



COMPLETED
8.6.08 YS

DRB CASE ACTION LOG (SDP – BUILDING P.)

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-70329

Project # 1007313

Project Name: BOSQUE PLAZA SUBDIVISION

Agent: JOHN FRIEDMAN

Phone No.: 865-0111

Your request was approved on 7/30/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

→ TRANSPORTATION: see comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

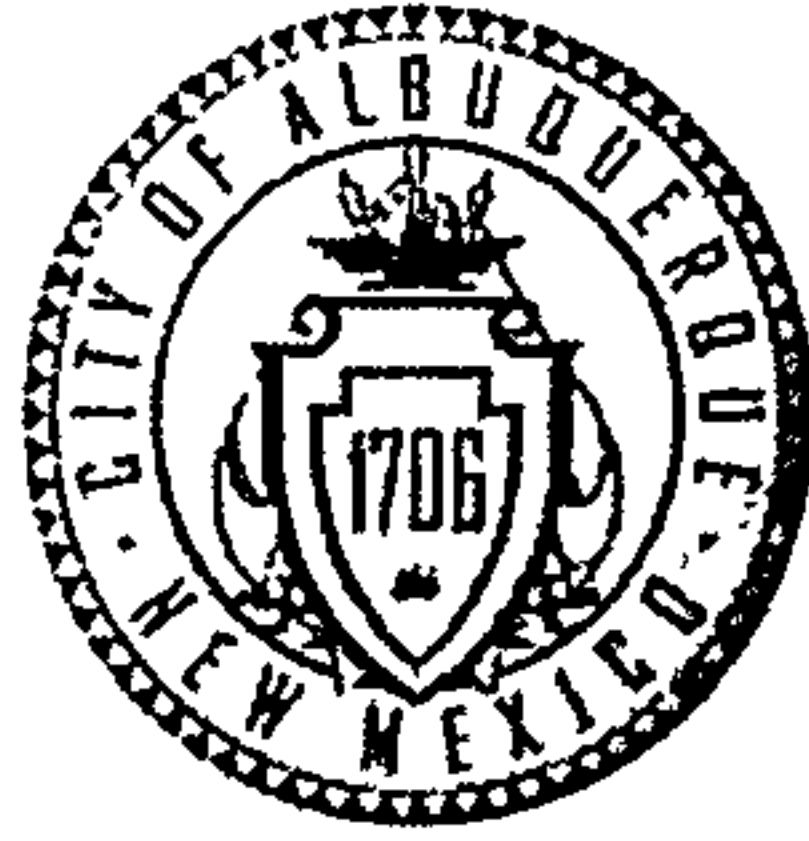
→ PLANNING (Last to sign): add Fire Hydrant, move
sewer service, sign after 8-1-08

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

July 30, 2008
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# 1007137**
08DRB-70097 VACATION OF PUBLIC
RIGHT-OF-WAY
ISMELDA F. FLORES request(s) the above/ referenced
action(s) for all or a portion of the alley at the rear of Lot(s)
1, Block B, **CACY SUBDIVISION** zoned R-2, located on
the east side of CORONA DR NW BETWEEN
PHEASANT AVE NW AND FLAMINGO AVE NW. (G-
11) [Deferred from 3/26/08, 5/7/08 & 7/16/08] **DEFERRED
TO 10/29/08 AT THE AGENT'S REQUEST.**
2. **Project# 1003604**
08DRB-70298 VACATION OF PUBLIC
EASEMENT
ALPHA PROFESSIONAL SURVEYING agent(s) for
ANTHONY MONTOYA JR request(s) the above action(s)
for all or a portion of Lot(s) A, **MIRA MESA ESTATES**
zoned R-2, located on TELSTAR LOOP NW BETWEEN
68TH ST NW AND GLENRIO RD NW containing
approximately .2353 acre(s). (J-10) **DEFERRED TO 8/6/08
AT THE AGENT'S REQUEST.**
3. **Project# 1007139**
08DRB-70299 VACATION OF PUBLIC
EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR
SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR
SUBDIVISION
MARK GOODWIN AND ASSOCIATES PA agent(s) for
JUAN TABO HILLS LLC request(s) the above action(s)
for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO
HILLS Unit(s) 1**, zoned RD, SU-1, located on JUAN
TABO BLVD SE BETWEEN GULFSTREAM DR SE
AND TIJERAS ARROYO containing approximately
14.3953 acre(s). (M-22) **DEFERRED TO 8/20/08 AT THE
AGENT'S REQUEST.**

4. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC
EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR
SWDK CONST
08DRB-70302 MAJOR - SDP FOR
SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) **DEFERRED TO 8/27/08 AT THE AGENT'S REQUEST.**

5. **Project# 1003688**
08DRB-70290 VACATION OF PUBLIC
EASEMENT
08DRB-70291 VACATION OF PRIVATE
EASEMENT

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A**, zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-9100906413032322306) [Deferred from 7/23/08] **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006976**
08DRB-70327 EPC APPROVED SDP
FOR BUILD PERMIT

DAVID OBERSTEIN agent(s) for MEMORIAL VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A, **SECTION 21, T. 10 N. R 3E NMPM** zoned SU-2 / RO, located on CENTRAL SE BETWEEN ELM SE AND GOLD AVE SE containing approximately 2.27 acre(s). (K-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO PROVIDE A COPY OF 1953 PLAT AND FOR COMMENTS AND TO PLANNING TO SHOW FIRELINE AND EXISTING WATER METERS ON SITE PLAN.**

7. **Project# 1007313**
08DRB-70329 EPC APPROVED SDP
FOR BUILD PERMIT

JOHN FRIEDMAN, AIA agent(s) for DR CHARLES PACE request(s) the above action(s) for all or a portion of Lot(s) 3, **BOSQUE PLAZA SUBDIVISION** zoned C-1 (CS), located on BOSQUE PLAZA LANE, NW BETWEEN LA ORILLA, NW AND COORS BLVD NW containing approximately .5161 acre(s). (E-12) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING TO ADD FIRE HYDRANT AND TO MOVE SEWER SERVICE AND TO SIGN AFTER 8/1/08.**

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

GEORGE RAINHART & ASSSOC. 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, 6/25/08, 7/9/08 & 7/23/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO CITY ENGINEER FOR SIA AND FOR SOLID WASTE SIGN OFF. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

9. **Project# 1001449**
08DRB-70332 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for DT KABD DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2**, zoned C-1, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

10. **Project# 1004607**
08DRB-70334 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Block(s) 15 & 16, **VISRA VIEJA Unit(s) 3**, zoned RD, located on GROUNDSEL RD NW BETWEEN METE SOT NW AND VISTA TERRAZA DR NW containing approximately 6.32 acre(s). (D-9) **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**

11. **Project# 1004300**
08DRB-70330 EXT OF MAJOR
PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 9, **TRACT A, NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2/M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 containing approximately 1.9986 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project# 1007314**
08DRB-70331 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

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 SE AND DOROTHY ST SE containing approximately 1.1641 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. AGIS DXF FILE MUST BE PROVIDED TO PLANNING IN ADDITION TO A COPY OF THE RECORDED PLAT.**

13. **Project# 1007342**
08DRB-70336 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ERANEST H LEGER agent(s) for ERANEST H LEGER request(s) the above action(s) for all or a portion of **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 PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

14. **Project# 1006982**
08DRB-70328 SKETCH PLAT REVIEW
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for KBCK, LLC request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 3, **FRANCISCAN ACRES** zoned SUK-2, R-T, located on BROADWAY BLVD SE BETWEEN MENAUL BLVD SE AND INTERSTATE 40 containing approximately .338 acre(s). (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

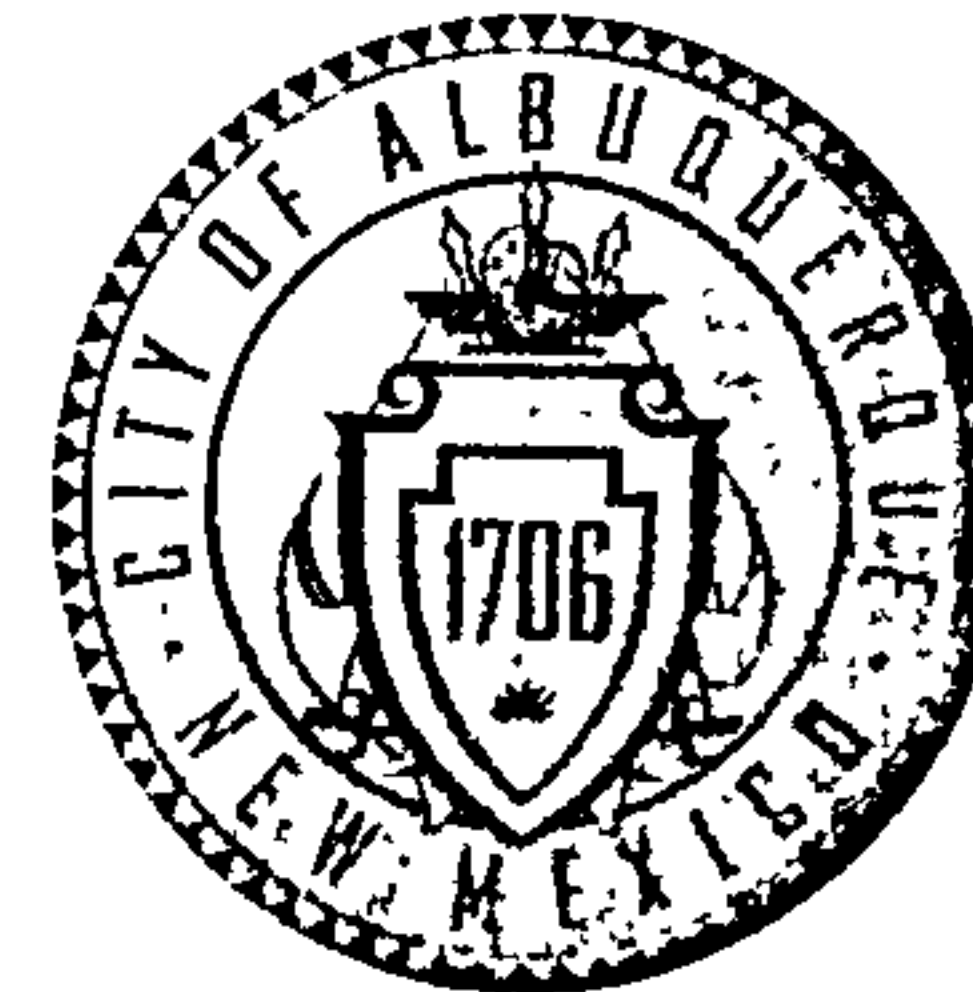
15. **Project# 1006936**
08DRB-70335 SKETCH PLAT REVIEW
AND COMMENT

RIO GRANDE SURVEYING CO agent(s) for COA REAL ESTATE OFFICES request(s) the above action(s) for all or a portion of Block(s) 29, **TRANSPORTATION CENTER SUBDIVISION** zoned SU-3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters: None.

ADJOURNED: 11:30

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007313

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 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: July 30, 2008

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

07/22/2008 Issued By: E08375

.....
Permit Number: 2008 070 329 **Category Code 910**

Application Number: 08DRB-70329, Epc Approved Sdp For Build Permit

Address:

Location Description: BOSQUE PLAZA LANE, NW BETWEEN LA ORILLA, NW AND COORS BLVD NW

Project Number: 1007313

Applicant
Dr Charles Pace

Agent / Contact
John Friedman, Aia

4824 McMahon Blvd Nw Suite 118
Albuquerque NM 87114
898-1595

Po Box 328
871031
865-0111

Application Fees

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

City Of Albuquerque
Treasury Division

7/22/2008 10:31AM LOC: ANX
USH 009 TRANSW 0002
RECEIPT# 00094242-00094242
PERMIT# 2002070329 TRSSVG
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

INTER-OFFICE MEMO

DATE: July 28, 2008
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *cll*
RE: Project #1007313, Bosque Plaza Office Building

On July 17, 2008, the EPC voted to approve a Site Development Plan for Building Permit for Lot 3 of Bosque Plaza, zoned C-1 (SC).

Staff met with the applicant, Anthony Sanchez of Village Architects, on July 21, 2008, to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit satisfactorily meets the EPC conditions of approval, as elaborated in the Official Notification of Decision, with the exception of Condition 10D.

Condition 10D-Clean-Up: Staff cannot locate the Grading & Drainage plan, which may have been inadvertently omitted from the DRB folder. The legal description on the Grading & Drainage plan needs to be corrected to read "Lot 3" and not "Lot 6-A".

Staff offers the following observation and suggestion:

- Condition 7B-Lighting: The applicant has voluntarily lowered the light pole height to 14 ft. instead of 16 ft. as indicated. The 14 ft. is preferable for the nearby homes.
- Landscaping Plan: Add a keyed note #24 to match keyed note #40 on Sheet 1, to indicate the 12 inch curb breaks for water reuse.

If you have any questions regarding this case, please call me at 924-3935.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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): John Friedman, AIA PHONE: (505)865-0111

ADDRESS: PO Box 328 FAX: (505)865-0111

CITY: Los Lunas STATE NM ZIP 87031 E-MAIL: jfriedman1@qwestoffice.net

APPLICANT: Dr. Charles Pace PHONE: (505)898-1595

ADDRESS: 4824 McMahon Blvd, NW, Suite 119 FAX: (505)898-0846

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: N/A

Proprietary interest in site: Owner 100% List all owners: _____

DESCRIPTION OF REQUEST: The owner seeks plan approval for a 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. 3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Bosque Plaza Subdivision

Existing Zoning: C-1 (cs) Proposed zoning: Same

Zone Atlas page(s): E-12-Z UPC Code: 101206243647710204 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.):
1004167, 1002397, 1001888

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): .5161 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Bosque Plaza Lane, NW

Between: La Orilla, NW and Coors Blvd., NW

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

SIGNATURE Anthony J. Sanchez for John P. Friedman

DATE 7-22-08

(Print) Anthony J. Sanchez

Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

~~70329~~ 70329

~~06055~~ _____

Action

FSBP

CMF

S.F.

Fees

\$ 0

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

\$ 0

Hearing date July 30 2008

Valp

7-21-08
Planner signature / date

Project # 1007313

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)** *\$ 20*
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - ~~NA~~ 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
 - ~~NA~~ 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.

Anthony J. Sanchez **Anthony J. Sanchez**
 Applicant name (print)
Anthony J. Sanchez **7-22-08**
 Applicant signature / date



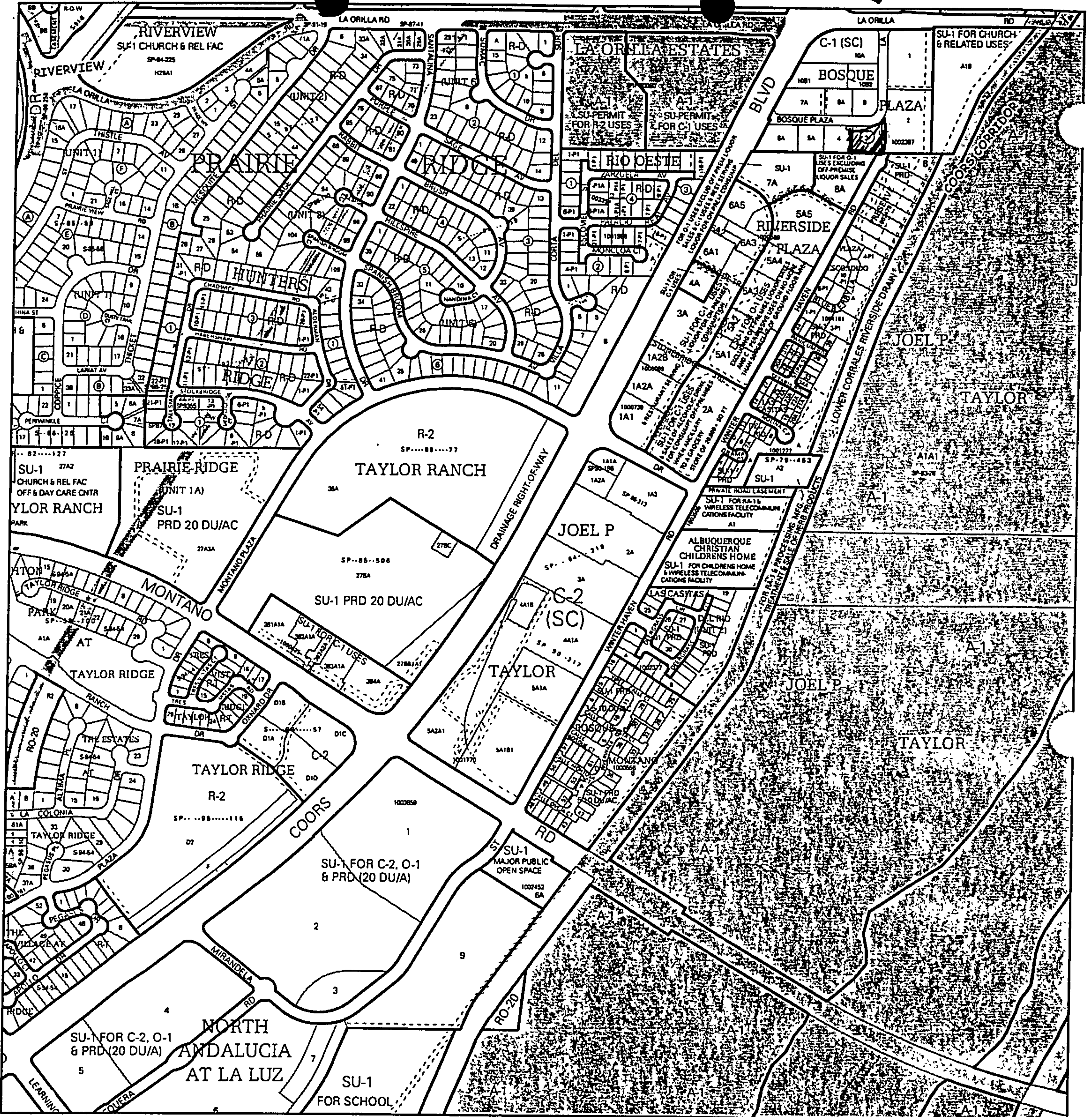
Form revised October 2007

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

Application case numbers
08DRB - 70329

[Signature] **7-21-08**
 Planner signature / date
 Project # **1007313**

SITE



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

Map amended through: 2/8/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-12-Z

Selected Symbols

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

0 750 1,500 Feet



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

Date: July 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007313***
08EPC-40059 SITE DEVELOPMENT -
BUILDG PRMT

John Friedman AIA, Village Architects
P.O. Box 328
Los Lunas, NM 87031

LEGAL DESCRIPTION: for all or a portion of
lot 3, BOSQUE PLAZA SUBDIVISION, zoned
C-1 (SC), located on Bosque Plaza Lane NW
between Coors Blvd. NW and La Orilla Rd. NW,
containing approximately .5161 acre. (E-12)
Catalina Lehner, Staff Planner

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1007313/08EPC 40059, a Site Development Plan for Building Permit for Lot 3, Bosque Plaza, zoned C-1 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lot 3 of the Bosque Plaza shopping center, an approximately 0.5161 acre site located in Bosque Plaza near the southeast corner of the intersection of Coors Boulevard and La Orilla Road. The applicant proposes to construct a 5,005 square foot office building for a medical practice.
2. The subject site is located in the Bosque Plaza shopping center, which is zoned C-1 (SC). An office use is permissive in the C-1 Neighborhood Commercial zone.
3. The EPC approved design standards for the Bosque Plaza shopping center at its July 20, 2006 hearing (Project #1004167, 05EPC-1225). The Bosque Plaza Design Standards (BPDS) apply to the current request.

OFFICIAL NOTICE OF DECISION

JULY 17, 2008

PROJECT #1007313

PAGE 2 OF 6

4. The request *further*s the following applicable Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Adding an office building would increase land use variety in the immediate area, since Bosque Plaza currently contains only commercial uses.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. Urban services are available, and their provision is not likely to disrupt the integrity of the nearby neighborhood.
 - C. Policy II.B.5d-neighborhood values/natural environmental conditions. The location and design of the proposed building will respect existing natural environmental conditions and scenic resources. There is general neighborhood support.
 - D. Policy II.B.5i-employment/service use location. The traffic, noise and lighting associated with the proposed office building are unlikely to adversely affect nearby residential uses.
 - E. Policy II.B.5l-design quality/innovation. The proposed Territorial Revival design is appropriate to the plan area and contains high-quality elements.

5. The request *partially further*s the Activity Centers Goal in the Comprehensive Plan and West Side Strategic Plan (WSSP) Policy 1.1. The proposed small office building would be located outside of the originally designated activity center but within a previously approved shopping center site. The Bosque Plaza shopping center can be considered part of a smaller de-facto neighborhood activity center developing at Coors Boulevard/La Orilla Road.

6. The request *further*s the following West Side Strategic Plan (WSSP) policies:
 - A. Policy 3.12 (Taylor Ranch)-contiguous location for growth. The location in Taylor Ranch is appropriate for growth and efficient for receiving City services.
 - B. Policy 3.18 (Taylor Ranch)-Bosque preservation. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward it.

7. The request *partially further*s the following WSSP policies:
 - A. Policy 3.16 (Taylor Ranch)- uses in activity centers. The proposed office use would be appropriate in a designated activity centers, though it will develop in a previously approved de facto neighborhood activity center instead.
 - B. Policy 4.10-land use/vehicle alternatives. Non-vehicular travel is generally supported, though the siting of the proposed building precludes direct connection to a future building on the lot adjacent to the west.

8. The request *further*s the following applicable policies in the Coors Corridor Sector Development Plan (CCSDP):
 - A. Policy 4.a.3-New Development. The proposed new building will be compatible with the natural landscape and built environment in the area, and will not detract from the Bosque setting.
 - B. Policy 4.d.1-Signage. The request fulfills the purpose of the CCSDP by including signage that is compatible with its surroundings and sensitive to the character of the area.

9. The request *complies* with the following CCSDP regulations:
 - A. Design regulation 1 (4.b.5.B.1)- landscaping “in” and “around” the paved area. The proposed parking lot area landscaping will have sufficient trees, shrubs and native turf to meet this requirement.
 - B. Architectural Design A, Design Guideline 3- “trade-mark” buildings. The proposed building is not generic franchise architecture.
 - C. Architectural Details B, Design Guideline 2- compatibility with the built and natural environment. The proposed colors will be compatible with the visual environment in the area.
10. The proposed building *complies* with the CCSDP regulations for view preservation, Policy 4.c.1 and Design Regulation 1. Because the subject site is located in Segment 3, view preservation design regulations apply. The proposed one-story building (16 ft. tall) will not penetrate the view plane and will not impact scenic resources. Nor will it penetrate above the view line of the Sandia Mountains as seen from four feet above Coors Boulevard.
11. Overall the request demonstrates a high degree of compliance with the Bosque Plaza Design Standards (BPDS), with a few exceptions. The proposed sidewalk along the main façade is 10 ft. Though a 15 ft. sidewalk is required, the proposed sidewalk is appropriate given the physical limitations of many patients who visit the pain management center. The plant palette does not include climbing rose, which the applicant desires in the patio area. Light poles within 150 ft. of a residential zone cannot exceed 16 ft. tall.
12. Regarding Zoning Code compliance, the parking calculations need correction, the sidewalk on the building’s northern side is required to be wider, a light pole is required to be lowered, and a bench is required on the eastern elevation side. These issues can be remedied through the application of conditions of approval.
13. A facilitated meeting was held. The Taylor Ranch Neighborhood Association (NA), the Coors Trail NA and the Alban Hills NA attended. The neighbors expressed support for the project and had a few concerns, which the applicant has since addressed. Staff has received no comments as of this writing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The site development plan for building permit shall comply with all of the Bosque Plaza Design Standards (BPDS) in the approved Bosque Plaza site development plan for subdivision (Project #1004167, 05EPC-1225), with the exception of the following: A) the sidewalk along the entrance (eastern) side of the building shall be 10 ft. wide (C-4), and B) climbing rose shall be allowed in the patio area (plant palette).
4. Parking Calculations:
 - A. The parking calculations shall be revised based on the office use.
 - B. A transit credit shall not be taken since the subject site is over 300 ft. from Coors Blvd.
5. Pedestrian & Bicycle Circulation:
 - A. Pursuant to Zoning Code §14-16-3-1(H)(1), the sidewalk on the northern side of the building shall be 6 ft. wide.
 - B. The bicycle rack shall be relocated to the north side of the patio, facing Bosque Plaza Lane (C-8).
6. Landscaping:
 - A. The quantity, water requirements and scientific name of all plantings shall be added to the landscaping plan.
 - B. The Blue mist spirea near the monument sign shall be relocated to the northwest corner and a shorter plant shall be installed near the monument sign.
 - C. To avoid a monoculture, a few of the trees shall be a different variety chosen from the design standards palette.
 - D. A note shall be added to indicate that irrigation from water re-use is supplemental, not primary.
 - E. The planting detail shall be updated.
 - F. Street trees shall be placed between the sidewalk and the curb.
7. Lighting:
 - A. The light pole near the southeast corner of the subject site shall not be more than 16 ft. tall pursuant to Zoning Code §14-16-3-9(F) and BPDS E-2b.
 - B. A note shall be added to the site plan and the light pole detail to indicate that one light pole, closest to the residences shall be 16 ft. tall and the other shall be 18 ft. tall.
 - C. Two notes shall be added to the site development plan to indicate that the request will comply with Night Sky requirements (E-1b) and that high pressure sodium lighting is prohibited (E-1d).

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8. Utilities:
Of the plants proposed to screen the transformer, the taller plant (Blue Mist Spirea) shall be used on the northern side which is visible from Bosque Plaza Lane.
9. Outdoor Space:
A bench shall be added north of the main entrance to comply with Zoning Code §14-16-3-18(C)(3), which requires outdoor seating for façades greater than 100 ft. in length.
10. Minor "Clean Up":
 - A. The "not to scale" NTS shall be removed from the light pole detail.
 - B. Keyed note 35 shall specify the distance from the subject site to Coors Blvd.
 - C. Keyed note 40 shall state that the curb breaks are for water re-use.
 - D. The legal description on the grading and drainage plan shall read "Lot 3", not "Lot6A."
11. CONDITIONS FROM THE CITY FORESTER:
 - A. 3-5 bubblers shall be provided for each tree, 3-4' from trunk or drip tape circle.
 - B. Planting hole shall be 2 to 4 times as wide as the rootball, with sloped sides.
12. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.

PROTEST: 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, WHICH IS BY AUGUST 1, 2008.

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APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY AUGUST 1, 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.

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/CL/ac

cc: Brett Lopez, Taylor Ranch NA, 4815 Northern Trail NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Janet Laros, Coors Trail, 2924 River Willow Tr. NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail, 2715 Pueblo Grande NW, Albuquerque, NM 87120



July 21, 2008

To: City of Albuquerque Development Review Board

From: John Friedman, Agent for Owner
Village Architects, LLC

Re: Site Development Plan for Building Permit
Lot 3 - Bosque Plaza Subdivision
3260 Bosque Plaza Lane, NW
Albuquerque, NM 87120

Case number 08EPC 40059 went before the Environmental Planning Commission on Thursday, July 17, 2008. Based on the conditions put forth at that meeting and the conditions listed in the Staff Report, we have made the necessary changes to the Site Development Plan. The following explanations describe how each EPC condition has been met:

Staff Report

1. Parking Conditions

- a. **The parking calculations shall be revised based on the office use.**
We have revised our parking calculations (Site Development Plan - Sheet 1) based on City of Albuquerque Zoning Code 14-16-3-1 to reflect the office use of the building.
- b. **A transit credit shall not be taken since the subject site is over 300 ft. from Coors Boulevard.**
This line item on our parking calculations has been removed from our site development plan.

2. Pedestrian and Bicycle Circulation

- a. **The sidewalk on the northern side of the building shall be 6 ft. wide.**
We have adjusted the width of the northern sidewalk to be 6 ft. wide pursuant to Zoning Code 14-16-3-1(H)(1)
- b. **The bicycle rack shall be relocated to the north side of the patio facing Bosque Plaza Lane.**
We have relocated the bike rack to the location indicated in the Staff Report.

▼ILLAGE ▲ARCHITECTS, LLC
PO BOX 328◆LOS LUNAS NM
87031◆(505)865-0111
(505) 865-9798

3. Landscaping

- a. **The quantity, water requirements and scientific name of all plantings shall be added to the landscaping plan.**

The quantity, water requirements and scientific name of all plantings have been added to the landscaping plan.

- b. **The Blue Mist Spirea near the monument sign shall be relocated to the northwest corner and a shorter plant shall be installed near the monument sign.**

Cherry Sage plantings have replaced the Blue Mist Spirea plantings, which have been relocated to the northwest corner. Two additional plantings of Blue Mist Spirea have been added to the landscaping plan.

- c. **To avoid monoculture, a few of the trees shall be a different variety chosen from the design standards palette.**

Three Goldenrain Trees have replaced three Raywood Ash trees on the landscaping plan.

- d. **A note shall be added to indicate that irrigation from water re-use is supplemental, not primary.**

Note number 6 has been added to the irrigation notes on the landscaping plan stating that irrigation from water re-use shall be supplemental, not primary.

4. Lighting

- a. **The light pole near the southeast corner of the subject site shall not be more than 16 ft. tall.**

Keyed note number 43 has been added to the southeast light pole stating: Parking lot shielded light fixture on 14' pole, see detail D3/1.

- b. **A note shall be added to the site plan and the light pole detail to indicate that one light pole is 16 ft. tall and the other is 18' tall.**

Keyed note number 43 has been added to separate the two light fixtures into two keyed notes to address this issue. The light pole detail shows that the height of the pole is 14'-0" or 18'-0".

- c. **Two notes shall be added to the site development plan to indicate that the request will comply with Night Sky requirements and that high-pressure sodium lighting is prohibited.**

Two general notes have been added to the site development plan to address this issue.

5. Utilities

- a. **Of the plants proposed to screen the transformer, the taller plant (Blue Mist Spirea) shall be used on the northern side.**

The Blue Mist Spirea has been moved to the northern side of the transformer, while the Cherry Sage has been relocated to the southern side of the transformer.

6. Outdoor Space

- a. **A bench shall be added north of the main entrance to comply with Zoning Code 14-16-3-18(C)(3).**

A bench has been added north of the main patio to address this issue and comply with the Zoning Code.

7. Minor "Clean Up"

- a. **The NTS shall be removed from the light pole detail.**

The NTS has been removed, and the light pole is now shown at full height for an 18'-0" pole. The scale of this detail has changed to 3/8" to accommodate the increased size of the pole.

- b. **Keyed note 35 shall specify the distance from the subject site to Coors Blvd.**

Keyed note 35 now states: Bus facilities located on Coors Boulevard, approximately 500' west.

- c. **Keyed note 40 shall state that the curb breaks are for water re-use.**

Keyed note 40 now states: 12" width curb break for water re-use.

8. Conditions from the City Forester

- a. **3-5 bubblers shall be provided for each tree, 3-4' from trunk**

The tree planting detail has been adjusted to state this information. Irrigation note number 1 has also been adjusted to comply with this requirement.

- b. **Planting hole shall be 2-4 times as wide as the rootball, with sloped sides.**

The tree planting detail and the shrub planting detail have both been corrected to show this information.

9. **The site development plan for building permit shall comply with all of the Bosque Plaza Design Standards in the approved Bosque Plaza site development plan subdivision with the exception of the following: A) the sidewalk along the entrance side (east side) of the building shall be 10 ft. wide (C-4), and B) climbing rose shall be allowed in the patio area (plant palette).**

These exceptions to the design standards have been approved by the EPC.

EPC

1. **Remove stakes from tree planting detail**

The stakes have been removed from the tree planting detail per EPC requirement.

2. **Move 6'-0" sidewalk at the front of the property 5'-0" to the south.**

The sidewalk has been moved 5'-0" to the south per EPC requirement.

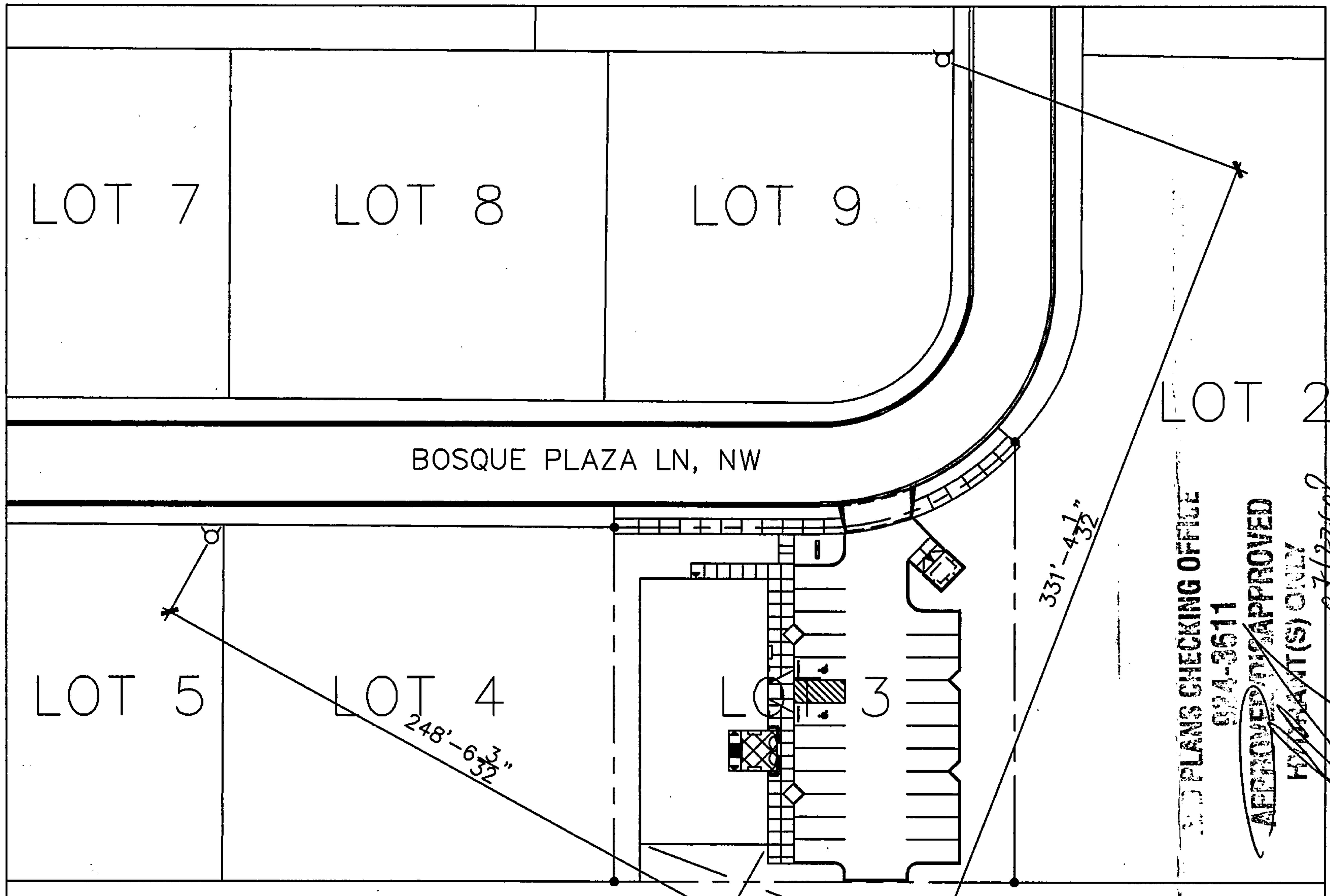
3. **Correct the Legal Description on the Grading and Drainage Plan.**

The legal description has been changed to show the correct lot number (Lot 3).

Sincerely,



for John P. Friedman



PLANS CHECKING OFFICE
 924-3611
 APPROVED FOR APPROVED
 HYDRANT(S) ONLY
 07/21/08
 SIGNATURE & DATE

HYDRANT LOCATIONS FOR LOT 3, BOSQUE PLAZA LN, NW

1" = 60'

JOB NO. 0721
 DATE: 7/21/08
 REVISED:

DR. CHARLES PACE
 INTERVENTIONAL PAIN SPECIALISTS
 OF NEW MEXICO
 NEW OFFICE BUILDING
 3620 BOSQUE PLAZA LN, NW
 ALBUQUERQUE, NEW MEXICO 87120

HYDRANT LOCATIONS

VILLAGE ARCHITECTS

120 MAIN STREET LOS LUNAS, N.M. P.O. BOX 328 87031