

11. **Project# 1009840**
15DRB-70476 MINOR - FINAL PLAT APPROVAL
- THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES Tract 3 Unit 3**, zoned RD, located on CARMEL BETWEEN VENTURA AND VILLAGE WAY containing approximately .88 acre(s). (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR ACCEMPTANCE LETTER FROM THE CITY ENGINEER AND A COPY OF LETTER FOR VARIANCE.**
12. **Project# 1010447**
15DRB-70465 VACATION OF PRIVATE EASEMENT
15DRB-70466 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
15DRB-70467 AMENDED SDP FOR SUBDIVISION
- TIERRA WEST LLC agent(s) for UNION NM TRUST C/O TRUSTEE OF UNION PENSION TRANS TRUST request(s) the above action(s) for all or a portion of Lot(s) 2A-1B PLAT OF TRS 2A-1A & 2A-1B, **RENAISSANCE CENTER** zoned SU-1, located on N RENAISSANCE BETWEEN UNION WAY AND ALEXANDER containing approximately 4.2978 acre(s). (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY AND PLANNING FOR COMMENTS. THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED.**
13. **Project# 1010437**
15DRB-70461 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for CARLISLE CONDOMINIUM, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MANKATO PLACE** zoned CCR-2, located on CENTRAL AVE SE BETWEEN CARLISLE BLVD SE AND HERMOSA DR SE containing approximately .58 acre(s). (K-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
14. Other Matters: None.
ADJOURNED.

5. **Project# 1008927**
15DRB-70168 EXT OF SIA FOR TEMP
DEFR SDWK CONST

BO K HOHNSON agent(s) for LGI HOMES NEW MEXICO
LLC request(s) the above action(s) for all or a portion of **EL
RANCHO GRANDE UNIT 16 Unit(s) 16**, zoned R-D,
located on GIBSON BLVD SW WEST OF UNSER BLVD
SW (N-8) **TWO YEAR EXTENSION TO THE
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS
WAS APPROVED.**

6. **Project# 1010447**
15DRB-70166 MINOR - SDP FOR
SUBDIVISION
15DRB-70167 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for UNION NM TRUST
request(s) the above action(s) for all or a portion of Tract(s)
2A-1B PLAT OF TRS 2A-1A & 2A-1B, **RENAISSANCE
CENTER** zoned SU-1, located on N RENAISSANCE
BETWEEN UNION WAY AND ALEXANDER containing
approximately 4.2978 acre(s). (F-16) **THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION AND THE
PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN-OFF DELEGATED TO HYDROLOGY AND TO
PLANNING.**

7. **Project# 1010404**
15DRB-70141 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for COMMERCIAL
SELF STORAGE, LLC request(s) the above action(s) for all
or a portion of Lot(s) A AND B-1, **CAMPBELL'S
ADDITION** zoned M-1, located on MESCALERO
BETWEEN HEADINGLY AND SAN LORENZO containing
approximately 2.0315 acre(s). (G-15) [*Deferred from 4/15/15,
4/22/15*] **INDEFINITELY DEFERRED.**

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

8. **Project# 1001398**
15DRB-70163 SKETCH PLAT REVIEW
AND COMMENT

ARCH + PLAN LAND USE CONSL. agent(s) for AURORA
ORTIZ request(s) the above action(s) for all or a portion of
Lot(s) 7, **COLEMAN ADDN** zoned R-1, located on 2913
12 ST NW containing approximately .6 acre(s). (H-13) **THE
SKETCH PLAT WAS REVIEWED AND COMMENTS WERE
PROVIDED**

9. **Project# 1010403**
15DRB-70164 SKETCH PLAT REVIEW
AND COMMENT

ARCH + PLAN LAND USE CONSL. agent(s) for EDWARD
LEE AMADOR request(s) the above action(s) for all or a
portion of Tract(s) 254B, zoned SR, located on 908
KINLEY AVE NW containing approximately .46 acre(s). (J-
13) **THE SKETCH PLAT WAS REVIEWED AND
COMMENTS WERE PROVIDED**



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)
- 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: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Union NM Trust CO/ Trustee of Union Pension Trans Trust 93-2NM PHONE: 505-321-6493
 ADDRESS: 122 Tulane SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: jim@buildnewmexico.org

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval,
Amended Site Development Plan for Subdivision, Vacation of Private Easement

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 2A-1B Plat of TRS 2A-1A & 2A-1B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Renaissance Center
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): F-16-Z UPC Code: 101606114426820915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
DRB-96-348, Z-94-127, Z-84-13-3, SV-96-38

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 4.2978
 LOCATION OF PROPERTY BY STREETS: On or Near: N Renaissance Blvd NE
 Between: Union Way Dr NE and Alexander Blvd NE

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

SIGNATURE _____ DATE 12/15/2015

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

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB - 70465</u>	<u>VPRE</u>	_____	<u>\$ 135.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMP</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>P&F</u>	_____	<u>\$ 215.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>70466</u>	<u>ASPS</u>	_____	<u>\$ 4500.00</u>
<input type="checkbox"/> Case history #s are listed	<u>70467</u>	_____	_____	_____
<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>Jan. 6, 2015</u>				Total <u>\$ 475.00</u>

Staff signature & Date
12-18-15

Project # 1010447

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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. Bohannan

Ronald R. Bohannan Applicant name (print)
12/15/2015
Ronald R. Bohannan Applicant signature / date



Form revised 4/07

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

Application case numbers
15 - DRB - 70465

[Signature] 12-18-15
Planner signature / date
Project # 1010447

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. Bohannan

Applicant name (print)

12/15/2015

Applicant signature / date



Form revised October 2007

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

Application case numbers
15 - DRB - 70466

Planner signature / date
12-18-15
 Project # 1010447

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)

12/15/2015

Applicant signature / date

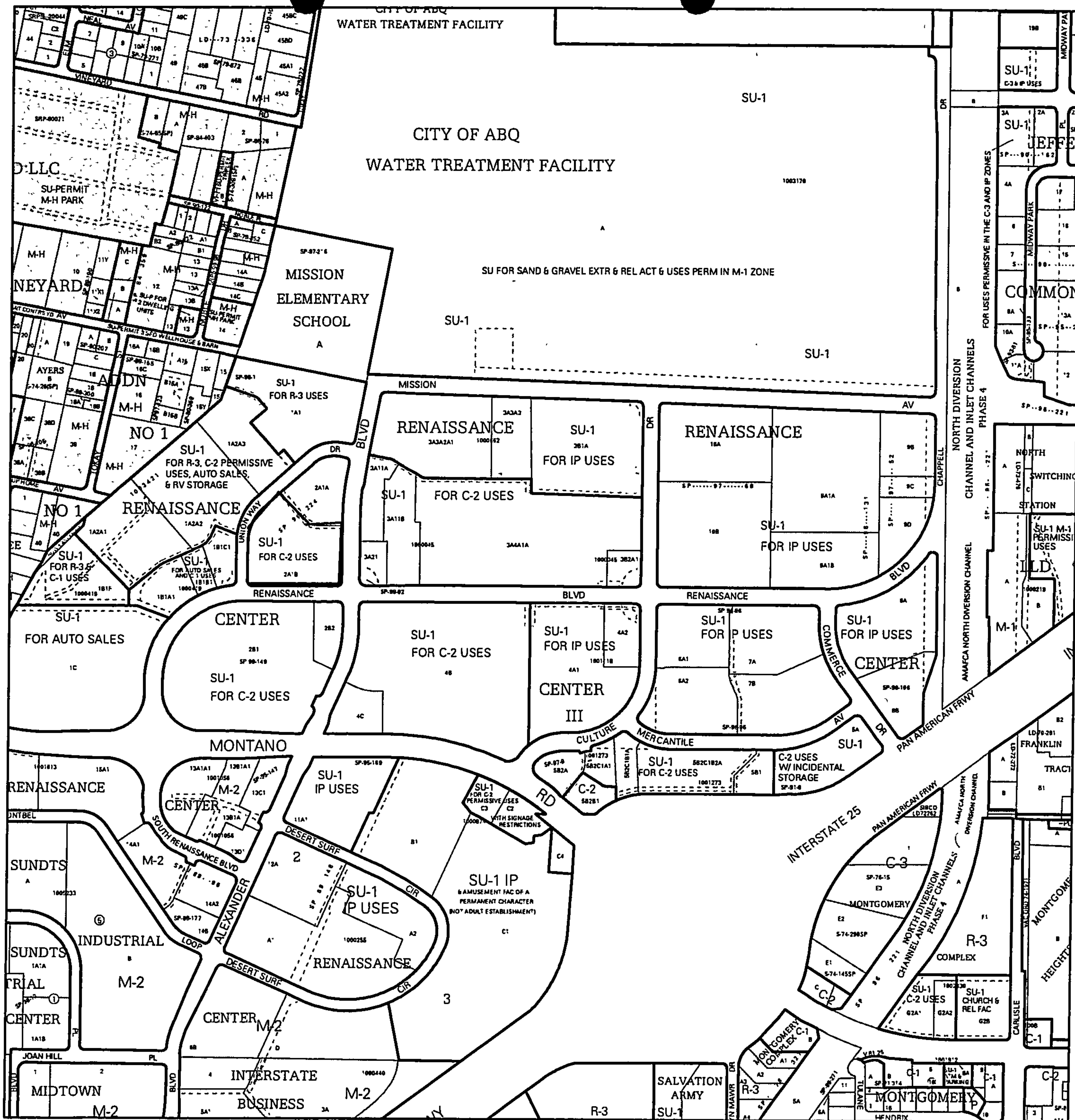


Form revised October 2007

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

Application case numbers
15-DRB-70467

Planner signature / date
12-18-15
Project # 1010447



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

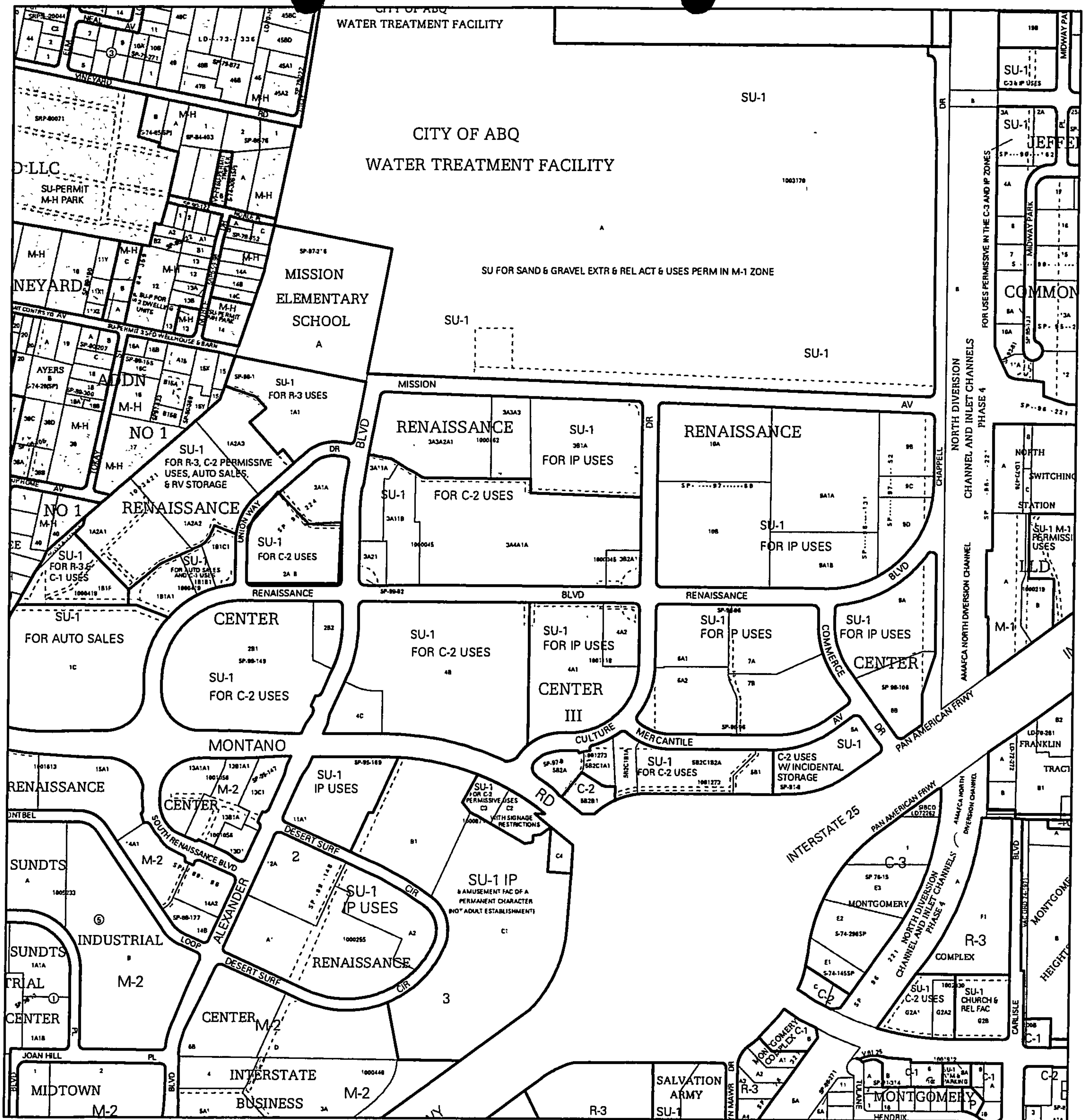
Zone Atlas Page:
F-16-Z

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

Map amended through: 9/2/2014



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Zone Atlas Page:
F-16-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.		

Note: Gray Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

gaw

TIERRA WEST, LLC

December 15, 2015

Mr. Jack Cloud, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87102

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PRELIMINARY-FINAL PLAT APPROVAL
VACATION OF PRIVATE EASEMENT
TRACT 2A RENAISSANCE CENTER
PROJECT# 1010447
ZONE ATLAS PAGE F-16-Z**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Union NM Trust CO/Trustee of Union Pension Trans Trust 93-2NM, requests preliminary-final plat approval, amended site development plan for subdivision, and vacation of private easements for Tracts 2A in the Renaissance Center. All three actions of this request are being submitted concurrently. The property is being sold to an end user who would like to eliminate the lot line and revert back to one lot.

The preliminary-final plat action is to reconfigure the two Tracts 2A-1B-1 and 2A-1B-2 into one single lot, Tract 2A-1B-2-A. Because these two lots will be joined as one lot, there are three private easements that will need to be vacated between the two current lots; a cross-lot private parking easement, a cross-lot private access easement, and a cross-lot private drainage easement. The parking and access easements will be vacated entirely since they are only for Tracts 2A-1B-1 and 2A-1B-2. The drainage easement will be a partial vacation since the cross lot easement will still have to take into account the drainage from Tract 2A-1A north of our site.

The site development plan for subdivision action is to account for the lot line elimination between the two tracts and to conform to the setbacks laid out in the Renaissance Master Plan.

The entire public infrastructure needed to service the lot is currently in place and we do not anticipate the need for any other public infrastructure at this time.

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: Eddie Bedrosian
James K. Trump

JN: 2015023

RRB/vp/jg

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

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TIERRA WEST, LLC

December 15, 2015

Mr. Jack Cloud, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87102

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PRELIMINARY-FINAL PLAT APPROVAL
VACATION OF PRIVATE EASEMENT
TRACT 2A RENAISSANCE CENTER
PROJECT# 1010447
ZONE ATLAS PAGE F-16-Z**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Union NM Trust CO/Trustee of Union Pension Trans Trust 93-2NM, requests preliminary-final plat approval, amended site development plan for subdivision, and vacation of private easements for Tracts 2A in the Renaissance Center. All three actions of this request are being submitted concurrently. The property is being sold to an end user who would like to eliminate the lot line and revert back to one lot.

The preliminary-final plat action is to reconfigure the two Tracts 2A-1B-1 and 2A-1B-2 into one single lot, Tract 2A-1B-2-A. Because these two lots will be joined as one lot, there are three private easements that will need to be vacated between the two current lots; a cross-lot private parking easement, a cross-lot private access easement, and a cross-lot private drainage easement. The parking and access easements will be vacated entirely since they are only for Tracts 2A-1B-1 and 2A-1B-2. The drainage easement will be a partial vacation since the cross lot easement will still have to take into account the drainage from Tract 2A-1A north of our site.

The site development plan for subdivision action is to account for the lot line elimination between the two tracts and to conform to the setbacks laid out in the Renaissance Master Plan.

The entire public infrastructure needed to service the lot is currently in place and we do not anticipate the need for any other public infrastructure at this time.

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

Sincerely,



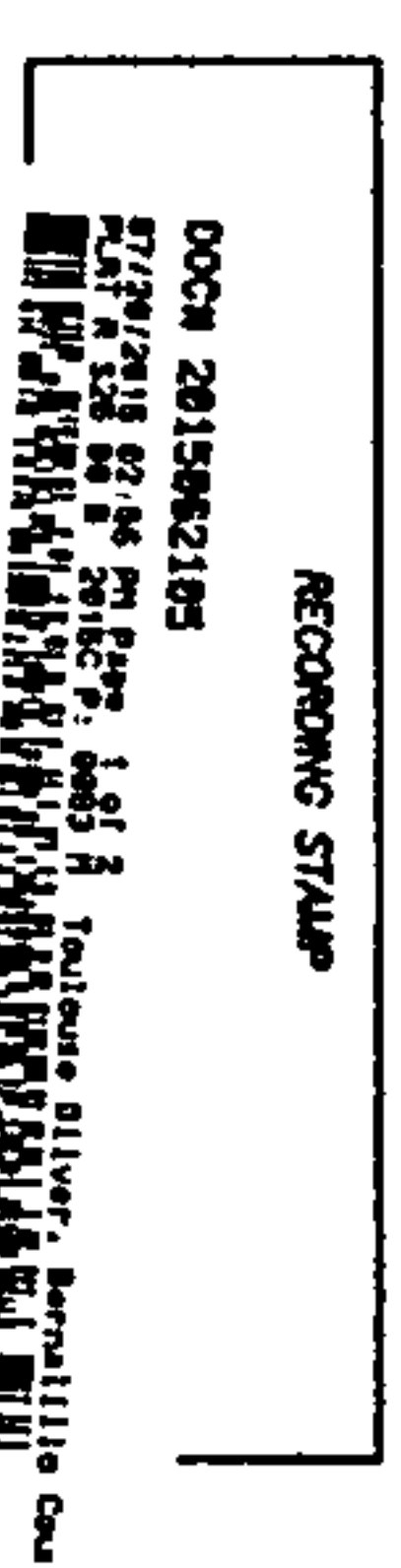
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Eddie Bedrosian
James K. Trump
JN: 2015023
RRB/vp/jg

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

Plat of
Renaissance Center
 Albuquerque, Bernalillo County, New Mexico
 April 2015



Project No. 1010447
 Application No. 15DRB-70167

Utility Approvals
 Date: 5-8-15
 Date: 5-13-15
 Date: 5/21/15
 Date: 5/21/15

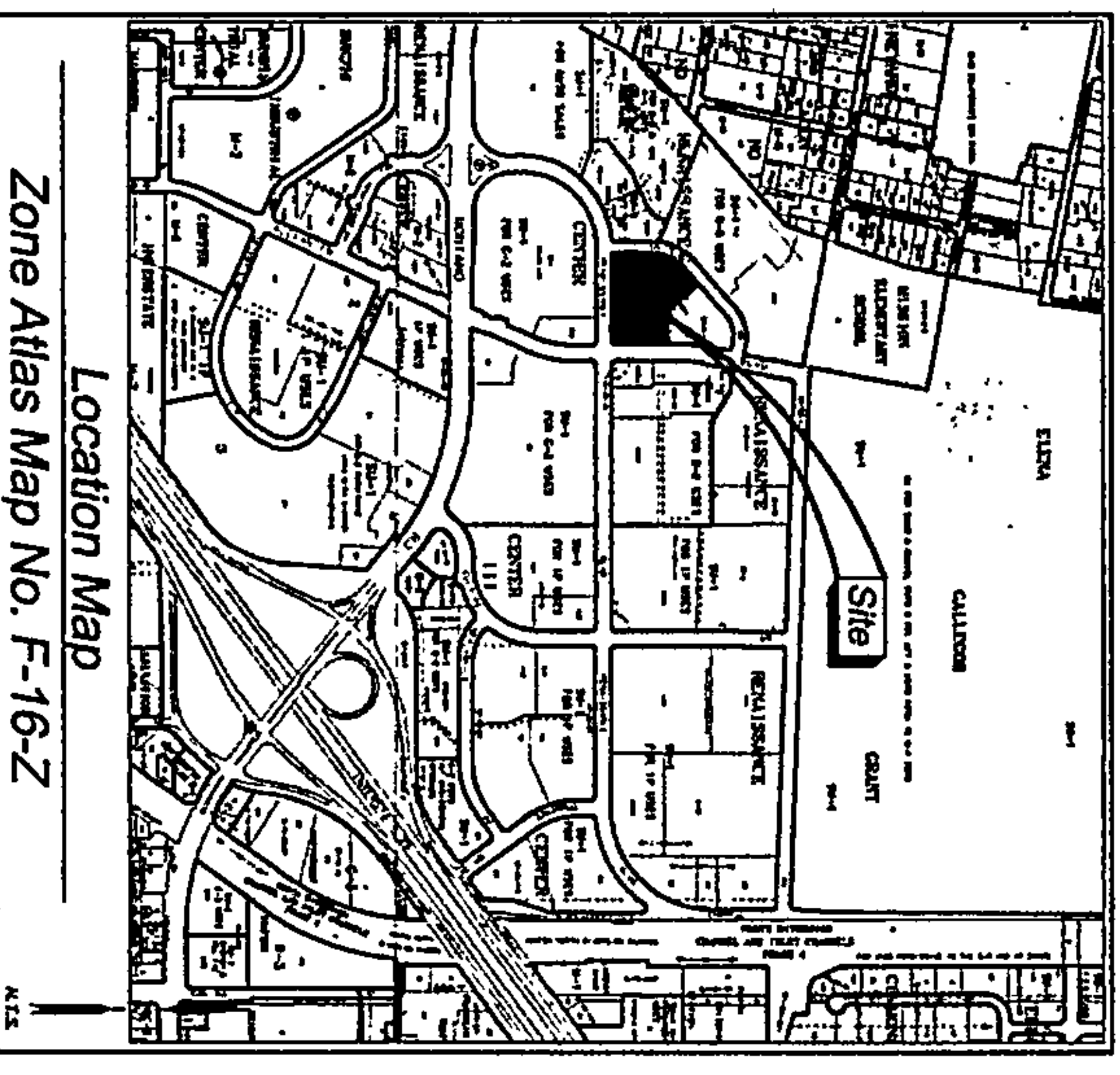
City Approvals
 Date: 4/27/15
 Date: 04-29-15
 Date: 4/29/15
 Date: 4-29-15

City Engineer
 Date: 7-2-15
 Date: 7-20-15

Treasurer Certificate
 Date: 7-20-15

Subdivider's Certificate
 Date: 7-20-15

Precision Survey, Inc.
 Office Location: 5571 Highway Park Blvd NE, Albuquerque, NM 87109
 Phone: 505.855.5700, Fax: 505.855.7900



Subdivision Data:

ZONING: SU-1 FOR C-2 USES
 CROSS SUBDIVISION ADDRESS: 4297B ADDRESS
 ZONE ATLAS NUMBER: F-16-Z
 NO. OF LOTS CREATED: 2
 LIST OF FIELD NOTES: 0
 DATE OF SURVEY: APRIL 01, 2015

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA CALLELOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN NOTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF: A. ELECTRIC SERVICE COMPANY OF NEW MEXICO (PNU&E), A NEW MEXICO CORPORATION, (PNU&E ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES. B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES. C. GUEST CORPORATION D/B/A CENTURYLINK OR FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES. INCLUDED IS THE RIGHT TO BUILD, REPAIR, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPAIR, MAINTAIN, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SURFACING WORKING AREA SPACE FOR ELECTRIC TRANSMISSION WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ARBORETOUR OR SUBSIDIARY), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERIGED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT. EASEMENTS FOR ELECTRIC TRANSMISSION/SWITCHGEARS AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSMISSION/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNU&E), GUEST CORPORATION D/B/A CENTURYLINK OR AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNU&E, GUEST CORPORATION D/B/A CENTURYLINK OR AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLY OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA CALLELOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMISSION OF TRACT NUMBERED 2A-1B, RENAISSANCE CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 16, 1996, IN VOLUME 96C, FOLIO 435, NOW COMMISSION OF TRACTS 2A-1B-1 AND 2A-1B-2, RENAISSANCE CENTER, CONTAINING 4,297B ACRES (187,213 SQUARE FEET) MORE OR LESS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR ENDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERIGED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

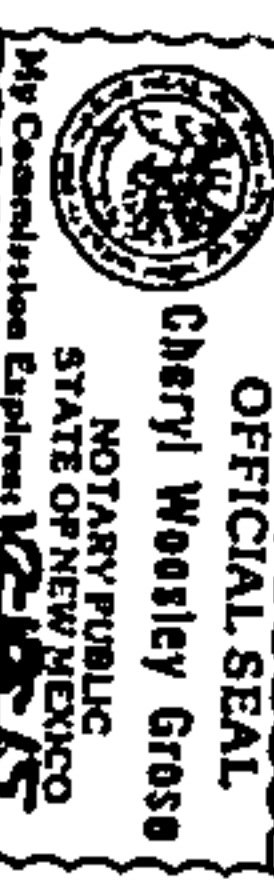
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND MARKETABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

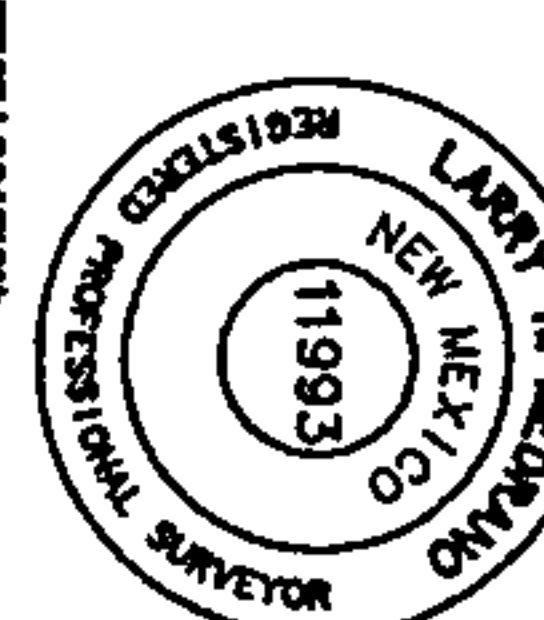
Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 I, Cheryl Wasley Gross, Notary Public, State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 20th day of April, 2015.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2015 BY SEAN WALKER, SENIOR VICE-PRESIDENT BOKEF, N.A. TRUSTEE FOR UNION PENSION TRUST 93-2 BY *Sean Walker* CHAIRMAN COMMISSION EXPIRES 12-6-15



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER SECTION 34, TOWNSHIP 11 N., RANGE 3 E.
 SUBDIVISION RENAISSANCE CENTER



Plat of
Tracts 2A-1B-1 and 2A-1B-2
Renaissance Center
 Albuquerque, Bernalillo County, New Mexico
 April 2015

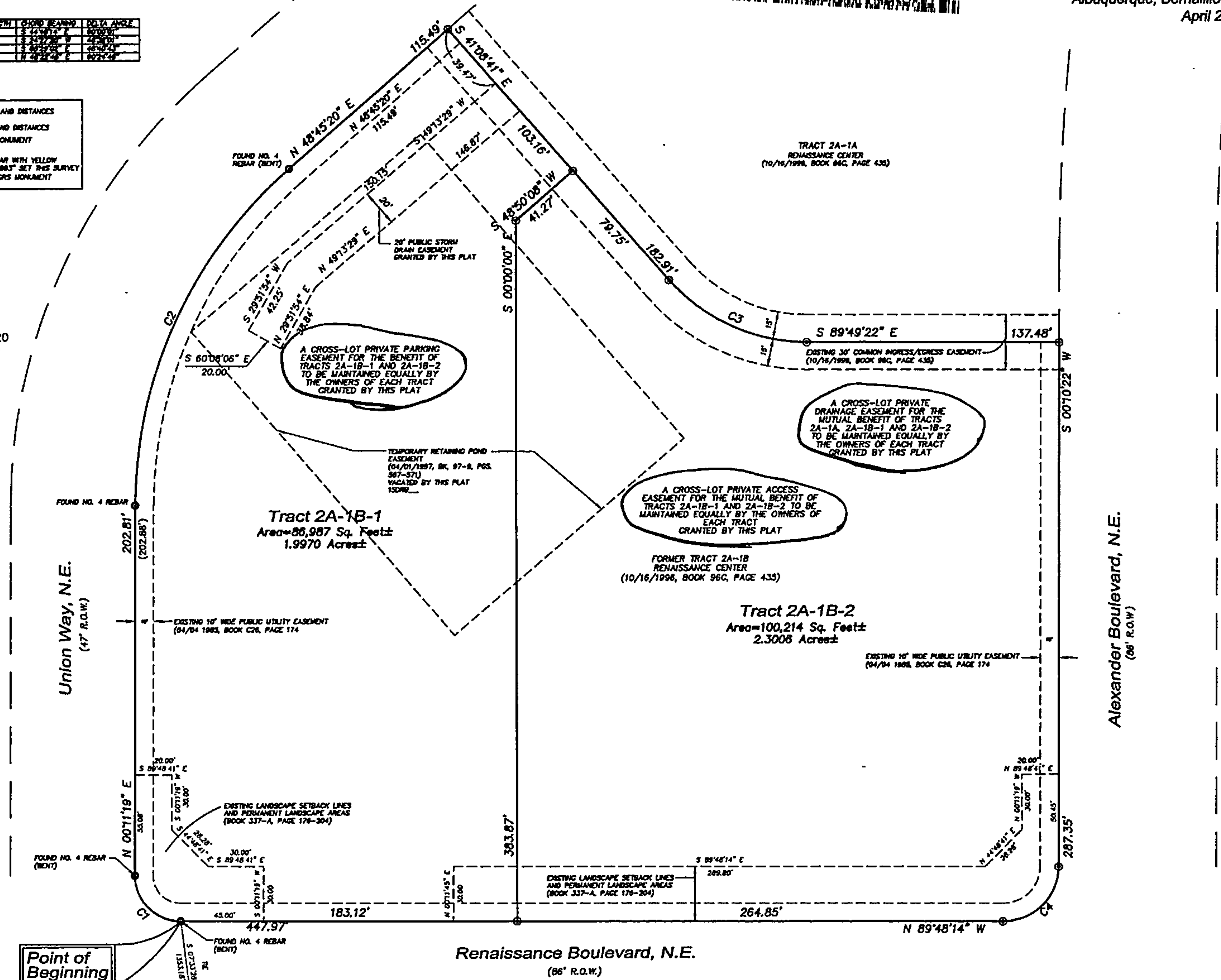
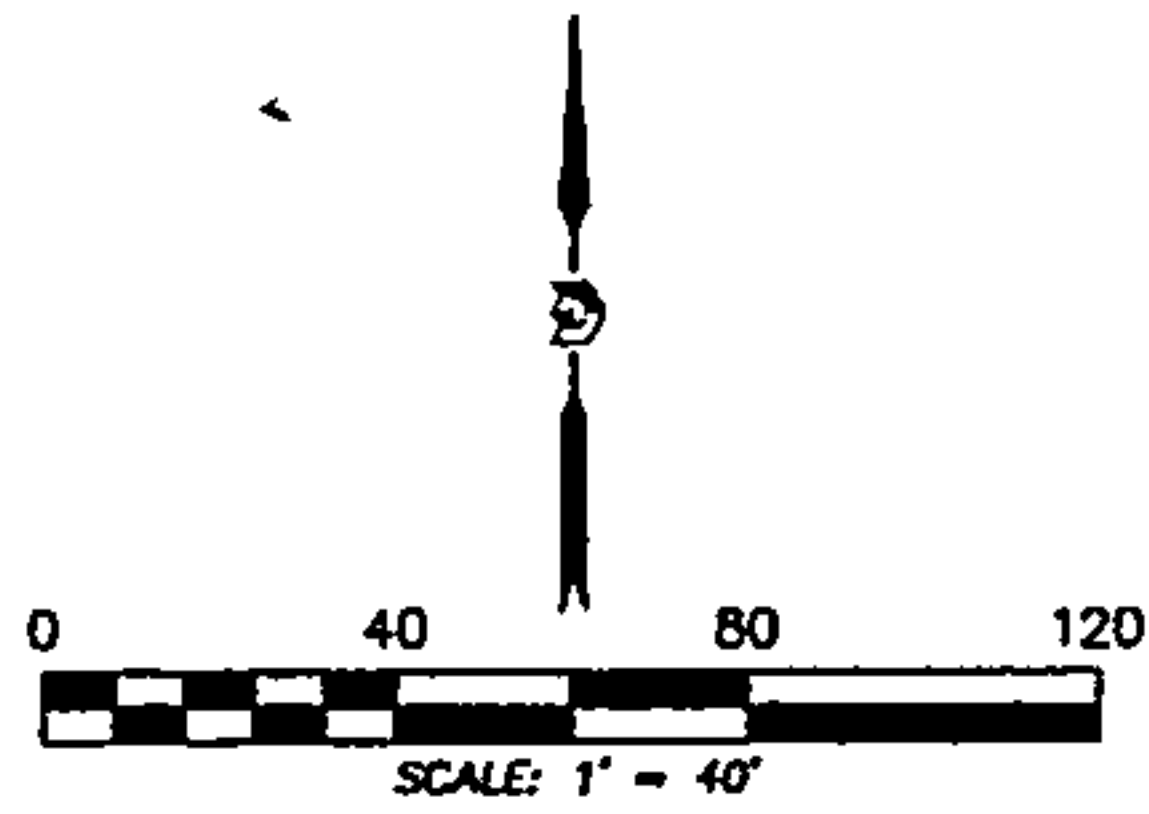
RECORDING STAMP
 DOC# 2015062105
 07/20/2015 02:56 PM Page 2 of 2
 PLAT # 025 00 0 2015C 0 000 0
 Touloum Silver, Bernalillo Co

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	15.71'	15.71'	S 89°48'14" W	90°00'00"
C2	100.00'	15.71'	15.71'	S 89°48'14" W	90°00'00"
C3	100.00'	15.71'	15.71'	S 89°48'14" W	90°00'00"

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E)
 ○ RECORD BEARINGS AND DISTANCES
 FOUND AND USED MONUMENT AS DESIGNATED
 ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP 7/8" 11983" SET THIS SURVEY
 FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



Point of Beginning

AGRS MONUMENT 2.714" STANDARD N.E.S. BRASS DISC (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.B. 1983)
 N=1204,724.396
 E=133,168.013
 PUBLISHED EL=5064.830 (NAVD 1988)
 GROUND TO GND FACTOR=0.999973290
 DELTA ALPHA ANGLE=0°12'37.06"

AGRS MONUMENT N.E.S. STANDARD N.E.S. BRASS DISC (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.B. 1983)
 N=1803,215.185
 E=1,332,745.194
 PUBLISHED EL=5113.308 (NAVD 1988)
 GROUND TO GND FACTOR=0.999872139
 DELTA ALPHA ANGLE=0°12'19.10"

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER UNION PENSION TRUST
 SECTION 34, TOWNSHIP 11N, RANGE 3 E
 SUBDIVISION RENAISSANCE CENTER



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
April 10, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): N/A

Case Number(s): DRB-96-38; Z-94-127; Z-84-13-3

Agent: Tierra West, LLC

Applicant: Build New Mexico

Legal Description: TR 2A-1B Plat of TRS 2A-1A & 2A-1B Of Renaissance Center

Zoning: SU-1

Acreage: 4.30 acres

Zone Atlas Page: F-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

SUPPORTING DOCUMENTATION:

Land Investigation of North Renaissance. Prepared by Tierra West Development Management Services. May 4, 1993.

Albuquerque AGIS aerial, 2015

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

MS **Schmader**

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



April 15, 2015

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

RE: TRACT 2A RENAISSANCE CENTER

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Union New Mexico Trust CO/Trustee of Union Pension Trust 93-2NM pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JAMES K TRUMP JR

Print Name

James K Trump Jr

Signature

President UDC

Title

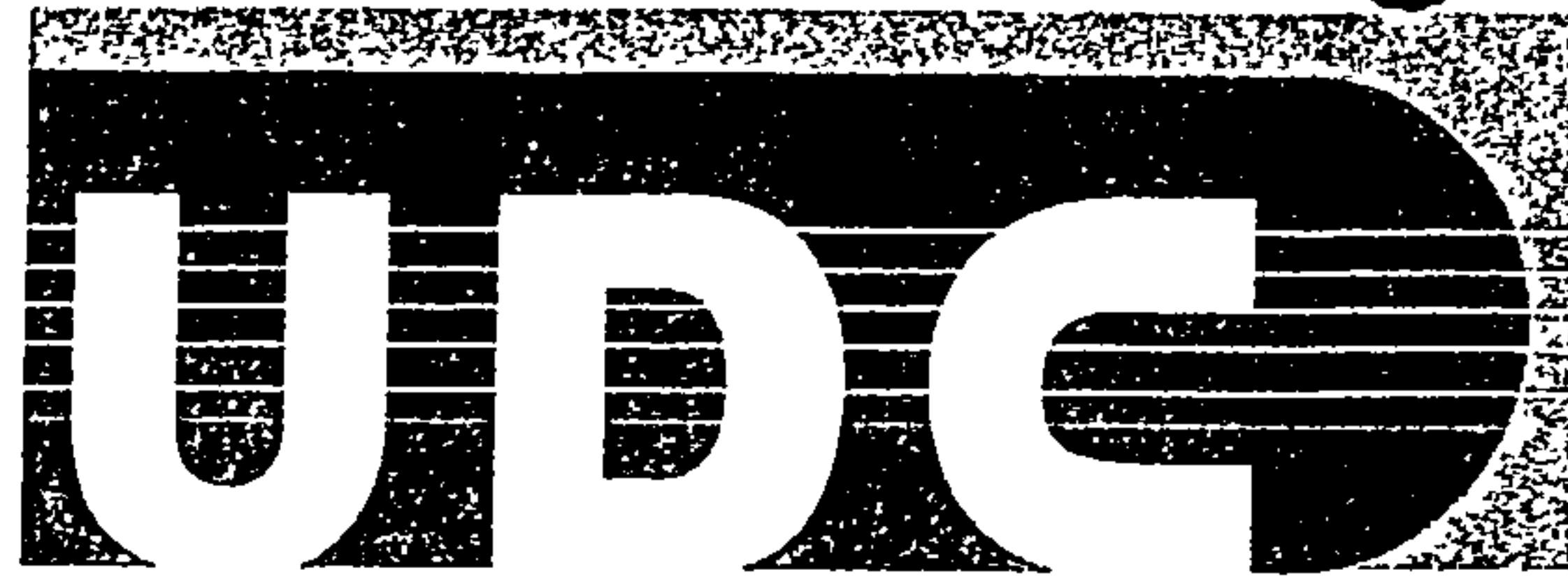
4/15/15

Date

A MEMBER OF BUILD NEW MEXICO

122 TULANE DR. SE, ALBUQUERQUE, NEW MEXICO 87106 PHONE: (505) 268-1200 FAX: (505) 268-0449





UNION DEVELOPMENT CORPORATION

April 15, 2015

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

RE: TRACT 2A RENAISSANCE CENTER

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Union New Mexico Trust CO/Trustee of Union Pension Trust 93-2NM pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JAMES K TRUMP JR

Print Name

JAMES K TRUMP JR

Signature

President UDC

Title

4/15/15

Date

A MEMBER OF BUILD NEW MEXICO

122 TULANE DR. SE, ALBUQUERQUE, NEW MEXICO 87106 PHONE: (505) 268-1200 FAX: (505) 268-0449



gan

TIERRA WEST, LLC

December 15, 2015

Mr. Jack Cloud, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87102

**RE: AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PRELIMINARY-FINAL PLAT APPROVAL
VACATION OF PRIVATE EASEMENT
TRACT 2A RENAISSANCE CENTER
PROJECT# 1010447
ZONE ATLAS PAGE F-16-Z**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Union NM Trust CO/Trustee of Union Pension Trans Trust 93-2NM, requests preliminary-final plat approval, amended site development plan for subdivision, and vacation of private easements for Tracts 2A in the Renaissance Center. All three actions of this request are being submitted concurrently. The property is being sold to an end user who would like to eliminate the lot line and revert back to one lot.

The preliminary-final plat action is to reconfigure the two Tracts 2A-1B-1 and 2A-1B-2 into one single lot, Tract 2A-1B-2-A. Because these two lots will be joined as one lot, there are three private easements that will need to be vacated between the two current lots; a cross-lot private parking easement, a cross-lot private access easement, and a cross-lot private drainage easement. The parking and access easements will be vacated entirely since they are only for Tracts 2A-1B-1 and 2A-1B-2. The drainage easement will be a partial vacation since the cross lot easement will still have to take into account the drainage from Tract 2A-1A north of our site.

The site development plan for subdivision action is to account for the lot line elimination between the two tracts and to conform to the setbacks laid out in the Renaissance Master Plan.

The entire public infrastructure needed to service the lot is currently in place and we do not anticipate the need for any other public infrastructure at this time.

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: Eddie Bedrosian
James K. Trump
JN: 2015023
RRB/vp/jg

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

PROJECT#

11110101

ASPS

FIF

VIRE

January 6, 2016

PROJECT#

1010447

APRIL 29. 2015.

5/5



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)
- 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: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Union NM Trust CO/ Trustee of Union Pension Trans Trust 93-2NM PHONE: 505-321-6493
 ADDRESS: 122 Tulane SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: jim@buildnewmexico.org

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval and Site Development Plan for Subdivision

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 2A-1B Plat of TRS 2A-1A & 2A-1B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Renaissance Center
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): F-16-Z UPC Code: 101606114426820915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
DRB-96-348, Z-94-127, Z-84-13-3, SV-96-38

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): 4.2978
 LOCATION OF PROPERTY BY STREETS: On or Near: N Renaissance Blvd NE
 Between: Union Way Dr NE and Alexander Blvd NE

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

SIGNATURE [Signature] DATE _____

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

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB - 70166</u>	<u>SPS</u>	_____	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	<u>70167</u>	<u>PAF</u>	_____	<u>\$285.</u>
<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	Hearing date <u>April 29, 2015</u>	_____	_____	<u>\$690.00</u>
<u>[Signature]</u>	<u>4-21-15</u>	Project # <u>1010447</u>	_____	_____
Staff signature & Date				

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

Applicant name (print)

Applicant signature / date



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

Application case numbers
15-DRB-70166

Form revised October 2007

4-21-15
Planner signature / date
Project # 7010447

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. Behannan

 Applicant name (print)
 03/03/2015

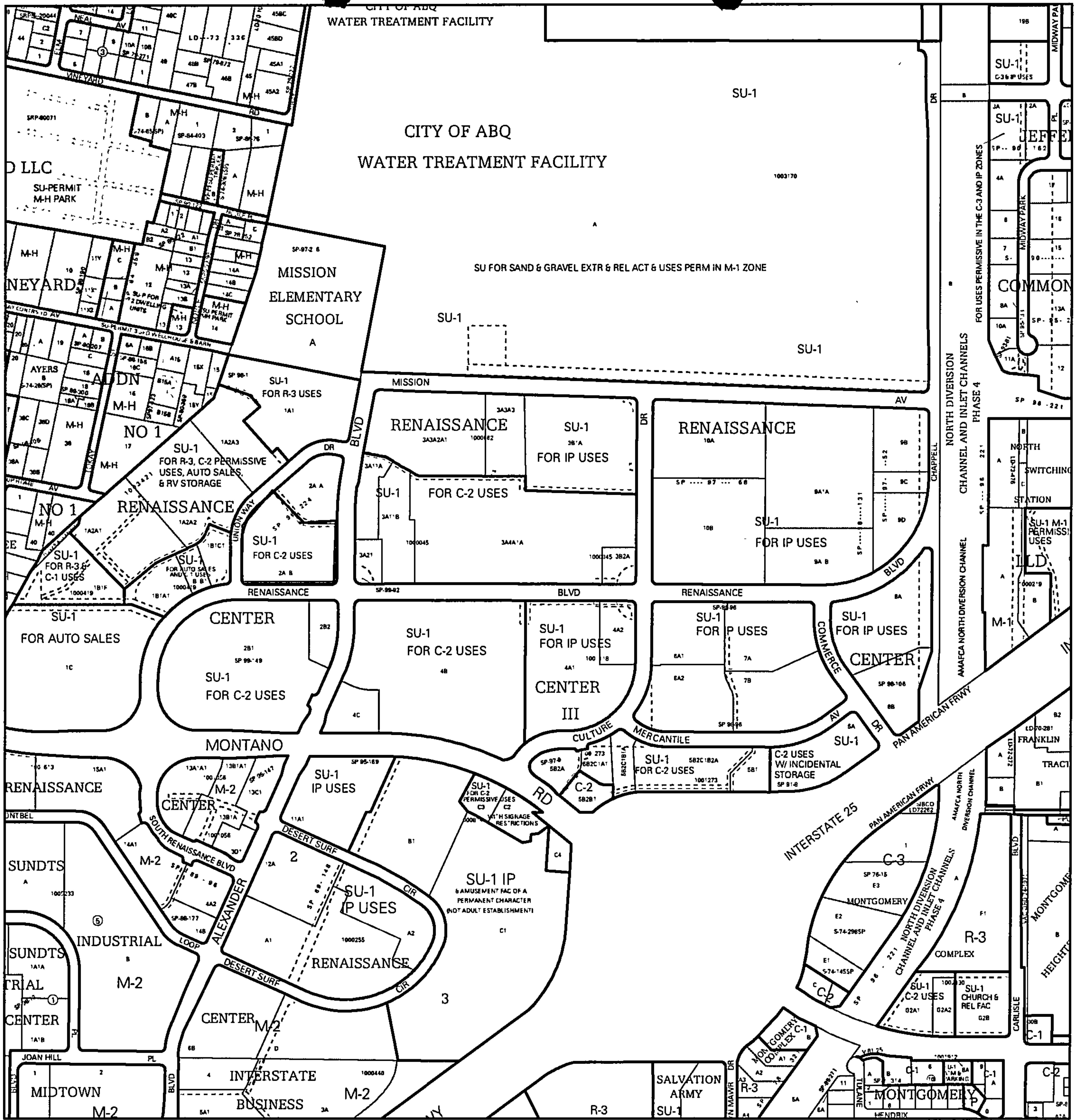
 Applicant signature / date



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

Form revised October 2007

 Planner signature / date
 Project # 1010447



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:
F-16-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

gaw

TIERRA WEST, LLC

April 21, 2015

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

**RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION
TRACT 2A RENAISSANCE CENTER
ZONE ATLAS PAGE F-16-Z**

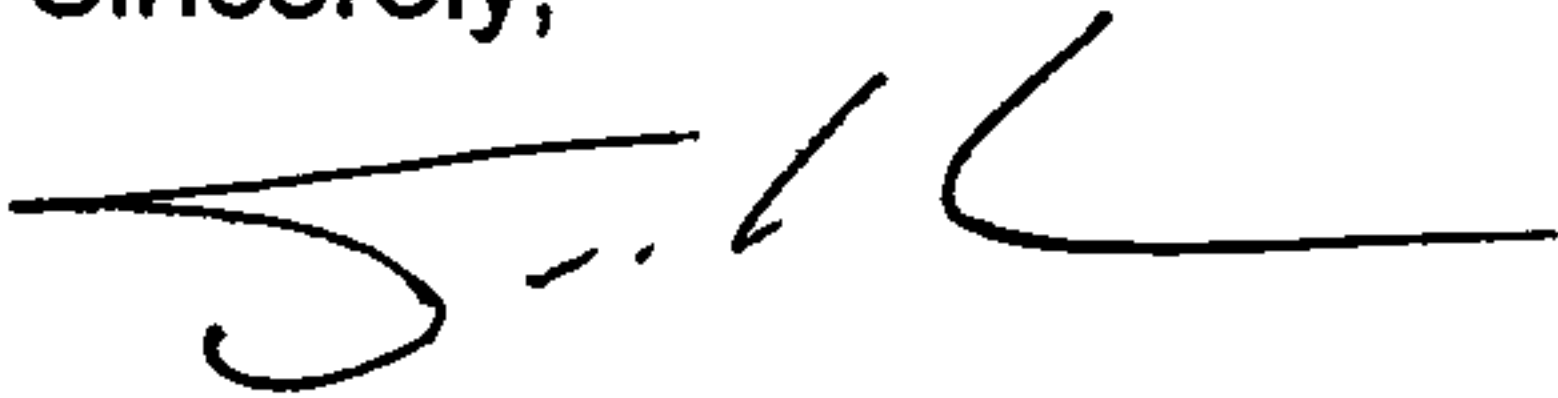
Dear Chairman:

Tierra West LLC, on behalf of Union NM Trust CO/Trustee of Union Pension Trans Trust 93-2NM, requests approval of a Site Development Plan for Subdivision for the above referenced site. The site is located within the Renaissance Center Master Plan are and is subject to all of the design guidelines and policies identified in the Master Plan.

The site is located on the northeast corner of Renaissance Boulevard and Union Way and is currently vacant. The owner would like to subdivide the existing lot into two parcels. The entire infrastructure needed to service the two new lots is already in place and no further public infrastructure is anticipated at this time.

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

Sincerely,



Jonanthan Niski, P.E.

Enclosure/s

cc: James Trump

JN: 2015023
RRB/jn/jg

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

gaw

TIERRA WEST, LLC

April 21, 2015

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

**RE: MINOR SUBDIVISION PRELIMINARY PLAT APPROVAL
TRACT 2A RENAISSANCE CENTER
ZONE ATLAS PAGE F-16-Z**

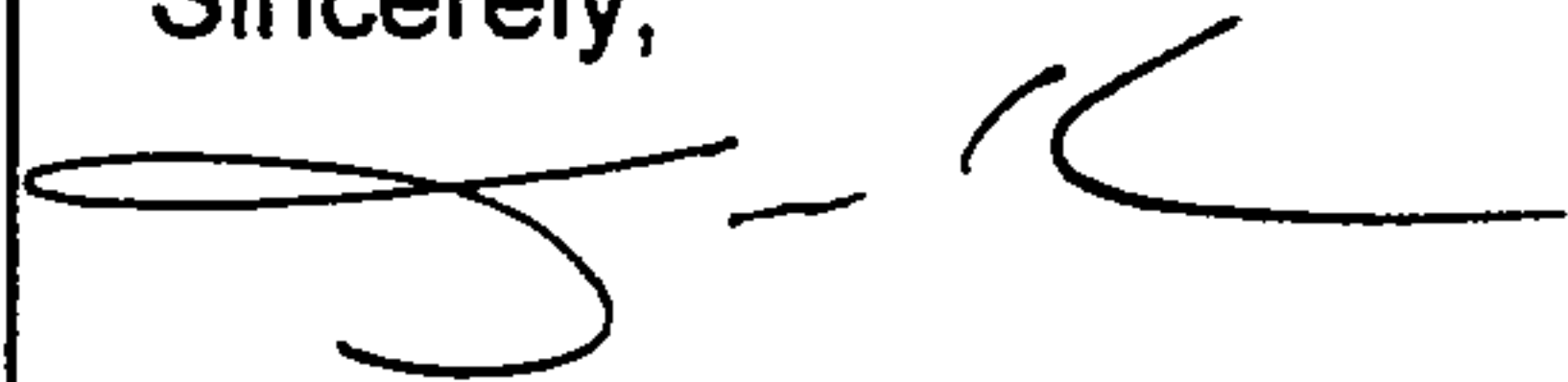
Dear Mr. Cloud:

Tierra West, LLC, on behalf of Union NM Trust CO/Trustee of Union Pension Trans Trust 93-2NM, requests preliminary plat approval for tracts 2A Renaissance Center. The purpose of the plat is to split the existing lot into two separate lots for future sales. A Site Plan for Subdivision was also submitted as part of this request.

The entire public infrastructure needed to service the two lots is currently in place and we do not anticipate the need for any other public infrastructure at this time.

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

Sincerely,



Jonathan Niski, P.E.

Enclosure/s

cc:

JN: 2015023
RRB/JN/jg

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



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
April 10, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): N/A

Case Number(s): DRB-96-38; Z-94-127; Z-84-13-3

Agent: Tierra West, LLC

Applicant: Build New Mexico

Legal Description: TR 2A-1B Plat of TRS 2A-1A & 2A-1B Of Renaissance Center

Zoning: SU-1

Acreage: 4.30 acres

Zone Atlas Page: F-16-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

SUPPORTING DOCUMENTATION:

Land Investigation of North Renaissance. Prepared by Tierra West Development Management Services. May 4, 1993.

Albuquerque AGIS aerial, 2015

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



April 15, 2015

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

RE: TRACT 2A RENAISSANCE CENTER

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Union New Mexico Trust CO/Trustee of Union Pension Trust 93-2NM pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JAMES K TRUMP JR

Print Name
James Trump Jr

Signature
President UDC

Title
4/15/15

Date

A MEMBER OF BUILD NEW MEXICO

122 TULANE DR. SE, ALBUQUERQUE, NEW MEXICO 87106 PHONE: (505) 268-1200 FAX: (505) 268-0449



City of Albuquerque
Municipal Development Department
Planning Division
P.O. Box 1233, Albuquerque, New Mexico 87103

Pacific Realty Corporation
14180 Ballas Parkway, Suite 300
Dallas, Texas 75260

Date: January 17, 1966

NOTIFICATION OF DECISION

File: Z-64-13-1

Locations: Tracts 1 through 18 of Renaissance Center/Renaissance Center II, zoned R-2, and SU-1 for R-3 uses, C-2 Uses, and I-P Uses, located north and south of Montano Road between the Alameda Lateral and the North Diversion Channel, containing approximately 240 acres. (F-16)

On January 16, 1966, the Environmental Planning Commission voted to approve your Site Development Plan for the above referenced property based on the following Findings and subject to the following Conditions.

FINDINGS:

1. The Development Guidelines are complete and informative as to the overall design concept of the Renaissance Center.
2. The 50% small car parking requested is objectionably high.
3. The proposed site improvements and development restrictions are consistent with the zoning established on the site.

CONDITIONS:

1. The area south of Montano Road, zoned R-2, must be deleted from the plan because the R-2 zoning does not authorize adoption of a master plan by the EPC. However, the Master Developer has planned improvements in this area to be consistent with the area north of Montano, and the EPC recommends City staff treat both areas in a consistent manner.
2. The change in street names must be established prior to final sign-off of this Master Plan.
3. The northernmost access to the west frontage road (its intersection with Chappell Road) must be identified as temporary but will remain open until reasonable alternate access is provided between the A.C.P. site to the north and the west frontage road. Paving of this portion of Chappell Road may be temporary in character, i.e., rolled curbs rather than paving and gutter.
4. The Master Developer must initially construct all improvements shown on Exhibit B, except those south of Montano Road. The Property Owner's Association will maintain the median landscaping.
5. The tree landscaping areas shown on Exhibit D (the area north of Mission Avenue and the landscaping bordering Montano Road on the north side along the detention pond), but not designated for maintenance on Exhibit E, must be added to Exhibit E.
6. Landscaping must meet the requirements of the proposed Street Tree Ordinance and later City Ordinance.
7. Median trees and major shrubs in the medians shall be set back sufficiently from the end of the median to minimize visibility obstructions.
8. Sidewalk widths must be a minimum of 6 feet. Curvilinear walks are acceptable.
9. The plan must meet concerns of the Traffic Engineer's comments #10, 11b and d, and 12.
10. The sculpture locations designated in Exhibit E on Renaissance Boulevard shall either be designated as pedestrian crossings and clearly marked as such or shrubs should be planted between the curb and the sidewalk at such locations to discourage crossings at these locations.
11. Street lighting must be as directed in the Traffic Engineer's comment #2. Once a type of light is accepted, an approved detail must be submitted to the Planning Division for inclusion in the project file.
12. The parking spaces must be no more than 335 small cars on each development plan.

If the plan is approved, the particular use is not governed by the restrictions on Exhibit A, the relevant Ordinance

OFFICIAL NOTIFICATION OF DECISION

14. The following design guidelines shall govern the development of the entire site:
- Architectural character:** Acceptable architectural styles shall include contemporary and post-modern buildings which respect the regional context. Features that display sensitivity to the pedestrian will be encouraged. Designs should avoid massive, unbroken volumes which ignore human scale.
 - Colors:** Acceptable colors shall range from light to dark earth tones or warm to cool grays.
 - Landscaping:** Landscape setback areas of a minimum of 10 feet in depth shall be required along all public streets. Landscaping within individual sites shall be consistent in character with the landscaping initially provided by the Master Developer.
15. The Design Guidelines Book, Sections III and IV will be the approved document as modified by the above conditions. This document will be signed-off by the DAB. The plan sheets submitted will be discarded from the file.
16. Covenants imposed will not take precedence over applicable City Rules and Regulations.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 1/31-06 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the tenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Phil Garcia
Assistant City Planner

PE/LJM

cc:

George E. "Pat" Bryan III, 500 Copper N.W. Suite 201; 87102

David Olson, 710 Mission Ave. N.E.

John Tschik, 2400 Broadway S.E.; 87103

Tom Harris, 5814 Tokay Road N.E.

Phil Garcia, 705 Mission N.E.

CITY OF ALBUQUERQUE
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103
Campbell Holdings/Guaranty Service Corporation
Jack B. Campbell
2701 E. Chapman Ave. Ste. 210
Fullerton, CA 92631

Date: November 28, 1987
NOTIFICATION OF DECISION

Request for amendment to
Z-84-13-5 Master Plan + site plan app.
for portion of Tract 5, zone SA-1 for 2-2
approx 2.26 acres (1-11)
Location: Request site development plan approval for
Tract 13, Eagle Ranch subdivision, zone C-1, located
west of Eagle Ranch Road NW, between Irving Boulevard
NW and Paradise Boulevard NW, containing approximately
5 acres. (C-13)

On November 19, 1987, the Environmental Planning Commission voted to approve Z-84-13-5, an amendment to the Renaissance Center Master Plan, the Site Development Plan, and delegation of future Site Development Plan approval for all tracts within the Renaissance Center to the Development Review Board based on the following findings:

- Findings:
1. The proposed amendment for location of a three story building on a portion of Tract 5 should not create a significant negative impact.
 2. The proposed site development plan generally meets the design guidelines and adopted city policies. Minor modification to design and the landscaping plan are required.
 3. The Planning Department will hold public hearings and require identical submission information if delegation of site plan is approved.
 4. The Renaissance Master Plan is sufficiently detailed to permit SRA approval action on site development plans.

- RECOMMENDATIONS
1. Trees should be planted along the southwestern side of building A. Ground cover is in where areas should be altered to provide a more durable surface. A low wall or landscaping should be provided along the eastern edge of the pool.
 2. Sidewalks along parking areas should be a minimum of 5 feet in width.
 3. The entry/exist requires minor modification as specified by the Traffic Engineer.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 4, 1987, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$70 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the Planning Division form to the Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the City System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that all city plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 10 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Thomas Bruce
Sincerely,
Thomas Garcia

CITY OF AUBURNHURGE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER: 9
ENVIRONMENTAL PLANNING COMMISSION
January 16, 1985
2-84-13-1

RECOMMENDATION:

APPROVAL OF 2-84-13-1 as a Master Plan Concept, Site Improvements Plan, and Development Restrictions Plan based on the preceding findings and subject to the following conditions.

CONDITIONS:

1. The area south of Montano Road, zoned R-2, must be deleted from the plan.
2. The change in street grades must be established prior to final sign-off of this Master Plan.
3. The northernmost access to the west frontage road (its intersection with Chappell Road) must be identified as temporary.
4. The Master Developer must initially construct all improvements shown on Exhibit D, except those south of Montano Road. The Property Owner's Association will maintain the median landscaping.
5. The two landscaping areas shown on Exhibit D, except those south of bordering Montano Road on the north side along the detention pond, but not designated for maintenance or Exhibit E, must be added to Exhibit E.
6. Landscaping must meet the requirements of the amended Street Tree Ordinance.
7. Median trees and major shrubs in the medians shall be set back sufficiently from the end of the median to minimize visibility obstructions.
8. Sidewalk widths must be a minimum of 6 feet. Curvilinear walks are acceptable.
9. The plan must meet concerns of the Traffic Engineer's comments #7, 10, 11b and d, and 12.
10. The sculpture locations designated in Exhibit H on Renaissance Boulevard shall either be designated as pedestrian crossings and clearly marked as such or shrubs should be planted between the curb and the sidewalk at such locations to discourage crossings at these locations.
11. Street lighting must be as directed in the Traffic Engineer's comment #2. Once a type of light is accepted, an approved detail must be submitted to the Planning Division for inclusion in the project file.
12. The parking spaces must be no more than 235 small cars.
13. If a use is submitted on a site plan which does not fall into a category listed on Exhibit J, the height limitations of the individual zone shall prevail.
14. The following design guidelines shall govern the development of the entire site:
 - a) Architectural Character: Acceptable architectural styles shall include contemporary and post-modern buildings which respect the regional context. Features that display sensitivity to human scale.
 - b) Colors: Acceptable colors shall range from light to dark earth tones or warm to cool grays.
 - c) Landscaping: Landscape setback areas of a minimum of 10 feet in depth shall be required along all public streets. Landscaping within individual sites shall be consistent with the landscaping initially provided by the Master Developer.
15. The Design Guidelines Book, Sections III and IV will be the approved document as modified by the above conditions. This document will be signed-off by the DMG. The plan submitted will be discarded with from the file.

Juan F. Montenegro
Planning Manager

SV/4W

cc: Pacific Realty Corporation, 14180 Dallas Parkway, Suite 300, Dallas, Texas 75240
George R. Paz, Bryan III, 500 Copper H.W., Suite 201, 87102

IT IS REQUESTED THAT THE ABOVE...

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- N/A 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - N/A c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
- Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)

ACCOMPANYING MATERIAL

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions
- E. **Electronic Copy (pdf) of Site Development Plan**

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT

In cases where sites are not governed by design regulations other than those in the Zoning Code, and where an applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards shall be provided and approved by the EPC to guide future development. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement and should reference compliance with applicable plans and regulations. Since Zoning Code design requirements are considered minimal, the proposed Design Standards should go above and beyond what is already required by the Zoning Code.

At a minimum, the design standards should address the following elements of design.

Site Design

- Overall layout of site and buildings, relationship to adjacent buildings and sites
- Building placement, orientation, and setbacks
- Pedestrian and vehicular circulation and connectivity (internal and external)
- Parking location and design (parking should not dominate the street frontage; shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc. (aggregate outdoor space is strongly encouraged)
- Screening/buffering techniques
- Design and purpose of all walls and wall openings
- Design and purpose of all lighting
- How to address topographic challenges/opportunities
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – subject to the Street Tree Ordinance

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Maximum building height, scale, massing, materials, colors, and articulation

Signage

- Signage Plan indicating the general dimensions, location, colors, lighting and materials of all proposed signage.