

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009090

15DRB-70393 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

AGENT: TIERRA WEST LLC

Your request was approved on 11-10-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

do p utilities, address DMP comments
AMJES

PLATS:

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.

-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1009090 Application #: 13DRB-70589
Project Name: _____
Agent: Tiara West LLC Phone #: _____

Your request was approved on 7-10-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION

ABCWUA

CITY ENGINEER / AMAFCA DK
Priority to arrange Revision.

PARKS / CIP

PLANNING (Last to sign)
trial - John phue

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

DEVELOPMENT REVIEW BOARD MEETING – June 26, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #1 Project #1009090

13DRB-70589 EPC Approved SDP for Building Permit

Landscape Plan does not show property line or street right of way so cannot tell if a Streetscape Agreement will be necessary for construction of landscaping in City Right of Way. If landscaping is within City *Row, Agreement will be required. cad*

13DRB-70590 EPC Approved SDP for Subdivision

No comments

13DRB-70591 Minor-Preliminary/Final Plat Approval

No comments

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009090

Application #: 13DRB-70589,
13DRB-70590, 13DRB-70591

Project Name:

Agent: TIERRA WEST LLC

Phone #:

Your request was approved on 6.26-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: revise easement notes

PARKS / CIP:

PLANNING (Last to sign): dep, utility signatures (FP)

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
June 26, 2013 9:00 a.m.

MEMBERS:


Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

- 1. Project# 1009090**
13DRB-70589 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70590 EPC APPROVED SDP FOR SUBDIVISION
13DRB-70591 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for CAPSTONE HOUSING request(s) the above action(s) for all or a portion of **SEE APPLICATION** zoned IP, located on I-25 BETWEEN SUNPORT BLVD SE AND GIBSON BLVD SE containing approximately 34 acre(s). (M-15) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR COMMENTS AND TO PLANNING FOR COMMENTS, AGIS DXF AND UTILITY SIGNATURES. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 7/10/13.**
- 2. Project# 1004976**
13DRB-70542 EPC APPROVED SDP FOR BUILD PERMIT 

TATE FISHBURN ARCHITECT agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) B-1-A-1, **BLACK ARROYO DAM** zoned C-2/SC, located on SW QUADRANT OF GOLF COURSE AND WESTSIDE containing approximately 4 acre(s). (A-12) [Deferred from 5/15/13 and 6/19/13 at the agent's request.] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR VERIFICATION FROM CASE PLANNER.**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Tierra West, LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Alfred Volden, President Schwartzman, Inc. PHONE: _____

ADDRESS: P.O. Box 2227 FAX: _____

CITY: Albuquerque STATE NM ZIP 87103-2227 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: Lands of Schwartzman and Dedicate as Public ROW for Mulberry Street, S.E. and Transport Street, S.E.

Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____

Zone Atlas page(s): M-15-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1009090

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 26,155 sq ft +/-

LOCATION OF PROPERTY BY STREETS: On or Near: Flightway

Between: Transport Street S.E. and Mulberry Street S.E.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/28/2015

(Print Name) Ronald R. Bohannan Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB - 70393</u>	<u>P&F</u>	_____	<u>\$285.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$305.00</u>

Hearing date Nov. 10, 2015

[Signature]
10-28-15
Staff signature & Date

Project # 1009090

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.**
 - N/A 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
 - N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - N/A 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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - N/A 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.

Ronald R. Bohannon

 Applicant name (print)

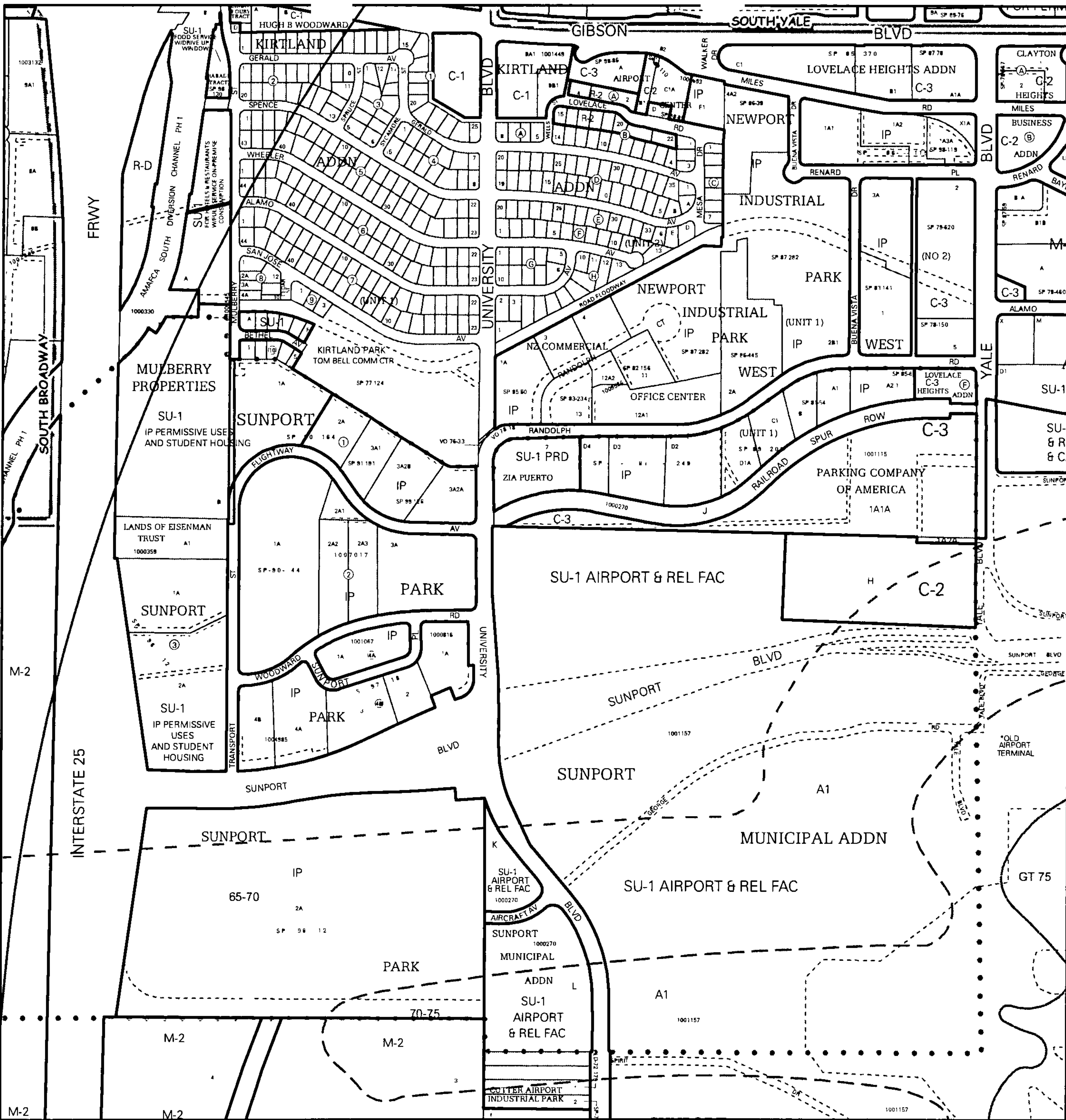
 10/28/2015
 Applicant signature / date



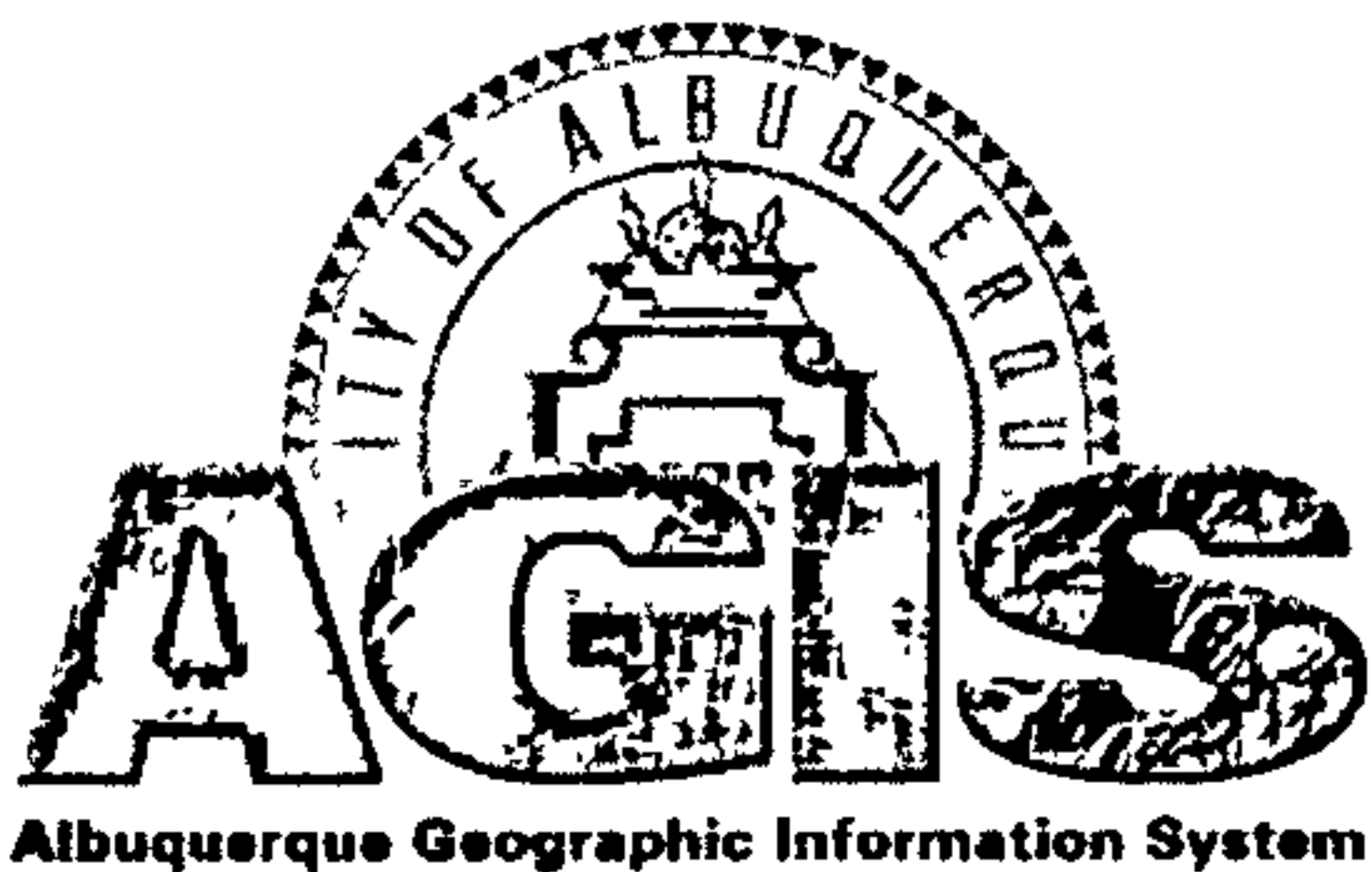
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15 - ORB - 70393

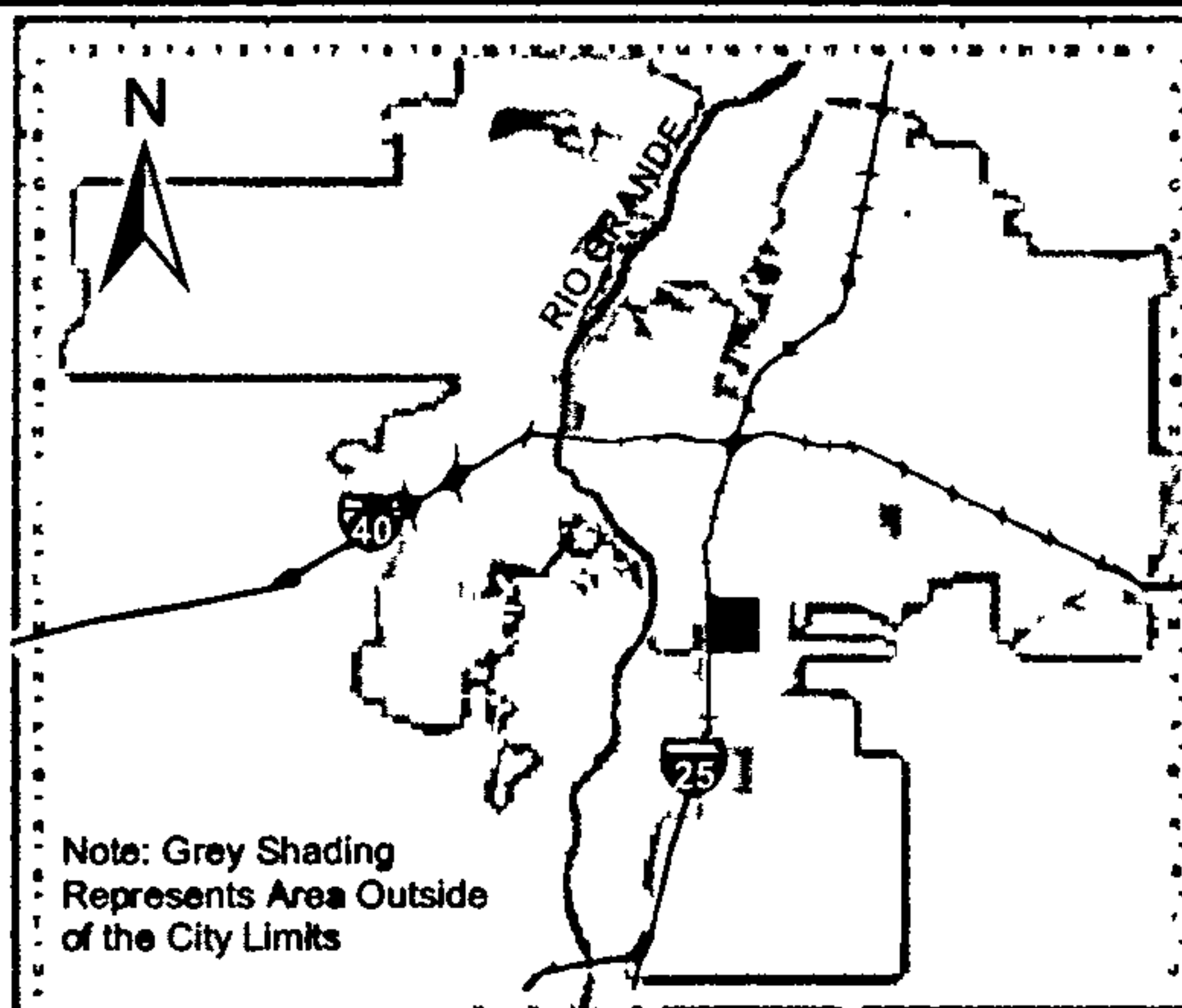
_____ 10-28-15
 Planner signature / date
 Project # 1009090



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



Map amended through: 9/2/2014



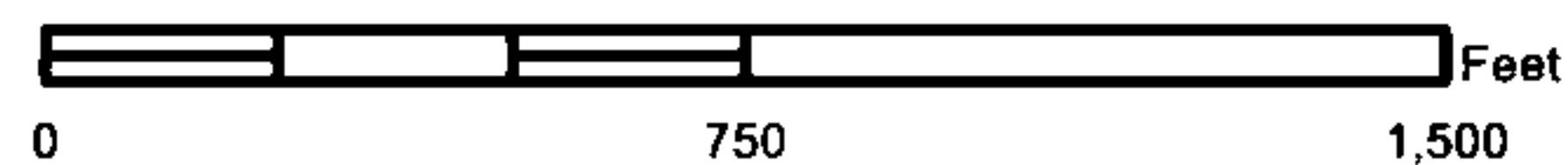
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

M-15-Z

Selected Symbols

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



DRB CASE ACTION LOG - BLUE SHEET

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- Site Plan for Building Permit (SBP)

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Project# 1009090

Application #15DRB-70344

PLAT OF CAPSTONE SUBDIVISION

AGENT: DEKKER PERICH SABATINI

Your request was approved on 10-28-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

MS

Parks and Recreation :

Planning:

*trail maintenance note, relocate per Parks + DMO
revise Utility Plan*

PLATS:

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.

-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009090

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Rita Harmon, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

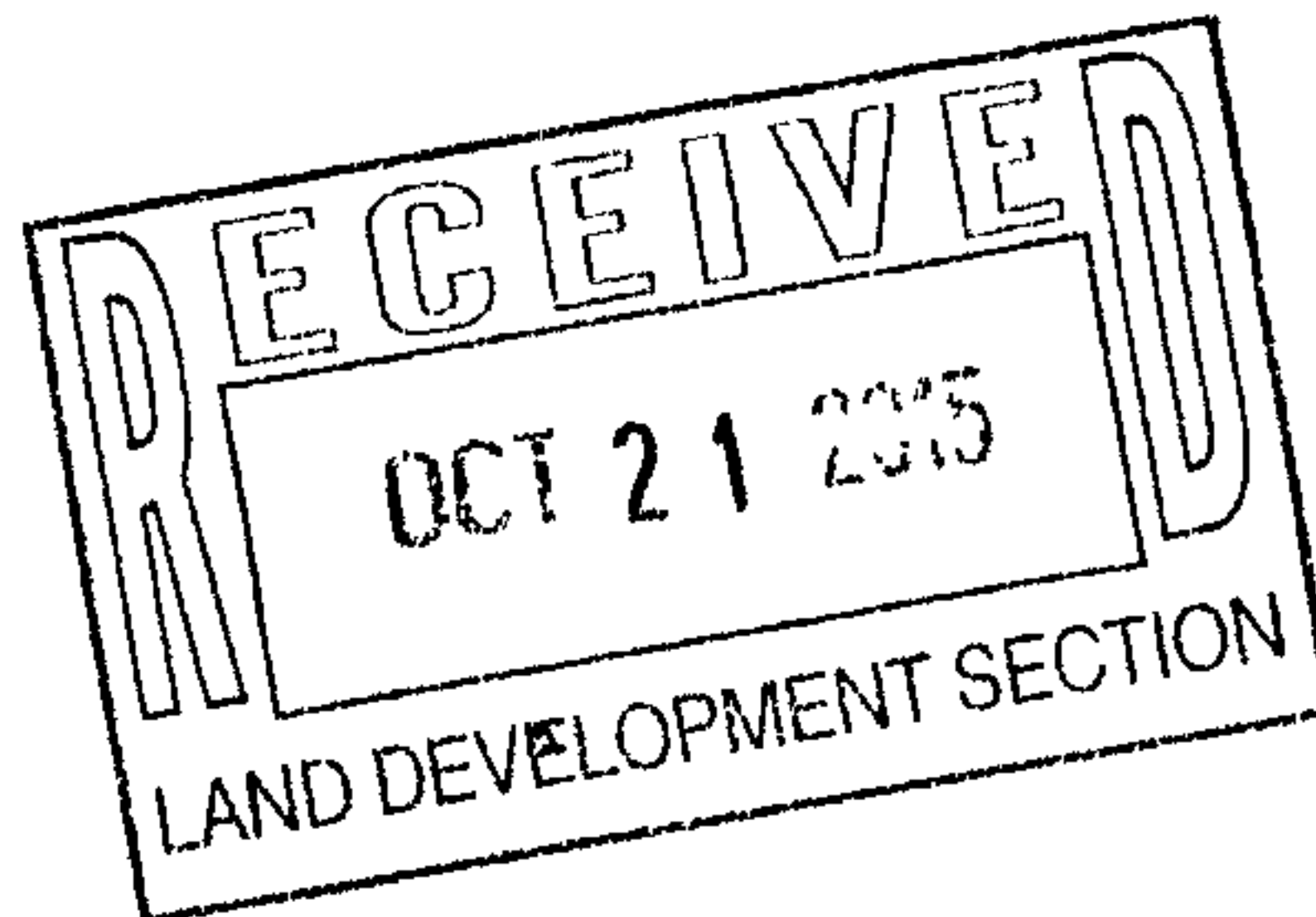
NEXT HEARING DATE: 10/28/2015

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED SITE PLAN: SIDEWALK

ALONG MULBERRY

REVISED INFRASTRUCTURE LIST



CONTACT NAME: MAX PARRILL

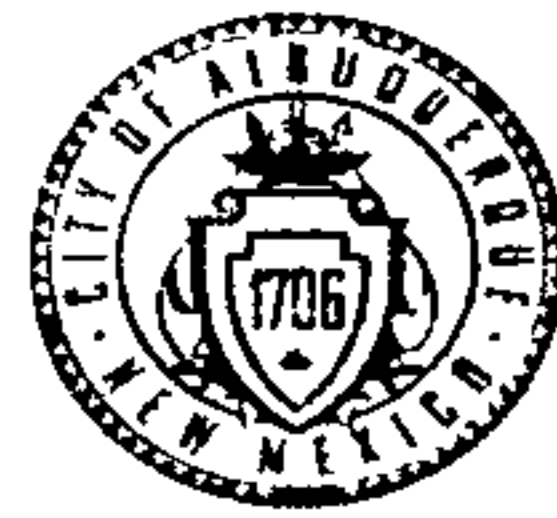
TELEPHONE: 761 9700 EMAIL: maxp@dpsdesigni.org

PROJECT #

1009900

NOVEMBER 4, 2015

Pif



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place NE FAX: _____
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
APPLICANT: City of Albuquerque PHONE: 505-24-3860
ADDRESS: P.O. Box 1293 FAX: _____
CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat Review and Comment

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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Schwartzman and Dedicate as Public ROW for Mulberry Street, S.E. and Transport Street, S.E.
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): M-15-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1009090

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 0 No. of proposed lots: 0 Total site area (acres): 26,155 sq ft +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Flightway
 Between: Transport Street S.E. and Mulberry Street S.E.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/20/2015
 (Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>150RB - 70385</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>0</u>

Hearing date Oct. 28, 2015

10-20-15

Project # 1009090

Staff 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.**
- 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
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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**
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 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - 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.

Ronald R. Bohannon

 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15 - DRB - 70385

_____ 10-20-15
 Planner signature / date
 Project # 1009090

gaw

TIERRA WEST, LLC

October 20, 2015

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SKETCH PLAT REVIEW
PLAT OF TRACT 1 MULBERRY-TRANSPORT
ZONE ATLAS PAGE M-15-Z**

Dear Mr. Cloud:

Tierra West, LLC, requests review of a Sketch Plat for the above referenced site. The purpose of the Sketch Plat for Tract 1 is to dedicate this previously unplatted property to the City of Albuquerque as Public Right-of-Way for the extension of Mulberry Street S.E. and Transport Street S.E.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



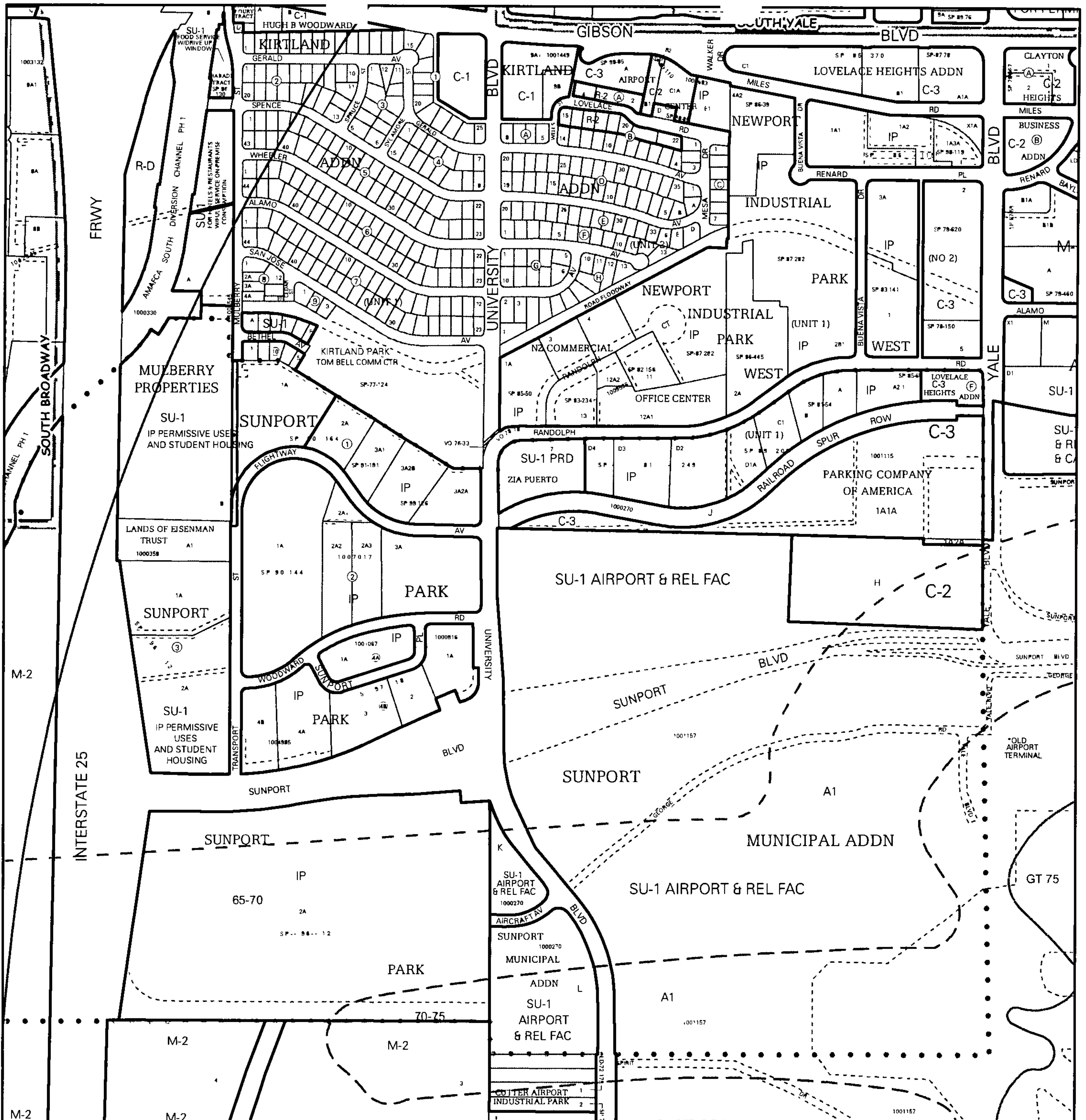
Ronald R. Bohannon, P.E.

Enclosure/s


cc: Arthur Richie
Charles Price

JN: 2015044
RRB/jh/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

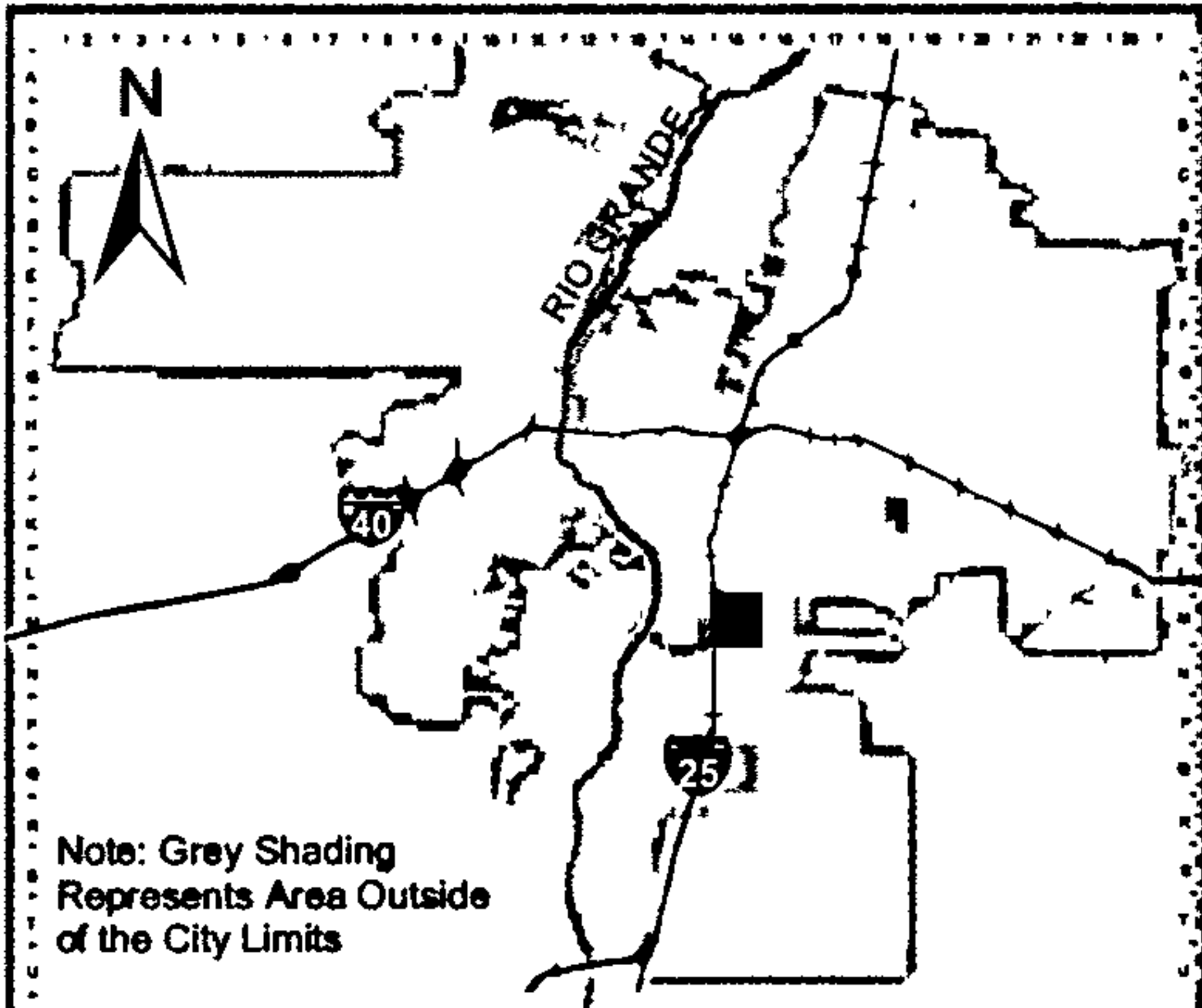


For more current information and details visit <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT #

1000000

OCTOBER 28. 2015

SK



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Dekker/Perich/Sabatini, Chris Gunning or Max Parrill PHONE: 761-9700

ADDRESS: 7601 Jefferson Street NE Suite 100 FAX: 761-4222

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: Albuquerque Airpark Partners, John Lorentzen or Mark Edwards 842-7633 or 998-7298

ADDRESS: 2909 Yale Blvd SE FAX: _____

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: Owner List all owners: mark.edwards@edwardscommercialrealty.com

DESCRIPTION OF REQUEST: Review, approval, and final sign-off of a Site Development Plan for Building Permit.

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

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

Lot or Tract No. Tract 2 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Plat of Capstone Subdivision

Existing Zoning: SU-1, IP Uses + Student Housing no change _____

Zone Atlas page(s): M-15-Z UPC Code: 101505510333120215

CASE HISTORY:

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

1000538, 1000359, 1009090, 11EPC-40093 (SPS), 15EPC-40026

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.355 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Transport SE

Between: Flightway and Sunport

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 9/22/2015

SIGNATURE [Signature] FOR MAX PARRILL DATE 9-22-15

(Print Name) Max Parrill Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB 70344</u>	<u>SBP</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 20.00</u>

Hearing date September 30, 2015

[Signature] 9-22-15
Staff signature & Date

Project # 1009090

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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** Hydrology reviewing
 - 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.

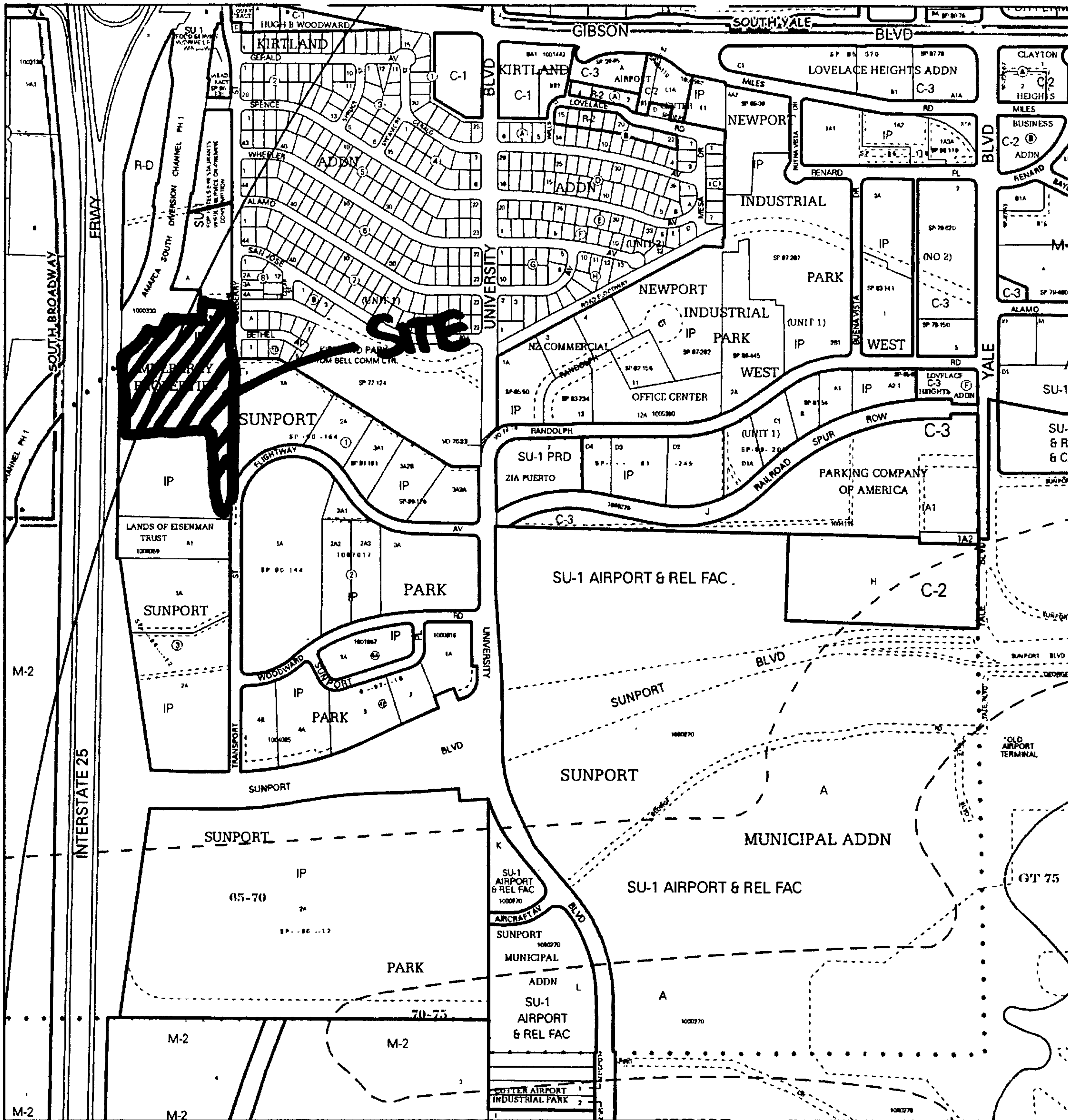
TYLER YAMAMOTO
 Applicant name (print)
[Signature] 9-22-15
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB-_____-70344

[Signature] 9-22-15
 Planner signature / date
 Project # 1009090



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-Z

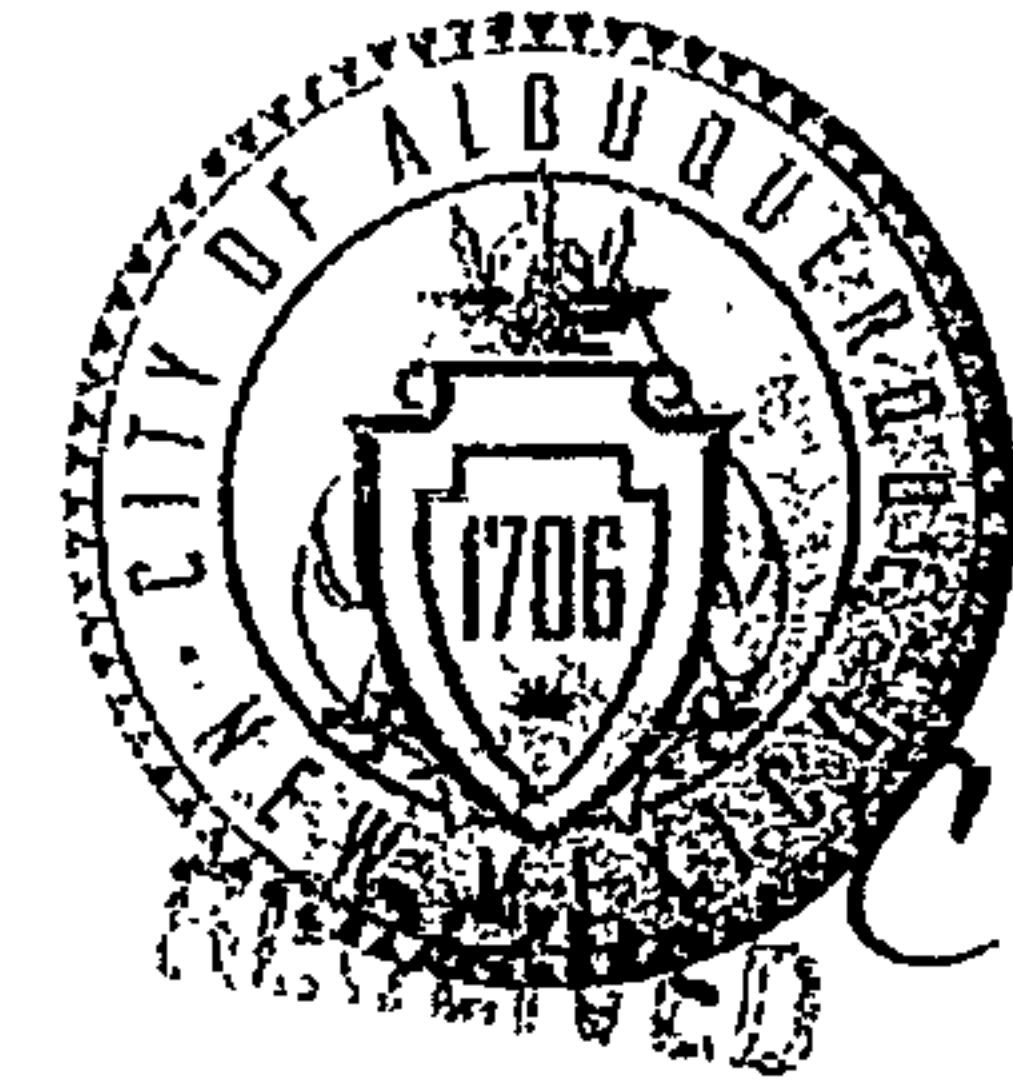
Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



Christy

AUG 17 2015

OFFICIAL NOTIFICATION OF DECISION

Benkel/Perich/Sabatini

August 14, 2015

Albuquerque Airpark Partners
John Lorentzen or Mark Edwards
2909 Yale Blvd SE
Albuquerque, NM 87106

Project# 1009090
15EPC-40026 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision, zoned SU-1 for IP Uses & Student Housing, located on Transport St. east of Interstate 25 and west of Mulberry St., containing approximately 8.4 acres. (M-15)

Staff Planner: Vicente Quevedo

On August 14, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project PO Box #1009090/15EPC-40026, a Site Development Plan for Building Permit, based on the following findings and conditions:

FINDINGS:

Albuquerque

New Mexico

www.cabq.gov

1. This is a request for a site development plan for building permit for Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision located on Transport St. east of Interstate 25 and west of Mulberry Street and containing approximately 8.36 acres. The subject site is zoned SU-1 for IP Permissive Uses and Student Housing.

2. This request will result in construction of a two-story 90,000 square foot healthcare clinic. The proposed clinic use is allowed per the existing SU-1 for IP Permissive Uses and Student Housing zoning designation.

3. The subject site was part of a larger area that was annexed into the City in 1985 (Z-85-98 / AX-85-22). Prior to 1985 the subject site was used as a landfill (The Schwartzman Landfill) and had not been developed otherwise. In 2012, the EPC voted to approve a zone change from IP to SU-1 for IP Permissive Uses and Student Housing and amend an existing site development plan for subdivision for a 35.9 acre site that included the subject site (Project 1009090, 11EPC-40091, 40093).

4. The subject site is located within the boundaries of the Capstone Site Development Plan for Subdivision (CSDPS) which contains general design guidelines such as Pedestrian and Vehicular Ingress and Egress, Internal Circulation, Maximum Building Height and Building Setback

OFFICIAL NOTICE OF DECISION

Project #1009090

August 13, 2015

Page 2 of 8

requirements. The proposed site development plan for building permit is not in significant conflict with the general design guidelines contained within the CSDPS.

5. An application has been submitted for an Administrative Amendment to the Capstone Site Development Plan for Subdivision, to amended items such as the proposed health clinic use, updated parking calculations and new building square footage.
6. The subject site is also located within the Sunport Boulevard Design Overlay Zone which regulates signage within the Sunport Boulevard Corridor.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The request furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed outpatient care services clinic will be located to complement residential areas due to the services it will be provide and its close proximity to the student housing population to the south, the Kirkland Community to the east and the general university area. The building's north / south orientation on the subject site demonstrates that it has been sited to minimize the adverse effects of noise, lighting, pollution and traffic on the nearby residential environments. Therefore, the request furthers Policy II.B.5.i.

- B. Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

When compared to the design of the residential and industrial buildings north, south and east of the subject site, the proposed health clinic exemplifies quality materials such as a composite wall panel system, high performance glazing system, and a 2" exterior insulation and finish system. It is also oriented north / south on the subject site and utilizes a solar access setback to maximize efficiency of heating and cooling within the building. The request furthers Policy II.B.5.l.

- C. Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The new proposed building will complement the existing scale, proportion and architectural character of the surrounding area which consists of a two-story student housing development, hotels/motels and industrial buildings. The proposed layout and design will not impact the scenic resources of the Sandia Mountains. The request furthers Policy II.B.5.m.

9. The request generally furthers the following applicable goals and policies of the Comprehensive Plan:

OFFICIAL NOTICE OF DECISION

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August 13, 2015

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- A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed development is appropriately located on an approximately 8.36 acre site with the intent to provide needed outpatient care services primarily to the student housing population to the south, the Kirkland Community to the east and the general university area. Additionally, the Interstate is a barrier to development to the west and it is appropriate to have a two story healthcare building adjacent to I-25 to act as a buffer to the properties east of the subject site. Therefore, the location and intensity of this new development respects existing neighborhood values. The proposed layout and design will not impact the scenic resources of the Sandia Mountains. The proposed location and access to the existing road network (though limited by having one point of ingress and egress off of Flightway Ave.) including its proximity to the University of New Mexico (UNM) and Central New Mexico Community College (CNM), Isotopes Park, The Pit and the UNM Football stadium attempt to address the necessary carrying capacities. Therefore, the request generally furthers Policy II.B.5.d.

10. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The proposed development is located in an area where the vacant subject site is contiguous to existing programmed urban facilities and infrastructure, however the subject site is not close to any transit routes that provide continuous daily service, nor is it close to existing bicycle facilities. However, the integrity of the existing neighborhood to the east will be assured by limiting the amount of local street traffic on adjacent neighborhoods. Therefore, the request partially furthers Policy II.B.5.e.

11. The request furthers the following applicable goals, policies and regulations of the Sunport Boulevard Design Overlay Zone:

- A. *The proposed wall mounted sign area and free-standing monument sign shown on the site development plan for building permit currently conforms to the requirements of the SBDOZ. Therefore, the request furthers applicable design guideline requirements of the SBDOZ.*

12. The Kirtland Community Association and San Jose Neighborhood Association were notified of this request as well as property owners within 100 feet of the subject site. No facilitated meeting was recommended by the Office of Neighborhood Coordination or requested by neighborhood association representatives.

13. A document entitled "Conference Report" was drafted and submitted to the Staff Planner by the applicant. According to the applicant, the report documents two meetings with neighborhood

OFFICIAL NOTICE OF DECISION

Project #1009090

August 13, 2015

Page 4 of 8

association representatives held on July 21st and July 28th to solicit feedback regarding the proposed development.

14. Representatives from the Kirkland Community Association expressed concern regarding any proposed vehicular access from the existing Mulberry right-of-way at the July 21st and July 28th meetings, as well as to the Staff Planner via emails.
15. Based on neighborhood concerns, the applicant removed the Mulberry access and submitted a new site development plan for building permit (dated July 24, 2015).
16. Based on revised drawings submitted by the applicant, the Fire Department submitted additional comments dated Friday July 31, 2015 stating that they would require a secondary access onto Mulberry St. per the International Fire Code for emergency access only.
17. Based on revised drawings submitted by the applicant, the Traffic Engineering Department submitted additional comments dated Friday July 31, 2015 stating that they would require a revised Traffic Impact Study demonstrating that level of service requirements will be met based on one access point versus two.
18. Based on agency comments, the applicant included a secondary access onto Mulberry St. per the International Fire Code for emergency access only and submitted a new site development plan for building permit (dated August 3, 2015)

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.

OFFICIAL NOTICE OF DECISION

Project #1009090

August 13, 2015

Page 5 of 8

3. The Administrative Amendment request to the Capstone Site Development Plan for Subdivision shall be approved prior to DRB review of the site development plan for building permit for the proposed healthcare clinic.
4. The signature block located at the top right hand corner of sheet SDP 1.1 shall be amended to reflect the correct project number of "1009090" and "DRB" will need to be changed to "EPC".
5. The site development plan for building permit shall be amended to reflect the 16' light pole height restriction per Section §14-16-3-9 (Area Lighting Regulations) of the Zoning Code.
6. The Landscaping Plan shall be amended to indicate whether the proposed plants and species listed on the Plant Legend on sheet SDP 2.1 will be low, medium, or high water plants.
7. The Landscape Calculations section of the Landscaping Plan on sheet SDP 2.1 shall be amended to quantify the total amount of live vegetative coverage to demonstrate that the landscaping plan meets the 75% live ground coverage requirements of the Zoning Code.
8. The final design of the proposed emergency access drive from the subject site to Mulberry St. (included as Keyed Note 40 on sheet SDP 1.1) shall be reviewed and approved by the Fire Department / Fire Marshall prior to DRB review of the site development plan for building permit for the proposed healthcare clinic.
9. Conditions of approval from the Albuquerque Environmental Health Department:

The applicant shall submit site specific plans for the following prior to DRB review of the site development plan for building permit for the proposed healthcare clinic:

- A landfill gas mitigation plan that should include at a minimum removal of landfill material (which would require an approved excavation plan from the State's Solid Waste Bureau);
- A landfill gas engineer certification determining of the landfill gases exists on the property and whether there is a potential for migration of such gases to impact the property in the future; and
- If landfill gases are present or there's a potential for the property to be impacted in the future, plans must be submitted for approval that include risk abatement measures.
- Certification of landfill material having been removed from this site is also required.

OFFICIAL NOTICE OF DECISION

Project #1009090

August 13, 2015

Page 6 of 8

10. Conditions of approval from Traffic Engineering & Transportation Development:

- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances.
- The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978)
- Infrastructure improvements from the approved traffic impact study will be required.
- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

11. Conditions for Approval for Project #1009090 Site Development Plan for Building Permit (medical office building south of Gibson & east of I-25) 15EPC-40026:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3425
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

12. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

13. The reference on the site development plan layout for the building footprint square footage for Phase 2 must be corrected to read 4,722 sf. It currently states it is 6,000 sf.

OFFICIAL NOTICE OF DECISION

Project #1009090

August 13, 2015

Page 7 of 8

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 28, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

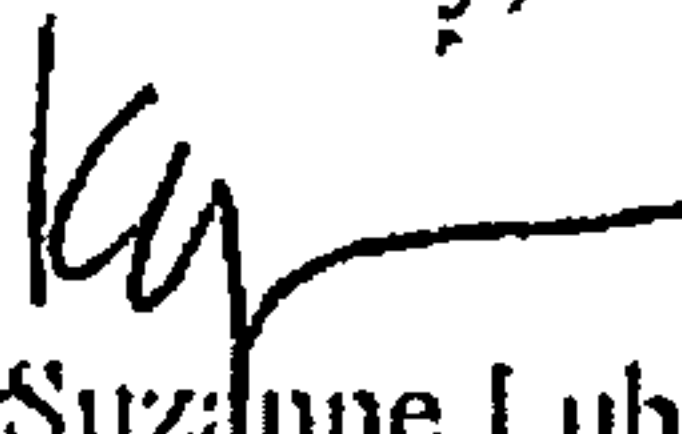
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


Suzanne Lubar
Planning Director

SL/VQ

OFFICIAL NOTICE OF DECISION

Project #1009090

August 13, 2015

Page 8 of 8

cc: Albuquerque Airpark Partners, John Lorentzen or Mark Edwards, 2909 Yale Blvd SE, ABQ, NM 87106
Dekker/Perich/Sabatini, 7601 Jefferson St. NE, #100, ABQ, NM 87109
Elizabeth Aikin, 1524 Alamo SE, Albuquerque, NM 87106
Arthur Richey, 2125 W. 73rd St., Tulsa, OK, 74132
Kimberly Brown, 1533 San Jose SE, Albuquerque, NM 87106
Marcia Boyer, 1624 Alamo Ave SE, Albuquerque, NM 87106

September 22, 2015



Mr. Jack Cloud, AICP
Chair, Development Review Board
City of Albuquerque Planning Department
601 Second Street NW
Albuquerque, NM 87102

Re: Reason for Request – Multi-Specialty Clinic
Requesting review and approval of Site Development Plan for Building Permit
Legal description: TR 2 PLAT OF TRS 1 & 2 CAPSTONE SUBD CONT 8.355 AC
City Planning Project #1009090

Dear Mr. Cloud:

Dekker/Perich/Sabatini, acting as agent for Albuquerque Airpark Partners, owner of the subject property, hereby submits the attached application to the Development Review Board for approval of a Site Development Plan for Building Permit. We previously submitted to the Environmental Planning Commission (EPC) for review and consideration and worked with them to address their comments.

The main specifics of the project are as follows:

- Construct a new 2-story, 90,000 s.f. healthcare clinic in two phases. First phase as 79,500 s.f., the second phase as 10,500 s.f.
- Required parking will be constructed to meet the requirements for parking provision.

Additional project specifics include the following:

- A freestanding monument sign at each of the site entries, one on Transport Street and the other on Mulberry Street.
- Landscaping coverage as required for the newly developed parking and building areas.

The following details each condition of EPC approval and how the design has been modified to address each one:

- A. Prior to application submittal for the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.**
 - a. D/P/S met with Vicente Quevedo on September 18, 2015 to review the conditions of approval
- B. The Administrative Amendment request to the Capstone Site Development Plan for Subdivision shall be approved prior to DRB review of the Site Development Plan for Building Permit for the proposed healthcare clinic**
 - a. The Administrative Amendment for the Capstone Site Development Plan for Subdivision was submitted September 17, 2015.
- C. The signature block located at the top right hand corner of sheet SDP 1.1 shall be amended to reflect the correct project number of "1009090" and "DRB" will need to be changed to "EPC".**
 - a. The signature block has been amended accordingly.

- D. The Site Development Plan for Building Permit shall be amended to reflect the 16' light pole height restriction per section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code.**
- a. The site plan has been updated to reflect the light pole limitation with the spacing revised accordingly
- E. The Landscaping Plan shall be amended to indicate whether the proposed plants and species listed on the Plant Legend on sheet SDP 2.1 will be low, medium or high water plants.**
- a. The Landscaping Plan has been amended to include this information
- F. The Landscaping Calculations section of the Landscaping Plan on sheet SDP 2.1 shall be amended to quantify the total amount of live vegetative coverage to demonstrate that the landscaping plan meets the 75% live ground coverage requirements of the Zoning Code.**
- a. The Landscaping Plan has been amended to include this information
- G. The final design of the proposed emergency access drive from the subject site to Mulberry St. (included as Keyed Note 40 on sheet SDP 1.1) shall be reviewed and approved by the Fire Department/Fire Marshal prior to DRB review of the Site Development Plan for Building Permit for the proposed healthcare clinic.**
- a. D/P/S met with the Fire Marshal's office on 9/17/2015 to review this item. Fire Marshal comments have been integrated into the design. There were a few changes made to the drive radii which resulted in a few parking spaces being lost.
- H. Conditions of approval from the Albuquerque Environmental Health Department**
- The applicant shall submit site specific plans for the following prior to DRB review of the site development Plan for Building Permit for the proposed healthcare clinic:**
- **A landfill gas mitigation plan that should include at a minimum removal of landfill material (which would require an approved excavation plan from the State's Solid Waste Bureau);**
 - **A landfill gas engineer certification determining of the landfill gases exists on the property and whether there is a potential for migration of such gases to impact the property in the future; and**
 - **If landfill gases are present or there's a potential for the property to be impacted in the future, plans must be submitted for approval that include risk abatement measures.**
 - **Certification of landfill material having been removed from this site is also required.**
- a. D/P/S met with the Fire Marshal's office on 9/17/2015 to review this item. Fire Marshal comments have been integrated into the design. There were a few changes made to the drive radii which resulted in a few parking spaces being lost.
- I. Conditions of approval from the Traffic Engineering & Transportation Department:**
- **Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required for the public sidewalk to the building entrances**
 - **The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close**

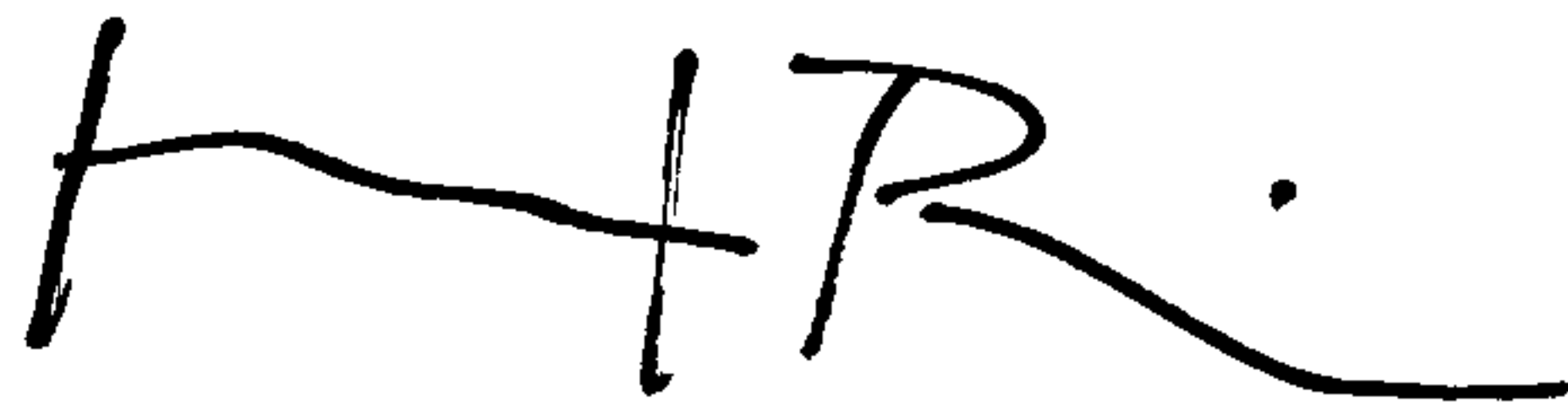
to where an adjacent vehicle's tire would be placed (66-1-4.1.B NMSA 1978)

- Infrastructure improvements from the approved traffic impact study will be required.
- Developer is responsible for the permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - a. Sidewalk has been extended at Mulberry entrance to complete pedestrian pathway; ADA access aisle detail includes "NO PARKING" lettering; the remainder of this comment is acknowledged and accepted.

J. Conditions for Approval for Project #1009090 Site Development Plan for Building Permit (medical office building south of Gibson & east of I-25) 15EPC-40026:

- It is the applicant's obligation to determine if the existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact: PNM Service Center, 4201 Edith Blvd. NE, Albuquerque, NM 87107, Phone (505-241-3425)
- Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are allowed 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications
 - a. Comment acknowledged and accepted.

Sincerely,



Dekker/Perich/Sabatini Ltd.

Max Parrill
Director

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/18/2013 Issued By: BLDAVM 195021

Category Code **910**
2013 070 589

Application Number: 13DRB-70589, Epc Approved Sdp For Build Permit

Address:

Location Description: I-25 BETWEEN SUNPORT BLVD SE AND GIBSON BLVD SE

Project Number: 1009090

Applicant
CAPSTONE HOUSING

402 OFFICE PARK DR SUITE 199
BIRMINGHAM AL 35223
205-612-1107

Agent / Contact

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 6/18/2013 Office: AHHEX
Stat ID: 03000007 Cashier: TRSOLF
Batch: 2124 Trans #: 19
Permit: 2013070589
Receipt Num: 00136865
Payment Total: \$20.00
0901 Conflict Mgmt. Fee
Check Tendered:)

\$20.00
\$20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/18/2013 Issued By: BLDAVM 195023

Category Code **910**
2013 070 591

Application Number: 13DRB-70591, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: I-25 BETWEEN SUNPORT BLVD SE AND GIBSON BLVD SE

Project Number: 1009090

Applicant

CAPSTONE HOUSING

402 OFFICE PARK DR SUITE 199
BIRMINGHAM AL 35223
205-612-1107

Agent / Contact

TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$285.00

TOTAL: \$285.00

City of Albuquerque Treasury
Date: 6/18/2013 Office: AHMEX
Stat ID: 405000007 Cashier: KRSDLF
Batch: 2124 Trams #: 18
Permit: 2013070591
Receipt Num 00132864
Payment Total: \$285.00
0603 DRB Actions
Check Tendered: \$285.00

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: June 18, 2013

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

CAPSTONE STUDENT HOUSING (CAPSTONE SUBDIVISION)

Phase 1

PROPOSED NAME OF ~~THE~~ SITE DEVELOPMENT PLAN

SUNPORT PARK, LOTS 1A & 2A; LANDS OF EISENMAN TRUST, TRACT A-1; AND MULBERRY PROPERTIES, TRACT B
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
		8" Dia.	SAS Line	West Line of New Tract 1	Existing 8" SAS Main Located On-Site	South Property Line of New Tract 2	/	/	/
		8" Dia.	Water Line	Looped Through New Tract 1	Existing 8" Main in Transport St	South Property Line of New Tract 2	/	/	/
		6' Wide	Sidewalk	Transport Rd Frontage	South PL of New Tract 1	North PL of New Tract 1	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Ronald R. Bohannon

NAME (print)

DRB CHAIR - date

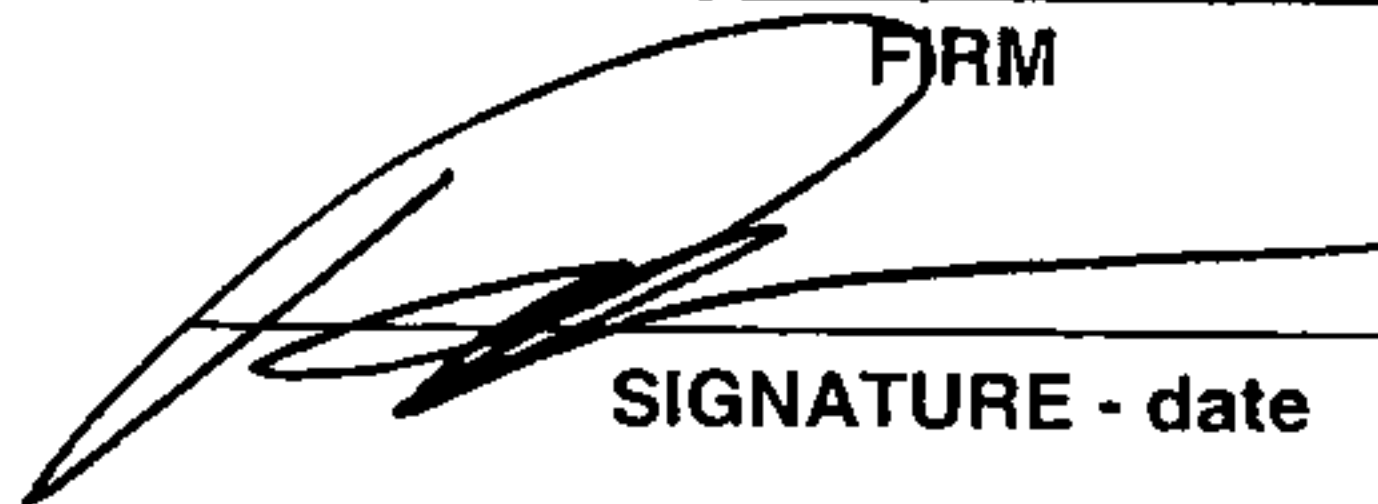
PARKS & RECREATION - date

Tierra West, LLC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 **6/18/13**

SIGNATURE - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

9090

DXF Electronic Approval Form

DRB Project Case #: 1009090

Subdivision Name: CAPSTONE SUBDIVISION / TRACTS 1 & 2

Surveyor: LARRY W MEDRANO

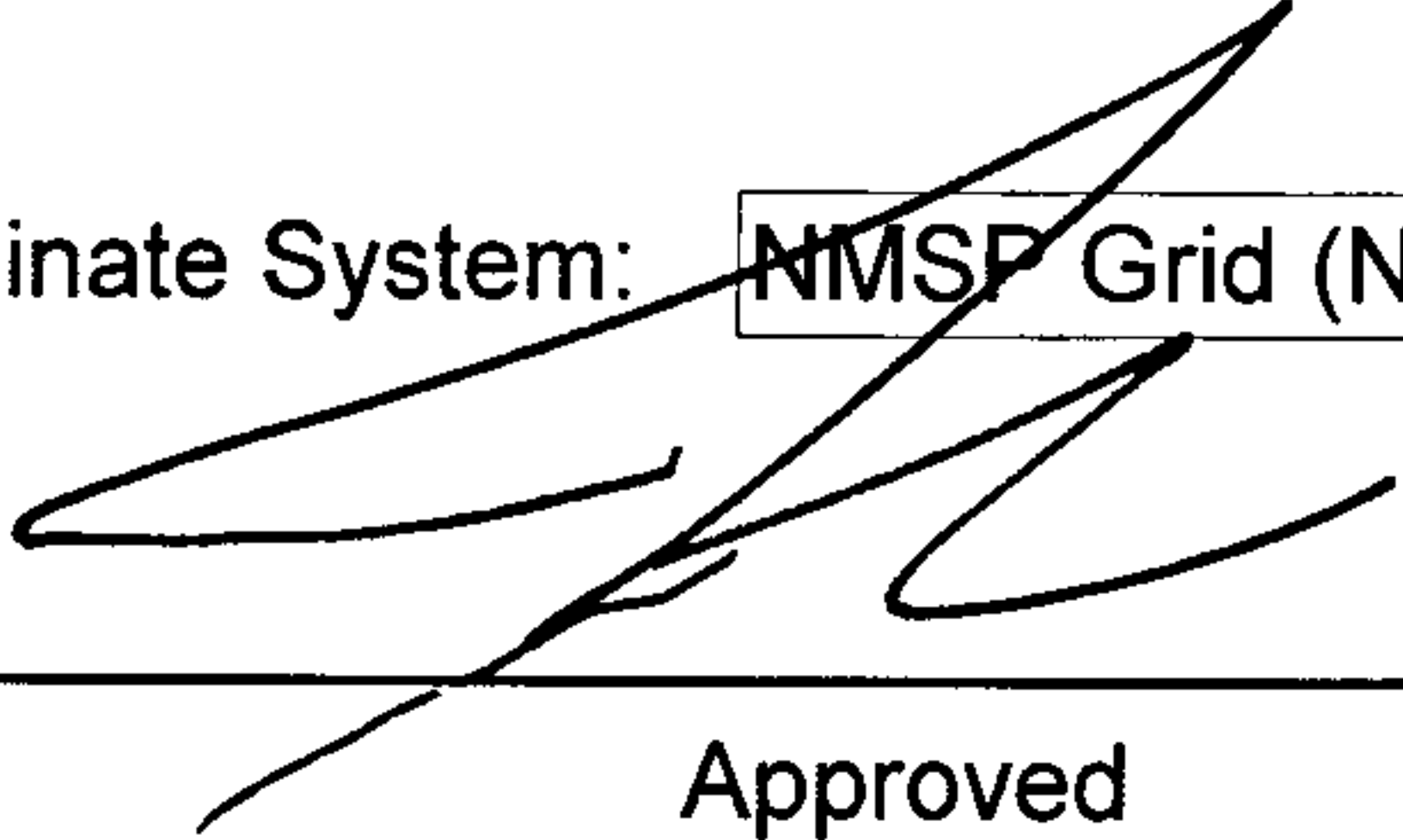
Contact Person: CONRAD ROYBAL

Contact Information: 5058565700

DXF Received: 6/13/2013

Hard Copy Received: 6/13/2013

Coordinate System: NMSP Grid (NAD 83)


Approved

6/13/13
Date

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

AGIS Use Only
Copied fc 9090 to agiscov on 6/13/2013 Contact person notified on 6/13/2013



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Capstone Housing PHONE: 205-612-1107
 ADDRESS: 402 Office Park Drive, Suite 199 FAX: _____
 CITY: Birmingham STATE AL ZIP 35223 E-MAIL: _____
 Proprietary interest in site: Developer List all owners: _____

DESCRIPTION OF REQUEST: Final Sign off for EPC Approved SDP for Building Permit, Final Signoff for EPC Approved SDP for Subdivision, PRELIMINARY/FINAL PLAT APPROVAL

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. N/A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Kirtland Addition
 Existing Zoning: _____ Proposed zoning: SU-1 for IP Use (Student Housing) MRGCD Map No _____
 Zone Atlas page(s): M-15 UPC Code: 101505516505030320, 101505416645820140, 101505415021030150, 101505313345320105

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
11EPC-40091/40092/40093/ #1009090

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 4 No. of proposed lots: 2 Total site area (acres): 33.94 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Interstate 25
 Between: Sunport Boulevard SE and Gibson Boulevard SE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE June 18, 2013
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70589</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>13DRB - 70590</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>13DRB - 70591</u>	<u>SBF</u>	_____	\$ <u>285.00</u>
<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>305.00</u>

Hearing date June 26, 2013

[Signature] 6-18-13
 Staff signature & Date

Project # 1009090

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.**

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- 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.

Ronald R. Bohannon

Applicant name (print)

06/18/2013

Applicant signature / date



Form revised October 2007

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

Application case numbers
 3DRB - 70891

Planner signature / date
 Project # 1009090

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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.

Ronald R. Bohannon

Applicant name (print)

06/18/2013

Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - 70589
 13DR13 - 70590

Yafe 6-18-13
 Planner signature / date
 Project # 1009090



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision			Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment/Approval (AA)			Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	D		
<input type="checkbox"/> Cert of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L A		APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): Tierra West LLC PHONE 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Capstone Housing PHONE: 205-612-1107
 ADDRESS: 402 Office Park Drive, Suite 199 FAX: _____
 CITY: Birmingham STATE AL ZIP 35223 E-MAIL: _____
 Proprietary interest in site: Developer List all owners: _____

DESCRIPTION OF REQUEST: Final Sign off for EPC Approved SDP for Building Permit, Final Signoff for EPC Approved SDP for Subdivision, PRELIMINARY/FINAL PLAT APPROVAL

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. N/A Block: _____ Unit: _____
 Subdiv/Addn/TBKA. Kirtland Addition
 Existing Zoning: _____ Proposed zoning: SU-1 for IP Use (Student Housing) MRGCD Map No. _____
 Zone Atlas page(s) M-15 UPC Code. 101505516505030320, 101505416645820140, 101505415021030150, 101505313345320105

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.) _____
11EPC-40091/40092/40093/ #1009090

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots 4 No. of proposed lots 2 Total site area (acres): 33.94 acres
 LOCATION OF PROPERTY BY STREETS On or Near. Interstate 25
 Between: Sunport Boulevard SE and Gibson Boulevard SE

Check if project was previously reviewed by. Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE June 18, 2013
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70589</u>	<u>SBP</u>	___	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>13DRB - 70590</u>	<u>SPS</u>	___	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>13DRB - 70591</u>	<u>CMF</u>	___	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>PBE</u>	___	\$ <u>285.00</u>
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>305.00</u>

Hearing date June 26, 2013

[Signature] 6-18-13
 Staff signature & Date

Project # 1009090

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.**

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- 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

Ronald R. Bohannon

[Signature] Applicant name (print)
06/18/2013
Applicant signature / date



Form revised October 2007

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

Application case numbers
13DRB - 70891

[Signature] 6-18-13
Planner signature / date
Project # 1009090

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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

Ronald R. Bohannon

 Applicant name (print)
 06/18/2013
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - 70389
 13DRB - 70390

_____ 6-18-13
 Planner signature / date
 Project # 1009090

gwr

TIERRA WEST, LLC

June 18, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL
CAPSTONE HOUSING - PROJECT #1009090**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Capstone Housing, requests approval of the Preliminary and Final Plat for the above-referenced site. The plat is hereby submitted as required by the EPC conditions of approval as set forth in the Official Notification of Decision dated November 13, 2012.

The purpose of the plat is to consolidate four tracts and create two new tracts as well as dedicate necessary easements and public right of way as necessary to implement the Site Development Plan associated with this project.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

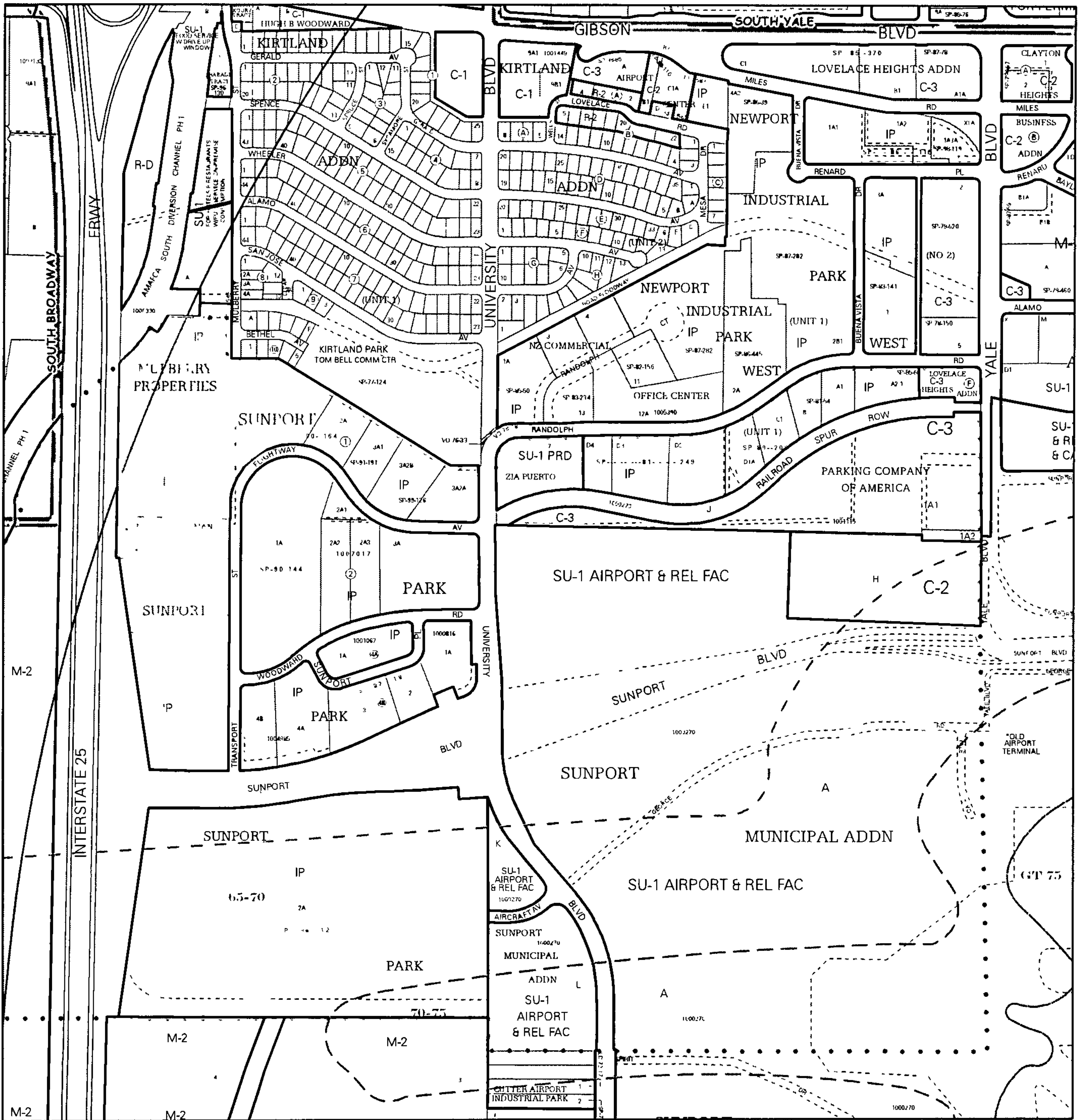
Enclosure/s

cc: Amanda Wallis – Capstone Housing

JN: 2011064

RRB/jh/djb

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



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

AGIS
Albuquerque Geographic Information System

Map amended through 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
M-15-Z

Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE



Environmental Health Department

June 13, 2013

Mr. Mark R. Hillier, P.G.
Mr. David C. McCormick, P.E.
Terracon Consultants Inc.
4905 Hawkins NE
Albuquerque, NM 87109

Re: Landfill Gas Assessment
Capstone Student Housing Project Phase I
NWC of Sunport Boulevard SE and Transport Street SE
Albuquerque, New Mexico
Dated June 12, 2013

Dear Messrs. Hillier and McCormick:

PO Box 1293

I have reviewed the referenced Landfill Gas Assessment and approve the report. I am interested in the final drainage plan and would like a copy prior to the building permit process if possible.

Albuquerque

Sincerely,

NM 87103

Suzanne Busch, P.E.
Principal Engineer
Environmental Services Division

www.cabq.gov

Cc: Billy Gallegos, ESD Manager

Jaimie Garcia

From: Sammons, Joshua R. <jsammons@cabq.gov>
Sent: Thursday, June 13, 2013 8:55 AM
To: Conrad Roybal
Cc: Gaulden, Tim H.; Bradley, Catherine P.; Gricius, Michelle A.; Jaimie Garcia; Marco Cisneros
Subject: RE: DXF Submittal for COA Project No. 1009090 - Capstone

Mr. Conrad,

The DXF for 1009090 has been approved. I will forward on the approval letter.

Thanks,

Joshua Sammons
GIS Coordinator
AGIS - Planning Department
City of Albuquerque
(505) 924-3921

From: Conrad Roybal [<mailto:Conrad@presurv.com>]
Sent: Thursday, June 13, 2013 8:16 AM
To: Sammons, Joshua R.
Cc: Gaulden, Tim H.; Bradley, Catherine P.; Gricius, Michelle A.; jgarcia@tierrawestllc.com; Marco Cisneros
Subject: RE: DXF Submittal for COA Project No. 1009090 - Capstone

Good Morning,

Attached is a .dxf file for project No. 1009090 as well as pdf's of the plat. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system. I will be out in the field the rest of the day. When the .dxf is approved, can you please email, Jamie Garcia (jgarcia@tierrawestllc.com), Tierra West, as well as myself. I would greatly appreciate that. I will resend the other dxfs (No. 100903 and No. 1002632) as soon as possible.

Please call if you have any questions.

Thank you,

Conrad Roybal, LSIT
Surveyor Intern



Physical
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing
PO Box 90636
Albuquerque, NM 87199

505-856-5700 phone
505-856-7900 fax
866-442-8011 toll free



City of Albuquerque

Planning Department

Inter-Office Memorandum

June 26, 2013

TO: Jack Cloud, AICP, DRB Chair

FROM: Christopher Hyer, Senior Planner *CH*

RE: Project # 1009090, 13DRB-

On November 8, 2012, the Environmental Planning Commission considered the three requests for project #1009090: an amendment to the zone map from IP to SU-1/IP Permissive Uses and Student Housing (11EPC 40091); an amendment to the site development plan for subdivision (11EPC-40093); and, the site development plan for building permit (11EPC-40092). The EPC determined all the requests shall be approved once all Conditions of Approval have been met. However, the site has presented environmental circumstances out of the applicant's control and caused the applicant to adjust the development in order to comply with the Voluntary Remediation Process (VRP) that was approved by the State Environment Department.

Changes to the original EPC approved site development plan have been reviewed by the Planning Director and are considered to be minor changes. Thus, the site development plan can continue to the DRB for approval.

As the changes are minor, the original EPC Conditions of Approval are still valid and must be met. The site plan shows that the perimeter multi-purpose trail condition is satisfied for phase 1, but needs to be shown in its final build-out for phases 2 & 3. All other EPC Conditions of Approval have been satisfied. However, staff defers to the City Engineer for the determination of whether satisfactory compliance with his Conditions of Approval has been achieved.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3927.

Thank you.

g.w.

TIERRA WEST, LLC

June 17, 2013

Ms. Suzanne Lubar
Planning Director
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103
Attention: Carmen Marrone

**RE: JUSTIFICATION FOR REVISIONS TO
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
CITY PROJECT # 1009090**

Dear Ms. Lubar:

Tierra West LLC, on behalf of Capstone Housing, respectfully submits the following justification points related to the site plan revisions for the project referenced above.

The project was envisioned to be phased from the outset and was presented and approved by EPC in two phases. Because the economic viability of this project is dependent on producing a marketable product available for occupancy before the start of the 2014 scholastic year, incorporating an adjustment to the phasing limits is key to achieving this goal. The nature of change consists of modifying the phase line location to coincide with the work plan to mitigate the construction debris and to resolve an apparent hiatus strip within the northeast portion of the overall project. Three phases are proposed to accomplish these goals as indicated on the Site Development Plan for Subdivision. The overall scope of the project is proposed to remain the same, including the same total number of dwelling units and beds; 786 beds are proposed in the first phase.

Vehicular access continues to be proposed from Transport Street gated access points as similarly indicated by the EPC-approved site plan. The revised plan, however, proposes a total of four access points to Transport Street at ultimate build-out, with two access points proposed with the construction of Phase 1 to maintain a similar internal circulation pattern. The entrance street and internal "main boulevard" remains the same with parallel parking spaces to promote pedestrianism and a traditional neighborhood feel. Pedestrian access to Mulberry Street is also being implemented to satisfy the EPC conditions of approval.

The revised site plan for the Cottages of New Mexico sets out to achieve the same planning goals as previously established – to create a friendly student housing neighborhood that encourages community interaction and walkability. We achieve this community feel by creating traditional streetscapes, porches and pedestrian paths that make you want to walk more than drive. The walking paths now lead to the community building and allow you to meet your neighbors on the way. The tight knit cottage layout still allows us to hide the parking

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawest.ic.com

alleys located behind the units. While the circulation flow has changed, the principles of design and function have not.

The most substantial change to the building configuration is apparent adjacent to the I-25 right-of-way where it was determined the vertical berm buffer first envisioned could not be implemented and the existing billboards would overpower the scale of the cottage buildings. The revised layout allows the parking area to buffer the cottage units from the interstate and maintain separation from the billboards. This keeps the density of the cottages in a tighter configuration, anchoring the area with a connected, larger community feel rather than disconnected groups of buildings. Because the community is not tied into an existing residential grid and is functionally isolated, the larger feel helps achieve the critical mass necessary to make the neighborhood a true destination, and an identifiable sense of place.

Architectural elevations for the cottage units remain the same, although the clubhouse is revised to address concerns that it was too plain and industrial feeling. We have added warmer materials and windows that give it a stronger residential feel.

We feel the high quality of this project is a welcomed addition to the community and the proposed changes will not cause the adjacent community to be aggrieved. It should be noted that no opposition was voiced at the EPC hearing, and the \$45 million construction cost investment will benefit the local economy as well as contribute \$3.15 in gross receipts taxes.

We appreciate your assistance in this matter. Should you have any questions or feel a meeting to discuss this matter further is warranted, please do not hesitate to contact our office.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Amanda Wallis

JN: 2011064

RRB/JH/db

\\Nas011\drive\2011\2011064 Capstone Student Housing\Correspondence\Pre DRB Amendment Request\2011064 Pre-DRB amendment letter Suzanne Lubar 3-15-13.docx

Allow minor amendments to EPC-approved site plan prior to DRB sign-off

APPROVED:

Suzanne Lubar

Suzanne Lubar

Acting Planning Director

6/24/13

Date

gwr

TIERRA WEST, LLC

March 15, 2013

Ms. Suzanne Lubar
Planning Director
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103
Attention: Carmen Marrone

**RE: REQUEST FOR AMENDMENT TO
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
PRIOR TO DRB SIGNOFF; CITY PROJECT # 1009090**

Dear Ms. Lubar:

Tierra West LLC, on behalf of Capstone Housing, requests an amendment to the Site Development Plan for Building Permit prior to submittal to DRB for final sign-off. The proposed revisions, in our opinion, are within the scope allowable for an Administrative Amendment. Although proceeding to DRB for final sign-off through the normal course of approval is an option, this process would result in a delay to the project and needless additional effort both on the part of City Staff and the design consultant.

This case referenced above for a 260-unit student housing facility was approved by the EPC at the November 8, 2012 hearing with conditions as indicated on the attached notice of decision dated November 13, 2012. Factors outside the control of our client, such as final NMED approval of a Voluntary Remediation Program, have resulted in delays requiring a change to the project phasing limits. A required right-of-way vacation action requiring City Council approval is also a factor with the potential to further delay this project and has been taken into account in the reconfigured phasing.

Because the economic viability of this project is dependent on producing a marketable product available for occupancy before the start of the 2014 scholastic year, incorporating an adjustment to the phasing limits is key to achieving this goal. The nature of change consists of modifying the phase line location, relocating the clubhouse to a more centralized location, and a slight modification to internal roadway location to account for the change. The total number of units will decrease from 260 to 253, and the number and general configuration of internal access to public right-of-way will remain unchanged.

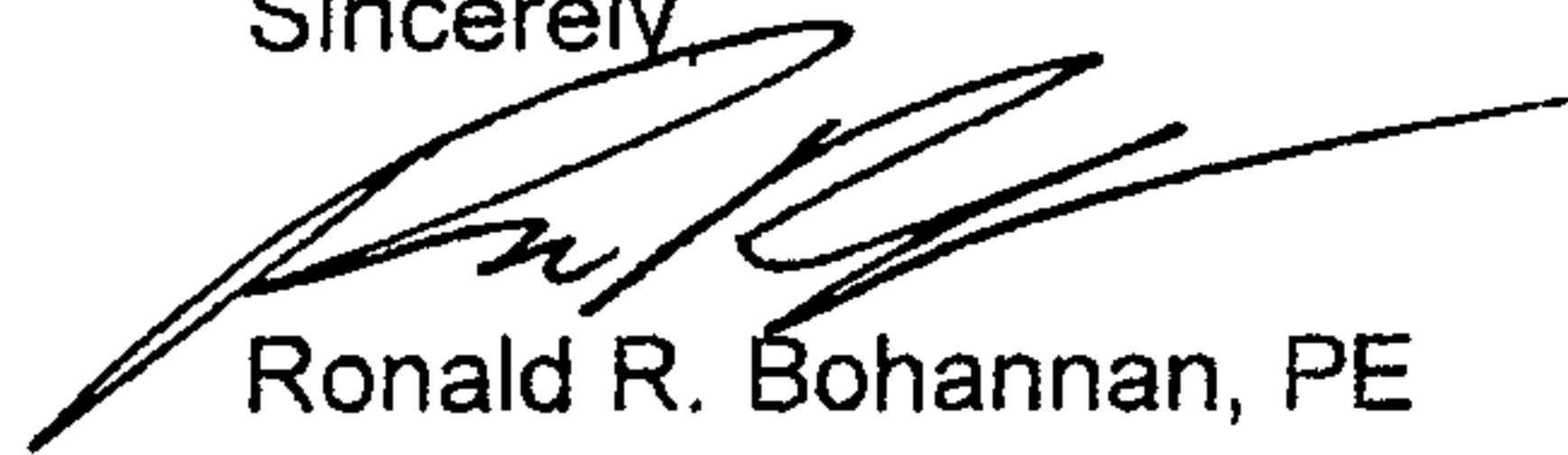
We propose to consult with Staff Planners to ensure all EPC conditions of approval are addressed prior to application submittal to the DRB, and that the scope of the amendment are within the scope allowable through the Administrative Amendment process.

original

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

We appreciate your assistance in this matter. Should you have any questions or feel a meeting to discuss this matter further is warranted, please do not hesitate to contact our office.

Sincerely,



Ronald R. Bohannon, PE


Enclosure/s

cc: Amanda Wallis

JN: 2011064
RRB/JH/db

\\nas01\zdrive\2011\2011064 Capstone Student Housing\Correspondence\Pre-DRB Amendment Request\2011064 Pre-DRB amendment letter Suzanne Lubar 3-15-13.docx

Approve minor amendments to SPBP prior to DRB



Suzanne Lubar 3/15/13

Suzanne Lubar

DEVELOPMENT REVIEW BOARD MEETING – June 26, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #1 Project #1009090

13DRB-70589 EPC Approved SDP for Building Permit

Landscape Plan does not show property line or street right of way so cannot tell if a Streetscape Agreement will be necessary for construction of landscaping in City Right of Way. If landscaping is within City *Row, Agreement will be required.*

13DRB-70590 EPC Approved SDP for Subdivision

No comments

13DRB-70591 Minor-Preliminary/Final Plat Approval

No comments

Conflicts

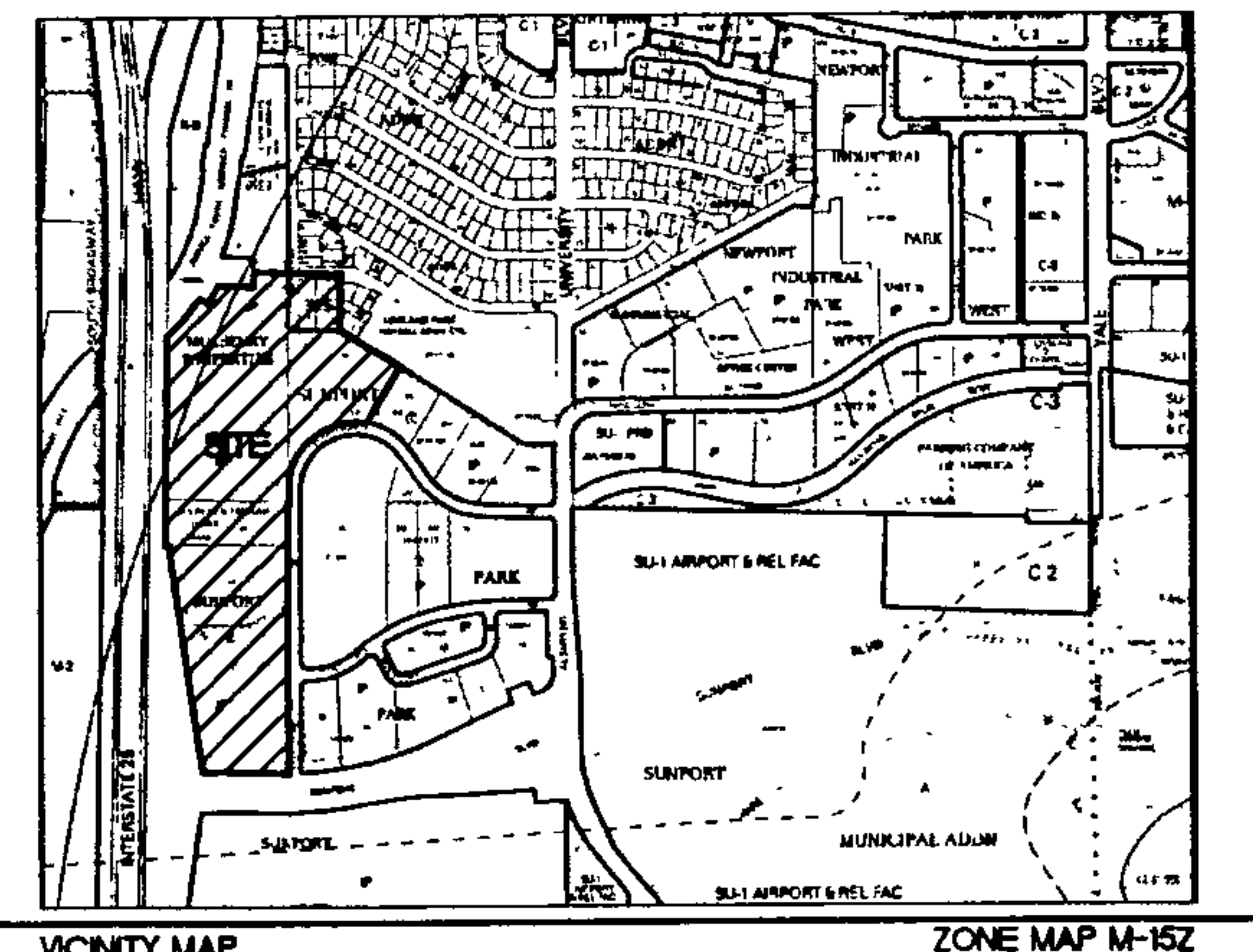
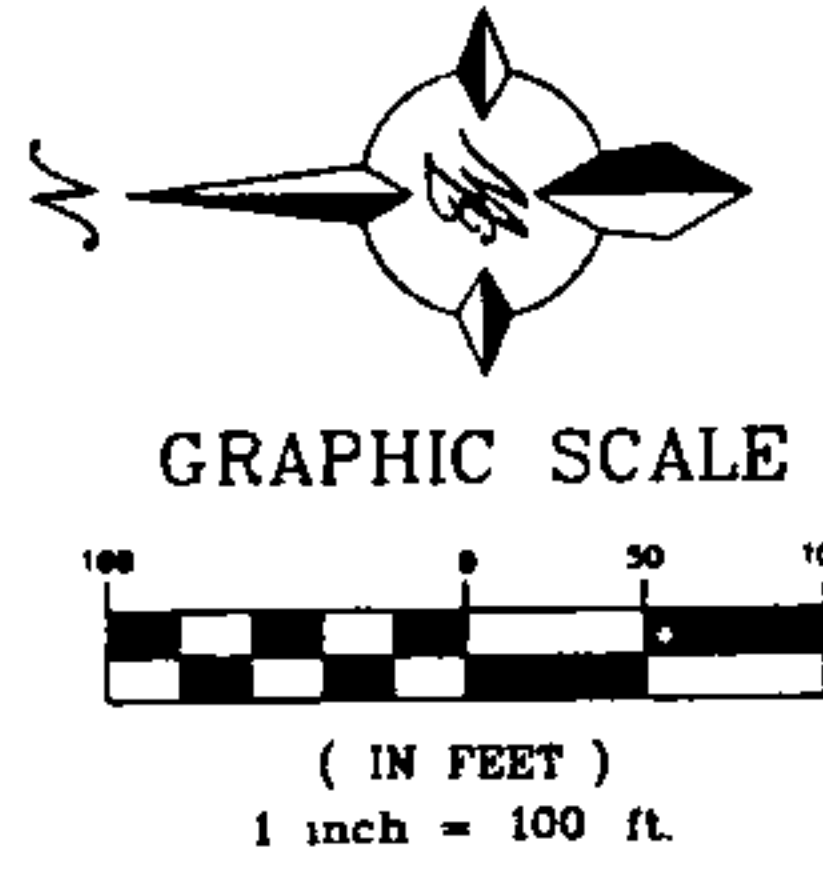
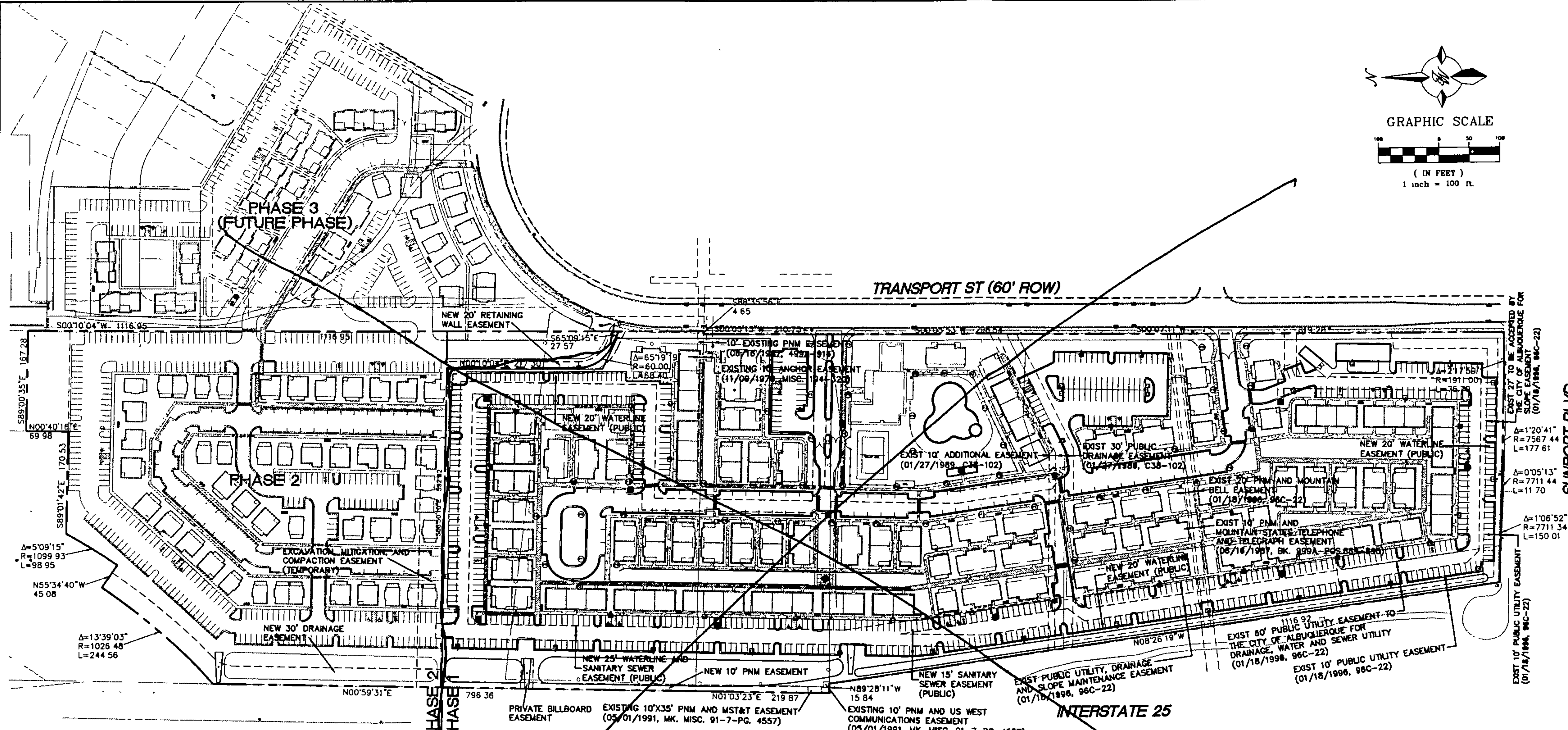
Public Services E'ment

Remove Temp E'ment ?

Tr. L is stagg

update delete " to be accepted "

New 30' " PM " P. E'ment



LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	6' MULTIUSE TRAIL
	8' MULTIUSE TRAIL
	SITE LIGHTING

SITE DATA

LEGAL DESCRIPTION: LOTS 1A AND 2A, SUNPORT PARK; PARCEL 1A, SUNPORT PARK; TRACT B, MULBERRY PROPERTIES; TRACT A1, LAND OF EISENMAN TRUST; AND LOTS 1-B & A-F, UNIT 3, KIRTLAND ADDITION.

ZONING (EXISTING) IP AND R-1
 ZONING (PROPOSED) SU-1 FOR IP USES INCLUDING STUDENT HOUSING
 SITE AREA 35.9 ACRES

PROPOSED USE
 STUDENT HOUSING RESIDENTIAL COTTAGES AND CLUBHOUSE
 158 SINGLE COTTAGE RESIDENCE BUILDINGS (97 DWELLING UNITS)
 47 DUPLEX COTTAGE RESIDENCE BUILDINGS (158 DWELLING UNITS)
 TOTAL 260 DWELLING UNITS

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS
 VEHICULAR TRAFFIC WILL ACCESS FROM FLIGHTWAY AVENUE AND TRANSPORT STREET THROUGH TWO GATED ACCESS POINTS OVER PRIVATE DRIVEWAYS. THE PUBLIC SIDEWALK ON FLIGHTWAY AVE WILL BE EXTENDED ALONG THE PROJECT FRONTAGE TO PROVIDE PEDESTRIAN ACCESS ADJACENT TO THE THREE VEHICULAR POINTS OF CONNECTION.

INTERNAL CIRCULATION REQUIREMENTS
 PRIVATE DRIVEWAY AND PEDESTRIAN WALKS AND TRAILS WILL PROVIDE INTERNAL CIRCULATION. EXISTING LOTS WILL BE CONSOLIDATED INTO TWO PARCELS CORRESPONDING WITH THE TWO PHASES OF CONSTRUCTION, BY SEPARATE PLAT.

MAXIMUM BUILDING HEIGHT
 4 STORIES ON LOTS 1A AND 2A OF SUNPORT PARK. OTHER AREAS: UNLESS MODIFIED BY EPC 28 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGE WAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 28 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED MAX BUILDING HEIGHT 30' TO RIDGE-LINE (COTTAGES), 45' TO RIDGELINE (CLUBHOUSE)

SITE DATA

MINIMUM BUILDING SETBACK
 ON LOTS 1A AND 2A OF SUNPORT PARK
 FRONT SETBACK OF NOT LESS THAN 20' FROM THE R.O.W LINE
 SIDE SETBACK OF NOT LESS THAN 10' FROM THE R.O.W LINE
 REAR SETBACK OF NOT LESS THAN 10' FROM THE R.O.W LINE

MAXIMUM TOTAL DWELLING UNITS
 NO MAXIMUM PER IP ZONE (EXISTING), 260 DWELLING UNITS (PROPOSED)

MAXIMUM F.A.R. (NON-RESIDENTIAL)
 0.43 F.A.R. ON LOT 1A AND 0.44 ON Lot 2A OF SUNPORT PARK

PHASING 3 PHASES PROPOSED.

STRUCTURE LOCATIONS
 SITE IS UNDEVELOPED AND VACANT WITH NO EXISTING STRUCTURES. PROPOSED STRUCTURES PER PLAN.

STRUCTURE ELEVATIONS AND DIMENSIONS

BUILDING AREA (INCLUDING 2ND STORY)		
PHASE 1		
CLUBHOUSE	11,800 SF	
MAINTENANCE SHED	1440 SF	
5-5 DUPLEX W/O BUMPOUT	(3668 SF X 28)	102704 SF
5-5 DUPLEX W/BUMPOUT	(3776 SF X 23)	86848 SF
4-BEDROOM COTTAGE	(1556 SF X 15)	23340 SF
2-BEDROOM COTTAGE	(832 SF X 3)	2488 SF
6-BEDROOM TOWNHOUSE	(5340 SF X 12)	64080 SF
4-BEDROOM TOWNHOUSE	(3564 SF X 3)	10692 SF
TOTAL		290,160 SF
PHASE 2		
3-3 DUPLEX	(2692 SF X 3)	8076 SF
5-BEDROOM COTTAGE	(1834 SF X 13)	23842 SF
3-BEDROOM COTTAGE	(1346 SF X 15)	20190 SF
4-BEDROOM COTTAGE	(1556 SF X 13)	20228 SF
TOTAL		72,336 SF
PHASE 3		
5-5 DUPLEX W/O BUMPOUT	(3668 SF X 1)	3668 SF
3-3 DUPLEX	(2692 SF X 2)	5384 SF
5-BEDROOM COTTAGE	(1834 SF X 6)	11004 SF
4-BEDROOM COTTAGE	(1556 SF X 2)	3112 SF
3-BEDROOM COTTAGE	(1346 SF X 5)	6730 SF
6-BEDROOM TOWNHOUSE	(5340 SF X 4)	21360 SF
4-BEDROOM TOWNHOUSE	(3564 SF X 7)	24948 SF
TOTAL		76,208 SF

PARKING REQUIREMENTS PHASE 1

PARKING REQUIRED	
CLUBHOUSE	44 (ONE SPACE PER 200 SF)
COTTAGES PERSONS IN	818 (ONE SPACE FOR EACH THREE RESIDENCE PER § 14-16-3-1 (A)(10))
TOTAL REQUIRED	272 SPACES
TOTAL PROVIDED	745 SPACES
HC PARKING REQUIRED	16 SPACES (FOR 501 TO 1000, 2% OF TOTAL)
PARKING PROVIDED	22 SPACES
TOTAL PARKING PROVIDED	767 SPACES
MC PARKING REQUIRED	10 SPACES
MC PARKING PROVIDED	12 SPACES
BICYCLE PARKING REQUIRED	136 SPACES (ONE BICYCLE SPACE FOR EACH SIX PERSONS IN RESIDENCE)
BICYCLE PARKING PROVIDED	140 SPACES
LOADING FACILITIES	NONE REQUIRED OR PROPOSED
NON-AUTO TRANSPORTATION	SHUTTLE SERVICE TO UNM IS PROPOSED. PUBLIC TRANSPORTATION IS AVAILABLE NEAR THE SITE BY BUS ROUTE 1618, 222, AND 250. BICYCLE AND PEDESTRIAN ACCESS IS AVAILABLE ALONG UNIVERSITY AVE TO UNM SPORTS FACILITIES AND MAIN CAMPUS.

PARKING REQUIREMENTS PHASE 2

PARKING REQUIRED	
COTTAGES PERSONS IN	180 (ONE SPACE FOR EACH THREE RESIDENCE PER § 14-16-3-1 (A)(10))
TOTAL REQUIRED	60 SPACES
TOTAL PROVIDED	342 SPACES
HC PARKING REQUIRED	8 SPACES (FOR 301 TO 400)
PARKING PROVIDED	12 SPACES
TOTAL PARKING PROVIDED	354 SPACES
MC PARKING REQUIRED	8 SPACES
MC PARKING PROVIDED	10 SPACES
BICYCLE PARKING REQUIRED	30 SPACES (ONE BICYCLE SPACE FOR EACH SIX PERSONS IN RESIDENCE)
BICYCLE PARKING PROVIDED	30 SPACES
LOADING FACILITIES	NONE REQUIRED OR PROPOSED.

PARKING REQUIREMENTS PHASE 3

PARKING REQUIRED	
COTTAGES PERSONS IN	203 (ONE SPACE FOR EACH THREE RESIDENCE PER § 14-16-3-1 (A)(10))
TOTAL REQUIRED	68 SPACES
TOTAL PROVIDED	762 SPACES
HC PARKING REQUIRED	7 SPACES (FOR 201 TO 300)
PARKING PROVIDED	8 SPACES
TOTAL PARKING PROVIDED	255 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	8 SPACES
BICYCLE PARKING REQUIRED	34 SPACES (ONE BICYCLE SPACE FOR EACH SIX PERSONS IN RESIDENCE)
BICYCLE PARKING PROVIDED	35 SPACES
LOADING FACILITIES	NONE REQUIRED OR PROPOSED.

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

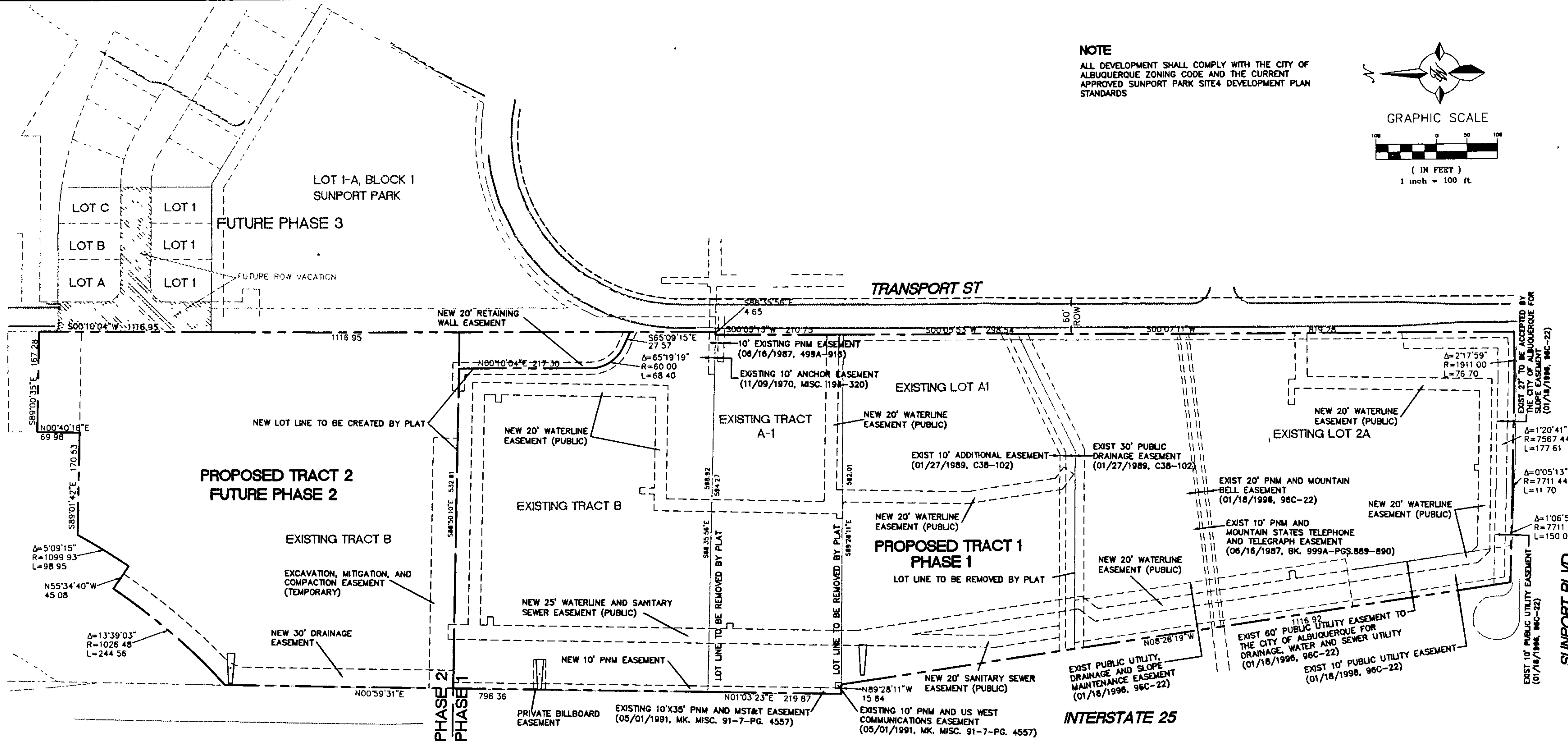
Is an infrastructure list required? () Yes () No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

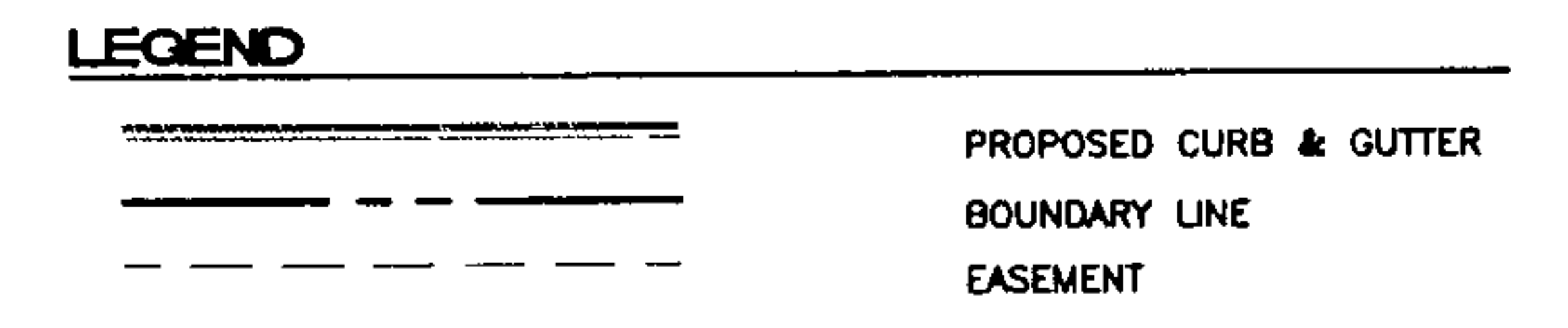
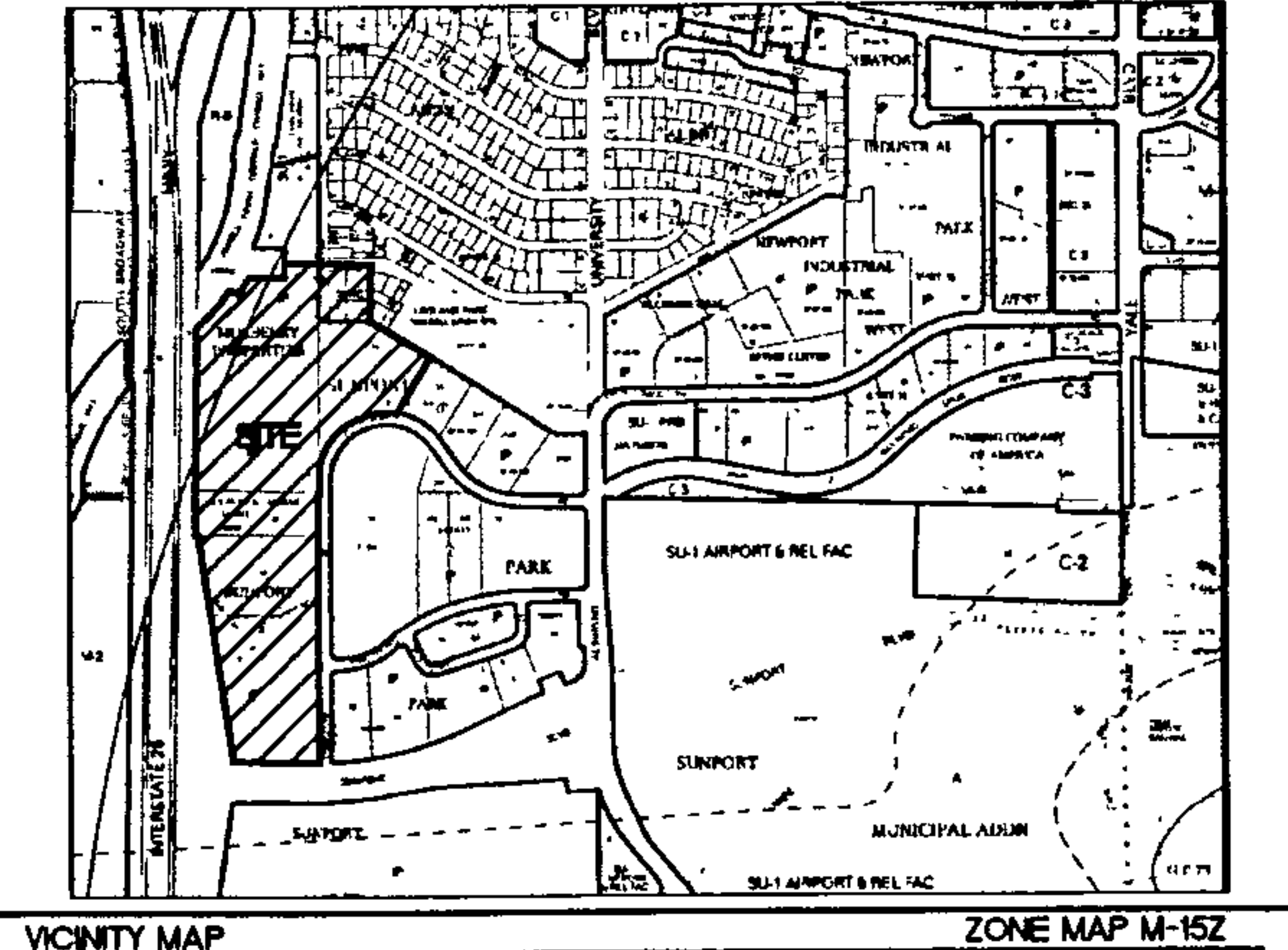
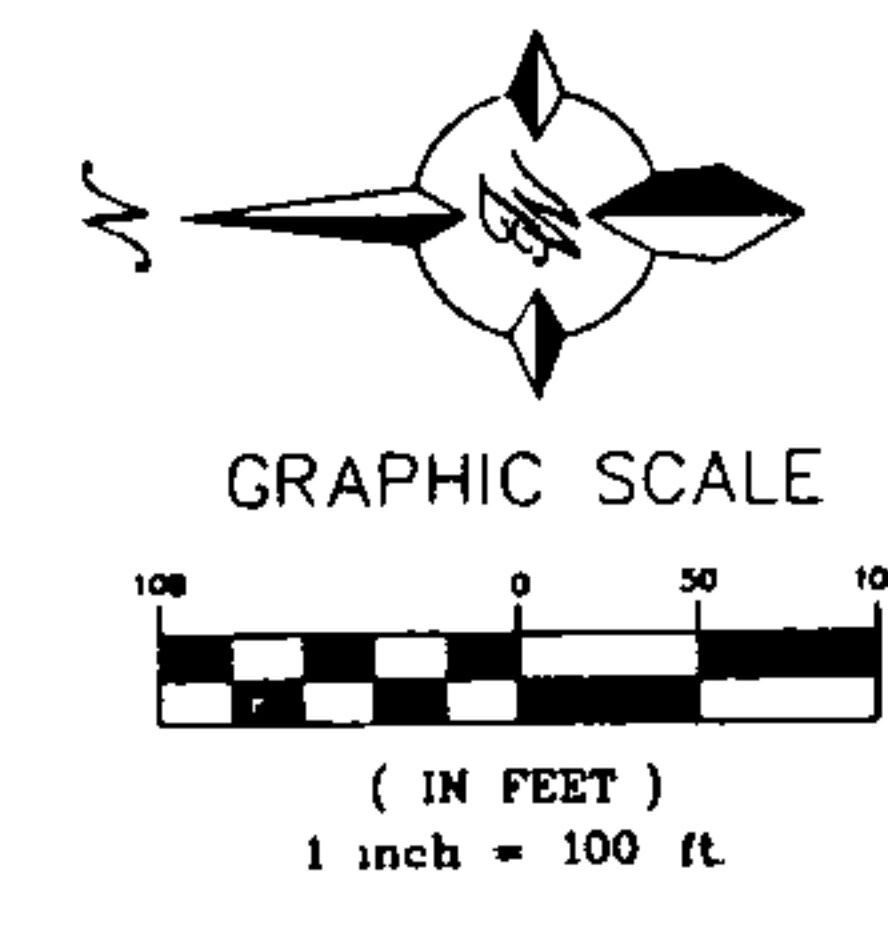
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

ENGINEER'S SEAL	CAPSTONE STUDENT HOUSING ALBUQUERQUE, NM	DRAWN BY pm
	PHASE 1-SITE PLAN FOR BUILDING PERMIT	DATE 5-31-13
		DRAWING 2011064-SP
		SHEET # C2
		JOB # 2011064
RONALD R. BOHANNAN P.E. 77868	TERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com	

DRB version



NOTE
 ALL DEVELOPMENT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE CURRENT APPROVED SUNPORT PARK SITE 4 DEVELOPMENT PLAN STANDARDS



- INDEX TO DRAWINGS**
- C1 SITE PLAN FOR SUBDIVISION
 - C2 SITE PLAN FOR BUILDING PERMIT
 - C3 SITE PLAN DETAIL (1"=40')
 - C4 SITE PLAN DETAIL (1"=40')
 - C5 OVERALL GRADING PLAN
 - C6 OVERALL UTILITY PLAN
 - C7 MASTER UTILITY PLAN
 - C8 CONSTRUCTION DETAILS
 - C9-C12 CONSTRUCTION DETAILS TRASH COMPACTOR
 - C13 CONSTRUCTION DETAILS TRASH COMPACTOR
 - L1 MONUMENT SIGN DETAIL
 - L2 LANDSCAPE PLAN
 - L3 LANDSCAPE PLAN
 - L4 LANDSCAPE PLAN
 - L5 LANDSCAPE PLAN
 - EL-1 BUILDING ELEVATIONS
 - AMENDMENT TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION

SITE DATA
 LEGAL DESCRIPTION: LOTS 1A AND 2A, SUNPORT PARK; PARCEL 1A, SUNPORT PARK; TRACT B, MULBERRY PROPERTIES; TRACT A1, LANDS OF EISEMAN TRUST; AND LOTS 1-6 & A-F, UNIT 3, KIRTLAND ADDITION.
 ZONING (EXISTING) IP AND R-1
 ZONING (PROPOSED) SU-1 FOR IP USES INCLUDING STUDENT HOUSING
 SITE AREA 35.9 ACRES
 PROPOSED USE
 STUDENT HOUSING RESIDENTIAL COTTAGES AND CLUBHOUSE
 166 SINGLE COTTAGE RESIDENCE BUILDINGS (97 DWELLING UNITS)
 47 DUPLEX COTTAGE RESIDENCE BUILDINGS (158 DWELLING UNITS)
 TOTAL 260 DWELLING UNITS
 PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS
 VEHICULAR TRAFFIC WILL ACCESS FROM FLIGHTWAY AVENUE AND TRANSPORT STREET THROUGH TWO GATED ACCESS POINTS OVER PRIVATE DRIVEWAYS THE PUBLIC SIDEWALK ON FLIGHTWAY AVE WILL BE EXTENDED ALONG THE PROJECT FRONTAGE TO PROVIDE PEDESTRIAN ACCESS ADJACENT TO THE THREE VEHICULAR POINTS OF CONNECTION.
 INTERNAL CIRCULATION REQUIREMENTS
 PRIVATE DRIVEWAY AND PEDESTRIAN WALKS AND TRAILS WILL PROVIDE INTERNAL CIRCULATION. EXISTING LOTS WILL BE CONSOLIDATED INTO TWO PARCELS CORRESPONDING WITH THE TWO PHASES OF CONSTRUCTION, BY SEPARATE PLAT.
 MAXIMUM BUILDING HEIGHT
 4 STORIES ON LOTS 1A AND 2A OF SUNPORT PARK. OTHER AREAS, UNLESS MODIFIED BY EPC 28 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGE WAY RIGHT-OF-WAY CENTERLINE, TO PROTECT SOLAR ACCESS. A STRUCTURE OVER 28 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.
 PROPOSED MAX BUILDING HEIGHT 30' TO RIDGE-LINE (COTTAGES), 45' TO RIDGELINE (CLUBHOUSE)

SITE DATA
 MINIMUM BUILDING SETBACK
 ON LOTS 1A AND 2A OF SUNPORT PARK
 FRONT SETBACK OF NOT LESS THAN 20' FROM THE R.O.W LINE
 SIDE SETBACK OF NOT LESS THAN 10' FROM THE R.O.W LINE
 REAR SETBACK OF NOT LESS THAN 10' FROM THE R.O.W LINE
 MAXIMUM TOTAL DWELLING UNITS
 NO MAXIMUM PER IP ZONE (EXISTING), 260 DWELLING UNITS (PROPOSED)
 MAXIMUM F.A.R. (NON-RESIDENTIAL)
 0.43 F.A.R. ON LOT 1A AND 0.44 ON Lot 2A OF SUNPORT PARK
 PHASING 3 PHASES PROPOSED.
 STRUCTURE LOCATIONS
 SITE IS UNDEVELOPED AND VACANT WITH NO EXISTING STRUCTURES. PROPOSED STRUCTURES PER PLAN.
 STRUCTURE ELEVATIONS AND DIMENSIONS
 BUILDING AREA (INCLUDING 2ND STORY)
 PHASE 1
 CLUBHOUSE 11,800 SF
 MAINTENANCE SHED 1440 SF
 5-5 DUPLEX W/O BUMPOUT (3668 SF X 28) 102704 SF
 5-5 DUPLEX W/O BUMPOUT (3778 SF X 23) 86848 SF
 4-BEDROOM COTTAGE (1556 SF X 15) 23340 SF
 2-BEDROOM COTTAGE (832 SF X 3) 2496 SF
 6-BEDROOM TOWNHOUSE (5340 SF X 12) 64080 SF
 4-BEDROOM TOWNHOUSE (3564 SF X 3) 10692 SF
 TOTAL 290,160 SF
 PHASE 2
 3-3 DUPLEX (2692 SF X 3) 8076 SF
 5-BEDROOM COTTAGE (1834 SF X 13) 23842 SF
 3-BEDROOM COTTAGE (1346 SF X 15) 20190 SF
 4-BEDROOM COTTAGE (1556 SF X 13) 20228 SF
 TOTAL 72,336 SF
 PHASE 3
 5-5 DUPLEX W/O BUMPOUT (3668 SF X 1) 3668 SF
 3-3 DUPLEX (2692 SF X 2) 5384 SF
 5-BEDROOM COTTAGE (1834 SF X 6) 11004 SF
 4-BEDROOM COTTAGE (1556 SF X 2) 3112 SF
 3-BEDROOM COTTAGE (1346 SF X 5) 6730 SF
 6-BEDROOM TOWNHOUSE (5340 SF X 4) 21360 SF
 4-BEDROOM TOWNHOUSE (3564 SF X 7) 24948 SF
 TOTAL 76,208 SF

PARKING REQUIREMENTS PHASE 1

CLUBHOUSE	44 (ONE SPACE PER 200 SF)
COTTAGES PERSONS IN	816 (ONE SPACE FOR EACH THREE RESIDENCE PER § 14-16-3-1 (A)(10))
TOTAL REQUIRED	272 SPACES
TOTAL PROVIDED	745 SPACES
HC PARKING REQUIRED	16 SPACES (FOR 501 TO 1000, 2X OF TOTAL)
PARKING PROVIDED	22 SPACES
TOTAL PARKING PROVIDED	767 SPACES
MC PARKING REQUIRED	10 SPACES
MC PARKING PROVIDED	12 SPACES
BICYCLE PARKING REQUIRED	136 SPACES (ONE BICYCLE SPACE FOR EACH SIX PERSONS IN RESIDENCE)
BICYCLE PARKING PROVIDED	140 SPACES
LOADING FACILITIES	NONE REQUIRED OR PROPOSED.
NON-AUTO TRANSPORTATION	SHUTTLE SERVICE TO UNM IS PROPOSED. PUBLIC TRANSPORTATION IS AVAILABLE NEAR THE SITE BY BUS ROUTE 1616, 222, AND 250. BICYCLE AND PEDESTRIAN ACCESS IS AVAILABLE ALONG UNIVERSITY AVE TO UNM SPORTS FACILITIES AND MAIN CAMPUS.

PARKING REQUIREMENTS PHASE 2

COTTAGES PERSONS IN	180 (ONE SPACE FOR EACH THREE RESIDENCE PER § 14-16-3-1 (A)(10))
TOTAL REQUIRED	60 SPACES
TOTAL PROVIDED	342 SPACES
HC PARKING REQUIRED	8 SPACES (FOR 301 TO 400)
PARKING PROVIDED	12 SPACES
TOTAL PARKING PROVIDED	354 SPACES
MC PARKING REQUIRED	6 SPACES
MC PARKING PROVIDED	10 SPACES
BICYCLE PARKING REQUIRED	30 SPACES (ONE BICYCLE SPACE FOR EACH SIX PERSONS IN RESIDENCE)
BICYCLE PARKING PROVIDED	30 SPACES
LOADING FACILITIES	NONE REQUIRED OR PROPOSED.

PARKING REQUIREMENTS PHASE 3

COTTAGES PERSONS IN	203 (ONE SPACE FOR EACH THREE RESIDENCE PER § 14-16-3-1 (A)(10))
TOTAL REQUIRED	68 SPACES
TOTAL PROVIDED	762 SPACES
HC PARKING REQUIRED	7 SPACES (FOR 201 TO 300)
PARKING PROVIDED	8 SPACES
TOTAL PARKING PROVIDED	255 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED	34 SPACES (ONE BICYCLE SPACE FOR EACH SIX PERSONS IN RESIDENCE)
BICYCLE PARKING PROVIDED	35 SPACES
LOADING FACILITIES	NONE REQUIRED OR PROPOSED.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure list required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

ENGINEER'S SEAL	CAPSTONE STUDENT HOUSING ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN FOR SUBDIVISION	DATE 5-31-13
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2011064-SP
		SHEET # C1
		JOB # 2011064

June 26. 2013

11111

gwr

TIERRA WEST, LLC

June 17, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: EPC FINAL SIGN-OFF/PRELIMINARY AND FINAL PLAT SIGN-OFF
OFFICIAL NOTIFICATION OF DECISION DATED NOVEMBER 13, 2012
PROJECT #1009090 – 11EPC-40091; 11EPC-40092; AND 11EPC-40093**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Capstone Housing, requests approval of the Site Development Plan for Subdivision, Site Development Plan for Building Permit, and Preliminary and Final Plat Sign-off for the above-referenced site. We have addressed the conditions from EPC as set forth in the Official Notification of Decision dated November 13, 2012 as follows:

Project #1009090, 11EPC 40091 - Sector Development Plan Map Amendment

CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1 (C) (11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

RESPONSE: The Site Development Plan is submitted herewith for review and approval by DRB.

Project #1009090, 11EPC 40092 - Site Development Plan for Subdivision Amendment

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.

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

RESPONSE: This letter, in conjunction with correspondence to the Planning Director, dated June 17, 2013, shall serve to satisfy this requirement.

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.

RESPONSE: The applicant met with the staff planner on June 17, 2013 to ensure all conditions have been met. To the best of our knowledge we have meet those conditions.

3. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:

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).

RESPONSE: Installation of public sidewalk along Transport Street is proposed as indicated on the Site Development Plan for Building Permit.

b. Concurrent Platting Action required at Development Review Board (DRB).

RESPONSE: Concurrent platting action is requested with this application.

c. Reflect Site Development Plan for Subdivision layout with proposed lot configuration.

RESPONSE: A Site Development Plan for Subdivision reflecting the proposed lot configuration to accommodate the proposed layout is submitted herewith for review and approval.

d. Site plan shall comply and be designed per current DPM and ADA Standards/requirements.

RESPONSE: We believe the Site Plan is designed and meets current DPM and applicable ADA requirements.

e. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.

RESPONSE: Proposed infrastructure for the site, complete with details, dimensions, and labels is depicted on the Site Development Plan for Building Permit, Grading and Drainage Plan, Master Utility Plan, and construction details as appropriate.

f. It is not clear that the southern outfall, 48 inch storm drain, has the capacity to support the density proposed. The site may have to detain flows or reduce the amount of impervious area. AMAFCA approval is required for the northern outfall to the South Diversion Channel. A Drainage Report is required for DRB approval.

RESPONSE: The grading and drainage plan has been configured to accommodate the proposed site plan layout in a manner such that the existing 48 inch storm drain will provide adequate capacity with no need for offsite drainage improvements. A drainage solution which does not increase flows to an existing 24-inch pipe culvert connecting to the South Diversion Channel has been coordinated with AMAFCA. A Drainage

Report has been submitted to both the City Hydrology Department and AMAFCA for review.

g. This site should be re-platted as indicated on the Site Plan for Building Permit submittal. Therefore, the Site Plan for Subdivision should reflect the new plat and proposed Site Plan for Building Permit showing proposed property lines and easements.

RESPONSE: A Site Plan for Subdivision reflecting the current and proposed lot lines and easements is submitted herewith for review and approval.

h. All easements need to be shown and labeled on Site Plan.

RESPONSE: Existing and proposed easements are shown and labeled on the Site Plan for Subdivision.

Project #1009090, 11EPC 40093 - *Site Development for Building Permit*

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.

RESPONSE: This letter, in conjunction with correspondence to the Planning Director, dated June 17, 2013, explains how all the conditions have been met and all modifications due to those conditions.

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.

RESPONSE: The applicant met with the staff planner on June 17, 2013 to ensure all conditions have been met.

3. Provision shall be made for a pedestrian/bicycle linkage to Mulberry Street on the north. No vehicular traffic shall be able to pass through this connection.

RESPONSE: The Site Development Plan is configured to incorporate a multi-purpose trail which will provide pedestrian and bicycle linkage to Mulberry Street.

4. There shall be a continuous multi-purpose trail along the perimeter of the site.

RESPONSE: The Site Development Plan is configured to incorporate a multi-purpose trail along the perimeter of the site.

5. Landscaping:

a. More trees shall be added to all parking areas to achieve the requirement that no parking space shall be farther than 100' from a tree trunk (Section 14-16-3-10 (G)).

RESPONSE: The landscape plan has been updated to add trees as necessary to meet the requirement of Section 14-16-3-10(G).

b. The landscaping shall meet the requirement in Section 14-16-3-10 (G)(1)(D) of the zoning code that "at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet."

RESPONSE: The landscape plan has been updated to add trees as necessary to meet the requirement of Section 14-16-3-10(G)(1)(D).

c. Additional trees shall be added in the site to achieve "at least one tree be provided per each ground floor dwelling unit and one tree per two second-story dwelling units." Section 14-16-3-10 (G)

RESPONSE: The landscape plan has been updated to add trees as necessary to meet the requirement of Section 14-16-3-10(G).

d. The legend on the Landscaping Plan shall show individual symbols for the types of plants used.

RESPONSE: The legend on the Landscape Plan has been updated to show individual symbols for the types of plants used, as required.

6. Details for the two signs shall be shown on the Detail Sheet - including colors and dimensions.

RESPONSE: Details for the monument sign have been added to the elevation detail sheets.

7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:

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).

RESPONSE: Installation of public sidewalk along Transport Street is proposed as indicated on the Site Development Plan for Building Permit.

b. Concurrent Platting Action required at Development Review Board (DRB).

RESPONSE: Concurrent platting action is requested with this application.

c. Reflect Site Development Plan for Subdivision layout with proposed lot configuration.

RESPONSE: A Site Development Plan for Subdivision reflecting the proposed lot configuration to accommodate the proposed layout is submitted herewith for review and approval.

d. Site plan shall comply and be designed per current DPM and ADA Standards/requirements.

RESPONSE: We believe the Site Plan is designed and meets current DPM and applicable ADA requirements.

e. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.

RESPONSE: Proposed infrastructure for the site, complete with details, dimensions, and labels is depicted on the Site Development Plan for Building Permit, Grading and Drainage Plan, Master Utility Plan, and construction details as appropriate.

f. It is not clear that the southern outfall, 48 inch storm drain, has the capacity to support the density proposed. The site may have to detain flows or reduce the amount of impervious area. AMAFCA approval is required for the northern outfall to the South Diversion Channel. A Drainage Report is required for DRB approval.

RESPONSE: The grading and drainage plan has been configured to accommodate the proposed site plan layout in a manner such that the existing 48 inch storm drain will provide adequate capacity with no need for offsite drainage improvements. A drainage solution which does not increase flows to an existing 24-inch pipe culvert connecting to the South Diversion Channel has been coordinated with AMAFCA. A Drainage Report has been submitted to both the City Hydrology Department and AMAFCA for review.

g. This site should be re-platted as indicated on the Site Plan for Building Permit submittal. Therefore, the Site Plan for Subdivision should reflect the new plat and proposed Site Plan for Building Permit showing proposed property lines and easements.

RESPONSE: A Site Plan for Subdivision and Site Plan for Building Permit reflecting the current and proposed lot lines and easements is submitted herewith for review and approval.

h. All easements need to be shown and labeled on Site Plan.

RESPONSE: Existing and proposed easements are shown and labeled on the Site Plan.

8. Condition from Public Service Company of New Mexico:

a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

b. Existing overhead and underground electric facilities are located on this site including an overhead 15kV transmission line and distribution lines. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate new 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.

c. As a condition, adequate clearance for electric utilities must be provided for operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

d. As a condition, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

e. Proposed buildings on the project site plan are located within very close proximity to existing overhead electric utilities. As a condition, any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes buildings and any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.

f. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding the proposed tree species noted on the Landscape Plan, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities. PNM's standard is for trees to be planted outside the PNM easement. PNM recommends shorter tree selections and to locate trees outside of PNM easements.

RESPONSE:

We have contacted PNM's New Service Delivery Department to coordinate new service delivery and have indicated all existing and proposed easements on the site and master utility plans. All existing poles will remain in their current configuration.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

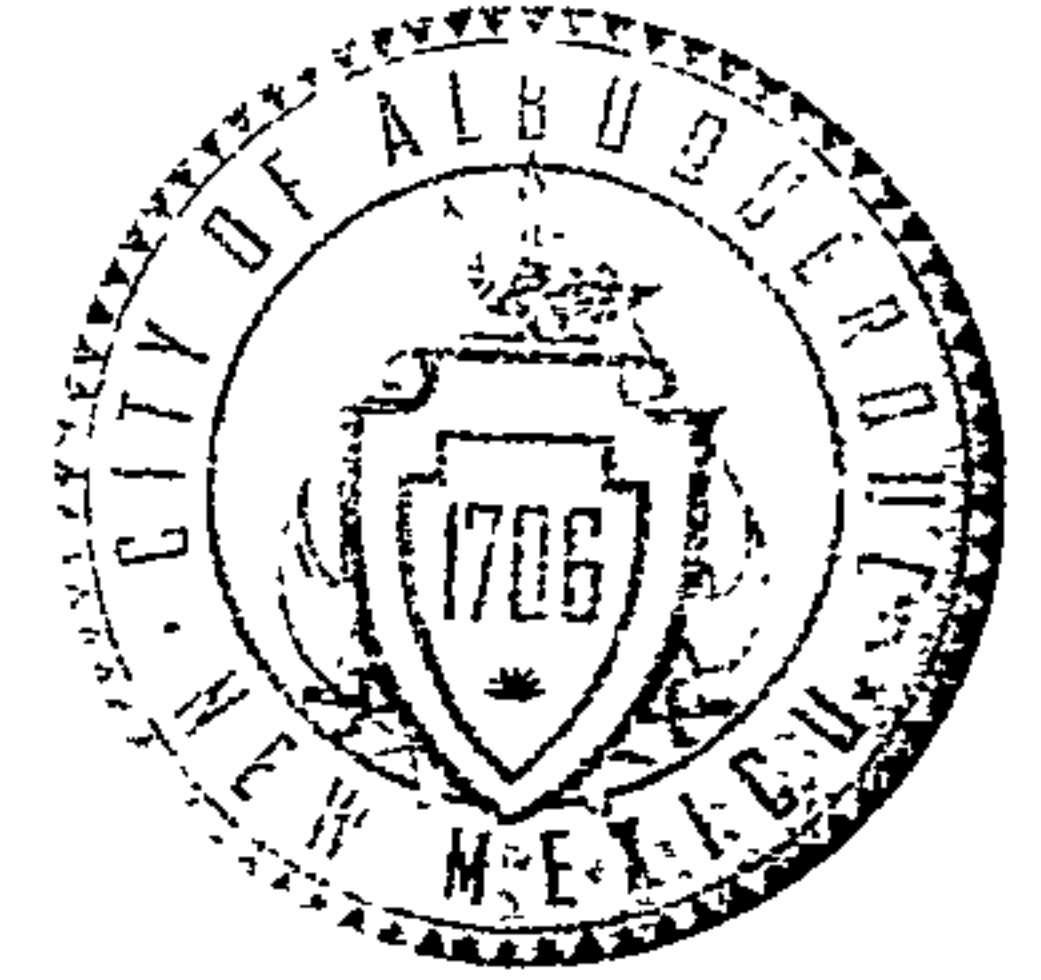
cc: Amanda Wallis – Capstone Housing

JN: 2011064

RRB/jh/djb

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

November 13, 2012

Capstone Housing
402 Office Park Drive, Suite 199
Birmingham, AL 35223

Project # 1009090

11EPC-40091 Amendment to Zone Map (Zone Change)

11EPC-40092 Site Development Plan for Building Permit

11EPC-40093 Amedment to Site Development Plan for Subdivision

LEGAL DESCRIPTION:

For all or a portion of Lots 1A & 2A, Sunport Park, Parcel 1A Sunport Park, Tract B, Mulberry Properties and Tract A1, Lands of Eisenman Trust, and Lots A-F, 1-6, Unit 3, Kirtland Addition, located on east side of I-25, between Sunport Boulevard SE and Gibson Boulevard SE, containing approximately 35.9 acres.

Chris Hyer, Staff Planner

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov On November 8, 2012, the Environmental Planning Commission voted to APPROVE Project 1009090 / 11EPC-40091, a request for an Amendment to the Zone Map (Zone Change), 11EPC-40092, a Site Development Plan for Building Permit and 11EPC-40093, an Amendment to the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

Project #1009090, 11EPC 40091 - Sector Development Plan Map Amendment

FINDINGS:

1. This request is for a sector development plan zone map amendment from IP to SU-1/IP Permissive Uses and Student Housing for all or a portion of Lots 1A & 2A, Sunport Park, Parcel 1A Sunport Park, Tract B, Mulberry Properties, Tract A1, Lands of Eisenman Trust, and Lots A-F, 1-6, Block 10, Unit 3, Kirtland Addition, located on the east side of I-25 between Gibson Boulevard SE and Sunport Boulevard SE, containing 35.9-acres.

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2. The requested zone change is accompanied by a site development plan for building permit request – Project #1009090, 11EPC-40092 and an amendment to the site development plan for subdivision – Project #1009090, 11EPC-40093. This request is contingent on the approval of those two requests as the site plan controls the zoning on all SU-1 zoned sites. Also, this zone change request applies to this site only – no other sites in the subdivision will be affected.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is in the Developing Urban Area of the Comprehensive Plan and is governed by the Sunport Boulevard Design Overlay Zone.
5. The request is justified per R-270-1980:
 - A. The proposed zone change is consistent with the health, safety, morals and general welfare of the City as the zone change request maintains the current zoning and adds the student housing use. The request does not disrupt the ability of the Sunport Park to be an industrial park; it allows an additional use on land that remains vacant. The student housing use is compatible with other uses in the IP zone as the IP zone requires all uses to be enclosed in a building. Further, the student-housing site is buffered from adjacent IP zone land by roadways.
 - B. This change will not destabilize the land use and zoning in the area; the requested zone change is consistent with the existing zoning, only adding the student housing use. As the site remains vacant with the straight IP zoning, the additional use of student housing will allow the proposed development and this development must comply with the Sunport Park Master Plan Design Standards, which will facilitate consistency. Further, the student housing use will not cause injury to existing and future uses in the Sunport (industrial) Park and the Sunport Park uses will not cause injury to the proposed student housing use. The site also acts as a buffer between the single-family residential neighborhood to the north and the IP uses to the south.
 - C. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:
 - A) The zone change is not in significant conflict with adopted elements of the Comprehensive Plan or the Sunport Boulevard Design Overlay Zone:

COMPREHENSIVE PLAN DEVELOPING URBAN AREA POLICIES

The requested zone change will not have an adverse effect on the surrounding area and will respect existing neighborhood values by allowing new development on a site that is currently vacant. The proposed development will provide a higher density residential use adjacent to an existing single-family residential neighborhood as well as be adjacent

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to I-25; this will provide a buffer to the Sunport industrial park from the interstate and a buffer to the residential neighborhood from the industrial park. Also, since the IP permissive uses will be maintained and only an additional allowance of student housing, the requested zoning is found to be appropriate and further compliments existing surrounding uses while providing a transition from more intense uses to the single family neighborhood. (Comprehensive Plan Policies II.B.5.a, d, e and h)

C. Environmental Protection and Heritage Conservation

1. Air Quality

The request will contribute to a balanced land use/transportation system that promotes the efficient placement of housing and services. Students will have access to shuttle buses that will transport them to UNM and CNM services, thus reducing vehicle miles traveled. (Comprehensive Plan Policies II.C.1.b, c and d)

D. Community Resource Management

4. Transportation and Transit Policies

City transit routes are further than the ¼-mile distance standard that is considered to be adequate transit service. There will be a private shuttle offering transit service to UNM and CNM campuses (and other destinations) provided by the applicant that create a safe and pleasant non-motorized environment. Bicycle and pedestrian trails are within reasonable distance with planned bicycle and pedestrian paths to be continued throughout various locations within the site. (Comprehensive Plan Policy II.D.4.g)

5. Housing

The provision of additional housing for students will help relieve pressure on other available affordable housing in the City promoting the availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicap status. (Comprehensive Plan Policy II.D.5.d)

B) Sunport Boulevard Design Overlay Zone:

The signs shown on the site development plan comply with this Overlay Zone

- D. The Needs Assessment demonstrates that a changed community condition is the need for additional student housing. Further, the applicant has shown that the proposed zoning is more advantageous to the community by furthering a preponderance of goals and policies in the Comprehensive Plan. The requested zone change will contribute to a quality urban environment that will offer variety and choice in housing, transportation and life styles, while creating a visually pleasing built environment. The request also allows a full range of urban land uses, respect to neighborhood values, complements residential areas by providing an additional residential use and creates an appropriate employment use, improves safety in the local neighborhood and provides residents multi-modal transportation alternatives.

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- E. There are no permissive uses that would be harmful to the adjacent property, the neighborhood or the community as the site is already zoned IP and the change of zoning will allow an additional residential use, a student-housing village. This residential is consistent with the residential neighborhood to the north and compatible with possible uses on IP zoned land. Also, the surrounding properties uses must be performed in an enclosed building, thus, having a low impact on the surrounding area.
 - F. The request will not result in unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations are not the primary determining factors for the requested zone map amendment.
 - H. The location on a collector or major street is not the sole justification for the request.
 - I. This request would result in a spot zone; however, the student housing use is the only use being added to the current IP zoning. Further, a spot zone is appropriate in this case as it allows the site to act as a buffer between I-25 and other developments in the surrounding Sunport industrial park area. The requested zoning of special use requires a site development plan approval and allows a tailored use. In this case, the spot zone is appropriate as it still allows the original uses as surrounding land.
 - J. The request does not constitute a strip zone.
7. Two facilitated meetings were held January 19, 2012 and February 21, 2012, between the applicant and the San Jose Neighborhood Association and the Kirtland Addition Neighborhood Association – there is not a coalition in this part of the City. There was neighborhood concern expressed over the following topics: effects of the environmental issue and time horizon for remediation; use of Mulberry for vehicular traffic; employment opportunities created by the development. The applicant has been working with the neighborhood to resolve these concerns. The environmental mitigation process is underway with remediation beginning early next calendar year, Mulberry will be vacated as a public right-of-way, there will be employment opportunities created by the development.
8. Staff has received a letters of support to this request and phone calls with concerns over who will live in the village.

CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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Project #1009090, 11EPC 40092 - *Site Development Plan for Subdivision Amendment*

FINDINGS:

1. There is a request to amend 35.9-acres of a 104.5-acre site development plan for subdivision, Sunport Park, located on the east side of I-25, between Gibson Boulevard and Sun Port Boulevard, that was approved by the DRB on April 2, 1986 (Z-85-98-1) and amended July 8, 1999 (DRB 97 257). This amendment is specific to Lots 1A & 2A, Sunport Park, Parcel 1A Sunport Park, Tract B, Mulberry Properties, Tract A1, Lands of Eisenman Trust, and Lots A-F, 1-6, Block 10, Unit 3, Kirtland Addition.
2. The Sunport Park Site Development Plan for Subdivision was approved April 2, 1986 and amended July 6, 1999 and encompasses all land bounded by I-25 on the west, University Boulevard on the east, the Kirtland Addition Neighborhood on the north and Sunport Boulevard on the south. There are Design Standards regulating the permissive uses and site development as to provide consistency of various improvements within the park. The Sunport Park currently has some industrial and warehousing uses as well as hotels; however, over half of the Park remains vacant.
3. This requested amendment will add the language "Except for Block 1, Lot 1-A and Block 3, Lots 1 and 2, which shall also allow residential use for student housing" under the sub-heading Land Use on the Site Development Plan for Subdivision for the Sunport Park. No other amendments are proposed - the applicant intends to keep the design standards that were approved in 1986 (Z-85-98-1) and the proposed development complies with these Design Standards.
4. The subject site is in the Developing Urban Area of the Comprehensive Plan and governed by the Sunport Boulevard Design Overlay Zone (controls signage) and the Master Development Plan of the Sunport Park (provides Design Standards for developments with the park).
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The requested site development plan for subdivision amendment is accompanied by an amendment to the Zone Map, Project #1009090, 11EPC-40091, and a site development plan for building permit request - Project #1009090, 11EPC-40093. The zone map amendment is contingent on the approval of this request and the approval of the site development plan for building permit as the site plan controls the zoning on all SU-1 zoned sites. These requests apply only to the subject site of this request- no other sites in the subdivision will be affected.
7. The required depiction of the site, vehicular and pedestrian circulation, ingress/egress points, maximum building heights and minimum setbacks are shown on the amended site development

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plan for subdivision. These parameters will not change as a result of the current regulations.

8. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

A) The site development plan for subdivision is not in significant conflict with adopted elements of the Comprehensive Plan, the Sunport Boulevard Design Overlay Zone:

COMPREHENSIVE PLAN DEVELOPING URBAN AREA POLICIES

- i. This site development plan for subdivision amendment will allow an additional use to the already current IP permissive uses – it will allow student housing. The proposed development will provide a higher density residential use adjacent to an existing single-family residential neighborhood as well as be adjacent to I-25; this will provide a buffer to the Sunport industrial park from the interstate and a buffer to the residential neighborhood from the industrial park. Since the proposed use is similar to the residential use to the north, it will respect existing neighborhood values by allowing new development on a site that is currently vacant. The proposed development will provide a buffer to the Sunport industrial park from the interstate and a buffer to the residential neighborhood from the industrial park (Comprehensive Plan Policies II.B.5. d and e)
- ii. The cottages will be clustered into “pods” within the student-housing village. These pods have the fronts of the buildings facing the street or sidewalks putting the parking lots in the rear. This design allows for the placement of pedestrian/bicycle trails to be developed throughout and along the perimeter of the site. The higher density housing will also provide a transition between the single-family homes to the north and the IP uses to the south as well as between I-25 to the west and the industrial park to the east. (Comprehensive Plan Policies II.B.5. f, g and h)

C. Environmental Protection and Heritage Conservation

1. Air Quality

The request will contribute to a balanced land use/transportation system that promotes the efficient placement of housing and services. Students will have access to shuttle buses that will transport them to UNM and CNM services, thus reducing vehicle miles traveled.

(Comprehensive Plan Policies II.C.1.b, c and d)

D. Community Resource Management

4. Transportation and Transit Policies

City transit routes are further than the ¼-mile distance standard that is considered to be adequate transit service. There will be a private shuttle offering transit service to UNM and CNM campuses (and other destinations) provided by the applicant that create a safe and pleasant non-motorized environment. Bicycle and pedestrian trails are within reasonable

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distance with planned bicycle and pedestrian paths to be continued throughout various locations within the site. (Comprehensive Plan Policy II.D.4.g)

5. Housing

The provision of additional housing for students will help relieve pressure on other available affordable housing in the City promoting the availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicap status. (Comprehensive Plan Policy II.D.5.d)

B) Sunport Boulevard Design Overlay Zone:

The signs shown on the site development plan comply with this Overlay Zone

9. Two facilitated meetings were held January 19, 2012 and February 21, 2012, between the applicant and the San Jose Neighborhood Association and the Kirtland Addition Neighborhood Association – there is not a coalition in this part of the City. There was neighborhood concern expressed over the following topics: effects of the environmental issue and time horizon for remediation; use of Mulberry for vehicular traffic; employment opportunities created by the development. The applicant has been working with the neighborhood to resolve these concerns. The environmental mitigation process is underway with remediation beginning early next calendar year, Mulberry will be vacated as a public right-of-way, there will be employment opportunities created by the development.
10. Staff has received a letters of support to this request and phone calls with concerns over who will live in the village.

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. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - 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

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Review Board (DRB).

- b. Concurrent Platting Action required at Development Review Board (DRB).
- c. Reflect Site Development Plan for Subdivision layout with proposed lot configuration.
- d. Site plan shall comply and be designed per current DPM and ADA Standards/ requirements.
- e. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
- f. It is not clear that the southern outfall, 48 inch storm drain, has the capacity to support the density proposed. The site may have to detain flows or reduce the amount of impervious area. AMAFCA approval is required for the northern outfall to the South Diversion Channel. A Drainage Report is required for DRB approval.
- g. This site should be re-platted as indicated on the Site Plan for Building Permit submittal. Therefore, the Site Plan for Subdivision should reflect the new plat and proposed Site Plan for Building Permit showing proposed property lines and easements.
- h. All easements need to be shown and labeled on Site Plan.

Project #1009090, 11EPC 40093 - *Site Development Plan for Building Permit*

FINDINGS:

1. This is a request for site development plan for building permit for all or a portion of Lots 1A & 2A, Sunport Park, Parcel 1A Sunport Park, Tract B, Mulberry Properties, Tract A1, Lands of Eisenman Trust, and Lots A-F, 1-6, Unit 3, Kirtland Addition, an approximately 35.9-acre site located on the east side I-25, between Gibson Boulevard and Sun Port Boulevard.
2. The Sunport Park Site Development Plan for Subdivision was approved April 2, 1986 and amended July 6, 1999 and encompasses all land bounded by I-25 on the west, University Boulevard on the east, the Kirtland Addition Neighborhood on the north and Sunport Boulevard on the south. There are Design Standards regulating the permissive uses and site development as to provide consistency of various improvements within the park. The Sunport Park currently has some industrial and warehousing uses as well as hotels; however, over half of the Park remains vacant.
3. The subject site is in the Developing Urban Area of the Comprehensive Plan and governed by the Sunport Boulevard Design Overlay Zone (controls signage) and the Master Development Plan of the Sunport Park (provides Design Standards for developments with the park).
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The requested site development plan for building permit is accompanied by an amendment to the Zone Map, Project #1009090, 11EPC-40091, and a site development plan for subdivision amendment – Project #1009090, 11EPC-40092. The zone map amendment is contingent on the approval of this request and the approval of the site development plan for subdivision

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amendment as the site plan controls the zoning on all SU-1 zoned sites. These requests apply only to Lots 1A & 2A, Sunport Park, Parcel 1A Sunport Park, Tract B, Mulberry Properties, Tract A1, Lands of Eisenman Trust, and Lots A-F, 1-6, Block 10, Unit 3, Kirtland Addition – no other sites in the subdivision will be affected.

6. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

A) The site development plan for building permit is not in significant conflict with adopted elements of the Comprehensive Plan or the Sunport Boulevard Design Overlay Zone:

COMPREHENSIVE PLAN DEVELOPING URBAN AREA POLICIES

- i. This site development plan for building permit will provide an additional use to the already current IP permissive uses – it will allow student housing. The proposed development will provide a higher density residential use adjacent to an existing single-family residential neighborhood as well as be adjacent to I-25; this will provide a buffer to the Sunport industrial park from the interstate and a buffer to the residential neighborhood from the industrial park. Since the proposed use is similar to the residential use to the north, it will respect existing neighborhood values by allowing new development on a site that is currently vacant. The proposed development will provide a buffer to the Sunport industrial park from the interstate and a buffer to the residential neighborhood from the industrial park (Comprehensive Plan Policies II.B.5. d and e)
- ii. The cottages will be clustered into “pods” within the student housing village. These pods have the fronts of the buildings facing the street or sidewalks putting the parking lots in the rear. This design allows for the placement of pedestrian/bicycle trails to be developed throughout and along the perimeter of the site. The higher density housing will also provide a transition between the single family homes to the north and the IP uses to the south as well as between I-25 to the west and the industrial park to the east. (Comprehensive Plan Policies II.B.5. f, g and h)

C. Environmental Protection and Heritage Conservation

1. Air Quality

The request will contribute to a balanced land use/transportation system that promotes the efficient placement of housing and services. Students will have access to shuttle buses that will transport them to UNM and CNM services, thus reducing vehicle miles traveled. (Comprehensive Plan Policies II.C.1.b, c and d)

D. Community Resource Management

4. Transportation and Transit Policies

City transit routes are further than the ¼-mile distance standard that is considered to be

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adequate transit service. There will be a private shuttle offering transit service to UNM and CNM campuses (and other destinations) provided by the applicant that create a safe and pleasant non-motorized environment. Bicycle and pedestrian trails are within reasonable distance with planned bicycle and pedestrian paths to be continued throughout various locations within the site. (Comprehensive Plan Policy II.D.4.g)

5. Housing

The provision of additional housing for students will help relieve pressure on other available affordable housing in the City promoting the availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicap status. (Comprehensive Plan Policy II.D.5.d)

B) Sunport Boulevard Design Overlay Zone:

The signs shown on the site development plan comply with this Overlay Zone

7. Two facilitated meetings were held January 19, 2012 and February 21, 2012, between the applicant and the San Jose Neighborhood Association and the Kirtland Addition Neighborhood Association – there is not a coalition in this part of the City. There was neighborhood concern expressed over the following topics: effects of the environmental issue and time horizon for remediation; use of Mulberry for vehicular traffic; employment opportunities created by the development. The applicant has been working with the neighborhood to resolve these concerns. The environmental mitigation process is underway with remediation beginning early next calendar year, Mulberry will be vacated as a public right-of-way, there will be employment opportunities created by the development.
8. Staff has received a letters of support to this request and phone calls with concerns over who will live in the village.

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.

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3. Provision shall be made for a pedestrian/bicycle linkage to Mulberry Street on the north. No vehicular traffic shall be able to pass through this connection.
4. There shall be a continuous multi-purpose trail along the perimeter of the site.
5. Landscaping:
 - a. More trees shall be added to all parking areas to achieve the requirement that no parking space shall be farther than 100' from a tree trunk (Section 14-16-3-10 (G)).
 - b. The landscaping shall meet the requirement in Section 14-16-3-10 (G)(1)(D) of the zoning code that "at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet."
 - c. Additional trees shall be added in the site to achieve "at least one tree be provided per each ground floor dwelling unit and one tree per two second-story dwelling units." Section 14-16-3-10 (G)
 - d. The legend on the Landscaping Plan shall show individual symbols for the types of plants used.
6. Details for the two signs shall be shown on the Detail Sheet – including colors and dimensions.
7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - 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. Concurrent Platting Action required at Development Review Board (DRB).
 - c. Reflect Site Development Plan for Subdivision layout with proposed lot configuration.
 - d. Site plan shall comply and be designed per current DPM and ADA Standards/ requirements.
 - e. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
 - f. It is not clear that the southern outfall, 48 inch storm drain, has the capacity to support the density proposed. The site may have to detain flows or reduce the amount of impervious area. AMAFCA approval is required for the northern outfall to the South Diversion Channel. A Drainage Report is required for DRB approval.
 - g. This site should be re-platted as indicated on the Site Plan for Building Permit submittal. Therefore, the Site Plan for Subdivision should reflect the new plat and proposed Site Plan for Building Permit showing proposed property lines and easements.
 - h. All easements need to be shown and labeled on Site Plan.
8. Condition from Public Service Company of New Mexico:

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- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. Existing overhead and underground electric facilities are located on this site including an overhead 115kV transmission line and distribution lines. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate new 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.
- c. As a condition, adequate clearance for electric utilities must be provided for operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.
- d. As a condition, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
- e. Proposed buildings on the project site plan are located within very close proximity to existing overhead electric utilities. As a condition, any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes buildings and any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
- f. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding the proposed tree species noted on the Landscape Plan, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities. PNM's standard is for trees to be planted outside the PNM easement. PNM recommends shorter tree selections and to locate trees outside of PNM easements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 26, 2012** 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.

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Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

OFFICIAL NOTICE OF DECISION

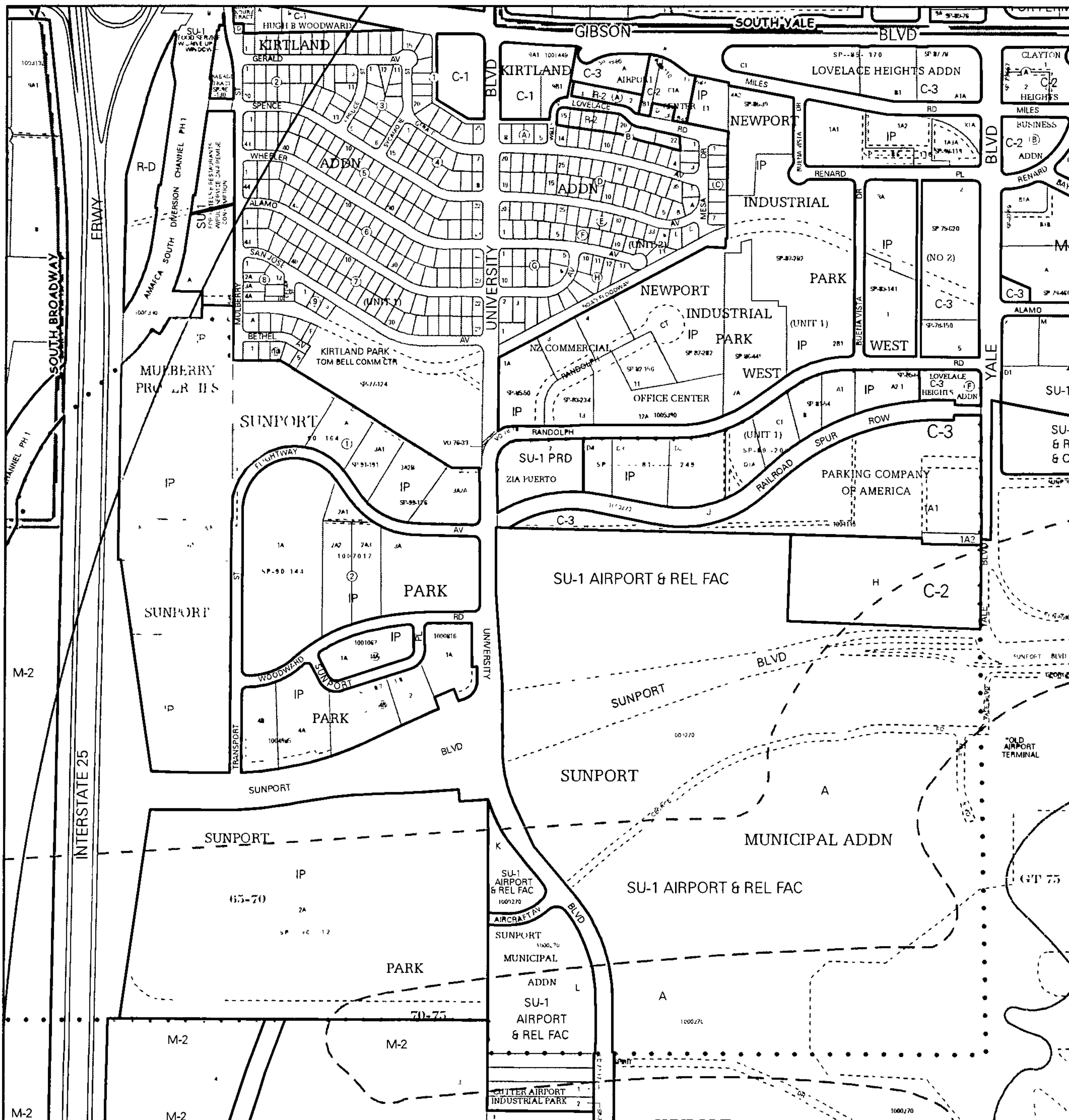
Project #1009090

November 8, 2012

Page 14 of 14

DS/CH/mc

cc: Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM, 87109
Capstone Housing, 402 Office Park Drive, Suite 199, Birmingham, AL, 35223
Shirley Baty, 1513 Gerald SE, Albuquerque, NM, 87106
Barbara Williams, 1401 Alamo SE, Albuquerque, NM, 87106
Esther Anzures-Abeyta, 2419 William Street SE, Albuquerque, NM, 87102
Deanna Baca, 408 Bethel Drive, Albuquerque, NM 87102
Judy Suiter, 718 Central SW, Albuquerque, NM 87102



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

AGIS
Albuquerque Geographic Information System

Map amended through 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
M-15-Z

Selected Symbols

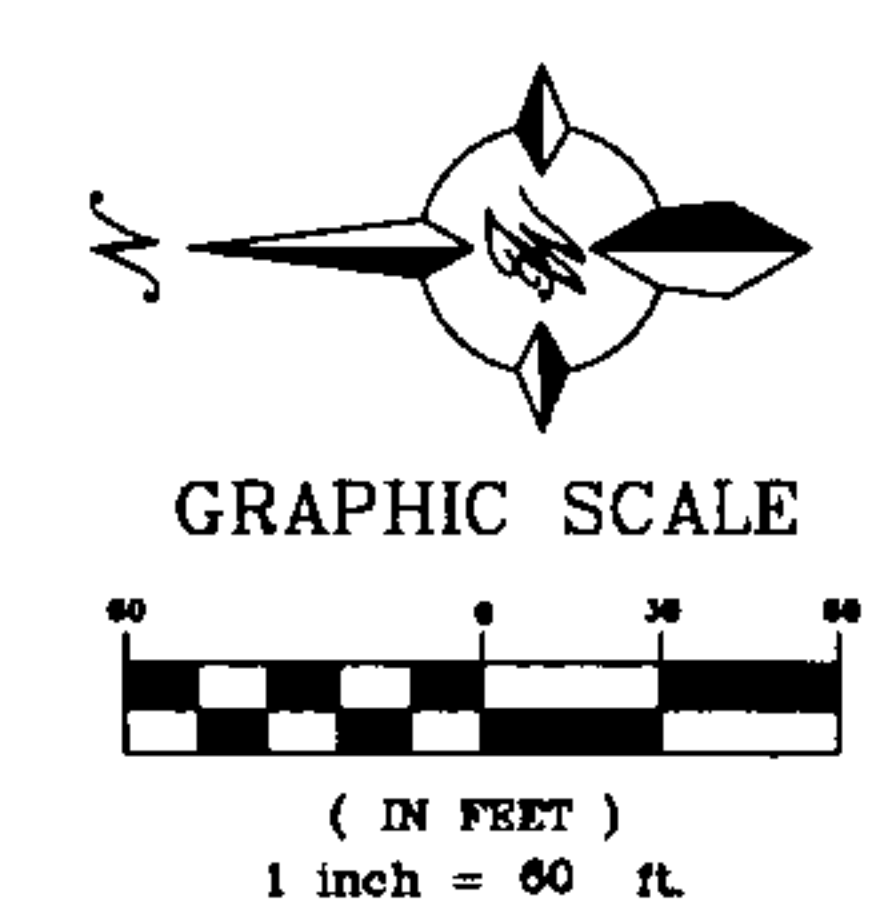
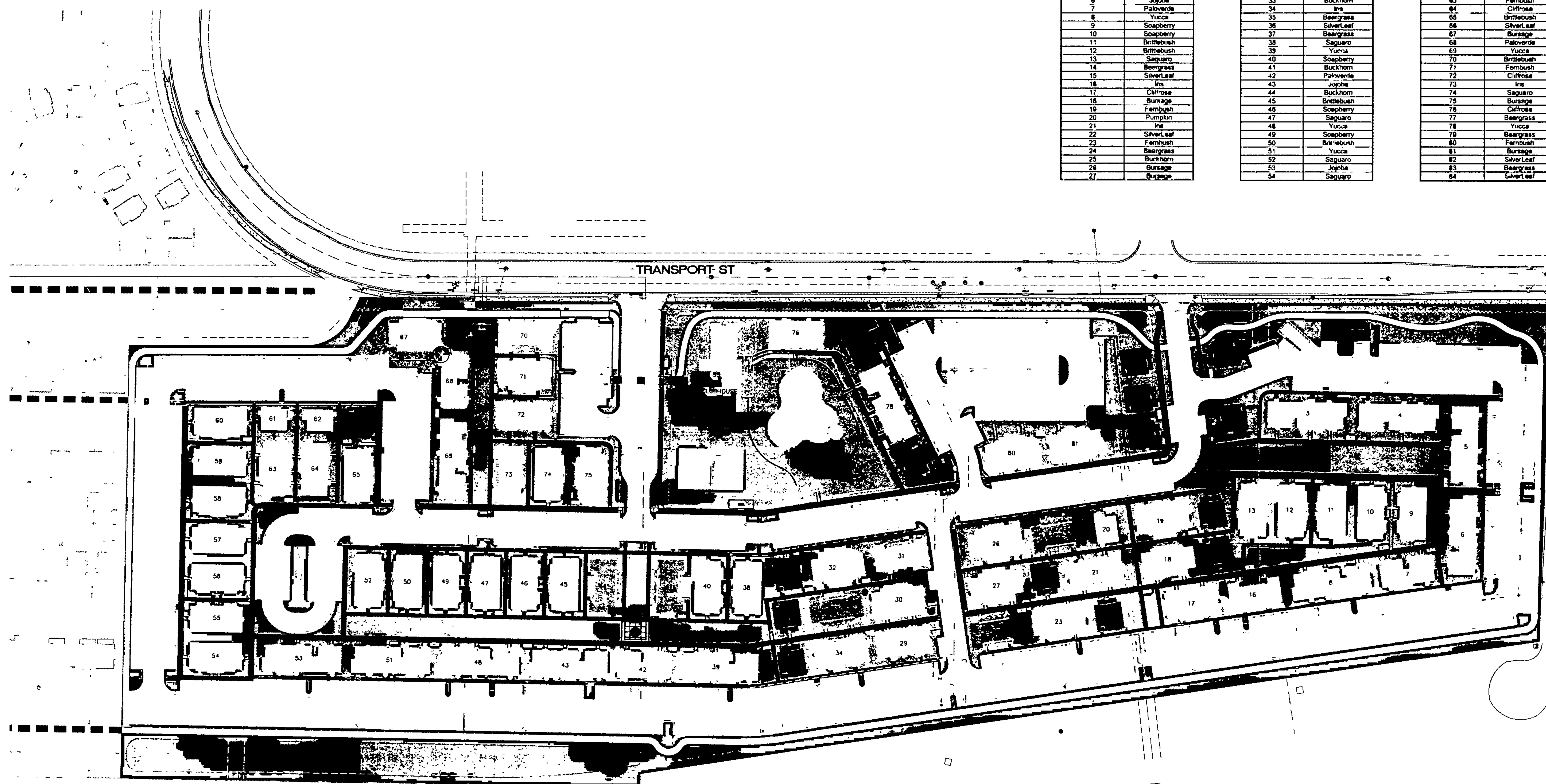
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon	

0 750 1,500 Feet

House Location	Elevation
1	Beargrass
2	SilverLeaf
3	Jobba
4	Yucca
5	Jobba
6	Jobba
7	Paloverde
8	Yucca
9	Soapberry
10	Soapberry
11	Brittlebush
12	Brittlebush
13	Saguaro
14	Beargrass
15	SilverLeaf
16	Irs
17	Cliffrose
18	Bursage
19	Fernbush
20	Pumpkin
21	Irs
22	SilverLeaf
23	Fernbush
24	Beargrass
25	Buckhorn
26	Bursage
27	Bursage

28	Buckhorn
29	Cliffrose
30	Fernbush
31	Irs
32	Bursage
33	Buckhorn
34	Irs
35	Beargrass
36	SilverLeaf
37	Beargrass
38	Saguaro
39	Yucca
40	Soapberry
41	Buckhorn
42	Paloverde
43	Jobba
44	Buckhorn
45	Brittlebush
46	Soapberry
47	Saguaro
48	Yucca
49	Soapberry
50	Brittlebush
51	Yucca
52	Saguaro
53	Jobba
54	Saguaro

55	Soapberry
56	Soapberry
57	Brittlebush
58	Brittlebush
59	Saguaro
60	Saguaro
61	Pumpkin
62	Pumpkin
63	Fernbush
64	Cliffrose
65	Brittlebush
66	SilverLeaf
67	Bursage
68	Paloverde
69	Yucca
70	Brittlebush
71	Fernbush
72	Cliffrose
73	Irs
74	Saguaro
75	Bursage
76	Cliffrose
77	Beargrass
78	Yucca
79	Beargrass
80	Fernbush
81	Bursage
82	SilverLeaf
83	Beargrass
84	SilverLeaf



ENGINEER'S SEAL	CAPSTONE STUDENT HOUSING ALBUQUERQUE, NM	DRAWN BY p.m
	SITE PLAN	DATE 6-18-13
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1
		JOB # 2011064

gwr

TIERRA WEST, LLC

June 18, 2013

Annette Colbert
San Jose Neighborhood Association
479 Alamo Ave. SE
Albuquerque, NM 87102

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION,
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT &
ZONE ATLAS PAGE M-15**

Dear Ms. Colbert:

The purpose of this letter is to provide you with the final site plan and layout for the Capstone Student Housing project. After a year working with the New Mexico Environmental Department we were able to obtain a mitigation plan to remove the construction debris. During that process the EPC approved the site plan but recent changes required us to prepare a phasing plan for the project. We wish to inform you and the members of the Kirtland Community Association of those minor changes to the above referenced items and a status update on the project.

The project will be broken into 3 phases; but the overall number of structures and rooms remains the same as approved by the EPC. As mentioned, we needed to break this up into three phases to be able to meet the academic deadline next August. Items such as number of beds, parking spaces and trolley etc. have not been changed and we are not taking any access down Mulberry. Should you need us to present to the Association again, please let us know a date and time and we will make a follow up presentation. .

If you have any questions or require additional information, please feel free to contact Joel Hernandez the applicant's project engineer at Tierra West, LLC at 505-858-3100.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kimberly Brown, Kirtland Community Association
Marcia Boyer, Kirtland Community Association
Deanna Baca, San Jose Neighborhood Association
Amanda Wallis, Capstone Collegiate Communities, LLC

JN: 2011064
RRB/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

gaw

TIERRA WEST, LLC

June 18, 2013

Deanna Baca
San Jose Neighborhood Association
408 Bethel Dr. SE
Albuquerque, NM 87102

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION,
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT &
ZONE ATLAS PAGE M-15**

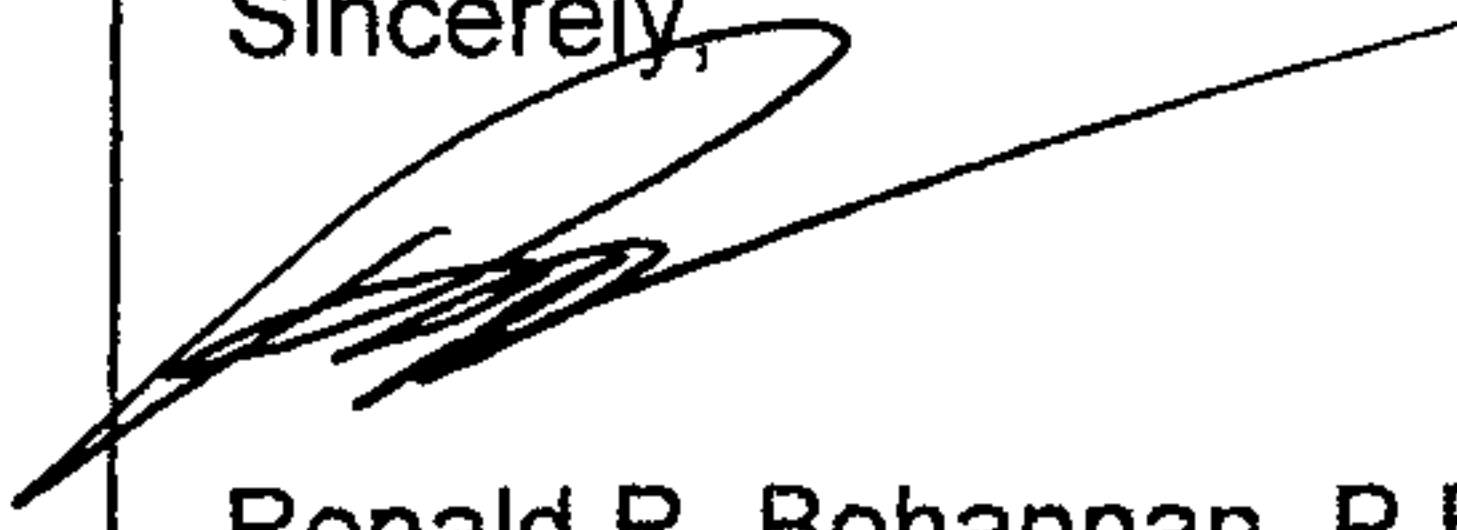
Dear Ms. Baca:

The purpose of this letter is to provide you with the final site plan and layout for the Capstone Student Housing project. After a year working with the New Mexico Environmental Department we were able to obtain a mitigation plan to remove the construction debris. During that process the EPC approved the site plan but recent changes required us to prepare a phasing plan for the project. We wish to inform you and the members of the Kirtland Community Association of those minor changes to the above referenced items and a status update on the project.

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If you have any questions or require additional information, please feel free to contact Joel Hernandez the applicant's project engineer at Tierra West, LLC at 505-858-3100.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kimberly Brown, Kirtland Community Association
Marcia Boyer, Kirtland Community Association
Annette Colbert, San Jose Neighborhood Association
Amanda Wallis, Capstone Collegiate Communities, LLC

JN: 2011064
RRB/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

gaw

TIERRA WEST, LLC

June 18, 2013

Kimberly Brown
Kirtland Community Association
1533 San Jose SE
Albuquerque, NM 87106

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION,
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT &
ZONE ATLAS PAGE M-15**

Dear Ms. Brown:

The purpose of this letter is to provide you with the final site plan and layout for the Capstone Student Housing project. After a year working with the New Mexico Environmental Department we were able to obtain a mitigation plan to remove the construction debris. During that process the EPC approved the site plan but recent changes required us to prepare a phasing plan for the project. We wish to inform you and the members of the Kirtland Community Association of those minor changes to the above referenced items and a status update on the project.

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If you have any questions or require additional information, please feel free to contact Joel Hernandez the applicant's project engineer at Tierra West, LLC at 505-858-3100.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Marcia Boyer, Kirtland Community Association
Annette Colbert, San Jose Neighborhood Association
Deanna Baca, San Jose Neighborhood Association
Amanda Wallis, Capstone Collegiate Communities, LLC

JN: 2011064
RRB/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

JW

TIERRA WEST, LLC

June 18, 2013

Marcia Boyer
Kirtland Community Association
1624 Alamo SE
Albuquerque, NM 87106

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION,
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT &
ZONE ATLAS PAGE M-15**

Dear Ms. Boyer:

The purpose of this letter is to provide you with the final site plan and layout for the Capstone Student Housing project. After a year working with the New Mexico Environmental Department we were able to obtain a mitigation plan to remove the construction debris. During that process the EPC approved the site plan but recent changes required us to prepare a phasing plan for the project. We wish to inform you and the members of the Kirtland Community Association of those minor changes to the above referenced items and a status update on the project.

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If you have any questions or require additional information, please feel free to contact Joel Hernandez the applicant's project engineer at Tierra West, LLC at 505-858-3100.

Sincerely,



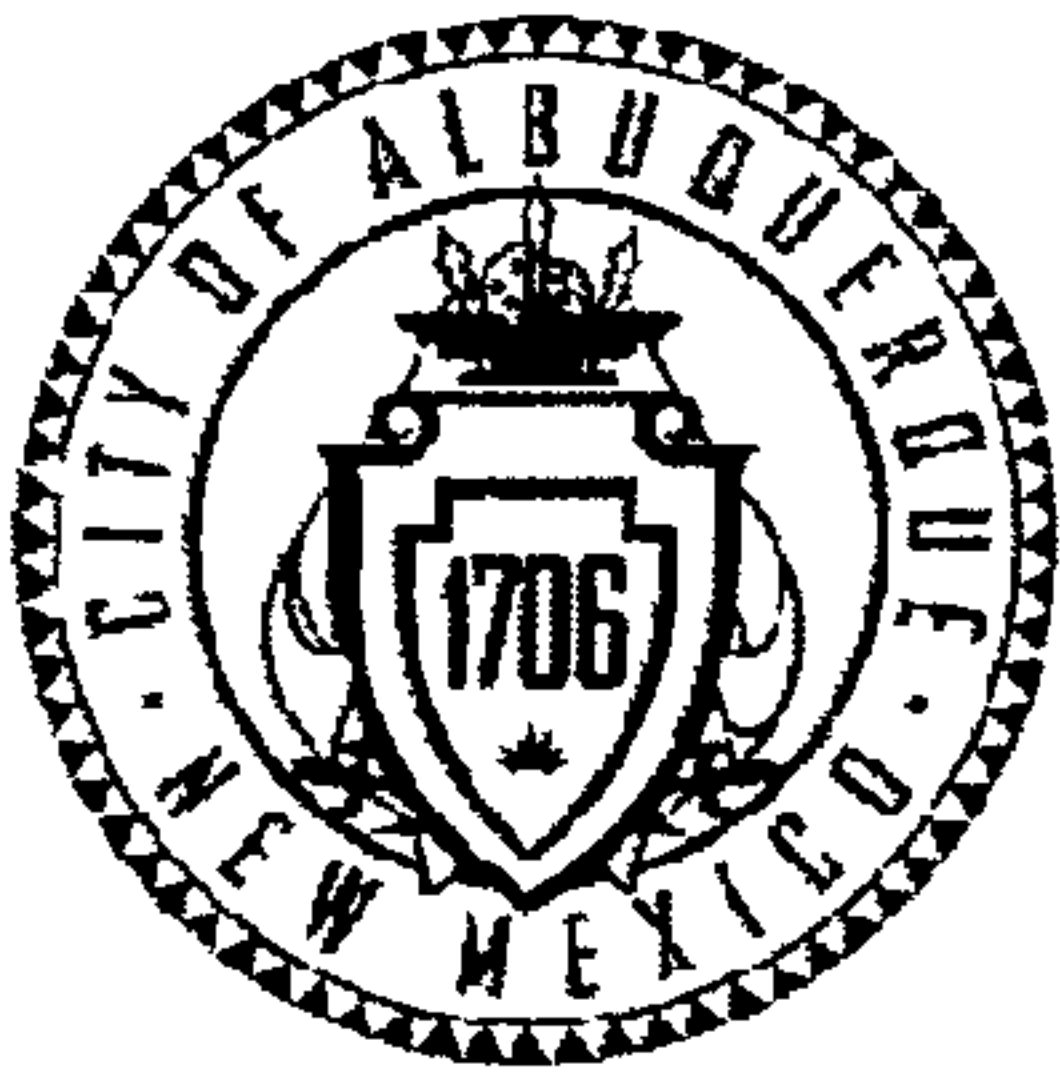
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Kimberly Brown, Kirtland Community Association
Annette Colbert, San Jose Neighborhood Association
Deanna Baca, San Jose Neighborhood Association
Amanda Wallis, Capstone Collegiate Communities, LLC

JN: 2011064
RRB/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
 EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
 Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Jaimie Garcia

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100 FAX: 505-858-1118

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Lot 2A Sunport Park, Parcel 1A Sunport Park, Lot 1A Sunport Park, Tract A-1 Lands of

Eisneman Trust, Tract B Mulberry Properties

LEGAL DESCRIPTION

LOCATED ON Interstate 25

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Sunport Boulevard SE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

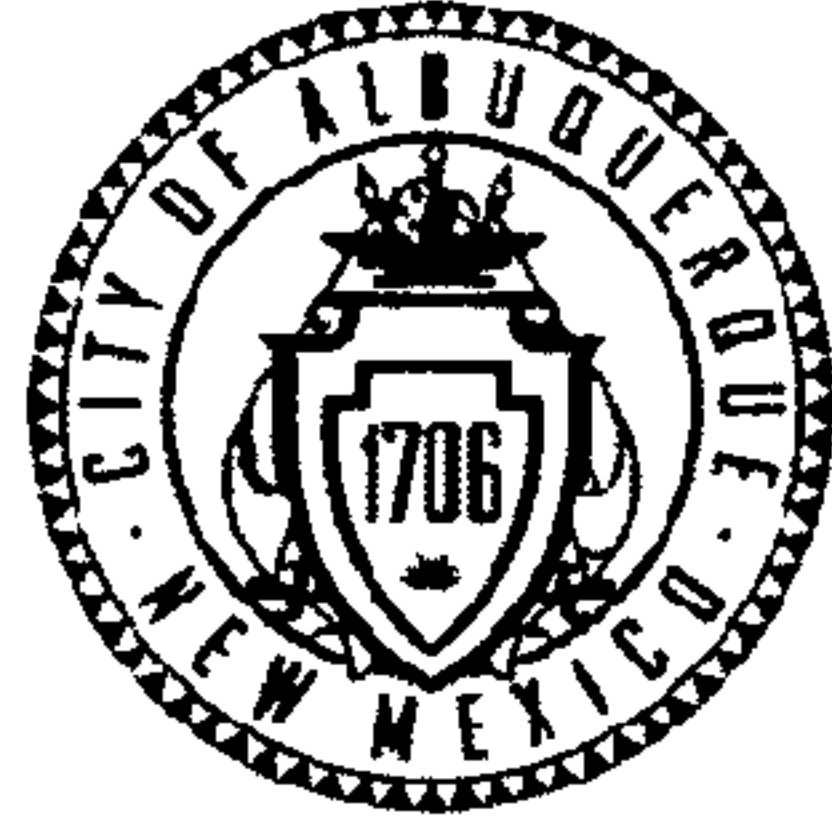
Gibson Boulevard SE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (M-15).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 10, 2013

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com

Dear Jaime:

Thank you for your inquiry of June 10, 2013 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 2A, SUNPORT PARK, PARCEL 1A, SUNPORT PARK, LOT 1A, SUNPORT PARK, TRACT A-1, LANDS OF EISNEMAN TRUST, TRACT B, MULBERRY PROPERTIES, LOCATED ON INTERSTATE 25 FREEWAY BETWEEN SUNPORT BOULEVARD SE AND GIBSON BOULEVARD SE** zone map **M-15**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE “ATTACHMENT A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an undated letter from our office

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

44
45
46
47
48

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **06/10/13** Time Entered: **2:20 p.m.** ONC Rep. Initials: **siw**

“ATTACHMENT A”

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com
Zone Map: M-15

KIRTLAND COMMUNITY ASSOC. “R”
Kimberly Brown
1533 San Jose SE/87106 242-9439 (h)
Marcia Boyer
1624 Alamo SE/87106 246-0068 (h)

SAN JOSE N.A. “R”
***Annette Colbert**
479 Alamo Ave. SE/87102 463-5936 (c) 768-5158 (w)
Deanna Baca
408 Bethel Dr. SE/87102 261-3655 (c)

***President of NA**

2649 5E22 2735 6478
7011 3500 0000 005E
7011 3500 0000 005E

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Postage	\$ 10.97
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 16.62

PS Marcia Boyer
 Sent To: Kirtland Community Association
 Street, PO Box or City: 1624 Alamo SE
 City, State: Albuquerque, NM 87106
 Instructions

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

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OFFICIAL USE

Postage	\$ 10.97
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 16.62

PS Deanna Baca
 Sent To: San Jose Neighborhood Assoc.
 Street, PO Box or City: 408 Bethel Dr. SE
 City, State: Albuquerque, SE 87102
 Instructions

8959 5E22 2735 6478
7011 3500 0000 005E
7011 3500 0000 005E

8249 5E22 2735 6478
7011 3500 0000 005E
7011 3500 0000 005E

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Total Postage & Fees	\$ 16.62

PS Kimberly Brown
 Sent To: Kirtland Community Association
 Street, PO Box or City: 1533 San Jose SE
 City, State: Albuquerque, NM 87106
 Instructions

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

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Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 16.62

PS Annette Colbert
 Sent To: San Jose Neighborhood Assoc
 Street, PO Box or City: 479 Alamo Ave. SE
 City, State: Albuquerque, NM 87102
 Instructions

8959 5E22 2735 6478
7011 3500 0000 005E
7011 3500 0000 005E

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: June 18, 2013

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No _____

DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

CAPSTONE STUDENT HOUSING (CAPSTONE SUBDIVISION)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

SUNPORT PARK, LOTS 1A & 2A; LANDS OF EISENMAN TRUST, TRACT A-1; AND MULBERRY PROPERTIES, TRACT B

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
<input type="text"/>	<input type="text"/>	8" Dia.	SAS Line	West Line of New Tract 1	Existing 8" SAS Main Located On-Site	South Property Line of New Tract 2	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Water Line	Looped Through New Tract 1	Existing 8" Main in Transport St	South Property Line of New Tract 2	/	/	/
<input type="text"/>	<input type="text"/>	6" Wide	Sidewalk	Transport Rd Frontage	South PL of New Tract 1	North PL of New Tract 1	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 _____

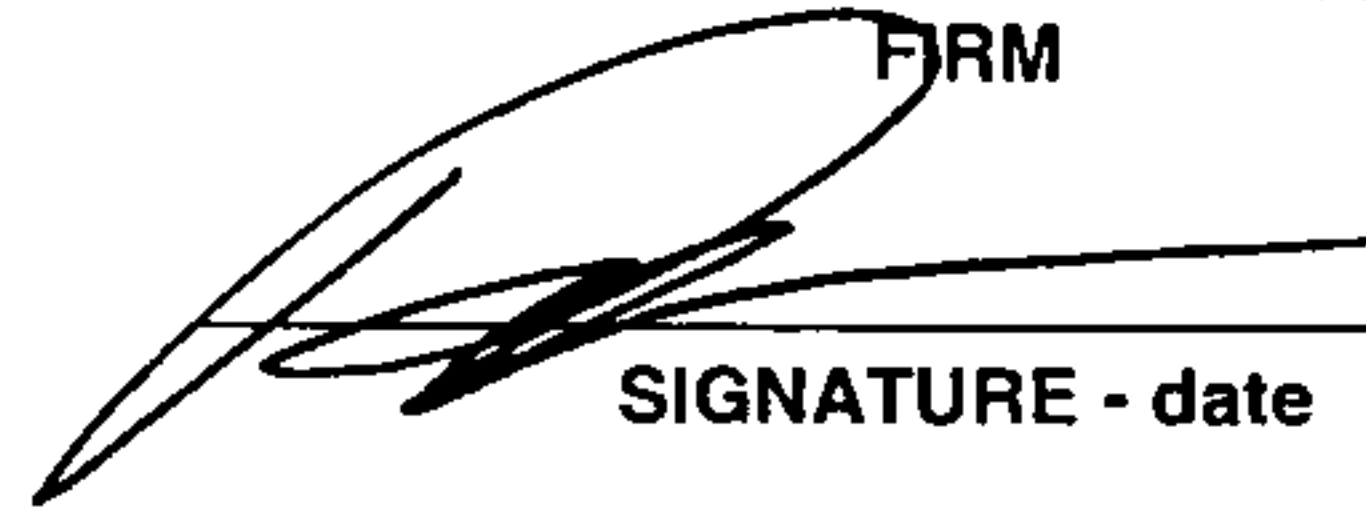
AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Ronald R. Bohannan

NAME (print)

Tierra West, LLC

FIRM

 **6/18/13**
 SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER M-15

REFERRAL # _____

SITE ADDRESS 3003 Transport Ave

LEGAL DESCRIPTION: SUBJECT TRACT lots 1A & 2A Sunport Park

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTANTANEOUS FLOW REQUIRED 2571 GPM

SQUARE FOOTAGE - LARGEST BUILDING 91073

TYPE CONSTRUCTION V - B

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 3

DATE: 6-3-2013

FIRE DEPARTMENT INSPECTOR: R. C. Sanchez

RECEIVED BY: [Signature]

TELEPHONE: 505-858-3100

NOTES

- 1 ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS
- 2 DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
- 3 DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL

YELLOW - FILE



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1009090

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

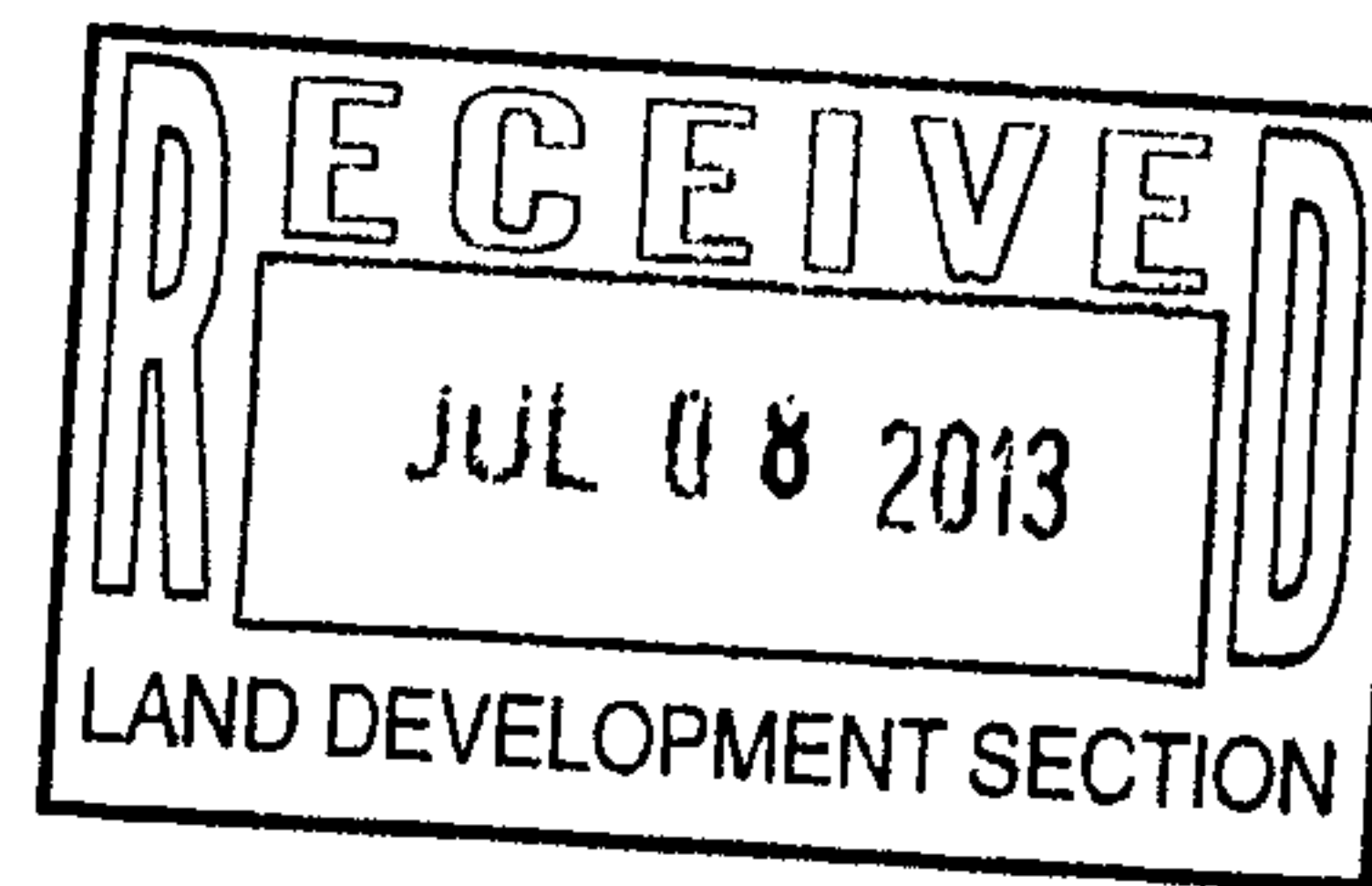
Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 7/10/2013

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Sheets 3&4 of plat, Site Plan for Building

Permit



CONTACT NAME: Ronald R. Bohannan

TELEPHONE: 505-858-3100 EMAIL: rrb@tierrawestllc.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009090

TO: Application No. 15DRB-70344
 ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Rita Harmon, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 10/7/2015

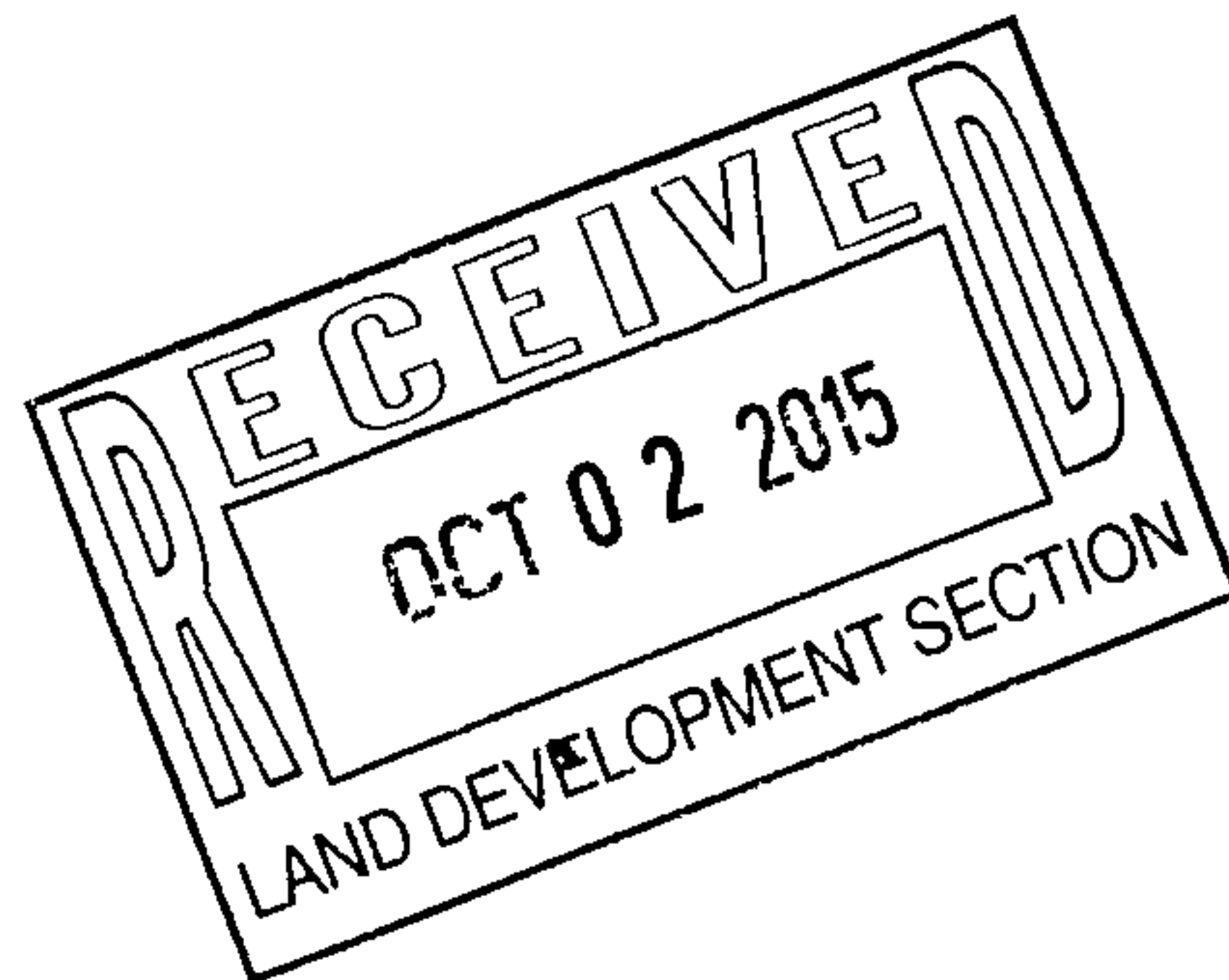
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SUBMITTAL DESCRIPTION: UPDATED INFRASTRUCTURE LIST

REVISED SITE PLAN SDP1.1 WITH CHANGES INCORPORATED

REVISED SITE PLAN DETAIL SHEET SDP1.2 WITH

CHANGES INCORPORATED



CONTACT NAME: MAX PARRILL

TELEPHONE: 761 9700 EMAIL: maxp@dpsdesign.org



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009090

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Rita Harmon, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

Kris Cadena, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

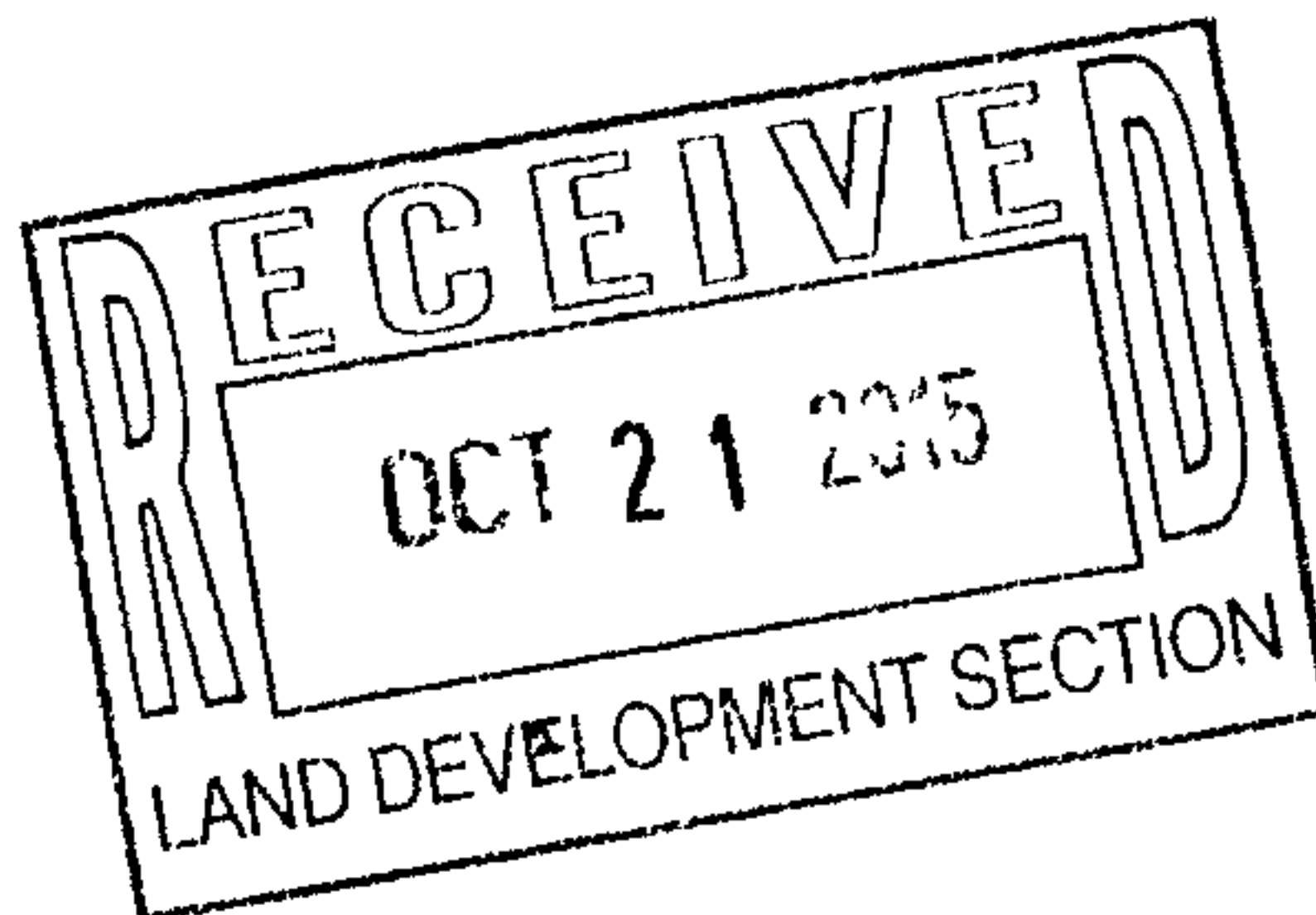
NEXT HEARING DATE: 10/28/2015

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: REVISED SITE PLAN : SIDEWALK

ALONG MULBERRY

REVISED INFRASTRUCTURE LIST



CONTACT NAME: MAX PARRIL

TELEPHONE: 761 9700 EMAIL: maxp@dpsdesigni.org

Current DRC
Project Number:

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1009090
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Multi-Specialty Clinic
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**TR 2 PLAT OF TRS 1&2 CAPSTONE SUBDIVISION
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 ft	Mulberry Street (1/2 width) and curb, gutter, and 5' sidewalk	Mulberry	30' south of north property line	250 ft South of Mulberry S. end	/	/	/
		8 in	Waterline	Southerly Bdy	Existing Stub	30 ft north of PL	/	/	/
		10 ft	Asphalt Trail	Easterly Boundary	Mulberry Extension	Flightway	/	/	/
		600 L.F.	E.B. Left Turn Lane (striping only)	Randolph Rd	Yale Blvd	600' West of Yale	/	/	/
		150 L.F.	E.B. Left Turn Lane (striping only)	Flightway Ave	University Blvd	150' west of University	/	/	/
		1700 LF	Dashed Yellow Centerline Striping (striping only)	Flightway	Project Entrance	200' west of University	/	/	/
		38 ft	Entrance to Project	Flightway	Flightway	Transport	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Joel D. Hernandez
NAME (print)

Tierra West, LLC
FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009090

TO: ALL MEMBERS
Application No. _____

- Jack Cloud, DRB Chairman, Planning Department
- Rita Harmon, P.E., Hydrology
- Racquel Michel, P.E., Transportation Development
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 10/21/2015

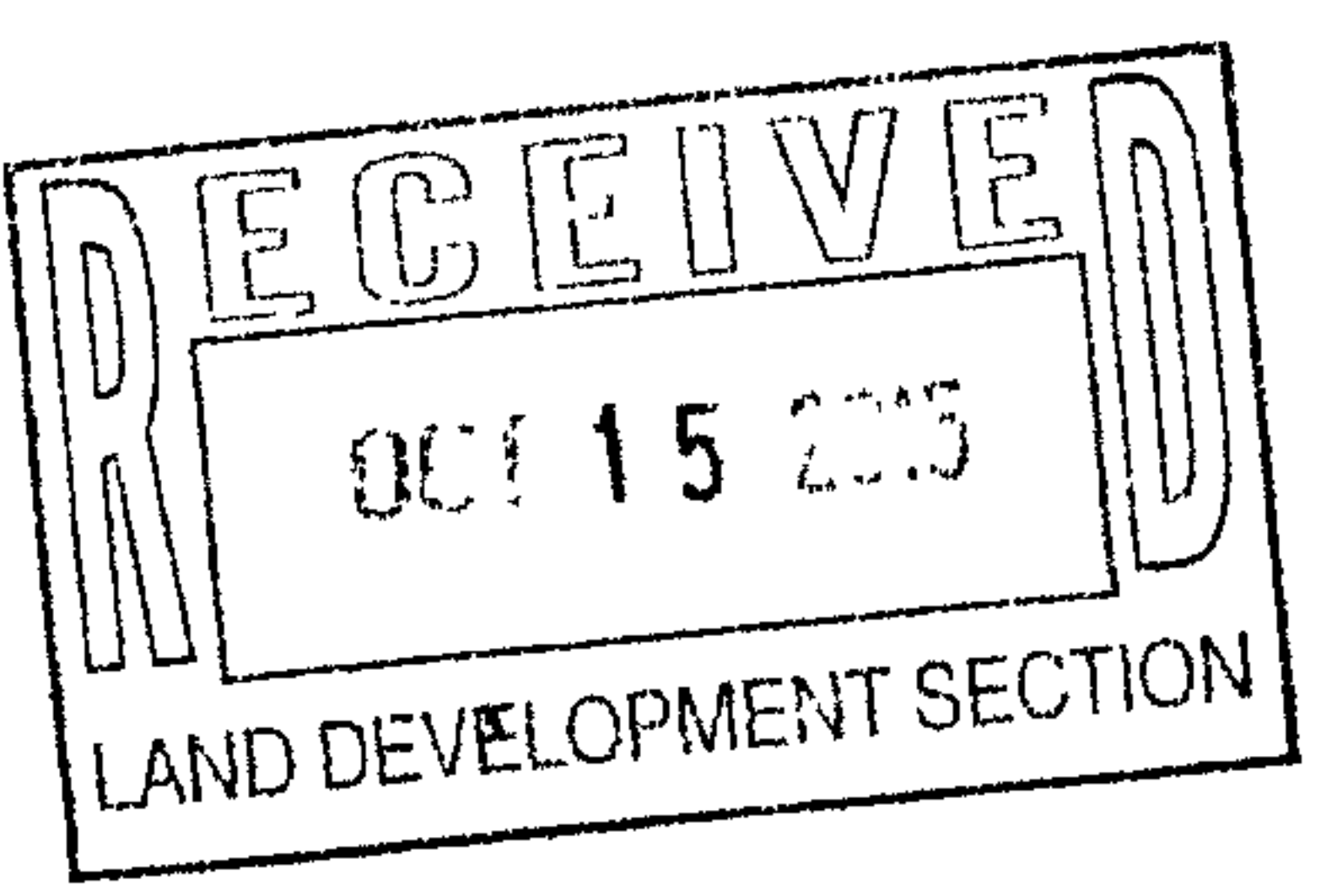
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SUBMITTAL DESCRIPTION: - SITE PLAN & LANDSCAPE

PLAN REVISED PER PRIOR DRB COMMENTS

- INFRASTRUCTURE LIST REVISED PER PRIOR

DRB COMMENTS



CONTACT NAME: MAX PARRILL

TELEPHONE: 767 9700 EMAIL: maxp@dpsdesign.org

Current DRC
Project Number:

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
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INFRASTRUCTURE LIST
(Rev 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

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1
2
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AGENT / OWNER

Joel D. Hernandez

NAME (print)

Tierra West, LLC

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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- date

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER