DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat (P&F)

Site Plan for Subdivision (SPS)

Site Plan for Building Permit (SBP)

This sheet <u>must</u> 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 <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> 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 <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

Project#	1010307 SAPOLICATION # 15DRB-70018
PROJECT NA	ME: Journal Center
AGENT: **Your request videpartments - or	vas approved on by the DRB with delegation of signature(s) to the following utstanding comments to be addressed as follows:**
☐ Transportation	Extité d'mensions
□ ABCWUA:	
□ City Engineer	
☐ Parks and Rec	reation:
☐ Planning:	utilly rigadour, del, approved rite plan
-The -Tax -Red -Tax -Cou with	Planning must record this plat. Please submit the following items: original plat and a mylar copy for the County Clerk. certificate from the County Treasurer. ording fee (checks payable to the County Clerk). RECORDED DATE: printout from the County Assessor. onty Treasurer's signature must be obtained prior to the recording of the plat 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. ANS:

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

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Suppler	mental Form	ı (SF)		
SUBDIVISION		s z	ZONING	& PLANNING	
Major subdivision act _X Minor subdivision act			<i></i>	Annexation	
Vacation Variance (Non-Zoning	g)	V	Z	Zone Map Amendmer Zoning, includes Zoni Development Plans)	nt (Establish or Change ng within Sector
SITE DEVELOPMENT PLA	۱N	P	<i>P</i>	Adoption of Rank 2 or	
for Subdivision for Building Permit	dmont/Approval/AA\				dopted Rank 1, 2 or 3 , or Subd. Regulations
Administrative Amend IP Master Developme Cert. of Appropriatence	ent Plan	D		Street Name Change	(Local & Collector)
	•	L A		/ PROTEST of	C 111CC Planning
STORM DRAINAGE (Form Storm Drainage Cost				Decision by: DRB, EP Director, ZEO, ZHE, E	Board of Appeals, other
PRINT OR TYPE IN BLACK INK Control Planning Department Development Fees must be paid at the time of ap	Services Center, 600) 2 nd Street	NW, Albuq	uerque, NM 87102	•
APPLICATION INFORMATION:					
Professional/Agent (if any): Precisio	n Surveys, Inc.			PHC	ONE: 505.856.5700
ADDRESS: <u>PO_Box_90636</u>			<u> </u>	FAX	<: <u>505.856.7900</u>
CITY: <u>Albuquerque</u>	STATE	<u> </u>	P <u>87199</u>	E-MAIL: <u>larry@</u>	presurv.com
APPLICANT: Michael Berg (Masthe	ead Corporation)			PHONE:	505.468.4752
ADDRESS: 101D Sun Avenue, NE					
CITY: Albuquerque		E NM ZI	P 87109		el.Berg@GenisisHCC.com
Proprietary interest in site:owner					on Borgas and Interest and Inte
DESCRIPTION OF REQUEST: Final Plat					ts 3A-1A-1 and
3A-1A-1A-2	rpprover for tor opin or i		111, 50 dilliai <u>C</u>	ontor mito two new tract	S STITITITI WILL
Is the applicant seeking incentives purs	•				
SITE INFORMATION: ACCURACY OF TH	IE EXISTING LEGAL DE	SCRIPTION	IS CRUCIAL!	ATTACH A SEPARAT	E SHEET IF NECESSARY.
Lot or Tract No. Tract 3A-1A-1A		<u>-</u>		Block:	Unit:
Subdiv/Addn/TBKA: <u>Journal Center</u>				······································	
Existing Zoning: IP	Propos	sed zoning:	<u>same</u>	MF	RGCD Map No N/A
Zone Atlas page(s): D-17	UPC C	Code: <u>10170</u>	63470228405	12	
CASE HISTORY: List any current or prior case number t	hat may be relevant to yo	ur application	າ (Proj., App., ໂ	DRB-, AX_,Z_, V_, S_,	etc.):
1010307 / 96DRB-389 / 94DRB-610	<u> </u>		<u>.</u>	<u> </u>	
CASE INFORMATION: Within city limits? <u>X</u> Yes	Within 1000FT of a lar	ndfill? No			
No. of existing lots: 1	No. of proposed lots:	_	<u> </u>	area (acres): <u>3.689</u>) +/-
LOCATION OF PROPERTY BY STRE	• •	n Avenue, NI			
Between: Jefferson St, NE		and San	Francisco, NE		
Check if project was previously reviews	ed by; Sketch Plat/Plan □	or Pre-appli	cation Review	Team(PRT) □. Revi	ew Date:
SIGNATURESIDE				DATE	February 24, 2015
(Print Name) Cynthia L. Abeyta					ant: □ Agent: ⊠
OR OFFICIAL USE ONLY			•		Revised: 4/2012
INTERNAL ROUTING	Application case	numbers		Action S	S.F. Fees
All checklists are complete		70079	<u>.</u>	73F	\$ 285.00
All fees have been collected All case #s are assigned		_		CMF	\$ <u>20.00</u>
AGIS copy has been sent			<u> </u>		\$
Case history #s are listed Site is within 1000ft of a landfill					\$
F.H.D.P. density bonus		1			 Total
F.H.D.P. fee rebate	Hearing date 1	Nench	4,251	5	\$ 305.00
	2-24-15		oiect#	1016	307

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.

Scale drawing of the positive sketch with meas improvements, if the Zone Atlas map with the Letter briefly describing.	w and comment (DRB22) proposed subdivision plat (folded urements showing structures, pathere is any existing land use (folded the entire property(ies) clearly out on explaining, and justifying the property on the cover related file numbers on the cover the	to fit into an 8.5" by 14" arking, Bldg. setbacks, a lded to fit into an 8.5" by tlined request	djacent rights-of-way and street
required. Preliminary Plat reduce Zone Atlas map with the Letter briefly describing Copy of DRB approved Copy of the LATEST of List any original and/or controls.	he entire property(ies) clearly oung, explaining, and justifying the lead infrastructure list. Official DRB Notice of approval for related file numbers on the cover.	request or Preliminary Plat Exter er application	Your attendance is
 ■ MAJOR SUBDIVISION Proposed Final Plat (for Signed & recorded Final Design elevations & compared & compared Elevations & compared Elevations & compared Elevations & compared Elevations & compared & c	FINAL PLAT APPROVAL (Enclosed to fit into an 8.5" by 14" pot all Pre-Development Facilities Forces sections of perimeter walls the entire property (ies) clearly out plat to meeting, ensure property all EHD signature line on the Mylar related file numbers on the covery of final plat data for AGIS is respectively.	ORB12) cket) 6 copies ee Agreement for Resid 3 copies tlined owner's and City Surve or if property is within a later	yor's signatures are on the plat
N/A Proposed Preliminary ensure property of N/A Signed & recorded Find Design elevations and Site sketch with meas improvements, if the X Zone Atlas map with the Letter briefly describing Bring original Mylar of X Landfill disclosure and X Fee (see schedule) List any original and/or Infrastructure list if records.	PRELIMINARY/FINAL PLAT ficate of No Effect or Approval / Final Plat (folded to fit into an 8 wner's and City Surveyor's signal Pre-Development Facilities Folders sections of perimeter wal urements showing structures, partner is any existing land use (for the entire property(ies) clearly out g, explaining, and justifying the replated to meeting, ensure property I EHD signature line on the Mylat related file numbers on the covering of the file of the file of the line of the covering of the line	3.5" by 14" pocket) 6 contures are on the plat price Agreement for Resides (11" by 17" maximum) arking, Bldg. setbacks, and lded to fit into an 8.5" by tlined request owner's and City Surver if property is within a later)	ential development only 3 copies djacent rights-of-way and street 14" pocket) 6 copies yor's signatures are on the plat
PLEASE NOTE: There are amendments. Significant Proposed Amended Pocket) 6 copies Original Preliminary Pone Atlas map with to Letter briefly describing Bring original Mylar of List any original and/or		significant and minor chance DRB to require public at, and/or Grading Plan (folded to fit is tlined equest owner's and City Surve er application	notice and public hearing. folded to fit into an 8.5" by 14" nto an 8.5" by 14" pocket) 6 copies
I, the applicant, acknowledge information required but not with this application will likel deferral of actions.	submitted	Applica	olicant name (print) 02.24.2015 ant signature / date
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	Form revised Project #	Planner signature / date

WATER AUTHORITY WATER TAPPING PERMIT

\$50.00 Fee

Permit No:

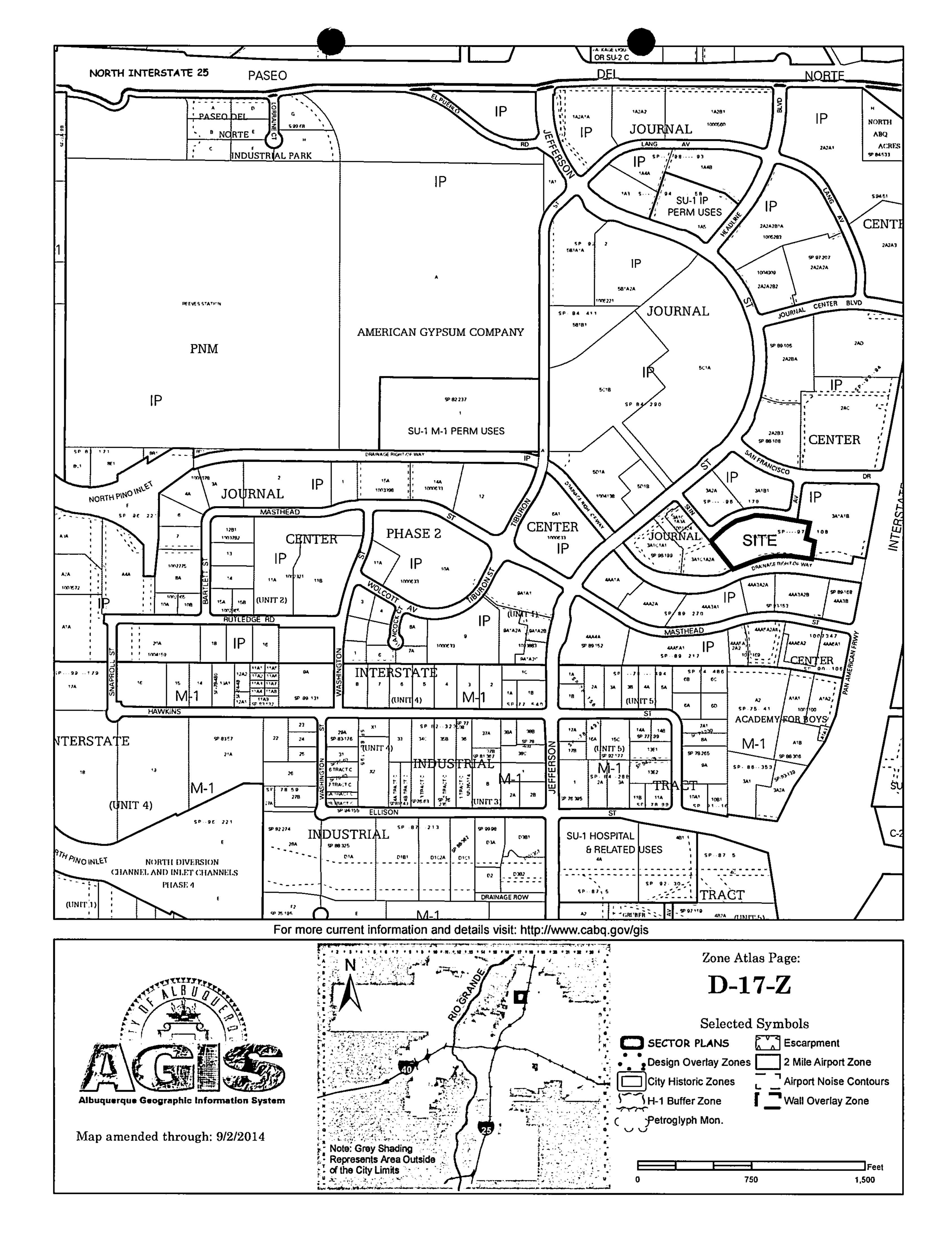
141122

Date:

1/7/2015

	vised on July 25, 2014	_	ou.uu ree	Map No.	D-17
Name of Contractor:	Rodgers-No	orm 243-9703		Maximo WO#	11782952
Address of Service Rec		un Ave. NE			
Legal Description:	Lot 3A1A1A Jour	nal 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 INSTRUC	TIONS				
Tap existing late main:	10" dia PVC	, 26-5128.90-95	pipe material	(City Std. Dwg. 23	62 or 2363)
Is property within Press 0W, 1W or 1E? (See belows Cross Connection Special Tapping Institute S	low for cifications). YES an existing		NO		
2. No meters in driveway			nce with COA Std	Snecs	
4. Install in standard loca				. Opcos.	
802.3.9 CROSS CONNE 802.3.9.1 Approved dual customers having private the municipal water syste accordance with the Star completely sever the prival pressure principal backfil 802.3.9.2 All customers of approved reduced pressure service connection.	check valves shall be wells located within very shall: a) agree to place to place to place well from the present on prevention assemble connected to a nonpolar principal backflow	water pressure zones permariently abandon res prior to connection hise's existing plumbit bly at the water meter table water system as	the use of private g to the municipal ng system and install the public water	0-W, 1-W, and 1-E, wells by plugging the water system; or b) stall a USC approvers	that connect to ne wells in agree to d reduced
TAPPING PERMIT I					
I hereby acknowledge the Tapping Instruction Contractor/Owner:	•			•	1-8-15
Utility Development Ap	proval:	1/1	9	Date:	1/7/15
EXCAVATION / BAI	RRICADING PER	MIT (requires \$1	0,000 Water T	ap Bond)	
Contractor must obtain	Excavation and Bai	rricading Permit prid	or 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





5571 Midway Park Place, NE Albuquerque, NM 87109

505.856.5700 PHONE 505.856.7900 FAX www.precisionsurveys.com

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

Président

Precision Surveys, Inc.



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

400004 400004

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March 4.2015

Albuquerque



Supplemental Form (SF)

DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Major subdivision action	S	Z	ZONING & P	PLANNING exation		
Minor subdivision action				ZAGUIT		
Vacation Variance (Non-Zoning)	V		Zonin	ng, includes Zon	nt (Establish or 0 ing within Sector	_
SITE DEVELOPMENT PLAN	Р			elopment Plans) otion of Rank 2 o	or 3 Plan or simila	ır
for Subdivision					Adopted Rank 1,	
for Building Permit Administrative Amendment/Approval (A	A)		Plan((s), Zoning Code	e, or Subd. Regul	ations
IP Master Development Plan	D		Stree	et Name Change	e (Local & Collect	or)
Cert. of Appropriateness (LUCC)	L	Α	APPEAL / PI	ROTEST of		
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan				-	PC, LUCC, Plann Board of Appeals	•
PRINT OR TYPE IN BLACK INK ONLY. The appli Planning Department Development Services Center, Fees must be paid at the time of application. Refer t	600 2 nd St	treet 1	VW, Albuquero	que, NM 87102	2.	son to the
APPLICATION INFORMATION:						
Professional/Agent (if any): <u>Precision Surveys, Inc.</u>			·	PH	ONE: <u>505.856.57</u>	00
ADDRESS: PO Box 90636				FA	X: <u>505.856.7900</u>	
	TATE <u>NM</u>	ZIP	87199			
APPLICANT: Michael Berg (Genesis Healthcare)				PHONE:	505.468.4752	
ADDRESS: 101D Sun Avenue, NE				FAX:	· · · · · · · · · · · · · · · · · · ·	. <u>. </u>
CITY: Albuquerque S	TATE <u>NM</u>	ZIP	87109	E-MAIL: <u>Mich</u>	ael.Berg@Genisisl	HCC.com
Proprietary interest in site:owner	List	all ow	ners:			
	_				-	· -
DESCRIPTION OF REQUEST: Sketch Plat for Subdivision of Is the applicant seeking incentives pursuant to the Family I	_	•	•		TE SHEET IE NEC	:FSSARY
DESCRIPTION OF REQUEST: Sketch Plat for Subdivision of Is the applicant seeking incentives pursuant to the Family Is INFORMATION: ACCURACY OF THE EXISTING LEGAL	L DESCRIPT	ION IS	CRUCIAL! ATT	ΓACH A SEPARA		
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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.

	 X Scale drawing of the proximal X X Site sketch with measure improvements, if the X X Zone Atlas map with the X X Letter briefly describing. 	AND COMMENT (DRB22 posed subdivision plat (folder ements showing structures, pare is any existing land use (folder entire property(ies) clearly of explaining, and justifying the related file numbers on the contract of the	d to fit into an 8.5" by 14" arking, Bldg. setbacks, actologied to fit into an 8.5" by utlined request	djacent rights-of-way and street
	Letter briefly describing, Copy of DRB approved Copy of the LATEST Of List any original and/or i	d to 8.5" x 11" e entire property(ies) clearly o explaining, and justifying the	request for Preliminary Plat Exterver ver application	Your attendance is
	 Proposed Final Plat (fold Signed & recorded Final Design elevations & crowded Signed Atlas map with the Bring original Mylar of polymer Copy of recorded SIA Landfill disclosure and Example List any original and/or in the Signed Sig	ded to fit into an 8.5" by 14" polyper-Development Facilities for sections of perimeter walls entire property (ies) clearly or lat to meeting, ensure property elated file numbers on the Myler elated file numbers on the coordinal plat data for AGIS is reserved.	ocket) 6 copies ee Agreement for Reside outlined y owner's and City Surve ar if property is within a la	yor's signatures are on the plat
	5 Acres or more: Certifice Proposed Preliminary / ensure property own Signed & recorded Final Design elevations and of Site sketch with measur improvements, if the Zone Atlas map with the Letter briefly describing, Bring original Mylar of p Landfill disclosure and E Fee (see schedule) List any original and/or r Infrastructure list if required	ner's and City Surveyor's sign I Pre-Development Facilities Forces sections of perimeter was ements showing structures, pere is any existing land use (force) entire property(ies) clearly of explaining, and justifying the	8.5" by 14" pocket) 6 coratures are on the plat prices and City Surveyor are for Residents (11" by 17" maximum) earking, Bldg. setbacks, according to fit into an 8.5" by utlined request by owner's and City Surveyor if property is within a larger)	pies for unadvertised meetings or to submittal ential development only 3 copies djacent rights-of-way and street 14" pocket) 6 copies
	PLEASE NOTE: There are amendments. Significant character amendments. Significant character amendments. Significant character proposed Amended Prespective pocket) 6 copies Original Preliminary Plantage Zone Atlas map with the Letter briefly describing, Bring original Mylar of publish any original and/or respective proposed Amended Prespective pocket) List any original and/or respective proposed Amended Prespective proposed	langes are those deemed by falliminary Plat, Infrastructure List, and/or Gentire property(ies) clearly or explaining, and justifying the	significant and minor charence DRB to require public st, and/or Grading Plan (folded to fit in the trading Plan (folded to fit in the tradined request sy owner's and City Survey ver application	nges with regard to subdivision
info with	he applicant, acknowledge ormation required but not so this application will likely erral of actions.	ubmitted	1 Alente	olicant name (print) 12.02.2014 Int signature / date
N N N N	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	1/	Planner signature / date

CITY OF ALBUQUERQUE PLANNING DEPARTMENT December 10, 2014 DRB Comments

ITEM # 10

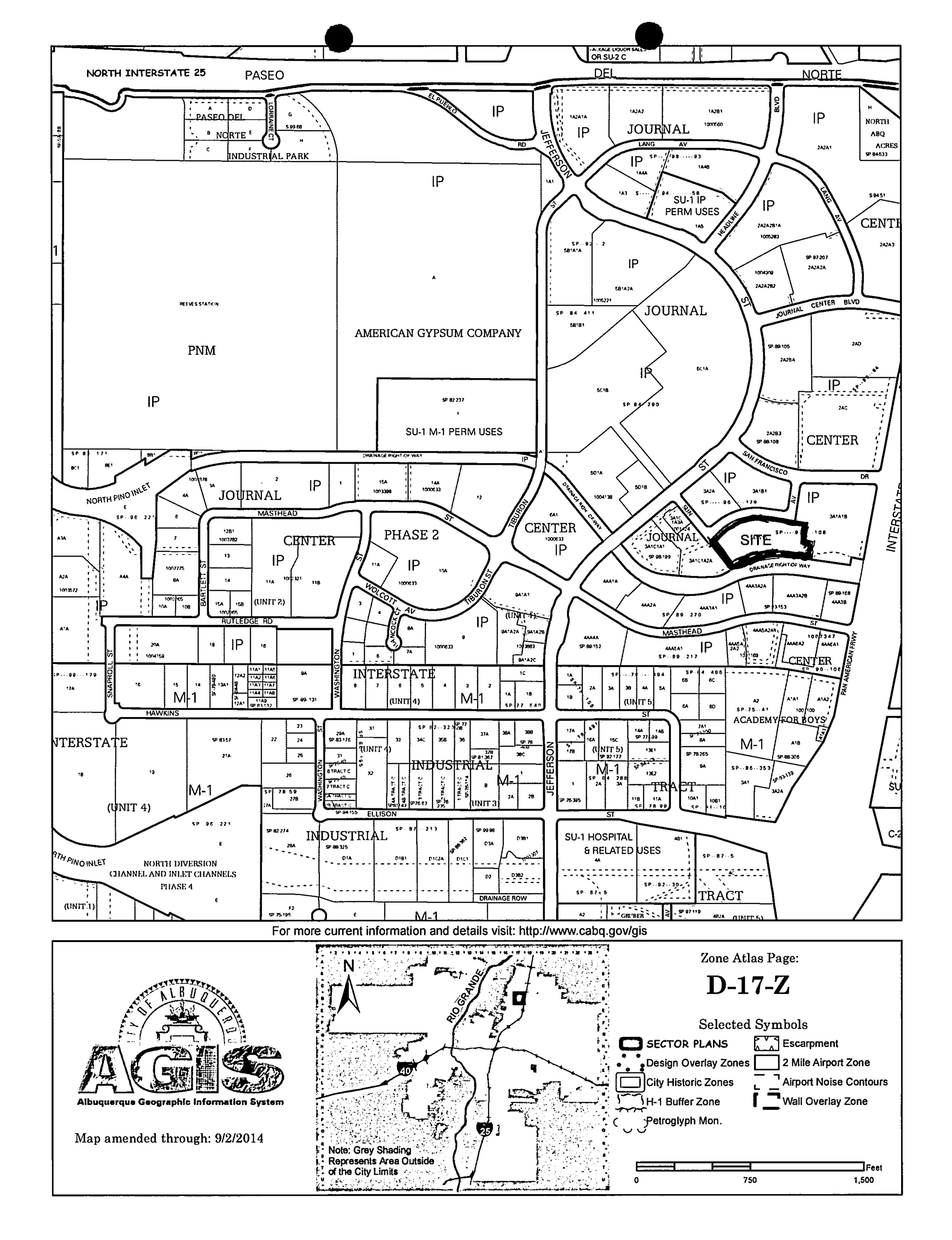
PROJECT # 1010307

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





5571 Midway Park Place, NE Albuquerque, NM 87109

505.856.5700 PHONE 505.856.7900 FAX www.precisionsurveys.com

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.

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