



DRB CASE ACTION LOG
(Site Plan - Building Permit)
(FINAL PLAT)

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

DRB Application No.: 10DRB-70348 Project # 1008527
 Project Name: North ALB Acres
 Agent: Cartesian Surveys Inc. Phone No.: _____

Your request was approved on 4-6-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

- ABCWUA:** _____

- CITY ENGINEER / AMAFCA:** _____

- PARKS / CIP:** _____

- PLANNING (Last to sign):** drb

OK
✓

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.**

drb

3. **Project# 1004071**
11DRB-70045 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20, located on the west side of RAINBOW BLVD NW between WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 63.313 acre(s). (C-9)[*Deferred from 3-23-11*]/**DEFERRED TO 4/20/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1008203**
11DRB-70073 MAJOR - FINAL PLAT
APPROVAL

SURV-TEK INC agent(s) for UNSER SABE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE SOUTH TBK - UNSER AND SAGE MARKET PLACE Unit(s) 1-B**, zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS; A DIMENSIONAL EXHIBIT IS REQUIRED INDICATING APPROPRIATE RIGHT-OF-WAY DEDICATION, AND TO PLANNING FOR AGIS DXF.**

5. **Project# 1000248**
11DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

EPLAN APPLICATION

TIERRA WEST LLC agent(s) for WESTERN SECURITY REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) A, **WEST RIDGE MOBILE HOME PARK**, zoned SU-1 FOR MHP, located on VOLCANO RD NW BETWEEN 98TH ST NW AND 90TH ST NW containing approximately 27.4 acre(s). (K-9) [*Deferred from 3/9/11, 3/23/11*]/**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/11, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

6. **Project# 1008527**
10DRB-70348 MINOR - FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for LENITY GROUP request(s) the above action(s) for all or a portion of Lot(s) 23 AND 24 & PORTIONS OF 9 & 10, Block(s) 21, Tract(s) A, **NORTH ALBUQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 2.2651 acre(s). (D-19)[*Deferred from 12/15/11*]/**THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF.**

7. Approval of the Development Review Board Minutes for February 2nd, 9th, 16th, 23rd.
Other Matters: None.

Completed



DRB CASE ACTION LOG

~~(Preliminary/Final Plat)~~
Site Plan for Building Permit

DRB Application No.: 10DRB-70348 Project # 1008527

Project Name: North Albuquerque Acres A

Agent: Cartesian Surveys Inc. Phone No.:

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

Your request was approved on 12-22-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION *OK*

ABCWUA *OK*

CITY ENGINEER / AMAFCA *OK*

PARKS / CIP *OK*

PLANNING (Last to sign) *OK*

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- 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.





DRB CASE ACTION LOG

~~(Preliminary/Final Plat)~~
Site Plan for Building Permit

DRB Application No.: 10DRB-70348

Project # 1008527

Project Name: *North Albuquerque Acres A*

Agent: *Cartesian Surveys Inc.*

Phone No.:

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

****Your request was approved on 12-22-10 by the DRB with delegation of signature(s) to the following departments.****

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION** *OK*
- ABCWUA** *OK*
- CITY ENGINEER / AMAFCA** *OK*
- PARKS / CIP** *OK*
- PLANNING (Last to sign)** *OK*

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:** _____
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3 copies of the approved site plan. Include all pages.

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HEARING DATE: 12-15-10 (SFP, DJF)

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

12/07/2010 Issued By: E08375 95219

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 348 **Category Code 910**

Application Number: 10DRB-70348, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE

Project Number: 1008527

Applicant
LENITY GROUP

471 HIGH ST SE SUITE 10
SALEM OR 97301

Agent / Contact
Cartesian Surveys Inc
Jada Plotner
P.O. Box 44414
Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

12/7/2010 10:51AM LOC: ANNY
WSH 008 TRANS# 0012
RECEIPT# 00125582-00125582
PERMIT# 2010070348 TRSDMG
Trans Amt \$540.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00

Thank You

8527

DXF Electronic Approval Form

DRB Project Case #: 1008527

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT A BLOCK 21 LOT 23A

Surveyor: WILL PLOTNER JR

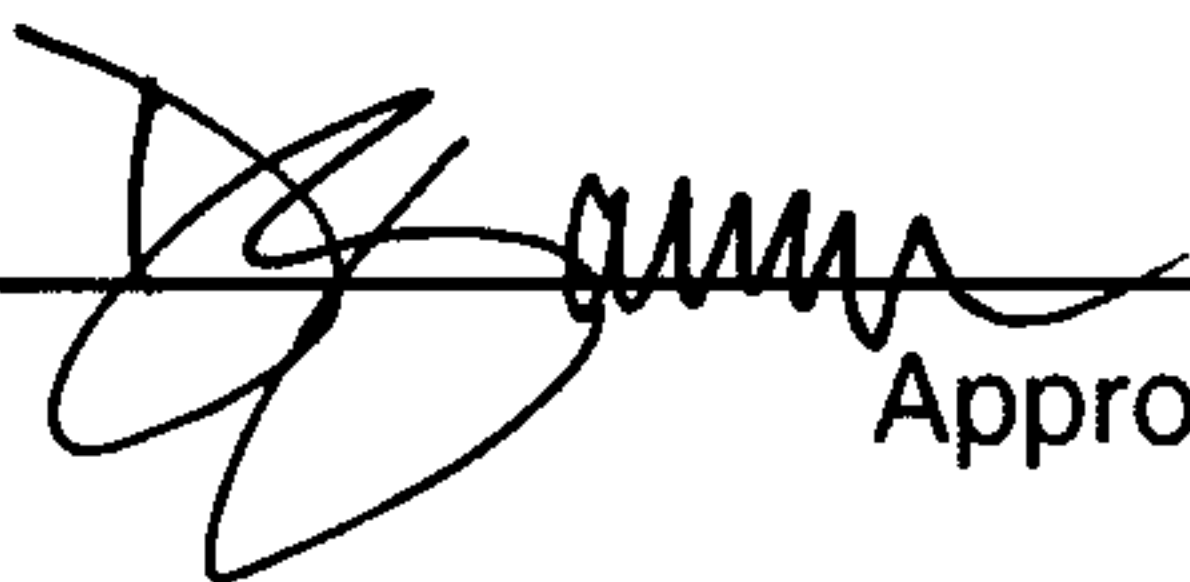
Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 4/6/2011

Hard Copy Received: 4/6/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

04-06-2011
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **8527**

to agiscov on **4/6/2011**

Contact person notified on **4/6/2011**



DRB CASE ACTION LOG

(Site Plan - Building Permit)
(FINAL PLAT)

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

DRB Application No.: 100DRB-70348

Project #: 1008527

Project Name: North AB Acres

Agent: Cartesian Surveys Inc.

Phone No.:

Your request was approved on 4-6-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *drb*

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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 12-7-10

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 12-15-10

Date Preliminary Plat Expires: 12-15-11

DRB Project No.: 1008527

DRB Application No.: 10-70348

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

ALBUQUERQUE MEMORY CARE FACILITY

PROPOSED NAME OF ~~PLAT~~ AND/OR ~~USE DEVELOPMENT PLAN~~

LOTS 23, 24, PARCELS 'D' & 'E' OF TRACT A, BLOCK 21, UNIT A, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' F-EDGE (40' F-F ULTIMATE) & 15:1	PAVING (N. SIDE) TRANSITION TO WEST	PALOMAS AVENUE	SW CORNER	SE CORNER	/	/	/
		STD	CURB & GUTTER (NORTH)	" "	" "	" "	/	/	/
		6'	SIDEWALK	" "	" "	" "	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
		6'	SIDEWALK	PASEO DEL NORTE	NW CORNER	NE CORNER	/	/	/
							/	/	/
							/	/	/

The Items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>SCOTT M MCGEE</u> NAME (print)	<u>[Signature]</u> 12-15-10 DRB CHAIR - date	<u>[Signature]</u> 12/15/10 PARKS & RECREATION - date	
<u>SCOTT M MCGEE PE, LLC</u> FIRM	<u>[Signature]</u> 12-15-10 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<u>Scott M McGee</u> 12/7/10 SIGNATURE - date	<u>[Signature]</u> 12/15/10 UTILITY DEVELOPMENT - date		- date
	<u>Bradley D Benish</u> 12/15/10 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

12/07/2010 Issued By: E08375 95202

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 346

Category Code 910

Application Number: 10DRB-70346, Epc Approved Sdp For Build Permit

Address:

Location Description: PALOMAS AVE NE BETWEEN BARSTOWNE AND WYOMING NE

Project Number: 1008527

Applicant
ALBUQUERQUE CARE GROUP LLC

12115 NE 99TH ST SUITE 1800
VANCOUVER WA 98621
360-254-9442

Agent / Contact

Lentiy Group
Dan Roach
471 High St Se Suite 10
Salem OR 97301
503-399-1090

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

12/7/2010 9:20AM LOC: ANNX
WS# 006 TRANSH 0007
RECEIPT# 00127438-00127438
PERMIT# 2010070346 TRSSVG
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00

Thank You



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 (Form D)

- 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...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Lentiy Group LLC - Dan Roach PHONE: (503) 399-1090
 ADDRESS: 471 High St SE, Suite 10 FAX: (503) 399-0565
 CITY: Salem STATE OR ZIP 97301 E-MAIL: dan@lenitygroup.com

APPLICANT: Albuquerque Care Group LLC PHONE: (360) 254-9442
 ADDRESS: 12115 NE 99th St, Suite 1800 FAX: (360) 254-1770
 CITY: Vancouver STATE WA ZIP 98621-0011 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Albuquerque Care Group LLC

DESCRIPTION OF REQUEST: Development of a one story 66 bed Memory Care/Alzheimers Facility

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. Lots 23, 24 Parcels "D" & "E" of Tract "A" Block: 21 Unit: "A"
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 / O-1 Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): D-19 UPC Code: 101906342149510510 & 101906342149510509

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc.): _____
#10 EPC & # 1008527

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 2.04 acres
 LOCATION OF PROPERTY BY STREETS: On or Near On Palomas Ave
 Between: Barstow to the East and Wyoming to the West
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team XX. Date of review: 9/7/2010

SIGNATURE

[Signature] DATE 12/3/10
 (Print) Daniel S Roach - Lenity Group LLC 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	Action	SF	Fees
<u>10DRB-70346</u>	<u>SBP</u>		\$ <u>0</u>
	<u>CMF</u>		\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date Dec 15 2010
[Signature] 12-7-10 Project # 1008527
 Planner signature / date

Form revised 4/07

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 *N/A*
 - 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.** *N/A*
 - 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)**
 - 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.

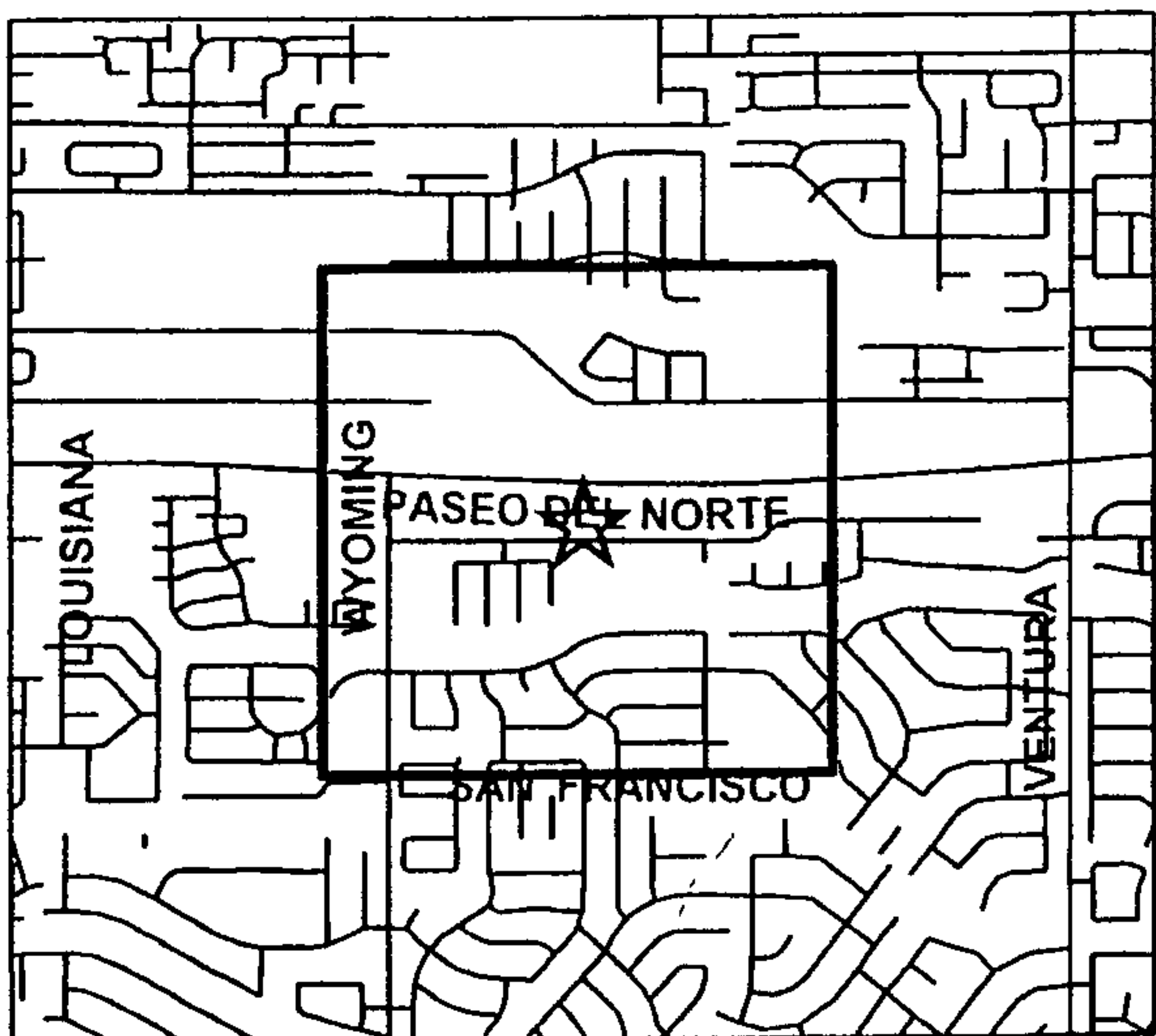
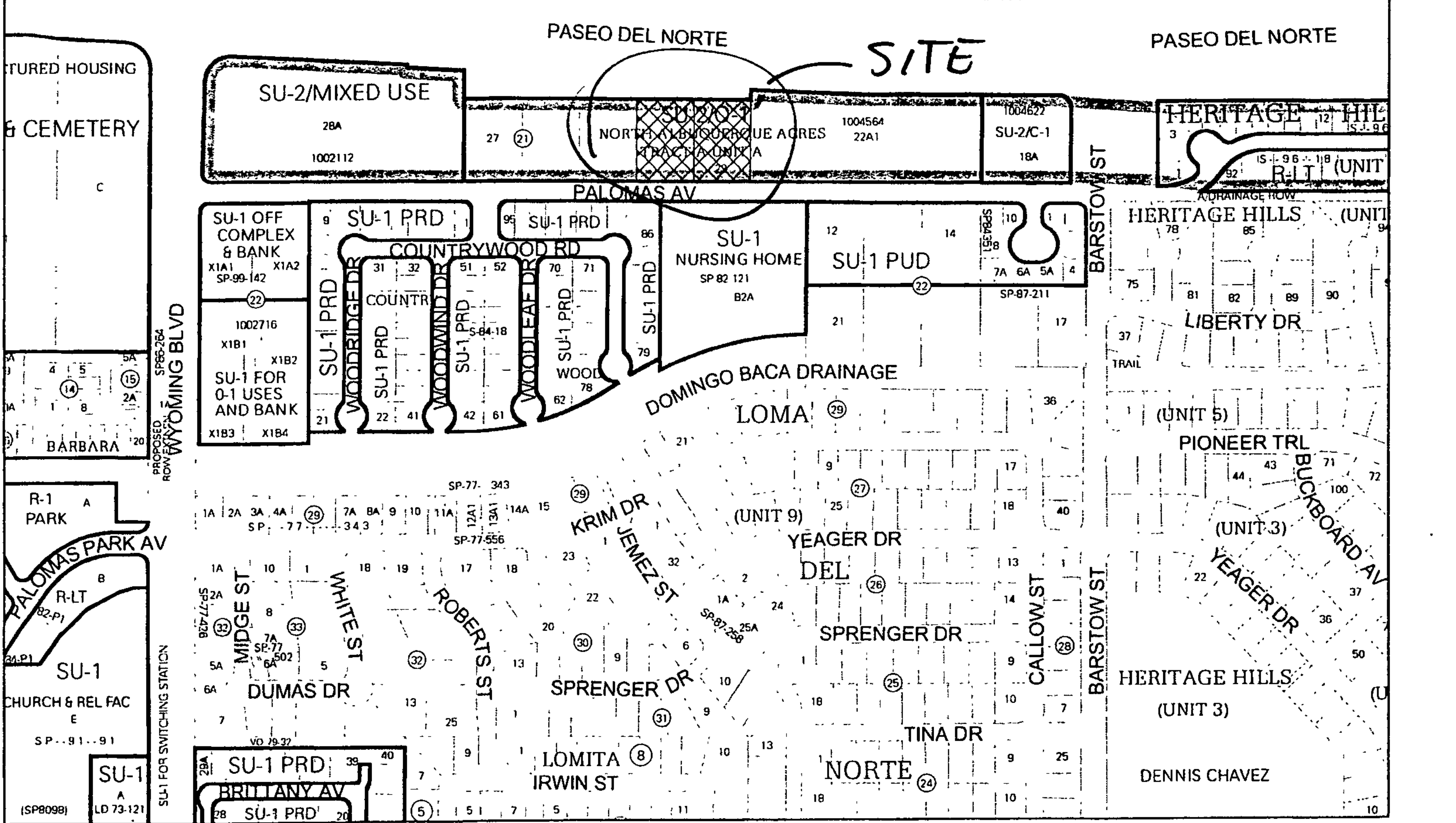
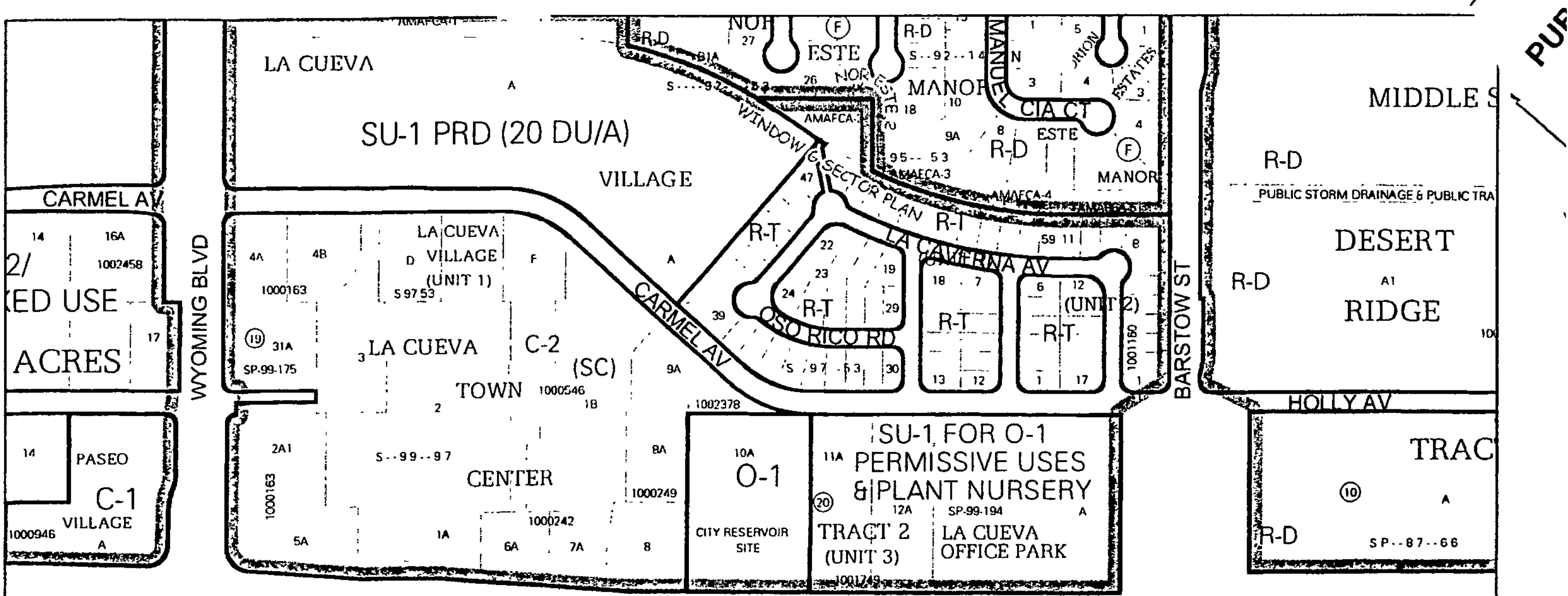
Applicant name (print)

Applicant signature / date
Dan Rosten 12/3/10
 Form revised October 2007



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 10DRB - 203416

Planner signature / date
Valby 12-7-10
 Project # 1008527



ZONING MAP

Note: Grey shading indicates County.



1 inch = 500 feet

Project Number:

1008527

Hearing Date:

11/18/2010

Zone Map Page: D-19

Additional Case Numbers:

10EPC-40060



Friday, December 3, 2010

City of Albuquerque
Planning Department – DRB
600 2nd St. NW
Albuquerque, NM 87103

Re: DRB Submission - Description and Justification Statement
Albuquerque Memory Care Facility / 8101 Palomas Ave NE

To whom it may concern,

DEVELOPMENT DESCRIPTION

JEA Senior Living seeks to develop the above referenced 2.04 acre parcel for the purpose of building and operating a one story 66 Bed Memory Care (Alzheimer's) Facility. JEA Senior Living has been providing nursing, assisted living and Alzheimer's care for over 25 years. The facility will provide 24 hour nursing care, all meals, on and off site activities. Other services include laundry and housekeeping, on site beauty and barber shop as well as personal and pharmaceutical and nutritional services.

Amenities as a part of this development include

Open Space:

The proposed 2.04 acre site will accommodate the 1 story approx. 31,647 square foot building. Minus the building footprint, the walks, patios, driveways and parking areas will provide landscape and open spaces equaling slightly over 64% of the site.

Architectural / Urban Design:

The buildings Southwestern design will be well articulated to create a residential feel and appearance for the residents and neighboring sites. The internal courtyard as well as the fenced patio and lawn provide safe and secure recreation areas on site for the residents.

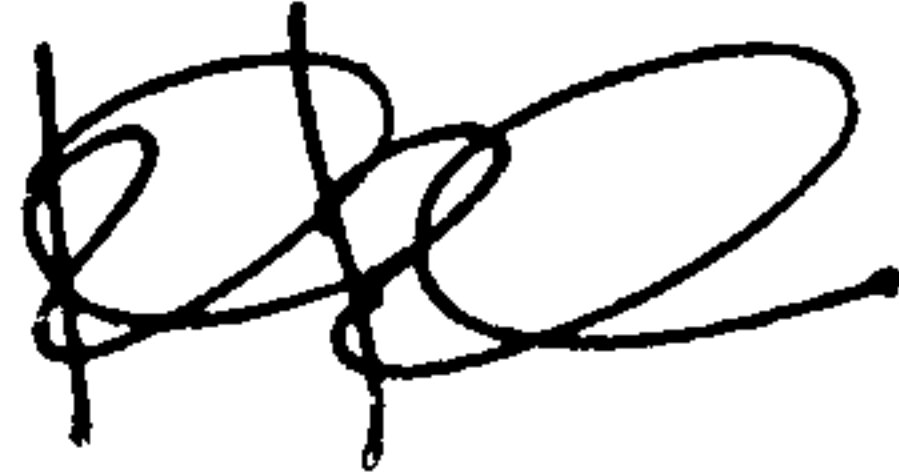
Circulation System:

The buildings access will be oriented toward the front center of the site. The site will gain access via 2 curb cuts onto Palomas Avenue accessing a driveway looping through a drive up covered entrance area. Service and delivery areas are all located at the northeast corner of the site to minimize impact for the residents, guest and neighboring sites.

JUSTIFICATION

The proposed development provides a nice transition between the areas residential and commercial developments. The single story facility is a logical amenity to the existing retirement and assisted living facilities in the neighborhood, and provides the senior community with another high quality housing option. The growing senior population within Greater Albuquerque makes this development a welcome addition to the area.

Therefore, we respectfully request that the DRB approve this site for development



Daniel S. Roach
Lenity Group LLC
(503)480-8663 – Desk
(503) 871-5908 – Cell
dan@lenitygroup.com

December 2, 2010

Deborah Stover
City of Albuquerque
Planning Department
Development Review Division
PO Box 1293
Albuquerque, New Mexico 87103

RE: Project #1008527
10EPC – 40060 Site Development Plan for Building Permit

Dear Deborah,

These are the responses to the conditions on the 11/18/10 EPC approval of the above mentioned project number.

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 modification 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.

The responses are contained herein. All modifications have been made per conditions of approval.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

The meeting with staff occurred on 12/1/10.

3. The applicant shall provide a 2' overhang for all parking spaces.

See revised site plan for a 2' overhand for all parking spaces.

4. The word "open" shall be deleted from the parking calculations in the site plan so as not to confuse it with "open space" as defined in the Zoning Code.

See revised site plan, "open" has been replaced with "regular".

5. The Motorcycle parking spaces shall move to a visual site of the front entrance of the building and the signage shall be shown on the site plan's details of what will be provided.

See revised site plan, motorcycle spaces have been relocated and signage details provided.

6. The applicant shall provide a 15' wide sidewalk in front of the building's front facade for the length of the facade unless granted a variance by the Zoning Hearing Examiner for a sidewalk that is no less than 8-feet wide. Shading and seating shall be provided along this sidewalk.

See revised site plan, 15' sidewalk has been added.

7. The applicant shall continue the sidewalk/trail on the north side of the site for the portion adjacent to the site.

See revised site plan for continuation of the north property line sidewalk.

8. All lighting fixtures shall be shielded and in compliance with the La Cueva Sector Development Plan and the Zoning Code and noted on the site plan.

See revised site plan for compliance statement.

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

a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

So noted, we will provide required improvements during construction. An Infrastructure List has been submitted with this application.

b. Provide dimensioned distance between site drives as measured from face of curb to face of curb.

See revised site plan for site drive dimensions.

c. Provide turning template information at site drives for rescue vehicles entering from Palomas that will need to access the front entrance.

See revised site plan for turning radii with centerlines.

d. Dumpster enclosure location, as shown, will not allow solid waste vehicles to maneuver on-site. Approval from solid waste required.

Plans reviewed by Solid Waste and approved.

e. Define area of rescue assistance.

See revised site plan, area of rescue assistance has been relabeled as "Resident Evacuation Area".

f. Disabled parking spaces need to be 20' in length.

See revised site plan for 20' disabled spaces.

g. Site plan shall comply and be designed per DPM Standards.

Plans have been designed to comply with DPM standards.

h. Concurrent platting action is required.

Plat to be submitted with DRB submittal.

10. The applicant will need to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

We will coordinate with PNM. Easements will be indicated on plat as required.

11. The Police Department's comments shall be added as Conditions as follows:

a. The landscaping shall not interfere with the exterior lighting. Large trees or bushes that grow more (3) feet shall not interfere with the lighting.

No apparent conflicts on plans.

b. Coniferous trees and bush variety's adjacent to all building entrances that will grow at maturity to more than three (3) feet shall be eliminated from the plan to provide maximum visibility.

See revised site plan, all entrances are visible and unobstructed.

c. All exterior lighting shall illuminate walkways, common areas, parking lots, building entrances and maintenance areas.

So noted, all lighting meets this condition.

d. Video cameras if installed, shall be positioned to view all walkways, common areas, parking lots, building entrances (and interior) and maintenance areas.

So noted, we will comply with this condition

12. Stacked stone may be provided on the north elevation.

So noted.

If you have any questions or require any additional information, please contact me directly at 503-399-1090.

Dan Roach
Principal



December 3, 2010

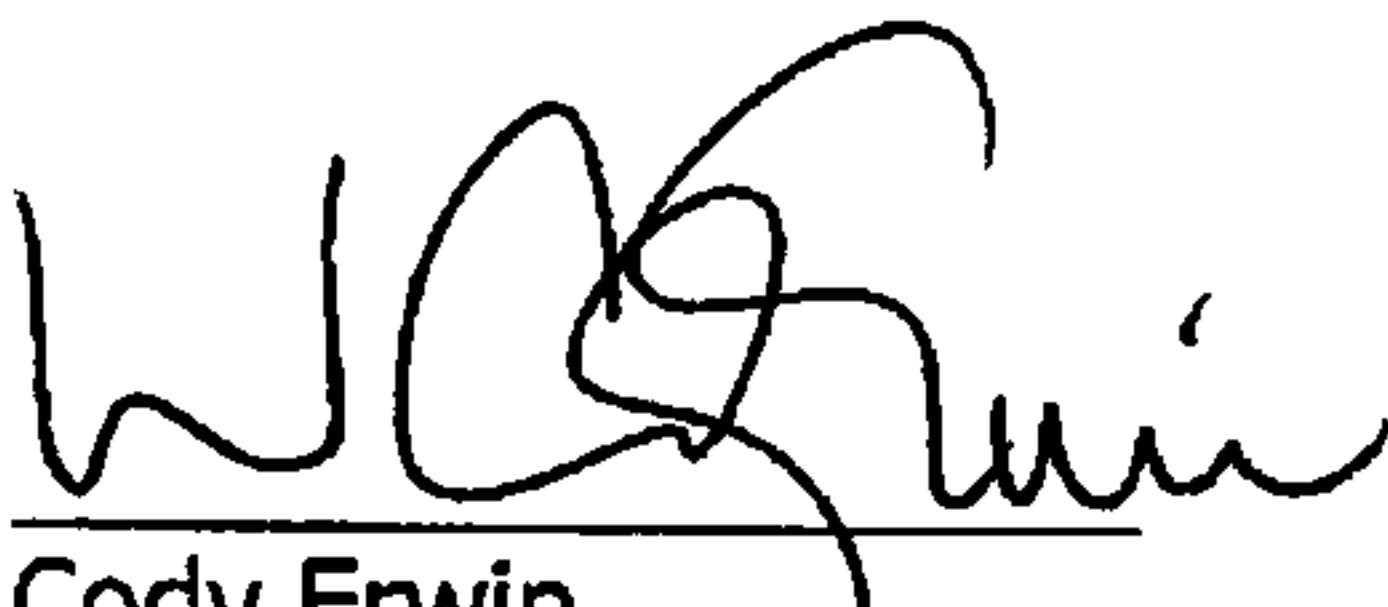
City of Albuquerque
Design Review Board
600 2nd Street NW
Albuquerque, NM 87103

RE: Albuquerque Assisted Living Facility
8101 Palomas Ave NE

To Whom It May Concern:

We hereby designate and authorize Lenity Group to act as our Agent in the processing of applications for building and land use permits and/or proprietary authorization; and to furnish, on request, supplemental information in support of such applications; and to attend meetings and/or hearings on our behalf. In addition, we designate and authorize Lenity Group to bind us, to perform any requirement, which may be necessary to procure such permits or authorizations.

JEA Senior Living

By: 
Cody Erwin



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

Date: November 18, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008527**
10EPC-40060 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

Albuquerque Care Group LLC
12115 NE 99th St, Suite 1800
Vancouver, WA 98621-0011

LEGAL DESCRIPTION: LENITY GROUP LLC
agent for ALBUQUERQUE MEMORY CARE
GROUP LLC requests the above action for all or a
portion of lots 23 & 24, block 21, Tract A, Unit A,
NORTH ALBUQUERQUE ACRES, zoned SU-
2/O-1, located on PALOMAS AVE NE
BETWEEN BARSTOW NE AND WYOMING
BLVD NE containing approximately 2.04 acres.
[REF:] (D-19) Chris Hyer, Staff Planner

On November 18, 2010 the Environmental Planning Commission voted to **APPROVE** Project #1008527/
10EPC-40060, a Site Development Plan for Building Permit, for all or a portion of lots 23 & 24, block 21,
Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2/O-1 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 Lots 23 and 24, and Parcels D and E of Tract A, Block 21, Unit A, North Albuquerque Acres, an approximately 2.04-acre site located between Paseo del Norte and Palomas Avenue (on the south side of Paseo del Norte), between Wyoming Boulevard and Barstow Street.
2. The subject site is zoned SU-2/O-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the O-1 zone in the City Zoning Code. The proposal will need to comply with the requirements in the governing sector plan and the underlying O-1 zone.
3. The applicant's intended use is for a memory care facility and it will house residents on a 24/7 basis much like a nursing home facility. The proposed use is allowed in the O-1 zone.

Official Notice of Decision

Project # 1008527

November 18, 2010

Page 2 of 5

5. The subject site is in the Established Urban Area of the Comprehensive Plan and the La Cueva Sector Development Plan (LCSDP).

6. The request for site plan for building permit furthers the following Comprehensive Plan policies:

Policy II.B.5.a: The memory care facility expands the range of urban uses in the area while keeping the overall gross density 5-dwelling units or less.

Policy II.B.5.d: The location, intensity and design of the proposed development will respect existing neighborhood values, natural environmental conditions and carrying capacities. The requested development is compatible with and offers similar intensities as adjacent uses; a retirement home, a nursing home and a residential neighborhood. The overall height of the new development is less than the maximum allowed, helping to protect scenic resources.

Policy II.B.5.e The request will provide infill development on a vacant site where existing urban facilities and services already exist. This helps to ensure the integrity of the existing neighborhoods.

Policy II.B.5.i: This new facility will add to the areas employment and act as a buffer regarding traffic impacts between Paseo de Norte, adjacent to the north, and the residential neighborhood, to the south.

Policy II.B.5.l: The building is designed appropriately for the plan area; it is a stacked stone and tan stuccoed single-story building with a "Spanish Tile" type roof and conforms to the architectural style of the surrounding neighborhood.

Policy II.B.5.m: The applicant provided a view analysis that shows how the proposed building will impact surrounding local views. Since the building is only 21' 1 ¼" tall at the ridgeline, it obstructs the natural scenic views minimally. The site is also well landscaped, which adds to the visual environment.

Policy II.C.4.a: The building will act as a buffer from impacts of traffic using Paseo del Norte to the neighborhoods south of the proposed site. This protection from noise conflicts helps to further the public health and welfare and enhance the quality of life to the residents in these adjacent neighborhoods.

Policy II.C.8.a: The proposed development will add to the visual environment while maintaining a low impact on the visual natural landscape. The site is aesthetically pleasing and well landscaped, which adds to the developed landscapes' quality and the building has a low impact on the natural visual environment as demonstrated through the view analysis study.

Policy II.D.6.a: The site will add new employment opportunities of a wide range of occupational skills and salary levels to the surrounding area and community.

7. The request complies with several of the Guiding Principles of the La Cueva Sector Development Plan:

- The facility adds to the urban landscape while being of similar intensity of use as the surrounding neighborhoods.
- The proposed facility is located adjacent to Paseo del Norte which provides the best opportunity for high density, urban uses.

- The proposed allowable building is below the maximum allowable height protecting the views of the natural environment. The site also provides 37% open space to the residents.
 - Overall, the proposed development is designed to be a part of the existing development in regards to its architectural style, the quality of design and the compatibility with the surrounding natural landscape.
8. The site development plan complies with all LCSDP Regulations, except 3R-4, Pedestrian Circulation,. The regulation requires that a 15' wide sidewalk be provided along the entire entry façade of all buildings. The applicant is providing a 6'-foot wide sidewalk.
 9. A View Analysis has been performed and provided with the submittal. The view analysis shows a rendering of the building with natural environmental views in the background.
 10. Notification went out to the Countrywood Area NA, the Countrywood HOA, the Nor Este NA and the North Wyoming NA as well as the District 4 Coalition.
 11. A facilitated meeting was held on October 25, 2010 with the applicant and the neighborhoods. No major concerns were expressed.
 12. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall provide a 2' overhang for all parking spaces.
4. The word "open" shall be deleted from the parking calculations in the site plan so as not to confuse it with "open space" as defined in the Zoning Code.
5. The Motorcycle parking spaces shall move to a visual site of the front entrance of the building and the signage shall be shown on the site plan's details of what will be provided.
6. The applicant shall provide a 15' wide sidewalk in front of the building's front façade for the length of the façade unless granted a variance by the Zoning Hearing Examiner for a sidewalk that is no less than 8-feet wide. Shading and seating shall be provided along this sidewalk.
7. The applicant shall continue the sidewalk/trail on the north side of the site for the portion adjacent to the site.

Official Notice of Decision

Project # 1008527

November 18, 2010

Page 4 of 5

8. All lighting fixtures shall be shielded and in compliance with the La Cueva Sector Development Plan and the Zoning Code and noted on the site plan.
9. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. Provide dimensioned distance between site drives as measured from face of curb to face of curb.
 - c. Provide turning template information at site drives for rescue vehicles entering from Palomas that will need to access the front entrance.
 - d. Dumpster enclosure location, as shown, will not allow solid waste vehicles to maneuver on-site. Approval from solid waste required.
 - e. Define area of rescue assistance.
 - f. Disabled parking spaces need to be 20' in length.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Concurrent platting action is required.
10. The applicant will need to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
11. The Police Department's comments shall be added as Conditions as follows:
 - a. The landscaping shall not interfere with the exterior lighting. Large trees or bushes that grow more (3) feet shall not interfere with the lighting.
 - b. Coniferous trees and bush variety's adjacent to all building entrances that will grow at maturity to more than three (3) feet shall be eliminated from the plan to provide maximum visibility.
 - c. All exterior lighting shall illuminate walkways, common areas, parking lots, building entrances and maintenance areas.
 - d. Video cameras if installed, shall be positioned to view all walkways, common areas, parking lots, building entrances (and interior) and maintenance areas.
12. Stacked stone may be provided on the north elevation.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 3, 2010 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.

Official Notice of Decision

Project # 1008527

November 18, 2010

Page 5 of 5

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,

CMarone

for Deborah Stover
Planning Director

DS/ch/mc

cc: Lenity Group, LLC – Dan Roach, 471 High Street SE, Suite 10, Salem, OR, 97301
Albuquerque Care, 12115 NE 99th Street, Suite 1800, Vancouver, WA, 98621-0011
Scott McGee, 9700 Tanoan Drive NE, Albuquerque, NM 87111
Amy Whittling, P.O. Box 91343, Albuquerque, NM, 87199-1343
Erica Vasquez, P.O. Box 92315, Albuquerque, NM, 87199
Amy Wasko, 7808 Callow NE, Albuquerque, NM, 87109
Nanci Carriveau, 8309 Krim Drive, Albuquerque, NM, 87109
Jeff Peterson, 7800 Eagle Rock Avenue, Albuquerque, NM 87122--2723
Joe Yardumian, 7801 R.C. Gorman Avenue, Albuquerque, NM 87122-2748
Nancy Kazik, 7932 Woodleaf NE, Albuquerque, NM 87109
Ilona Schwab, 7912 Woodwind NE, Albuquerque, NM 87109



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 (Form D)

- 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...**
 - 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.

APPLICATION INFORMATION:

Professional/Agent (if any) Cartesian Surveys, Inc PHONE 891-3050
 ADDRESS: PO Box 44414 FAX 891-0244
 CITY Rio Rancho STATE NM ZIP 87174 E-MAIL cartesianamber@aol.com

APPLICANT: Lenity Group PHONE _____
 ADDRESS 471 High St SE Suite 10 FAX _____
 CITY Salem STATE OR ZIP 97301 E-MAIL _____

Proprietary interest in site _____ List all owners _____

DESCRIPTION OF REQUEST: Combine all lots into one, and dedicate right of way.

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. Lots 23 and 24 and Portions of 9 and 10 Block 21 Unit _____
 Subdiv/Addn/TBKA North Albuquerque Acres Tract A Unit A
 Existing Zoning SU-2/0-1 Proposed zoning SU-2/0-1 MRGCD Map No _____
 Zone Atlas page(s) D19 UPC Code Lot 23 - 101906342149510510
Lot 24 - 101906340349510509
Portions of lots 9 and 10 - 101906337151110510

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 4 No of proposed lots 1 Total area of site (acres) 2,2651
 LOCATION OF PROPERTY BY STREETS On or Near Roseo Del Norte NE
 Between Wyoming Blvd NE and Barstow St NE

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

SIGNATURE Amber Palmer DATE 12/10/10
 (Print) Amber Palmer Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>10DRB-70348</u>	<u>BIF</u>		\$ <u>215.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<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 type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F H D P density bonus				\$ _____
<input type="checkbox"/> F H D P fee rebate				\$ _____
				Total
				\$ <u>235.00</u>

Hearing date Dec. 15, 2010
Yah 12-7-10 Project # 1008527
 Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- ~~NA~~ 5 Acres or more Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ~~X~~ Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ~~X~~ Zone Atlas map with the entire property(ies) clearly outlined
- ~~X~~ Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- ~~NA~~ List any original and/or related file numbers on the cover application
- ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Charlie Calderon
Applicant name (print)
Charlie Calderon 12-7-10
Applicant signature / date

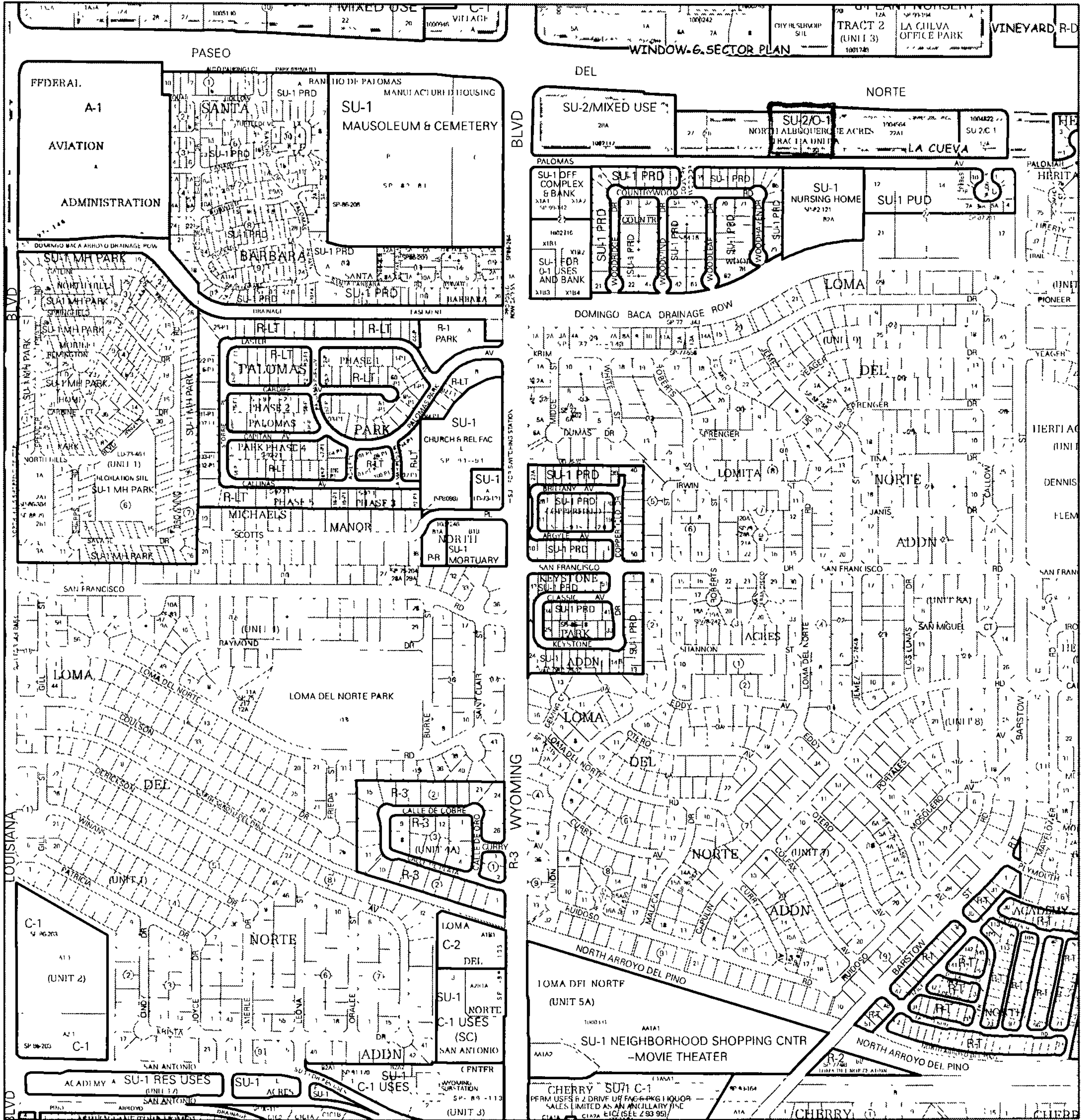


Form revised October 2007

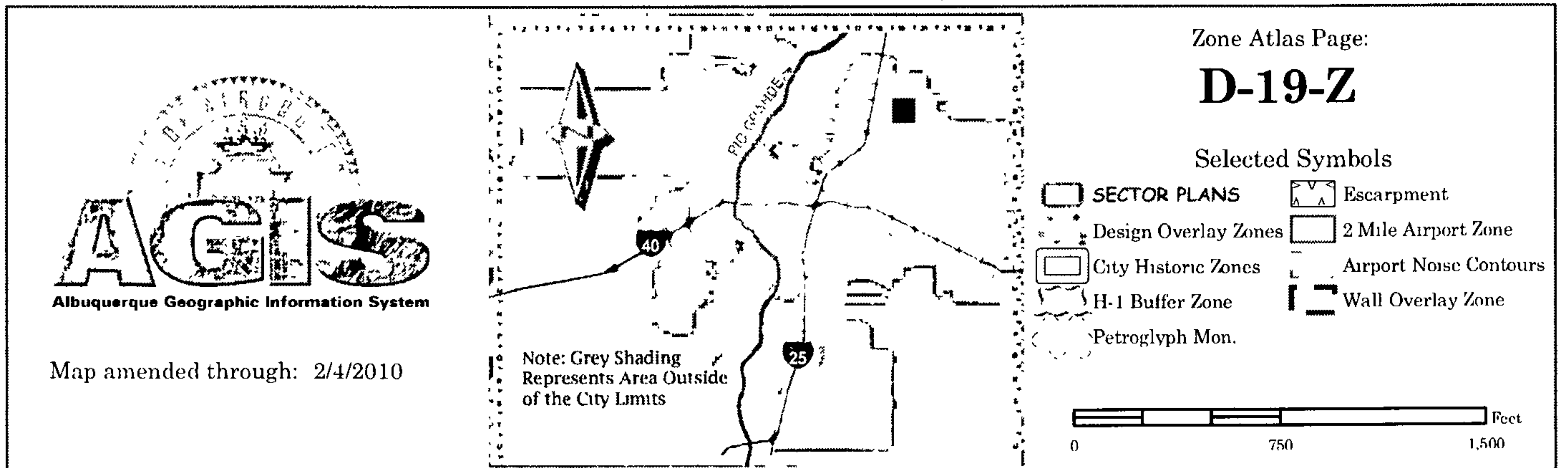
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
1012RB - 70348

Yung 12-7-10
Planner signature / date
Project # 1008527



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



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

December 6, 2010

Development Review Board
City of Albuquerque

Re: Lots 23, 24, and Portions of Lots 9 and 10, Block 21, Tract A, Unit A,
North Albuquerque Acres

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a hearing for a subdivision platting action. Whereas the existing 2 lots and portions of 2 lots be platted into one lot.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271