

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# 11010307 Application # 15DRB-70078

PROJECT NAME: Journal Center

AGENT: Precision Survey's Inc.

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

Transportation: Exhibit w/ dimensions

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: utility signature, idyl, approval site 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.



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 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)
- 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): Precision Surveys, Inc. PHONE: 505.856.5700

ADDRESS: PO Box 90636 FAX: 505.856.7900

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Michael Berg (Masthead Corporation) PHONE: 505.468.4752

ADDRESS: 101D Sun Avenue, NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Michael.Berg@GenisisHCC.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plat Approval for lot split of Tract 3A-1A-1A, Journal Center into two new tracts 3A-1A-1A-1 and 3A-1A-1A-2

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 3A-1A-1A Block: _____ Unit: _____

Subdiv/Addn/TBKA: Journal Center

Existing Zoning: IP Proposed zoning: same MRGCD Map No N/A

Zone Atlas page(s): D-17 UPC Code: 101706347022840512

CASE HISTORY:

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

1010307 / 96DRB-389 / 94DRB-610

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.689 +/-

LOCATION OF PROPERTY BY STREETS: On or Near: Sun Avenue, NE

Between: Jefferson St, NE and San Francisco, NE

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

SIGNATURE [Signature] DATE February 24, 2015

(Print Name) Cynthia L. Abeyle Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING

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

Application case numbers

15DRB - 70078

Action

PJF

CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 305.00

Hearing date March 4, 2015

[Signature]
2-24-15
Staff signature & Date

Project # 1010307

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.

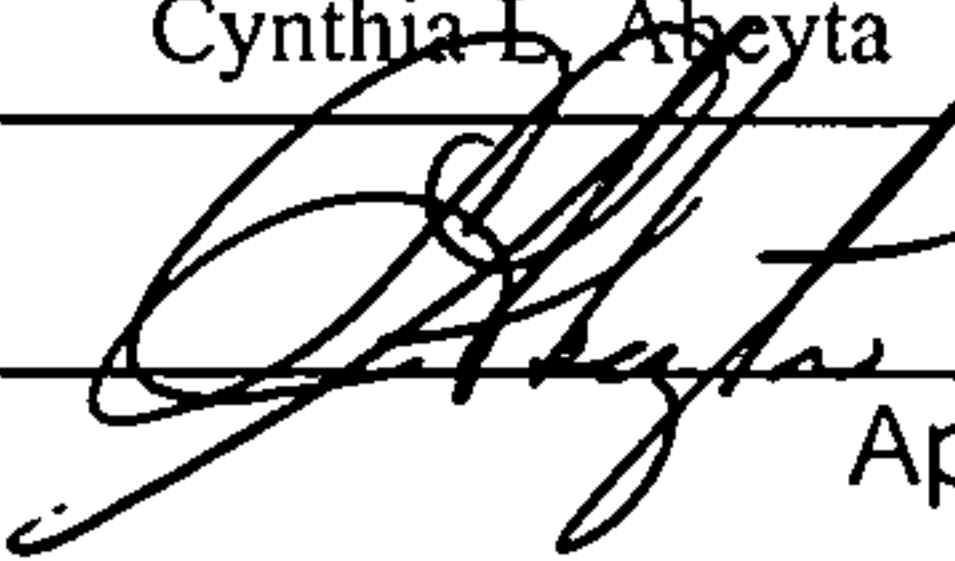
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- N/A 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
- 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**

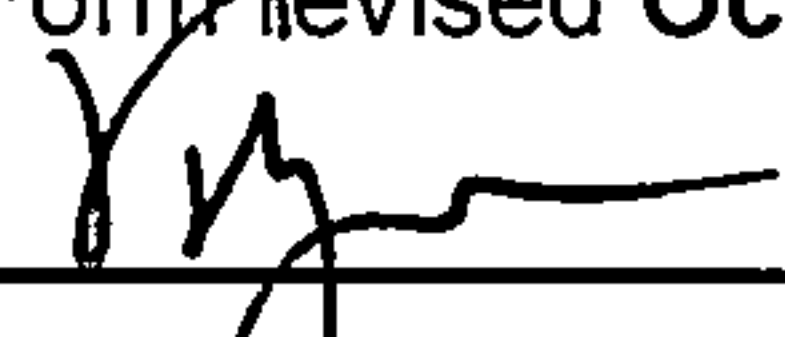
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Cynthia L. Abeyta

 Applicant name (print)
 02.24.2015
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB-70078


 Planner signature / date
 Project # 1010307

WATER AUTHORITY WATER TAPPING PERMIT

Revised on July 25, 2014

\$50.00 Fee

Permit No: 141122
Date: 1/7/2015
Map No. D-17
Maximo WO# 11782952

Name of Contractor: Rodgers-Norm 243-9703

Address of Service Request: 101D Sun Ave. NE

Legal Description: Lot 3A1A1A Journal Center

Service Size: 2" (2" maximum) Residential: _____ Commercial: X

Multi Family: _____ Industrial: _____ Institutional: _____

UEC Amount: \$27,721.00 Amount Paid: _____ Date Paid: 1/5/15

Pro Rata Charge: _____ Date Paid: _____

TAPPING INSTRUCTIONS

Tap existing late main: 10" dia PVC, 26-5128.90-95 pipe material (City Std. Dwg. 2362 or 2363)

Is property within Pressure Zones
0W, 1W or 1E? (See below for
Cross Connection Specifications).
If NO, verify if there is an existing
well.

YES

NO

X

Special Tapping Instructions: 1. Tap 10" WL in Sun Ave.

2. No meters in driveway or drive path. 3. Place EMD's in accordance with COA Std. Specs.

4. Install in standard location outside all traffic areas with a concrete collar.

802.3 .9 CROSS CONNECTION CONTROL:

802.3.9.1 Approved dual check valves shall be installed on all services within pressure zones 0-W, 1-W, and 1-E. Water customers having private wells located within water pressure zones other than zones 0-W, 1-W, and 1-E, that connect to the municipal water system shall: a) agree to permanently abandon the use of private wells by plugging the wells in accordance with the State Engineer's procedures prior to connecting to the municipal water system; or b) agree to completely sever the private well from the premise's existing plumbing system and install a USC approved reduced pressure principal backflow prevention assembly at the water meter.

802.3.9.2 All customers connected to a nonpotable water system and the public water system shall install a USC approved reduced pressure principal backflow prevention assembly approved by the Water Authority at the potable service connection.

TAPPING PERMIT RELEASE

I hereby acknowledge that the above information is true and correct, and understand the Tapping Instructions. A one(1) year warranty/correction period is acknowledged.

Contractor/Owner: _____

Date: 1-8-15

Utility Development Approval: _____

Date: 1/7/15

EXCAVATION / BARRICADING PERMIT (requires \$10,000 Water Tap Bond)

Contractor must obtain Excavation and Barricading Permit prior to proceeding.

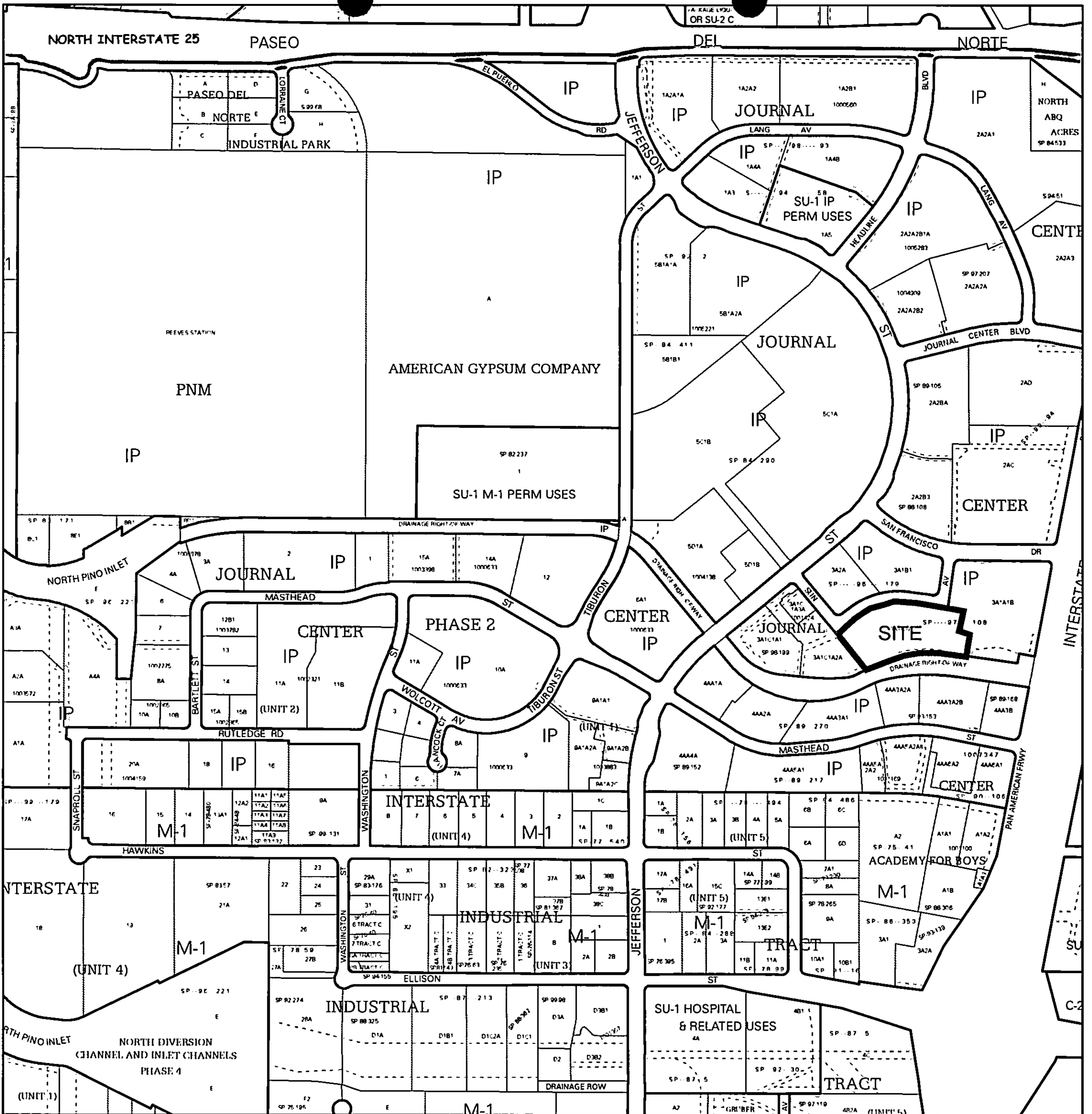
Permit Approval: _____

Date: _____

No: _____

INSPECTIONS

Inspector MUST be present during water line tapping procedure. Inspections must be scheduled with the Water Utility at 857-8250 or via email at waterworkrequest@cabq.gov no less than 24 hours ahead of the time the tap is to be performed. Contractor must obtain density tests on the backfill prior to replacing pavement. Contractor must obtain



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:
D-17-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

February 24, 2015

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

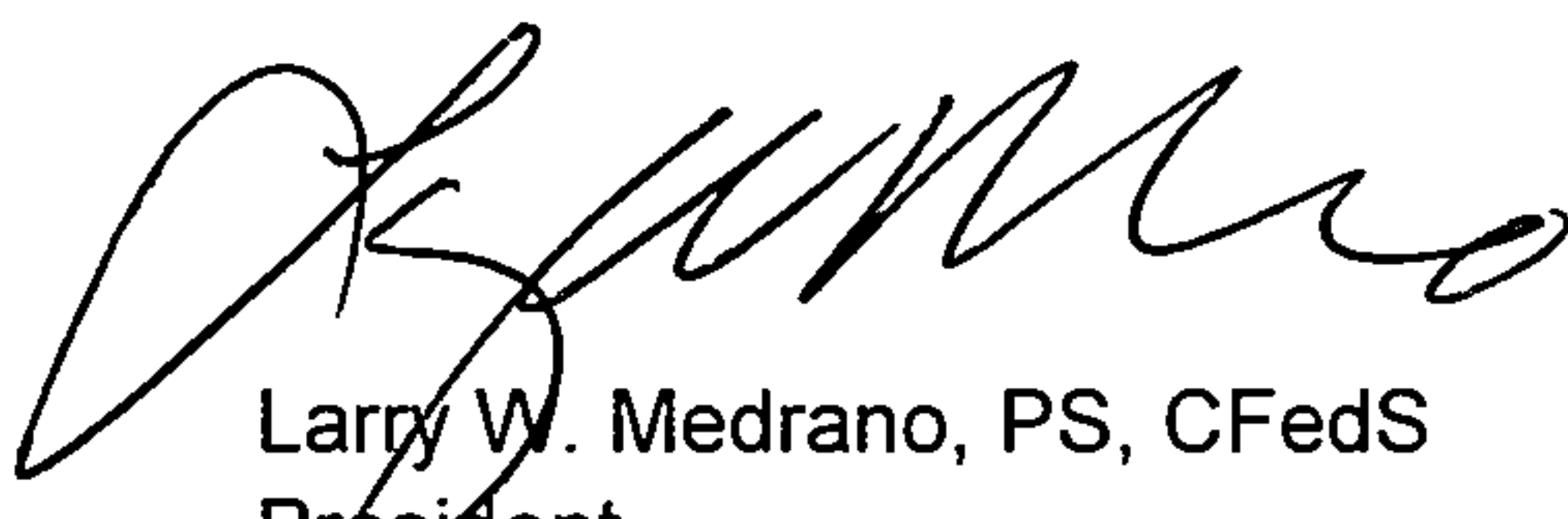
**RE: REQUEST APPROVAL TO REPLAT EXISTING TRACT 3A-1A-1A, JOURNAL CENTER INTO
TWO NEW TRACTS 3A-1A-1A-1 AND 3A-1A-1A-2
ZONE ATLAS MAP: D-17-Z**

Dear Mr. Cloud,

On behalf of our client, Genesis Healthcare, we request DRB approval of a replat for a proposed subdivision of the referenced property. The tracts are located on Sun Avenue, NE, between Jefferson St., NE and San Francisco, NE as shown on the attached zone atlas page.

We submitted an Administrative Amendment for the Site Plan on February 10, 2015 and are waiting for approval. *15AA-10014*

Sincerely,



Larry W. Medrano, PS, CFedS
President
Precision Surveys, Inc.



Genesis HealthCareSM

101D Sun Ave NE
Albuquerque, NM 87109

February 10, 2015

Ms. Kym Dicome
City of Albuquerque Planning Department
Plaza Del Sol
PO Box 1239
Albuquerque, NM 87102

**RE: Request for an Administrative Amendment for Tract 3A-1A-1A, Journal Center
DRB#1007442
Zone Atlas Page D-17-Z**

Dear Planning Department Committee:

I am authorizing Precision Surveys, Inc. to act as my agent regarding the property located at 101 Sun Avenue (Tract 3A-1A-1A) Albuquerque, NM.

If you have any question please feel free to contact me by phone at (505)-468-4752.

Sincerely,

Michael Berg
Assistant Secretary
Masthead Corporation

Cynthia Abeyta

From: Clark, Land <lclark@cabq.gov>
Sent: Wednesday, February 18, 2015 12:51 PM
To: Cynthia Abeyta
Subject: FW: Sun Healthcare

Hi Cynthia,

Here is the correspondence that fail to reach you. I don't know if Director Lubar sent a copy to Ms. Ferguson so please forward if necessary.

Best regards,

Land Clark
Chief Building Official
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102
(505) 924-3313 Direct

From: Connor, Francis
Sent: Thursday, February 12, 2015 9:31 AM
To: Lubar, Suzanne G.
Cc: Clark, Land; Conrad, Matthew A.; Horton, Steven P.
Subject: Sun Healthcare

Suzie, A site visit and inspection of the electrical power distribution for the Sun Healthcare facility at 101 Sun Ave. was performed by Chief Electrical Inspector Steve Horton on Tuesday, February 10, 2015. This facility has a primary metered service that feeds several separate structures from one transformer located at the south end of the property. The National Electrical Code requires that all served occupancies have access to the overcurrent protection devices that protect the service to their occupancy. If access from all served occupancies to the overcurrent protection devices is provided and maintained, the NEC requirement would be satisfied. The Building Safety Division has no interest in ownership issues as relates to the served occupancies. Francis

PROJECT #

1010307

March 4, 2015

Pat



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 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)
- 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): Precision Surveys, Inc. PHONE: 505.856.5700

ADDRESS: PO Box 90636 FAX: 505.856.7900

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Michael Berg (Genesis Healthcare) PHONE: 505.468.4752

ADDRESS: 101D Sun Avenue, NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Michael.Berg@GenesisHCC.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch Plat for Subdivision of Tract 3A-1A-1A, Journal Center

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

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

Lot or Tract No. Tract 3A-1A-1A Block: _____ Unit: _____

Subdiv/Addn/TBKA: Journal Center

Existing Zoning: IP Proposed zoning: same MRGCD Map No N/A

Zone Atlas page(s): D-17 UPC Code: 101706347022840512

CASE HISTORY:

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

1007442 3 1000389

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.689 +/-

LOCATION OF PROPERTY BY STREETS: On or Near: Sun Avenue, NE

Between: Jefferson St, NE and San Francisco, NE

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

SIGNATURE [Signature] DATE December 02, 2014

(Print Name) Cynthia L. Abeyta Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70396</u>	<u>Sk</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Dec 10, 2014</u>	<u>1010307</u>		Total \$ <u>0</u>

[Signature] 12-2-14 Staff signature & Date

Project # [scribble]

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - 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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 - 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.

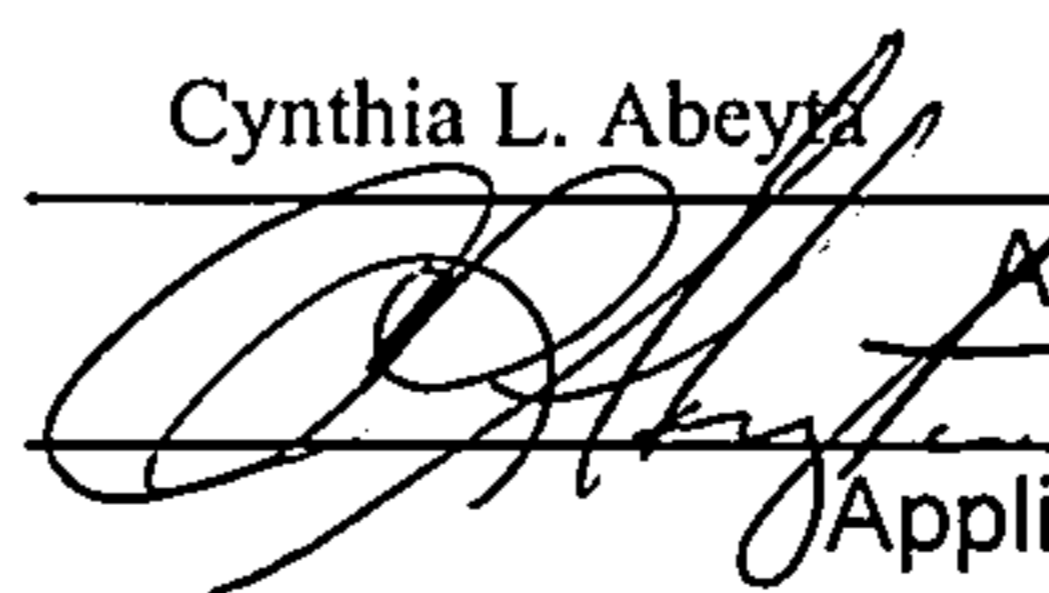
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
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 - 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

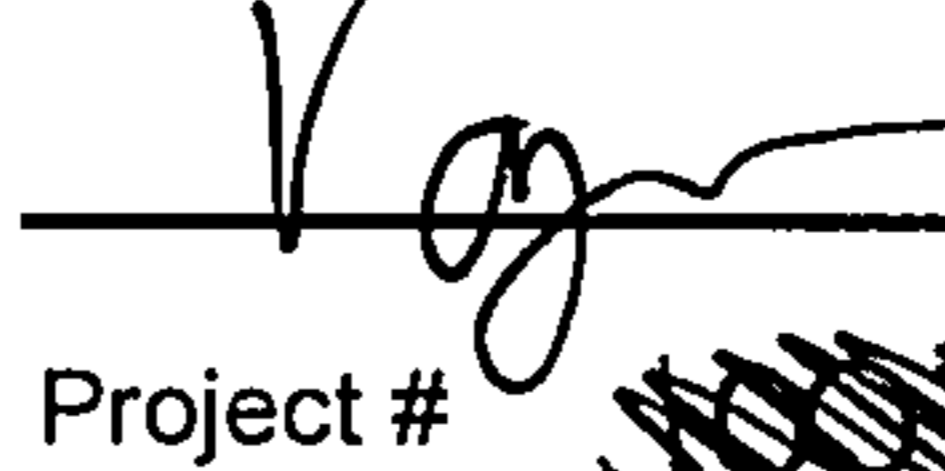
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Cynthia L. Abeyta

 Applicant name (print)
 12.02.2014
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 14DRB - 20396

 12-2-14
 Planner signature / date
 Project # ~~1010307~~ 1010307

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 10, 2014
DRB Comments**

ITEM # 10

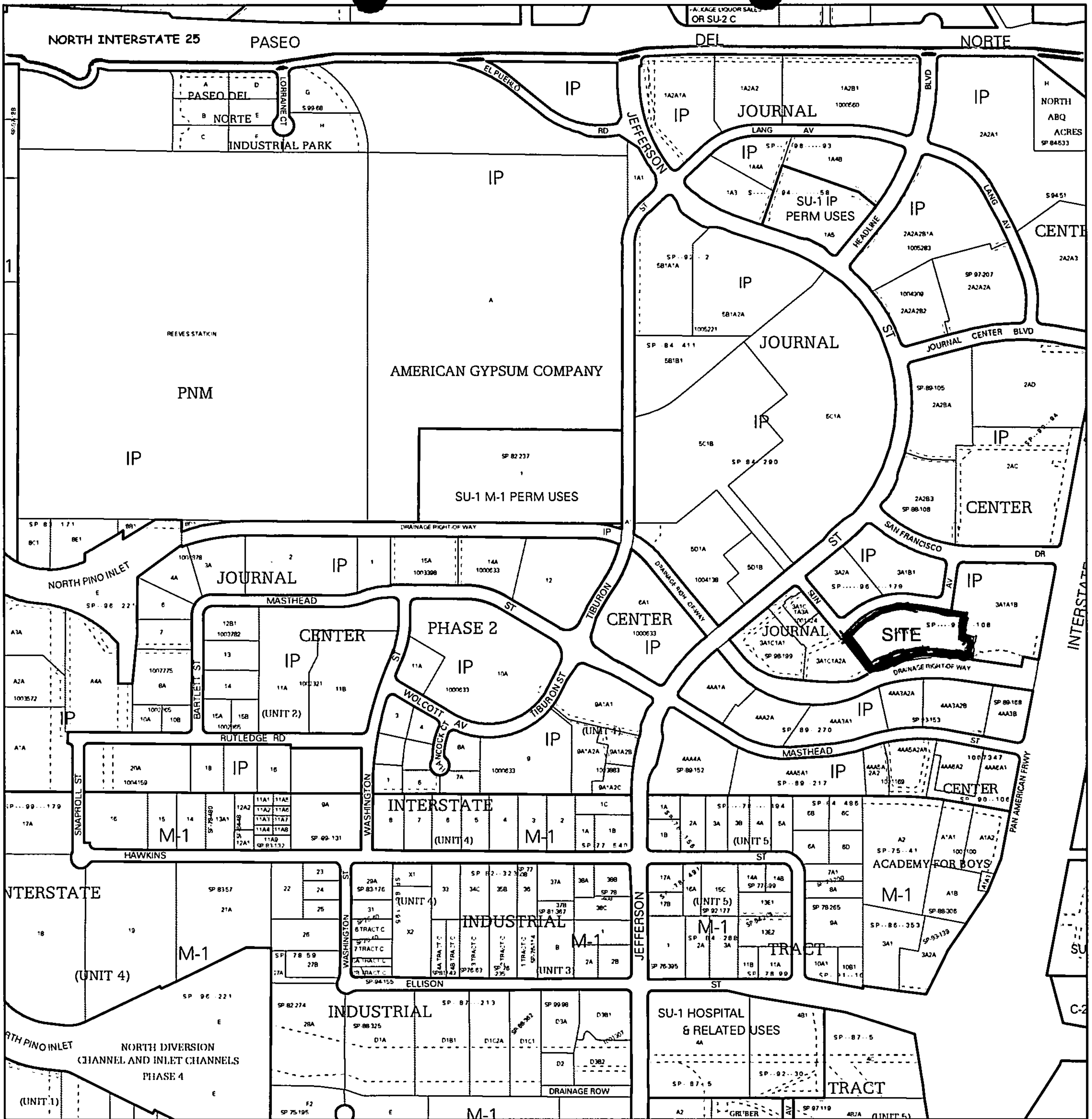
PROJECT # 1010307

APPLICATION # 14-7096

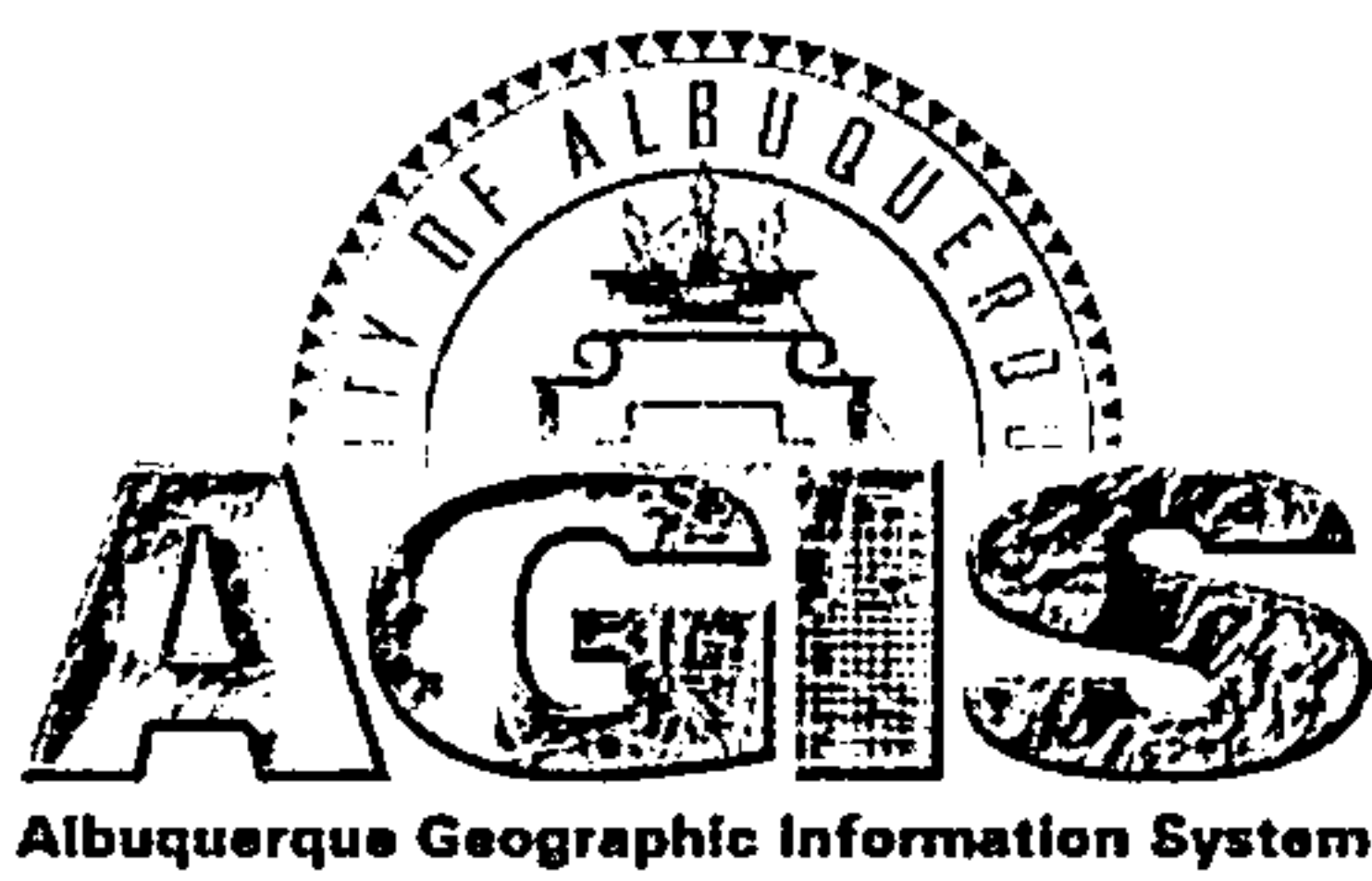
RE: Tract 3A-1A-1A , Journal Center

Conformance with Planning and Zoning is required in Section 14-14-2-2 of the Subdivision Regulations, which means an approved site plan is needed with the lot line shown. Applicant needs to show how parking calculations were determined for both site plan and plat. Reciprocal easements are needed with platting (access, drainage, etc.).

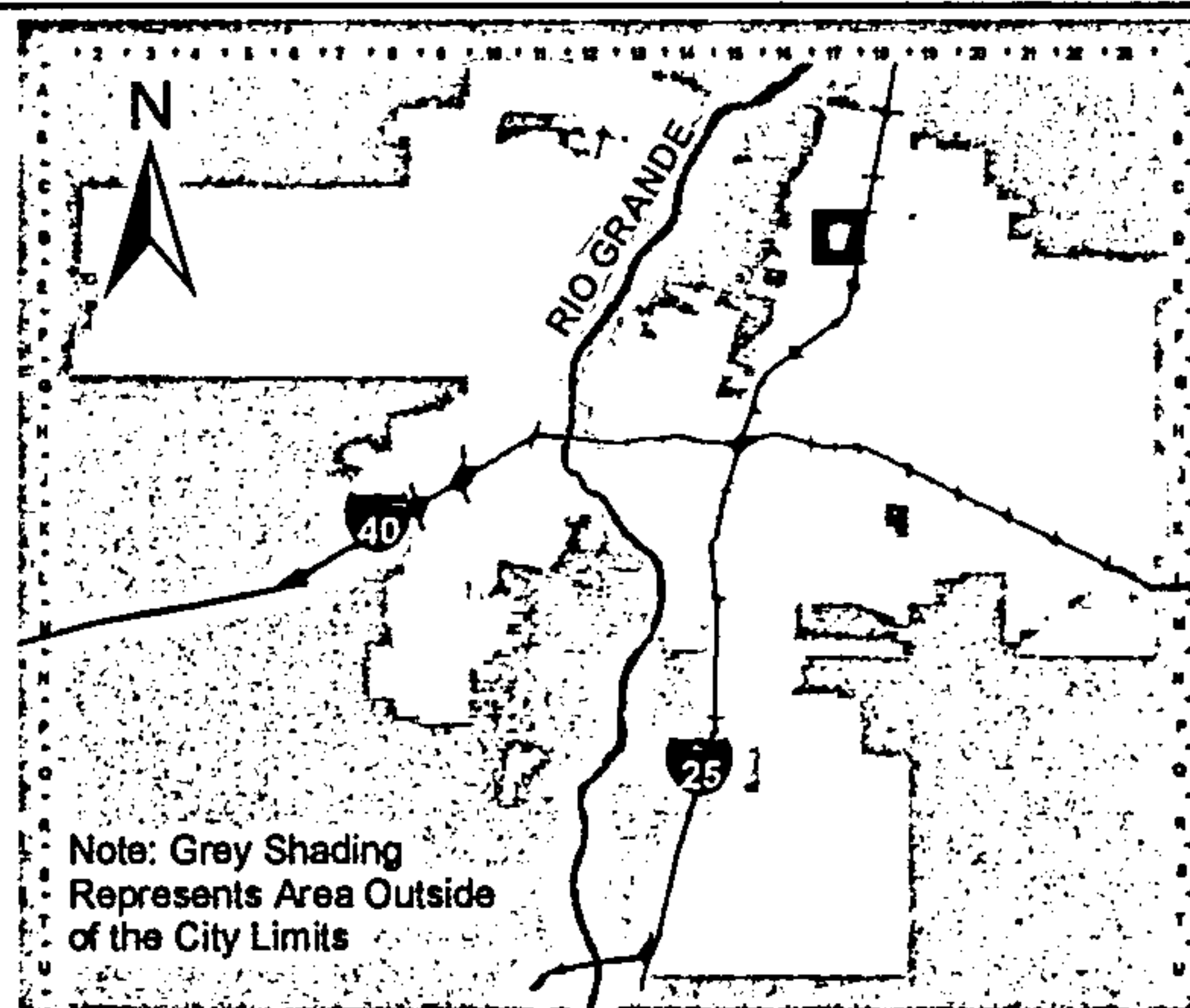
Randall Falkner
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
t 505-924-3933
f 505-924-3339



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



Map amended through: 9/2/2014

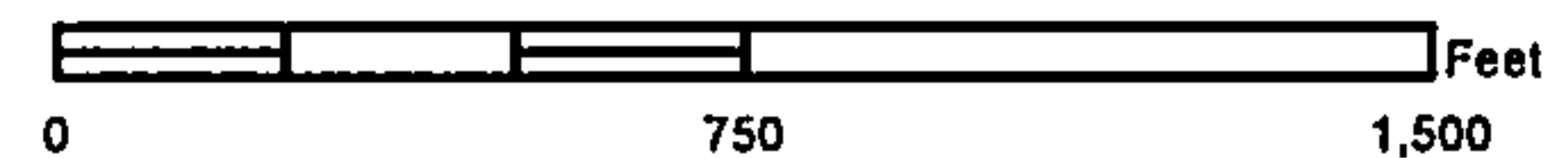


Zone Atlas Page:

D-17-Z

Selected Symbols

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



December 2, 2014

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR SKETCH PLAT REVIEW AND COMMENT FOR EXISTING TRACT 3A-1A-1A,
JOURNAL CENTER
ZONE ATLAS MAP: D-17-Z**

Dear Mr. Cloud,

On behalf of our client, Genesis Healthcare, we request DRB to review and provide comments for a proposed subdivision for the referenced property. The tract is located on Sun Avenue, NE, between Jefferson St., NE and San Francisco, NE as shown on the attached zone atlas pages.

Sincerely,



Larry W. Medrano, PS, CFedS
President
Precision Surveys, Inc.

PROJECT #
1010307

DECEMBER 10. 2014

SK