

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project# 1010488 15DRB-70209 MAJOR - SITE PLAN FOR BUILDING PERMIT

NAME: RENAISSANCE CENTER

AGENT: TIERRA WEST LLC

Your request was approved on 7-22-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer: J/A

Parks and Recreation :

Planning: 15 day appeal

PLATS:

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

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

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.


ALL SITE PLANS:

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

3. **Project# 1010488**
15DRB-70209 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT 

TIERRA WEST LLC agents for AS REALTY INVESTORS request the referenced/ above action for Tract 8-A, **RENAISSANCE CENTER** zoned SU-1/ IP USES, located on the south side of N RENAISSANCE BLVD NE between COMMERCE DR NE and CHAPPELL DR NE containing approximately 4.951 acres. (F-16) *[Deferred from 6/17/15, 7/8/15. and 7/15/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT AND TO PLANNING FOR REVIEW OF RETAINING WALL AND THE 15 DAY APPEAL PERIOD.**

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

4. **Project# 1002238**
15DRB-70238 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for SWS HOLDING, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **MULLER INDUSTRIAL SUBDIVISION** zoned M-2, located on CANDELARIA RD NE BETWEEN EDITH BLVD NE AND I-25 containing approximately 5.2431 acre(s). (H-15) *[Deferred from 7/15/15]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF AND UTILITY COMPANIES SIGNATURES.**

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

5. **Project# 1010144**
15DRB-70247 SKETCH PLAT REVIEW
AND COMMENT 

ISAACSON & ARFMAN, PA agent(s) for DEL REY INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A AND A PORTION OF TRACT 4-A, **SANTA MONICA PLACE (TBKA TRACT 4-A)** zoned R-T & R-LT, located on SANTA MONICA BETWEEN SAN PEDRO AND LOUISIANA (D-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**



July 15, 2015

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

**RE: ARCHITECTURAL GUIDELINES COMPLIANCE REVIEW
SKILLED NURSING FACILITY
1610 RENAISSANCE BLVD NE
TRACT 8-A PLAT OF TRACTS 8-A AND 8-B
RENAISSANCE CENTER**

Dear Mr. Cloud:

The Renaissance Association has reviewed the Site Development Plan for Building Permit drawings for the site referenced above. We find the site plan and architectural building elevations to be in compliance with the guidelines established in the Master Declaration for the Renaissance Center. The Association also finds the Landscape Ordinance with the City of Albuquerque supercedes the Renaissance Master Plan and all requirements are in conformance.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

James K. Trump, Jr.
President

Enclosure/s

cc: Adam Schlesinger
Avi Schlesinger
Ronald R. Bohannon, PE – Tierra West, LLC

A MEMBER OF BUILD NEW MEXICO

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



Current DRC
Project Number _____

FIGURE 12

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

INFRASTRUCTURE LIST
(Rev 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Skilled Nursing Facility Renaissance Center
SITE DEVELOPMENT PLAN

Tract 8-A Renaissance Center
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		100 ft	Left-turn pocket and transition	N. Renaissance Blvd	Driveway Entrance	End of transition	/	/	/
		6'	Sidewalk	N. Renaissance Blvd	Commerce Drive	Chappell Drive	/	/	/
		6'	Sidewalk	Commerce Drive	S'ly property bndry	N. Renaissance Blvd	/	/	/
		-	Fire Hydrant	N Renaissance/Commerce intersection	-	-	/	/	/
		40 ft	Driveway Entrance	N. Renaissance Blvd	-	-	/	/	/
		28 ft	Driveway Entrance	Commerce Drive	-	-	/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon
NAME (print)

Tierra West, llc
FIRM

[Signature] 5/22/15
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

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

INFRASTRUCTURE LIST
(Rev 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Skilled Nursing Facility Renaissance Center
SITE DEVELOPMENT PLAN

Tract 8-A Renaissance Center
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		6'	Sidewalk	Commerce Drive	S'ly property bndry	N. Renaissance Blvd	/	/	/
		-	Fire Hydrant	N Renaissance/Commerce intersection	-	-	/	/	/
		40 ft	Driveway Entrance	N Renaissance Blvd	-	-	/	/	/
		28 ft	Driveway Entrance	Commerce Drive	-	-	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon
NAME (print)

Tierra West, llc
FIRM

[Signature] 5/22/15
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

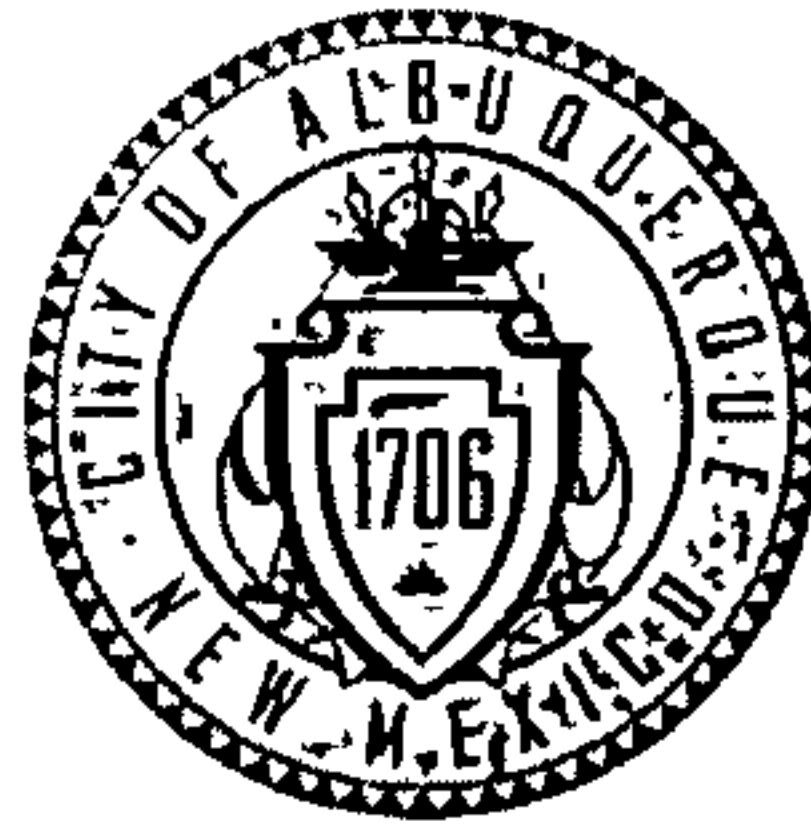
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1010488

Board hearing date:

WEDNESDAY, June 17, 2015



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: AS Realty Investors - Adam or Avi Schlesinger PHONE: 310-936-9395

ADDRESS: 3710 S. Robertson Blvd. Suite 201 FAX: _____

CITY: Culver City STATE CA ZIP 90232 E-MAIL: _____

Proprietary interest in site: _____ List all owners: United NM Trust Co/Trustee of Union Pens Trans Trust #93-2NM

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision

Building Permit

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

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

Lot or Tract No. TR 8-A Plat of Tracts 8-A and 8-B Block: _____ Unit: _____

Subdiv/Addn/TBKA: Renaissance Center

Existing Zoning: SU-1/ IP Uses Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): F-16-Z UPC Code: 101606145122140710

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-98-99, DRB-85-183, DRB-97-494, SV-97-18, V-97-127

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 4.951

LOCATION OF PROPERTY BY STREETS: On or Near: Renaissance Blvd

Between: Chappell DR and Pan American Frwy

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

SIGNATURE [Signature] DATE 05/22/2015

(Print Name) Ronald Z. Bohanan 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 - 70209</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 480.00</u>

Hearing date June 17, 2015

[Signature]

5-22-15
Staff signature & Date

Project # 1010488

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **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) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the 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. Bohanna
 Applicant name (print)
 5722/2015
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70209

5-22-15
 Planner signature / date

Project # 1010488

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 2, 2015 To June 17, 2015

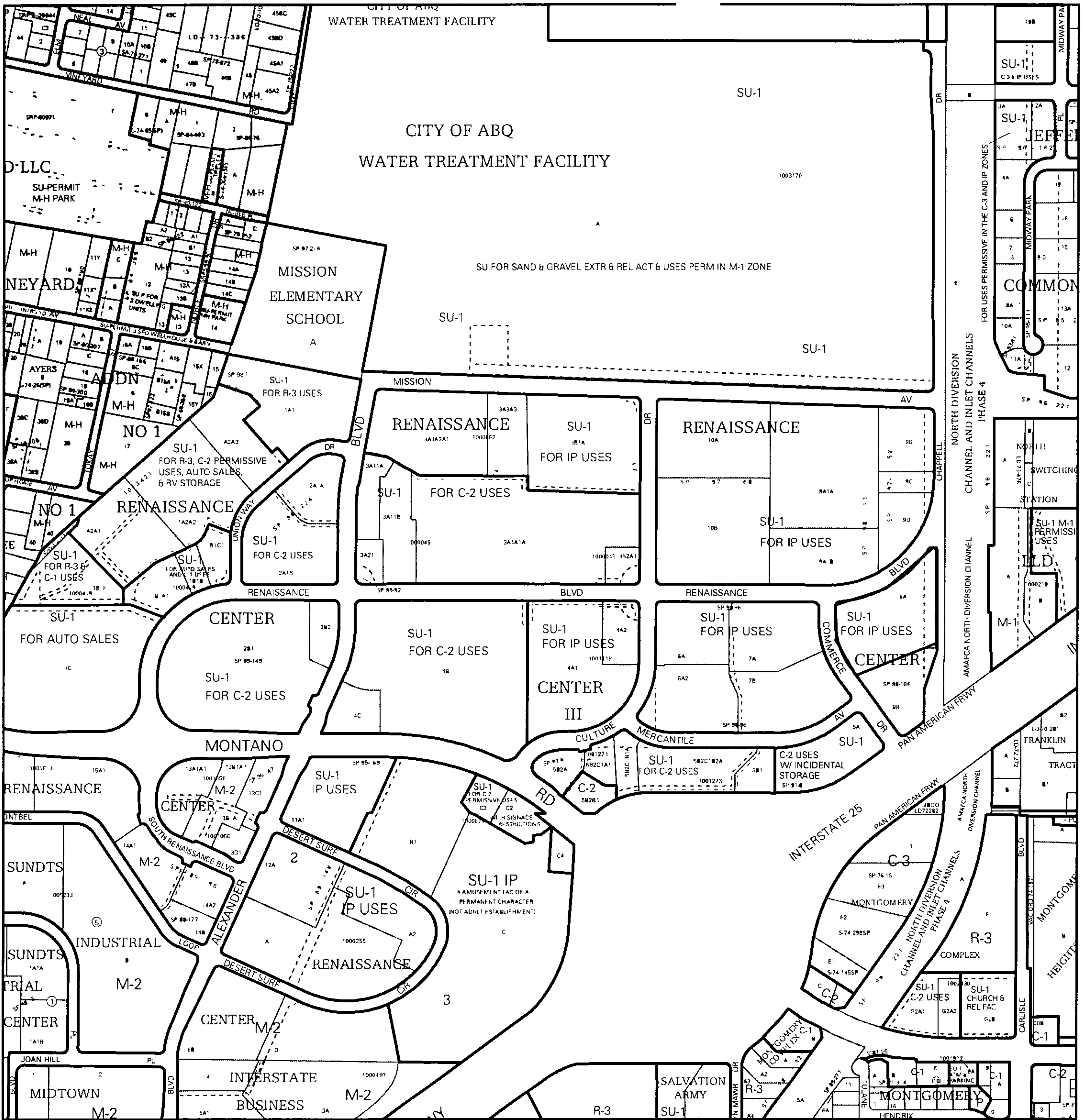
5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

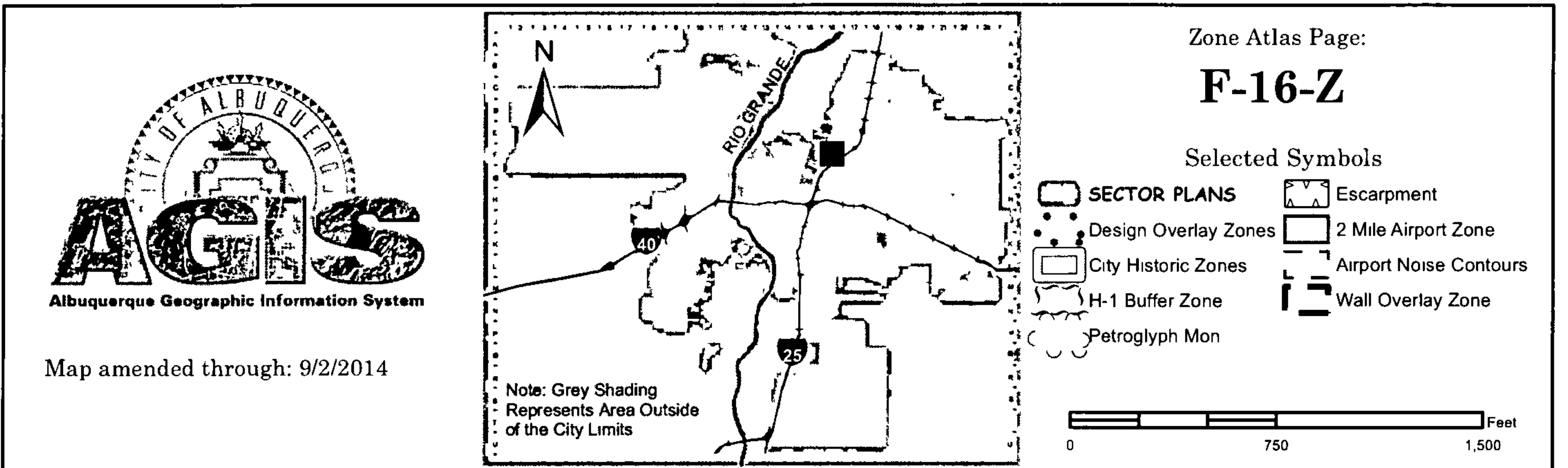
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] _____, 5/22/2015
(Applicant or Agent) (Date)

I issued 3 signs for this application, 5-22-15, [Signature]
(Date) (Staff Member)



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



g w

TIERRA WEST, LLC

May 20, 2015

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

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SKILLED NURSING FACILITY
TRACT 8-A PLAT OF TRACTS 8-A AND 8-B RENAISSANCE CENTER
ZONE ATLAS PAGE F-16-Z**

Dear Chairman Cloud:

Tierra West, LLC, on behalf of United NM Trust CO/Trustee of Union Pension Transaction Trust #93-2 NM, requests approval of a Site Development Plan for Building Permit for Tract 8A, Renaissance Center zoned SU-1 for IP Uses, for a Skilled Nursing Facility.

Site Location and History

The project site is located in the industrial center on the southeast corner of North Renaissance Boulevard and Commerce Drive NE. This application requests approval for a skilled nursing facility on a parcel containing approximately 4.95 acres. The site plan shows this development will incorporate a landscaped ponding area in conjunction with underground storage for the skilled nursing facility parking lot. The concept was approved in previous applications and is under review for the subject site by City Hydrology for the proposed modification. We request that the Site Plan for Building Permit be approved for the site, the proposed project is in substantial compliance with all applicable codes and ordinances as they pertain to the site.

Site Orientation

The proposed development will be contained within a single platted parcel, Tract 8A, All access will be provided from North Renaissance Boulevard and Commerce Drive NE We are requesting modification to the existing median on North Renaissance Blvd to allow for a left in turning movement and provide full access to the site at this point. This request is only for the development of Tract 8A, to construct a new Skilled Nursing Facility on the site.

A new 68,738 square foot building will house a skilled nursing facility that includes 134 beds, kitchen, and dining facility. Units will have access to open air patio areas that are internal to the building footprint.

Two driveway entrances, one off of North Renaissance Boulevard and the other off of Commerce Drive, NE, connect through the parking lot via a 24-foot internal drive aisle to provide vehicular, pedestrian and bicycle access. A concrete sidewalk on the west and north frontage, including a striped walkway in the parking lot are added to the property to provide pedestrian access from Renaissance Boulevard to the proposed building. A traffic impact analysis was not required for this site.

Elevations and Signage

The building is designed with a combination of stucco (a light texture stucco above a heavier texture and different color stucco), stacked stone, 4" wood siding and terra cotta clay tile roofing. These major building components are complimented by the use of dark bronze framed windows and storefronts with Low - E Glazing. A horizontal belt course of stucco is designed on the majority of stucco surfaces. The belt course separates the two different colors and textures of stucco. Accent walls of either stacked stone or 4" wood siding are used to articulate the massing of the building into a pleasing

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

composition. Multiple changes in roof planes provide large glass openings, which translate into the interior in the form of approximately twenty foot ceilings in many dayrooms and dining rooms. Horizontal elements composed of prefinished bronze metal panels, in conjunction with dark bronze storefronts define the major public entrances into the building as well as remain sympathetic to the design of the Porte Cochere, which is used by facility residents as they are transferred in and out of the facility. These horizontal elements along with the recesses and changes in roof plane provide convenient wayfinding into the building. There is a detached maintenance building, which, as detailed compliments the design of the main building through the use of the same building materials.

To break up the building massing, several design standards are utilized:

All facades of the building are massed to provide both vertical and horizontal relief, by use of vertical plane increases as well as plane projections beyond the plane of the base building footprint. These massings are also accentuated by the introduction of additional glass transoms, full height stacked stone (and in some locations, the introduction of wood siding), portion of the building to highlight the design element.

A vertical change of color and texture is provided at the stucco locations, accented by the horizontal belt course.

Vertically and horizontally, stacked stone with an earth tone blend of color texture are used in conjunction with wood panel siding and glazing features, accented with lights are used to accentuate wall plane articulations. Transoms are strategically placed above windows throughout to provide robust articulation between the exterior surfaces while increasing natural interior lighting. Matching screen walls of similar aesthetics will be used for all required enclosed areas.

A monument sign is proposed at the north entrance onto the property, facing N. Renaissance Boulevard, and another at the west entrance facing Commerce Drive. The proposed monument signs are 4 feet high with 30 square feet of sign area. The monument sign is designed to coordinate with the architecture of the building and meet the design requirements of the Renaissance Center. It will be constructed of the same stacked stone, stucco and wood siding of the main structure. The sign will have applied dark bronze letters. Lighting will be achieved by the use of ground recessed light fixtures (one on each side of the sign). The monument sign is located in the area designated on the Site Plan for Building Permit and detailed on the architectural elevation sheet.

Drainage and Landscaping

All drainage will be detained through a combination of underground storage chambers in the parking lot, detention/retention ponds to account for first-flush requirements, and ponding on the surface of the parking lot and landscaped area on the property.

All drainage storing facilities onsite will be interconnected with each other to act as one detention ponding system with one outfall. Flows will continue to outfall at the same rate to the N Renaissance Blvd storm drain per the submitted Grading and Drainage Plan.

Landscaping

The landscape design was developed to meet the design guideline requirements set forth in the Site Development Plan for Building Permit and compliments the existing landscaping around the Industrial Park. The landscape will also meet the design requirements set forth in the approved Renaissance Master Regulation and Rules and Regulations, meeting the 20-foot landscape setback requirement for landscaping from the Renaissance Boulevard and Commerce Drive ROW.

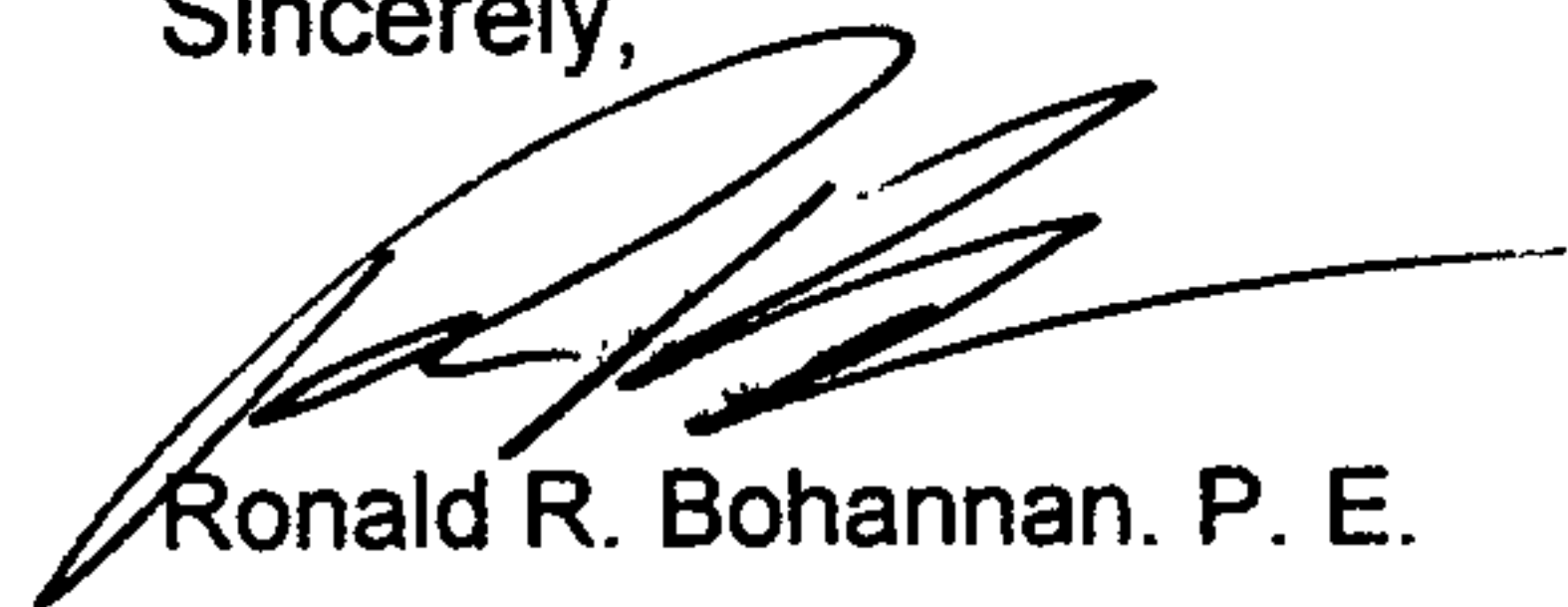
Conclusion

The request conforms to the existing development guidelines outlined in the, Renaissance Master Regulation and Rules and Regulations as well as to the DPM requirements and standards.

We are requesting the Site Development Plan for Building Permit be issued to allow for the construction of the new skilled nursing facility.

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

Sincerely,

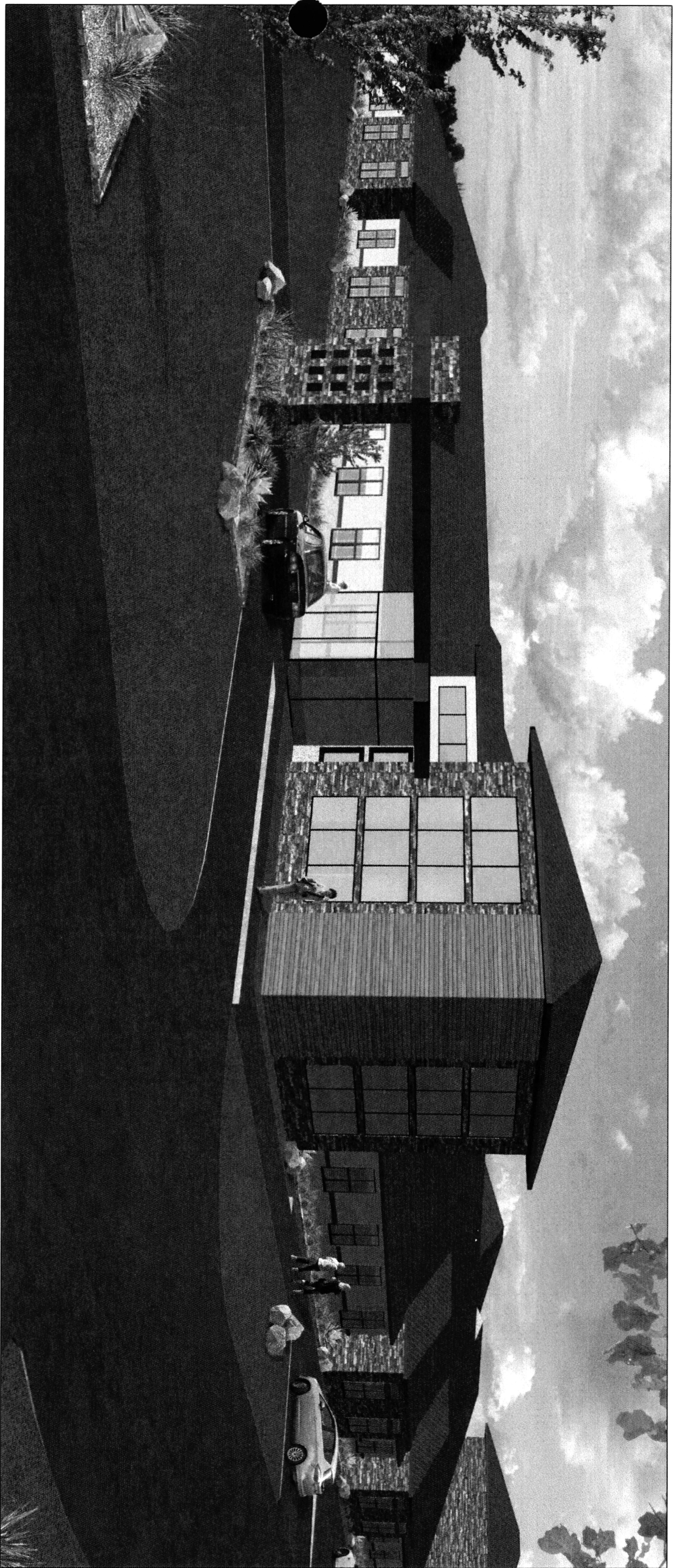


Ronald R. Bohannon, P. E.

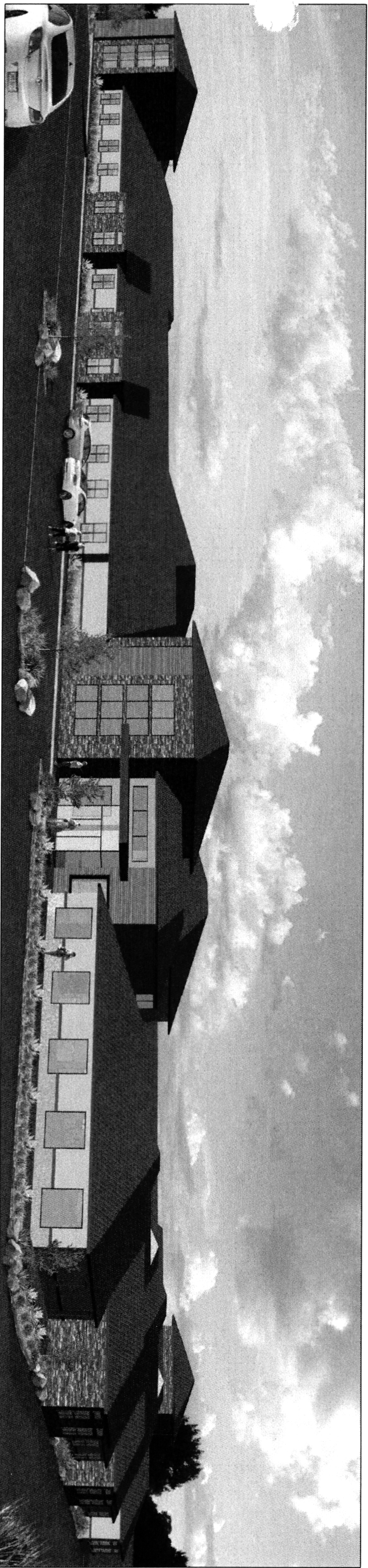
Enclosure/s

cc: James K. Trump, Jr.
Avi Schlesinger
Adam Schlesinger

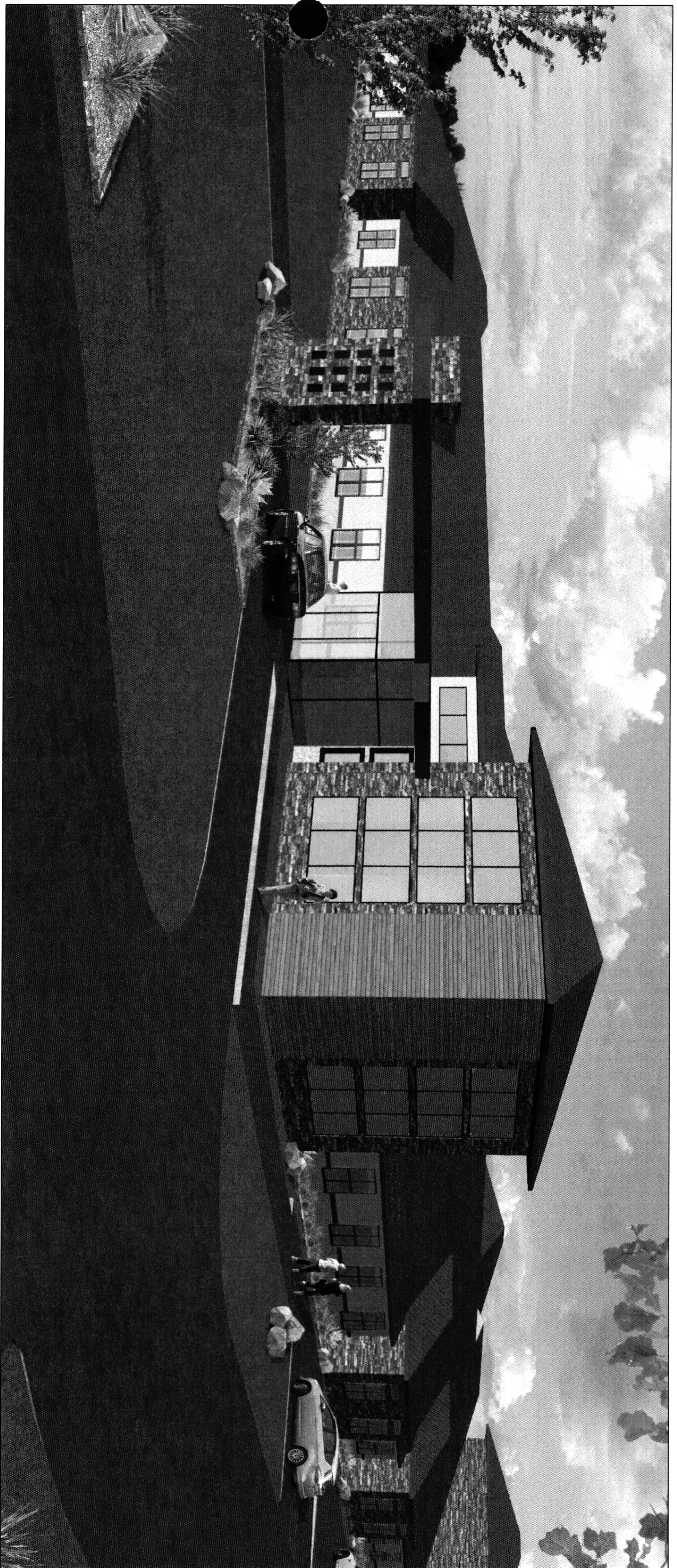
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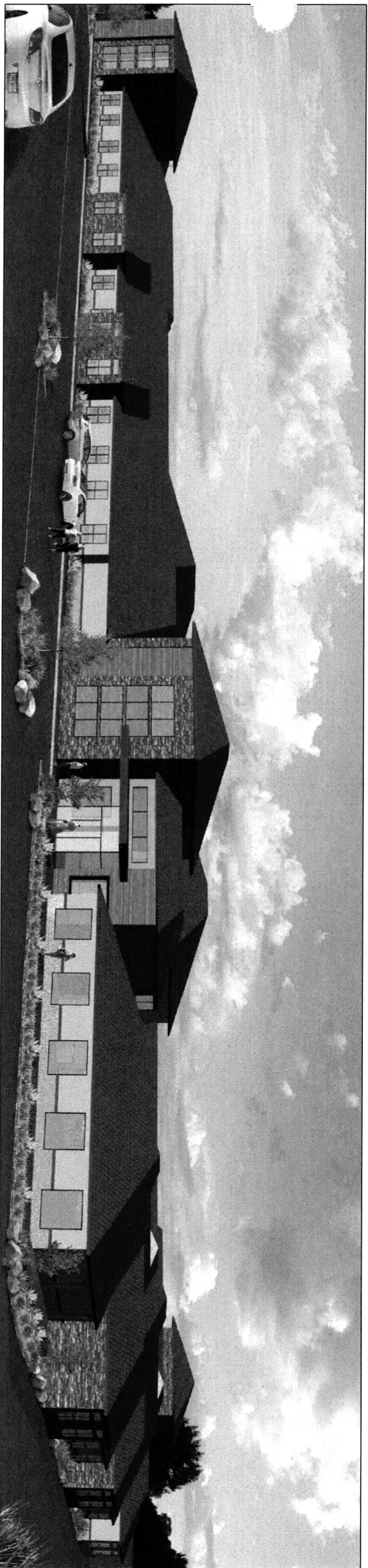
1 CORNER ELEVATION



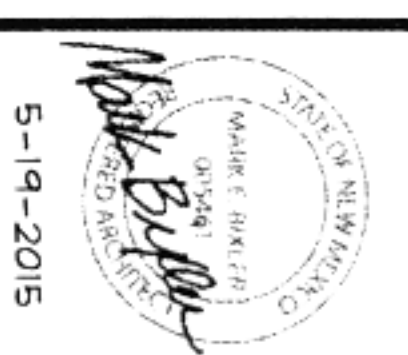
2 FRONT ELEVATION



1 CORNER ELEVATION



2 FRONT ELEVATION



RENDERINGS

**SKILLED NURSING FACILITY RENAISSANCE CENTER
134 BED SKILLED NURSING FACILITY
ALBUQUERQUE, NEW MEXICO**



R1.1
DATE: 5-19-2015
DRAWN BY: [illegible]



May 20, 2015

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

**RE: RENAISSANCE CENTER
TRACT 8A PLAT OF TRACTS 8-A AND 8-B
ZONE ATLAS PAGE F-16-Z**

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of United NM Trust CO/ Trustee of Union PensTrans Trust 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

UPC President / Manager

Title

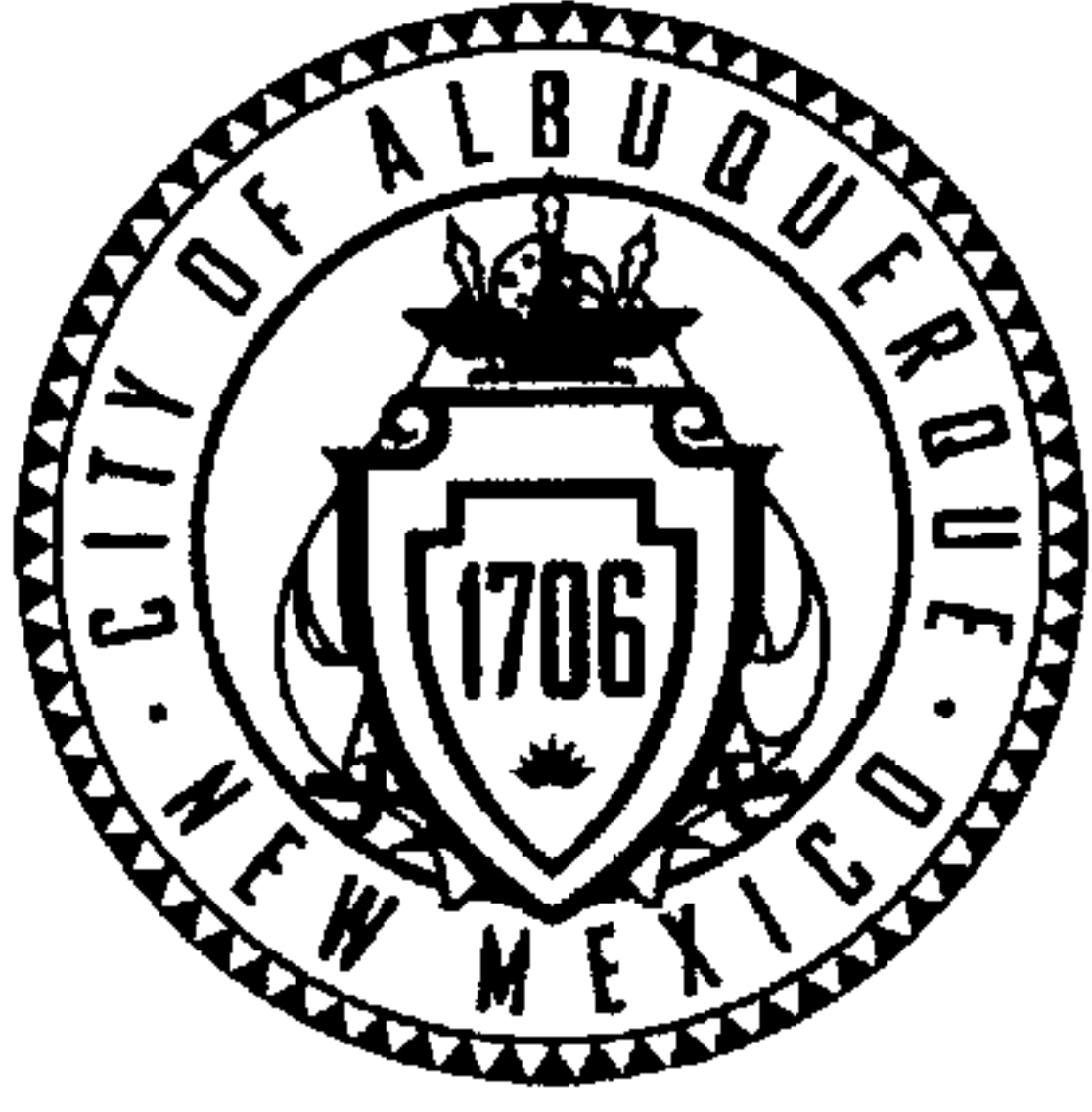
5/20/15

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

Richard J. Berry, Mayor
Perry, CAO
April 27, 2015

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): N/A

Case Number(s): DRB-98-99, DRB-85-183, SV-97-18, V-97-127, DRB-97-94

Agent: Tierra West, LLC

Applicant: United NM Trust CO/Trustee of Union Pens Trans Trust#93-2NM

Legal Description: Tract 8-A Plat of Tracts 8-A and 8-B Renaissance Center

Zoning: SU-1 IP Uses

Acreage: 4.95 acres

Zone Atlas Page: F-16

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION: aerial photograph sent by agent
SITE VISIT: n/a

RECOMMENDATION(S):

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

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

City of Albuquerque
Municipal Development Department
Planning Division
P.O. Box 1253, Albuquerque, New Mexico 87103

Date: January 17, 1986

NOTIFICATION OF DECISION

Pacific Realty Corporation
14180 Gallas Parkway, Suite 300
Dallas, Texas 75240

File: Z-84-13-1

Location: 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, 1986, 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 D, 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 Master Plan 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 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 32% small cars on each development plan.

If the particular use is not governed by the restrictions on Exhibit J, the height restrictions of the lot shall apply.

OFFICIAL NOTIFICATION OF DECISION

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 the pedestrian will be encouraged. Designs should avoid massive, unbroken volumes which ignore 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 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 OSB. 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 1/31-86 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 15th 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,



Patricia Garcia
Assistant City Planner

PE/d/b

cc:

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

David Ogan, 710 Mission Ave. N.E.

John Tschik, 2000 Broadway S.E.; 87103

War Harris, 5814 Tokay Road N.E.

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
2781 E. Chapman Ave. Ste. 210
Fullerton, CA 92631

Date: November 20, 1987

NOTIFICATION OF DECISION

2-84-13-5 Requests Amendment to
Gen. Cir. Master Plan + site plan app'l.
for portion of Tract 5, zoned SA-1 for C-2
west of I-25, north of Mont
approx 2.26 acres (P-11)
File: 2-84-13-5
Location: Requests site development plan approval for
Tract 13, Eagle Ranch Subdivision, Zoned 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 2-84-13-5, 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 DRB approval action on site development plans.

1. Trees should be planted along the southwestern side of building C similar to those at the northwestern side of Building A. Ground cover in these 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/exit 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 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 fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If 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 30 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,

Richard D. Miller
Tommy Garcia

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER: 8
ENVIRONMENTAL PLANNING COMMISSION
January 16, 1985
Z-84-13-1

RECOMMENDATION:

APPROVAL OF Z-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:

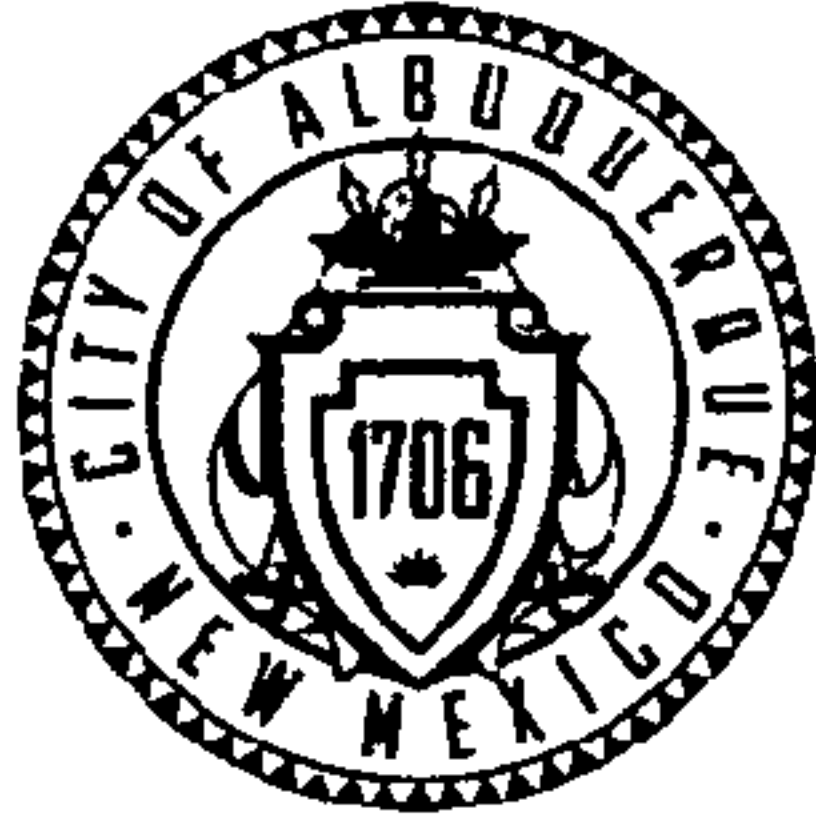
1. The area south of Montano Road, zoned M-2, must be deleted from the plan.
2. The change in street names must be established prior to final sign-off of this Master Plan.
3. The northernmost access to the west frontage road (its intersection with Chappell Road) must be identified as temporary.
4. The 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 (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 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 the pedestrian will be encouraged. Designs should avoid massive, unbroken volumes which ignore 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 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 DDB. The plan submitted will be discarded from the file.

Susan F. Montgomery
Susan Montgomery
Planner

SV4JW

cc: Pacific Realty Corporation, 14180 Dallas Parkway, Suite 300, Dallas, Texas; 75240
George R. "Pat" Bryan III, 500 Copper N.W., Suite 201; 87102

IT IS REQUESTED THAT THE APPROVED



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The
Neighborhood and/or
Homeowner Association
information listed in this letter
is valid for one (1) month.

May 20, 2015

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **May 20, 2015:**

Contact Name: JAIMIE GARCIA
Company or Agency: TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE/87109
PHONE: 858-3100/FAX: 858-1118
E-mail: jgarcia@tierrawestllc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACT 8-A, PLAT OF TRACTS 8-2 AND 8-B, RENAISSANCE CENTER, LOCATED ON RENAISSANCE BOULEVARD NE BETWEEN CHAPPELL DRIVE NE AND PAN AMERICAN FREEWAY NE** zone map **F-16**.

Our records indicate that as of May 20, 2015 there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **05/20/15** Time Entered: **2:50 p.m.** ONC Rep. Initials: **siw**

SITE DEVELOPMENT PLAN FOR BUILDING . PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

 5/22/15
Applicant or Agent Signature / Date

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

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

A. Parking layout with spaces numbered per aisle and totaled.

- 1. **Location and typical dimensions**, including handicapped spaces
- 2. **Calculations:** spaces required: 67 provided: 106

Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 4 provided: 4

B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: 4 provided: 5
- 2. Bikeways and other bicycle facilities, if applicable

C. Public Transit

- 1. Bus facilities, including routes, bays and shelters existing or required

D. Pedestrian Circulation

- 1. Location and dimensions of all sidewalks and pedestrian paths
- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 1. Ingress and egress locations, including width and curve radii dimensions
- 2. Drive aisle locations, including width and curve radii dimensions
- 3. End aisle locations, including width and curve radii dimensions
- 4. Location & orientation of refuse enclosure, with dimensions
- 5. Curb cut locations and dimensions
- 6. Existing and proposed street widths, right-of-way widths and curve radii
- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 8. Location of traffic signs and signals related to the functioning of the proposal
- 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ✓ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ✓ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ✓ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ✓ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ✓ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ✓ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ✓ 12. Verification of adequate sight distance
- ✓ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Building footprints
- ✓ 6. Location of Retaining walls

B. Grading Information

- ✓ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ✓ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ✓ 3. Identify whether ponding is required
- ✓ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance

PROJECT #

1010488

June 17, 2015

SBF