 & 6/11/08*] **DEFERRED TO 7/9/08 AT THE AGENT'S REQUEST.**

7. **Project# 1007017**
 08DRB-70255 EPC APPROVED SDP
 FOR BUILD PERMIT
 08DRB-70256 EPC APPROVED SDP
 FOR SUBDIVISION
 08DRB-70258 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
- NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE containing approximately 4.45 acre(s). (M-15) *[Deferred from 6/11/08]* **DEFERRED TO 7/9/08 AT THE AGENT'S REQUEST.**
8. ~~**Project# 1007015**~~
 08DRB-70275 AMENDED SDP FOR BP
- DORMANBREEN ARCHITECTS agent(s) for CHURCH OF ST JOSEPH ON THE RIO GRANDE request(s) the above action(s) for all or a portion of Lot(s) X-1-A1, **ABQ URBAN CENTER** zoned SU-3, located on ST JOSEPH'S DR NW BETWEEN ATRISCO DR NW AND COORS BLVD NW containing approximately 10 acre(s). (G-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FIRE MARSHALL'S APPROVAL AND FOR PLANNER'S APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**
9. **Project# 1006760**
 08DRB-70180 SITE DEVELOPMENT
 PLAN FOR BUILDING PERMIT
- YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) *[Deferred from 4/23/08, 5/7/08, 5/28/08 & 6/11/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PRIVATE SAS SERVICE EASEMENT ON LOT 5 AND TO TRANSPORTATION FOR COMMENTS.**

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

10. **Project# 1005354**
 08DRB-70271 EXT OF MAJOR
 PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** zoned S-M1& S-1, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.46 acre(s). (J-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1007033**
08DRB-70252 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL SURVEYS SOUTHWEST LTD agent(s) for GILFERD
PACHECO request(s) the above action(s) for all or a
portion of Lot(s) 5-8, Block(s) 7, **MESA PARK
ADDITION** zoned C-1, located on ZUNI RD SE
BETWEEN INDIANA ST SE AND KENTUCKY ST SE
containing approximately 0.3659 acre(s). (L-18) *[Deferred
from 6/11/08]* **DEFERRED TO 8/6/08 AT THE AGENT'S
REQUEST.**
12. **Project# 1005244**
08DRB-70268 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL CONSENSUS PLANNING agent(s) for K & M
DEVELOPMENT request(s) the above action(s) for all or a
portion of Lot(s) 17-20 13-19, Block(s) 29 & 30,
**RAYNOLDS ADDITION/ HUNING CASTLE
ADDITION** zoned SU-2 MFR, located on COAL AVE
SW BETWEEN 14TH ST SW AND LEAD AVE
containing approximately 1 acre(s). (K-13) *[Deferred from
6/18/08]* **THE PRELIMINARY/FINAL PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED TO
TRANSPORTATION FOR RIGHT-OF-WAY DEDICATION
AND TO PLANNING FOR SOLAR COLLECTORS NOTE
AND THE REMOVAL OF ZONING NOTE.**
13. **Project# 1003167**
08DRB-70199 MINOR FINAL PLAT
APPROVAL HIGH MESA CONSULTING GROUP agent(s) for
ALBUQUERQUE PUBLIC SCHOOLS FACILITIES
DESIGN & CONST request(s) the above action(s) for all or
a portion of Tract(s) A & B, **SOUTHWEST MESA "E"
SCHOOL LANDS OF APS**, zoned R-D/R-1, located on
90THE ST SW BETWEEN EUCARIZ AVE SW AND
TOWER/UNSER SW containing approximately 24.7481
acre(s). (L-9) **THE FINAL PLAT WAS APPROVED. A
COPY OF THE RECORDED PLAT MUST BE PROVIDED
TO PLANNING.**

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

14. **Project# 1007341**
08DRB-70270 SKETCH PLAT REVIEW
AND COMMENT WAYJOHN SURVEYING INC agent(s) for SLICE PIE
LLC request(s) the above action(s) for all or a portion of
Lot(s) 1-3, & 32-34, Block(s) 3, **EAST CENTRAL
BUSINESS ADDITION** zoned C-2, located on
CENTRAL AVE SE BETWEEN ELIZABETH ST NE
AND DOROTHY ST NE containing approximately 1.1641
acre(s). (L-21) **THE ABOVE ITEM WAS REVIEWED AND
COMMENTS GIVEN.**

15. **Project# 1007342**
08DRB-70272 SKETCH PLAT REVIEW
AND COMMENT

ERNEST H LEGER agent(s) for ERNEST H LEGER request(s) the above action(s) for all or a portion of Lot(s) 36, **ROSSITER ADDITION** zoned R-1, located on 11TH ST NW BETWEEN BELLROSE AVE NW AND GRIEGOS RD NW containing approximately .4598 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project# 1007343**
08DRB-70273 SKETCH PLAT REVIEW
AND COMMENT

ALBUQUERQUE CHINESE CHRISTIAN CHURCH agent(s) for ALBUQUERQUE CHINESE CHRISTIAN CHURCH request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 4, Tract(s) C, **HOPE PLAZA , NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on ALAMEDA NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 1.63 acre(s). (C-20) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. **Project# 1007344**
08DRB-70274 SKETCH PLAT REVIEW
AND COMMENT

LONNIE S YANES agent(s) for LONNIE S YANES request(s) the above action(s) for all or a portion of **DAVIS PEREA COURSON, 62ND ST NW ROW** located on 62ND ST NW BETWEEN DAYTONA NW AND CLOUDCROFT NW **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

18. Other Matters: None

Adjourned: 11:05

#8



DRB CASE ACTION LOG (EPC AMENDED SDP-BP)

REVISED 10/08/07

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.: 08DRB-70275

Project # 1007015

Project Name: ABQ URBAN CENTER

Agent: DORMANBREEN

Phone No.: 792-8160

Your request was approved on 6-27-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - Planner's approval
- Fire Marshall approval

- 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.**

Created On:

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1007015

On February 21, 2008, the Environmental Planning Commission approved Project # 1007015, 08EPC-40003, an amendment to a site development plan for building permit for all or a portion of tract X-1-A-1, ABQ Urban Center zoned SU-3, located on St. Joseph's Drive NW between Atrisco Drive NW and Coors Boulevard NW containing approximately 10 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit with the following exceptions:

1. Condition 7d calls for the trail along Atrisco to continue across the driveway with raised or pattern paving.
2. Condition 8 calls for the proposed sign to be non-illuminated as a result of being in close proximity to a residential neighborhood. The sign is approximately 75 feet away from a residential neighborhood. Council Bill R-458, Enactment No. 163-1989 in the Coors Corridor Plan states that "light sources shall be shielded so they are not visible from any point on residentially zoned property within 200 feet of the site property line."
3. Condition 10 requests a cross access easement to be entered into between the owners of tract X-1-A-1, the Archdiocese property and Tract X-1-A-2, the Oxbow Town Center Property. There have been ongoing discussions between the two parties and an apparent agreement; however, it has not yet been officially recorded.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQU



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007015

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP - Amd

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: June 25, 2008

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

06/17/2008 Issued By: E08375

Permit Number: 2008 070 275 **Category Code 910**

Application Number: 08DRB-70275, Amended Sdp For Bp

Address:

Location Description: ST JOSEPH'S DR NW BETWEEN ATRISCO DR NW AND COORS BLVD NW

Project Number: 1007015

Applicant

Church Of St Joseph On The Rio Grande

5901 St Josephs Dr Nw
Albuquerque NM 87120
839-7852

Agent / Contact

Dormanbreen Architects

Mark Baczek
10305 Timan Pl Nw
Albuquerque NM 87114

mbaczek@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

6/17/2008 12:12PM LOC: 4MMX
WSH 006 TRANSN 0020
RECEIPT# 00093466-00093466
PERMIT# 2008070275 TRS0MS
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$70.00
CHANGE \$0.00

Thank You

CROSS ACCESS EASEMENT

The Roman Catholic Church of the Archdiocese of Santa Fe, a Corporation Sole ("Grantor"), owner of Tract X-1-A1, University of Albuquerque Urban Center, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is acknowledged, does hereby give, grant and convey unto Oxbow Town Center, LLC, a New Mexico Limited Liability Company ("Grantee"), and owner of Tract X-1-A2, University of Albuquerque Urban Center, a perpetual access easement over and upon the South East Corner of Tract X-1-A1 for vehicular (including service vehicles) and pedestrian ingress and egress, to and from Tract X-1-A2 and the right of access to and from the public street currently known as St. Joseph's Drive NW, which is adjacent to both Grantor and Grantee properties, and shown on Exhibit "A", attached hereto.

The demolition and reconstruction of the existing curb-cut or driveway, if any, shall be performed by Grantee, at its expense, and in compliance with all applicable governmental regulations, approvals and ordinances.

Grantor and Grantee ("Party") shall indemnify, defend and save each other harmless for, from and against any and all demands, liabilities, damages, expenses, causes of action, suits, claims, and judgments, including reasonable attorney's fees and costs, arising from injury or death to persons or damage to property that occurs on the indemnifying Party's Tract. A Party may not be entitled to such indemnification for any damage caused by reason of its negligence, recklessness or willful misconduct, or the negligence, recklessness or willful misconduct of such Party's agents, servants, contractors, employees, tenants or invitees.

Grantor hereby covenants that Grantor is the true and lawful owner of Tract X-1-A1.

Grantor shall have the right to use the above described easement and for purposes not inconsistent with the rights hereby granted, provided Grantor shall not erect nor construct any building or other structure thereon nor conduct any activity which interferes with Grantee's exercise of the rights granted herein.

This Cross Access Easement is granted in favor of, and specific to the site plan for development of Oxbow Town Center, EPC Project # 1005357, as approved by the EPC on 04/12/07 and approved by the City Council on 09/17/07. Any material change to or deviation from such approved Oxbow Town Center approved development plan shall extinguish the Cross Access easement. At that time, this Cross Access Easement shall

Doc# 2009097257

08/26/2009 03:10 PM Page 1 of 3
EASE R-313 00 M. Toulouse Oliver, Bernalillo County



become null and void and Grantee shall have no further rights to this easement and Grantor shall have no further obligation to Grantee as the servient tenement.

WITNESS my hand and seal this 25th day of August, 2009.

By + Michael J. Sheehan
† Most Reverend Michael J. Sheehan,
Archbishop & President



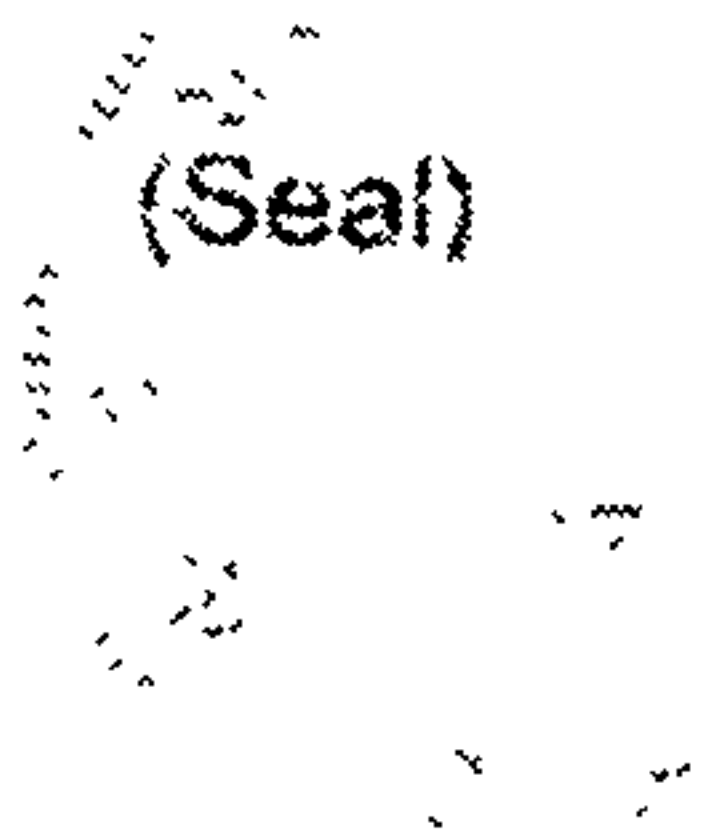
ACKNOWLEDGMENT BY CORPORATION

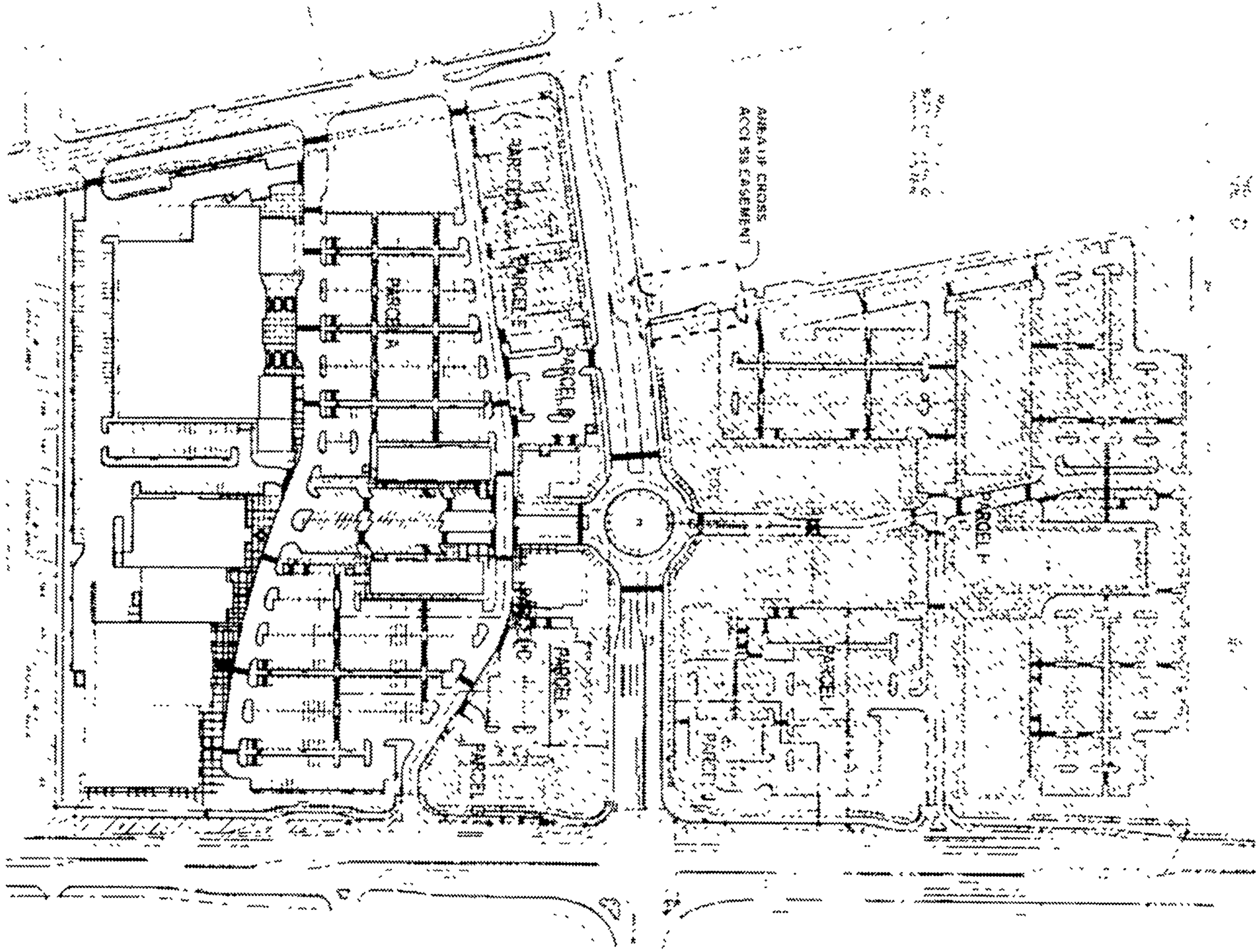
STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 25th day of August, 2009, by Most Reverend Michael J. Sheehan, Archbishop & President, of the Roman Catholic Church of The Archdiocese of Santa Fe, a New Mexico sole corporation, on behalf of said corporation.

My Commission Expires: 12/21/2011

Kathy Corder
Notary Public





AREA UP CROSS ACCESS EASEMENT

AREA UP CROSS ACCESS EASEMENT

AREA UP CROSS ACCESS EASEMENT



SITE PLAN


1" = 100'

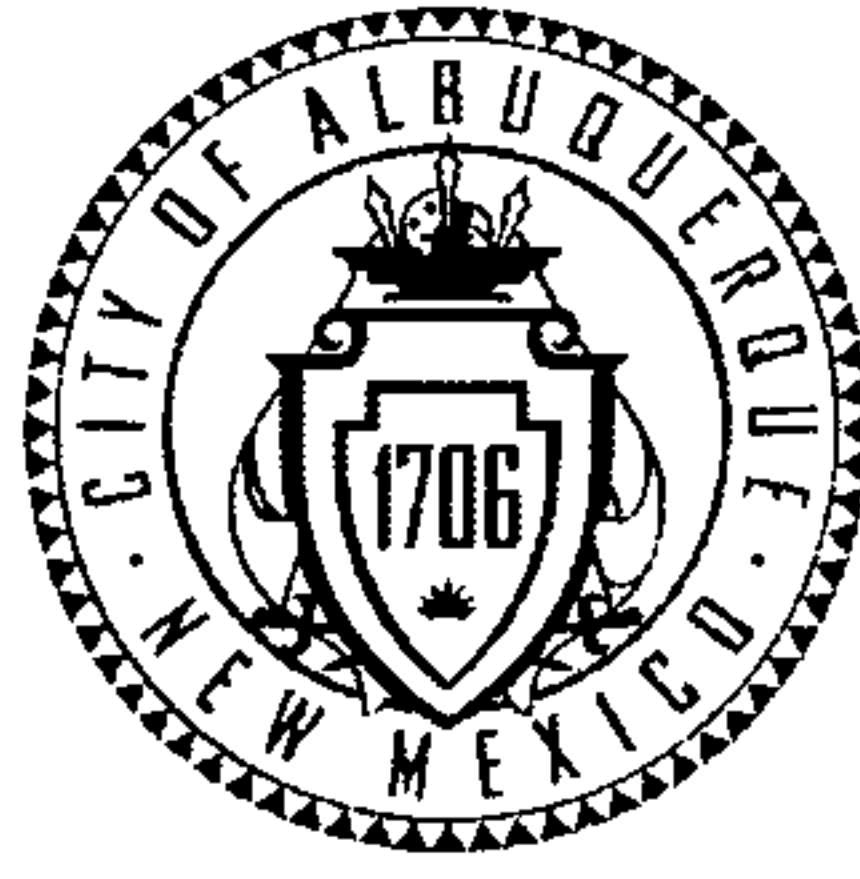
NOTE: ALL DIMENSIONS AND CORNER POINTS SHALL BE AS SHOWN ON THE SURVEY MAP DATED 11/11/08 BY W. W. W. & ASSOCIATES, INC.

NOTE: SEE SHEET AS101 FOR NOTES AND DIMENSIONS

AREA UP CROSS ACCESS EASEMENT

EXHIBIT A

AS8	OXBOW TOWN CENTER	
	SITE PLAN FOR BUILDING PERMIT	



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

Date: February 22, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007015***
08EPC-40003 AMEND SITE DEVELOPMENT
PLAN - BLD PRMT

Church of St. Joseph on the Rio Grande
5901 St. Josephs Dr. NW
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of tract X-1-A1, ABQ URBAN CENTER zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN ATRISCO DR NW AND COORS BLVD NW containing approximately 10 acres. (G-1) Randall Falkner, Staff Planner

On February 21, 2008 the Environmental Planning Commission voted to approve Project 1007015/ 08EPC 40003, to amend a site development plan for building permit, for tract number X-1-A1 based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This proposal is a request to amend an approved site development plan for building permit for a 10 acre property (The Church of St. Joseph on the Rio Grande) located on St. Josephs Drive NW between Atrisco Drive NW and Coors Boulevard NW. The Church of St. Joseph on the Rio Grande occupies Tract X-1-A1 of the University of Albuquerque Urban Center. The 2008 site development plan for building permit amends the 1999 site development plan for building permit by deleting the soccer field and by changing the footprint of the buildings and parking lot.
2. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan, the Coors Corridor Plan, and the University of Albuquerque Sector Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5d – The location and intensity of this request does respect existing neighborhood values and environmental conditions.
 - b. Policy II.B.5g – Development has been carefully designed to conform to topographical features and includes a multi-use trail and a bicycle lane.

OFFICIAL NOTICE OF DECISION
FEBRUARY 21, 2008
PROJECT #1007015
PAGE 5 OF 5

10. A cross access easement shall be entered into between the owners of Tract X-1-A-1, the Archdiocese property and Tract X-1-A-2, the Oxbow Town Center Property.
11. The grading and drainage plan for the property shall be consistent with the conceptual grading and drainage approved for tracts A-1-A-2 and Project 1005357.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 7, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

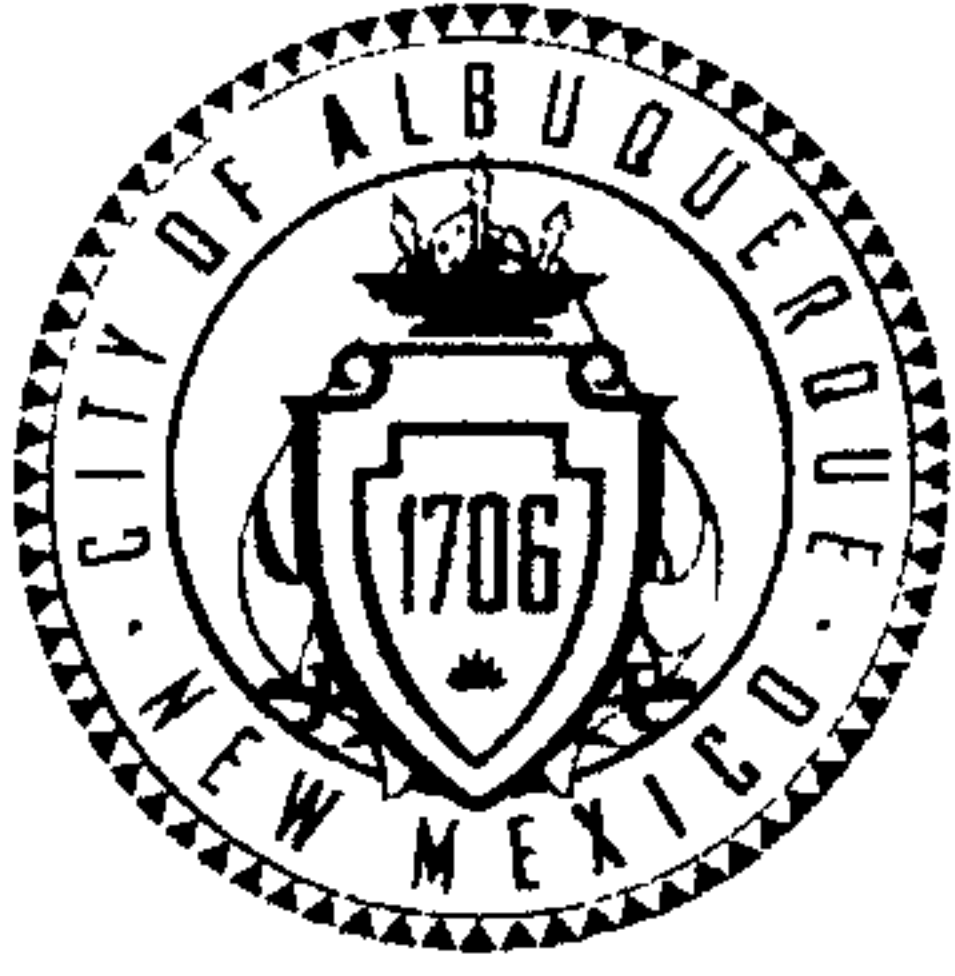
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/RF/ac

cc: Dorman Breen Arch., 10305 Timan Pl. NW, Albuquerque, NM 87114
Colin Semper, Rancho Encantado, 5809 Mesa Sombra Pl. NW, Albuquerque, NM 8712
Blane Wilson, Rancho Encantado, 5928 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Matt Myers, 1401 Central Ave. NW, Albuquerque, NM 87104




City of Albuquerque

Planning Department

Martin J. Chavez, Mayor

Interoffice Memorandum

June 24, 2009

To: K.C. Baca, CIP Program Manager, Department of Municipal Development
From:  Richard Dourte, PE, City Engineer, Planning Department
Subject: Refund Impact Fees

The building permit obtained by Dancel, LLC (permit no. 891401) required Roadway Facility Impact fee payment. Originally the impact fee was paid in cash, after payment was made Dancel, LLC desired to utilize impact fee credits for the full amount of the fee that was assigned to them (copy attached). Thus a refund of the original fee (\$97,143.38) is being requested. Please authorize a refund payment of \$97,143.38, check payable to, and mail to the following address:

Dancel, LLC
4601 Hacienda Del Sol
Tuscon, AZ 85718

Please feel free to contact me at 924-3999 if you have questions or need additional information. Thank you for your assistance.

Attachments: Letter of Request, Requisition Request, Form W-9, Impact Fees Summary Sheet w/Treasury Receipt, Notice of Assignment of Credits

cc: Jack Cloud, Impact Fee Administrator



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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Dorman Breen Architects PHONE: 792.8160
 ADDRESS: 10305 Timan Pl. NW FAX: same
 CITY: ALB STATE NM ZIP 87114 E-MAIL: dormanbreen-west@comcast.net

APPLICANT: Church of St. Joseph on the Rio Grande PHONE: 839-7952
 ADDRESS: 5901 St. Joseph's Dr. NW FAX: 839-7955
 CITY: ALB STATE NM ZIP 87120 E-MAIL: sjrg@qwest.net

Proprietary interest in site: owner List all owners: The Archdiocese of Santa Fe

DESCRIPTION OF REQUEST: Amendment to Site Development Plan for Building Permit

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. X-1-A1 Block: - Unit: -
 Subdiv/Addn/TBKA: ABQ Urban Center
 Existing Zoning: SU-3 Proposed zoning: same
 Zone Atlas page(s): G-11-2 UPC Code: 1-011-060-171484-20846 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.): 2-99-70
2-97-93/SD 80-3-5, DRB 99-237, 1007015 EPC

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: one No. of proposed lots: one Total area of site (acres): 10 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: on St. Joseph's Dr NW
 Between: Atrisco Dr NW and Coors Blvd NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12/18/07

SIGNATURE Mark Baczek DATE 6/17/08
 (Print) Mark Baczek Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70275</u>	<u>ASBP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				<u>\$ 70.00</u>

Hearing date June 25, 2008

Yan 6/17/08
 Planner signature / date

Project # 1007015

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

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Mark Baur
Applicant name (print)

Mark Baur 6/17/08
Applicant signature / date

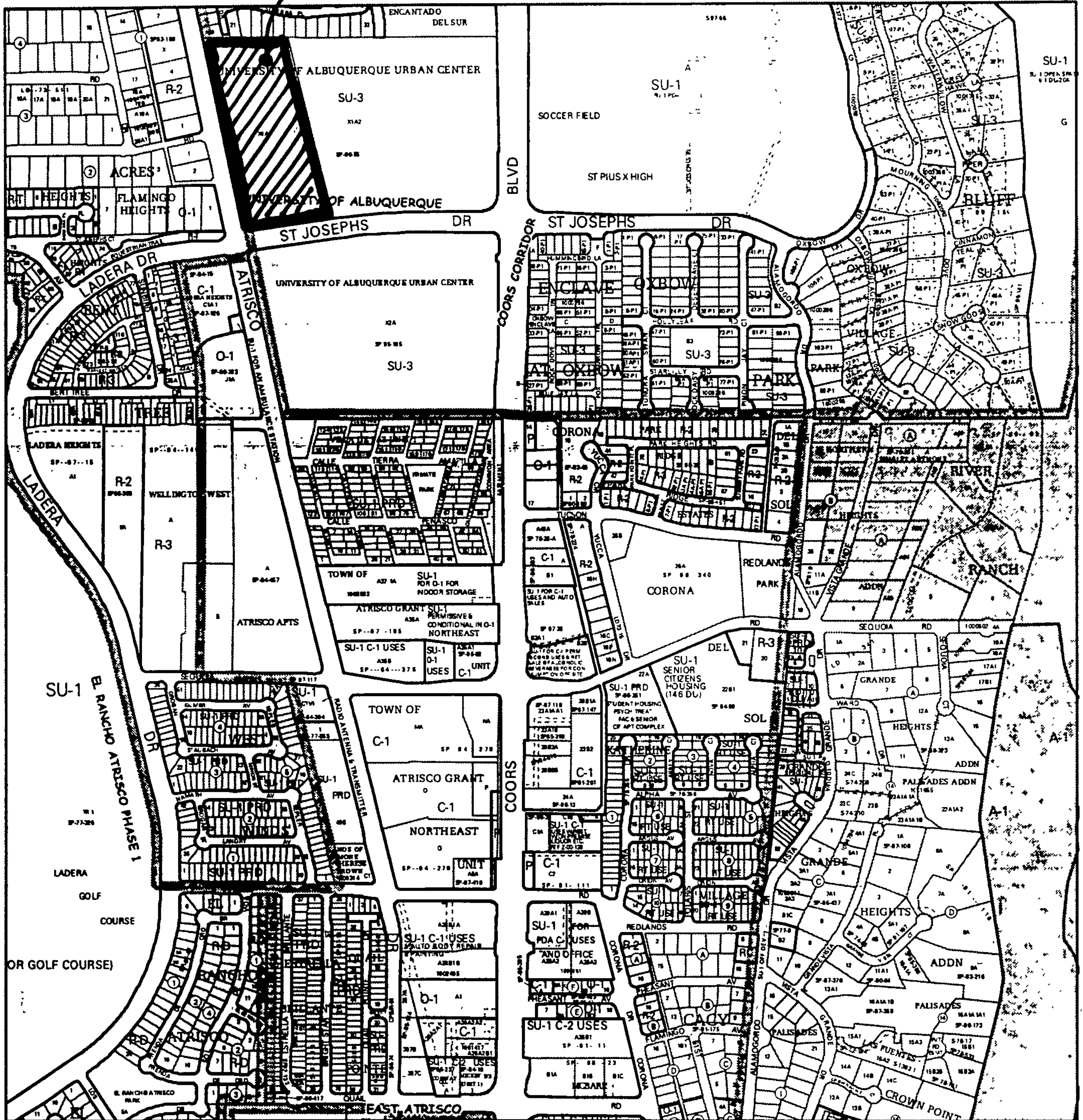


Form revised October 2007


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - _____ - 70275

[Signature] 6/17/08
Planner signature / date

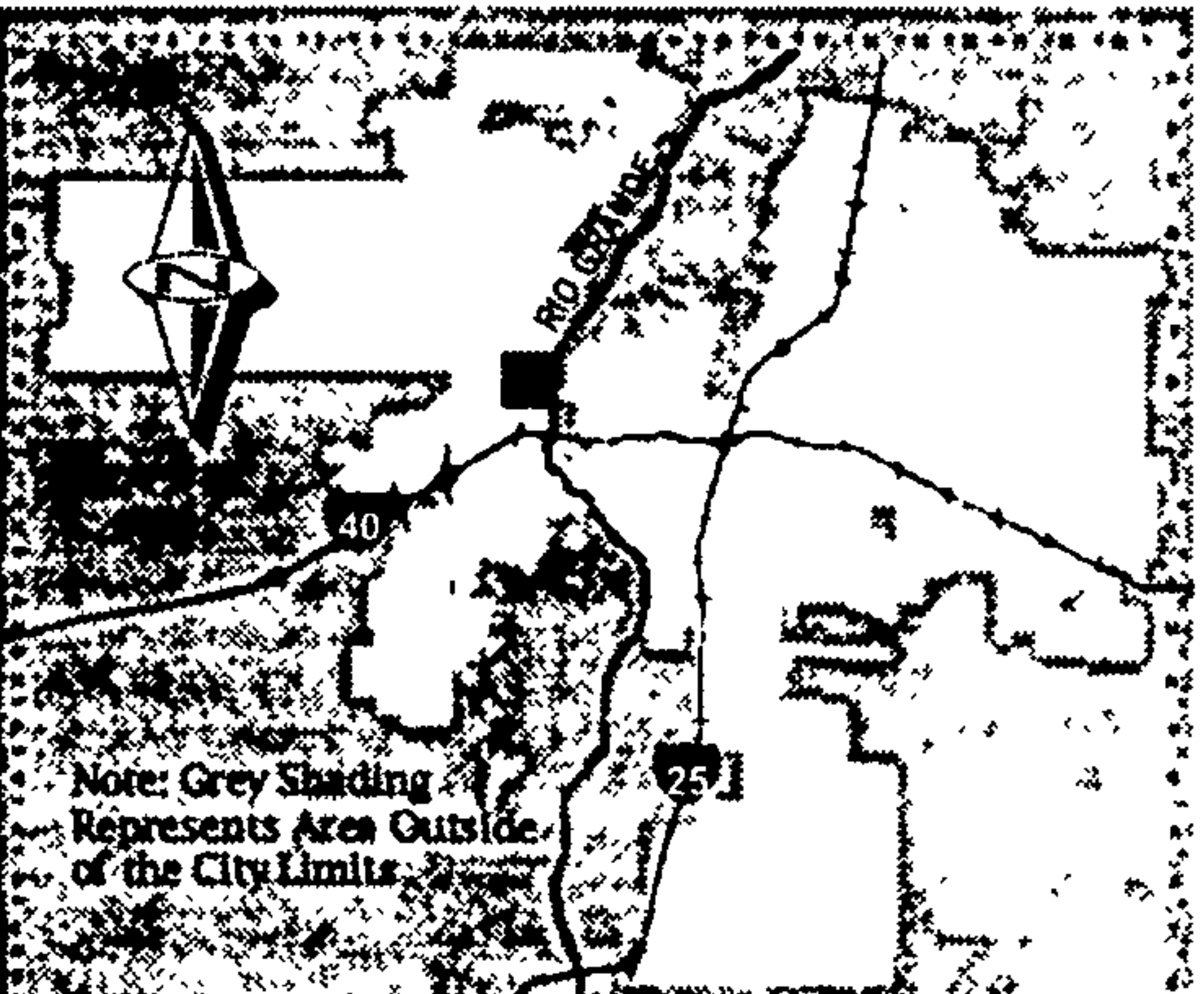
Project # 1007015



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



Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
G-11-Z

Selected Symbols

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

0 750 1,500 Feet



**To: The City of Albuquerque
Planning Department**

Assignment of Dorman Breen Architects as Owner's Agent

Project: Church of the St. Joseph on the Rio Grande

Property:

Legal Description: Tract X-1-A1 of Albuquerque Urban Center, within the Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico.

I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to the Site Development Plan for Building Permit for the Church of St. Joseph on the Rio Grande

Property Owner: *John R. Huckmole* Date: 1/7/08



**REQUEST FOR D.R.B. APPROVAL TO AMEND
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Regarding:

Church of St. Joseph on the Rio Grande

5901 St Joseph's Drive N.W.

Albuquerque, New Mexico 87120

Ofc: (505) 839-7952

Rev. Lambert Joseph Luna

Legal Description: Tract X-1-A1 of ABQ Urban Center

Location: Located at the northeast corner of St Joseph's Drive & Atrisco Drive.

ACTION REQUESTED OF THE DRB:

Amendment to Site Development Plan approved by EPC/DRB in 1999.

The previously approved '99 Site Development Plan for Building Permit depicted the now existing church & proposed future construction - including a soccer field, parking lot extensions, a parish hall, an education facility and 3 additions to the church; those additions being a meeting rooms, a chapel & office extension.

The proposed 2008 edition of the Site Development Plan for Building Permit illustrates the same proposed construction intentions with the following exceptions: the soccer field has been deleted and the footprint of the buildings and parking lot have changed, relative to the '99 plans. These changes & the passage of 8 years since the previous approval require an amendment to the previously approved '99 Site Development Plan for Building Permit. Upon approval of the proposed site plan the church will apply for a building permit for the office extension & meeting rooms.

Local Agent for the church:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ Ofc & Fax: 792-8160

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
- ~~NA~~ G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- ~~NA~~ J. Elevation drawing of refuse container and enclosure, if applicable. **EXISTING**

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 249 provided: 476

Handicapped spaces required:	<u>8</u>	provided:	<u>20</u>
Motorcycle spaces required:	<u>5</u>	provided:	<u>6</u>
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 12 provided: 12
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 -PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 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
- NA 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
- NA 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.