

# **01 DRB APPLICATION**



## DEVELOPMENT REVIEW BOARD APPLICATION

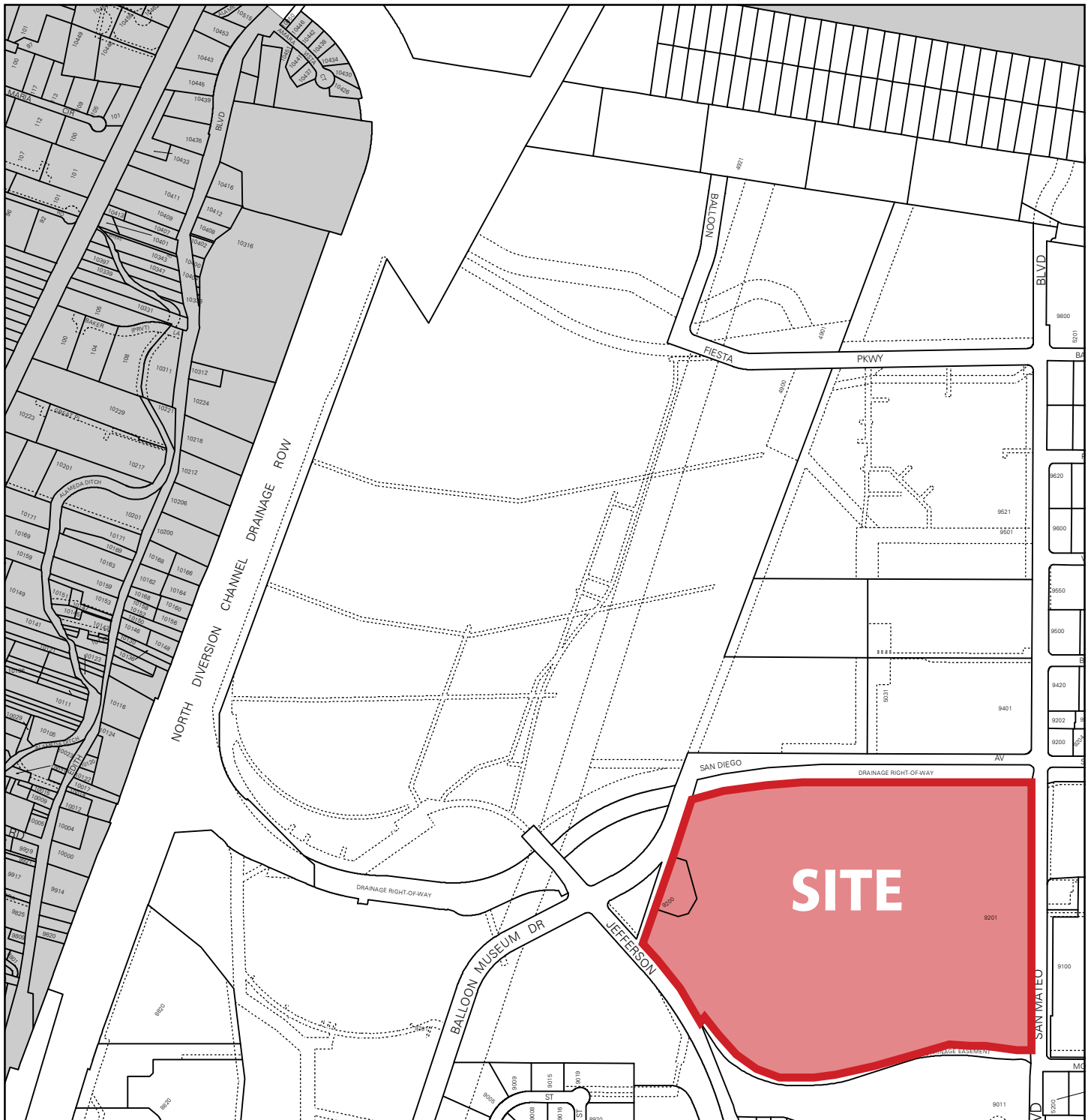
Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>	
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Renovations to the existing Honeywell building located at 9201 San Mateo NE. The renovation encompasses tenant improvements to the interior and exterior of the building only - no square footage will be added as part of this request. Associated site landscaping to bring it into compliance with the IDO.			

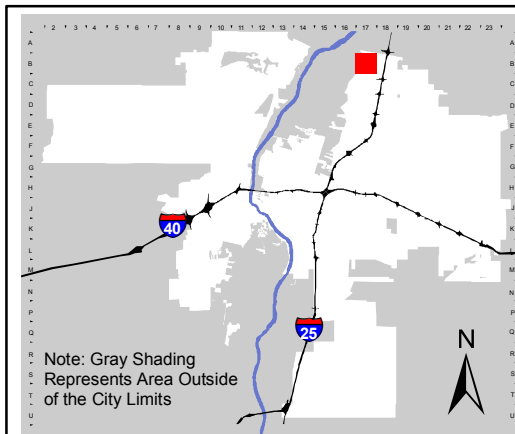
<b>APPLICATION INFORMATION</b>			
Applicant: Presbyterian Healthcare Services		Phone: 505-841-1234	
Address: P.O. Box 26666		Email: JJeppson@phs.org	
City: Albuquerque	State: NM	Zip: 87125-6666	
Professional/Agent (if any): Jeremy Shelton, Dekker Perich Sabatini		Phone: 505-761-9700	
Address: 7601 Jefferson NE, Suite 100		Email: JeremyS@dpsdesign.org	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELL SITE CONT 59.6960 AC		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 101706542809340127
Zone Atlas Page(s): B-17	Existing Zoning: NR-LM		Proposed Zoning NR-LM
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (Acres): 59.696
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 9201 SAN MATEO NE		Between: San Mateo Blvd	and: San Diego Ave NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature:		Date: 1.17.20	
Printed Name: JEREMY SHELTON		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

## **02 ZONE ATLAS MAP**



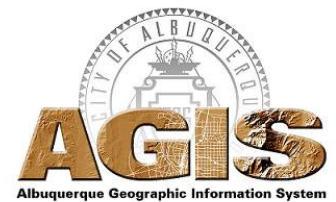
For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



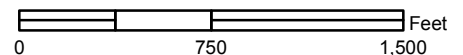
Address Map Page:

**B-17-Z**

Map Amended through:  
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



## **03** LETTER OF AUTHORIZATION



Presbyterian Healthcare Services  
P.O. Box 26666  
Albuquerque, NM 87125-6666  
(505) 841-1234  
[www.phs.org](http://www.phs.org)

December 2, 2019

Mr. Jeremy Shelton  
Dekker/Perich/Sabatini LLC  
7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

Jolene Wolfley,  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street NW | Albuquerque, NM 87102

**RE: Request for Final DRB Sign-Off on EPC Approved Site Plan**  
**Presbyterian Healthcare Services**  
**Honeywell Building Renovations**  
**9201 San Mateo NE, Albuquerque, NM 87113**

Dear Ms. Wolfley:

This Letter authorizes Dekker/Perich/Sabatini LLC and Bohannon Huston Inc. to represent Presbyterian Healthcare Services with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the city of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC and Bohannon Huston Inc. to act as Presbyterian Healthcare Services' agent as necessary with the permitting and associated approval processes required for the proposed facilities on the property referenced above.

Please contact me at 563-6641 if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'James R. Jeppson', written over a horizontal line.

James R. Jeppson  
VP Real Estate and Construction

## **04** ARCHAEOLOGICAL CERTIFICATE



Tim Keller, Mayor  
Sarita Nair, CAO

**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**DATE:** January 13, 2020

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2020-003259  
**Agent:** Dekker/Perich/Sabatini, ILLC and Bohannon Huston, Inc.  
**Applicant:** Presbyterian Healthcare Services  
**Legal Description:** Tract 1-A-1-A Plat of Tracts 1-A-1-A and 1-A-1-B Honeywell Site  
**Zoning:** NR-LM  
**Acreage:** 59.696  
**Zone Atlas Page(s):** B-17-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Google Earth.

**SITE VISIT:** N/A

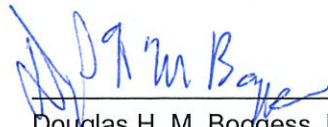
**RECOMMENDATIONS:**

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.



## 05 TIS FORM

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Presbyterian Healthcare Services DATE OF REQUEST: 1 / 17 / 20 ZONE ATLAS PAGE(S): B17Z

### CURRENT:

ZONING NR-LM

PARCEL SIZE (AC/SQ. FT.) 59.65 Ac/2,598,443 SF

### LEGAL DESCRIPTION:

LOT OR TRACT # 1-A-1-A BLOCK #

SUBDIVISION NAME Honelywell Site

### REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From  To

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

### SITE DEVELOPMENT PLAN:

SUBDIVISION\* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☒

Interior remodel and landscaping

### GENERAL DESCRIPTION OF ACTION:

# OF UNITS:

BUILDING SIZE: 530,386 SF (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 1/17/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER

DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /  
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

## **06 JUSTIFICATION LETTER**

January 16, 2019

Ms. Jolene Wolfley  
Chair, Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**Re: Honeywell Building Renovations  
9201 San Mateo NE  
Albuquerque, NM 87113  
Site Plan Approval**

Dear Ms. Wolfley,

Dekker/Perich/Sabatini (D/P/S), acting as agent for Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is seeking site plan approval for exterior and interior building renovations to the existing Honeywell building located at 9201 San Mateo Blvd NE. The renovation encompasses tenant improvements to the interior and exterior of the building only - no square footage will be added as part of this request. In addition to interior and exterior building upgrades, site landscaping and on-site pedestrian connections will be enhanced in order to bring this site into compliance with the regulations of the IDO and provide outdoor amenities for future tenants. These two activities are triggered by the stipulation that the renovation or development of a nonresidential primary building where the value of the renovation or redevelopment, as indicated by building permits, is \$500,000 or more.

The proposed renovations will be exterior and interior in nature. Exterior renovations will serve to enhance the appearance of the façade and building entrances, provide outdoor gathering areas, and introduce more light into the building with the addition of windows. The existing building is situated with an earthen berm against the building's exterior walls on some sides. A narrow strip of windows is placed just above this berm that allows minimal light into the building. The height of this berm will be reduced and windows will be enlarged to add more natural light into the interior office spaces and improve views and the overall atmosphere of the workplace environment. Exterior building renovations include re-painting the existing facades to reflect the established Presbyterian brand and the addition of gateway elements to primary building entrances to direct employees and visitors into the building. Two courtyard/plazas will be added to create a welcoming experience and provide outdoor amenities.

The proposed interior renovations include tenant improvements to accommodate the new occupant's workspace needs. In addition, lightwells will be created in the interior to admit more light into the center of the building. Since the building footprint is expansive, this is necessary to introduce more natural light into the interior.

This application for a Site Plan – DRB meets all of the following criteria stated in the IDO Section 6-6(G)(3).

- a) **The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

These building and landscape improvements will facilitate infill growth by renovating an existing structure within a developed area which supports the ABC Comp Plan's goal to grow inward rather than outward and support opportunities for high-quality, affordable infill.

Since there is no square footage being added to the building, this request triggers applicability with two sections of the IDO: **5-3(D)(3) On-site Pedestrian Connections** and **5-6 Landscaping, Buffering, and Screening**. Current landscaping was compliant with the requirements on the rescinded comprehensive zoning ordinance and will need to be brought into compliance with IDO standards with streetscape and parking lot landscaping, edge buffering, and lot coverage. Similarly, On-site Pedestrian Connections will need to be brought into compliance with the IDO's on-site circulation standards. These include providing walkways between pedestrian entrances of the building, connecting to a sidewalk along at least one lot frontage, and to the abutting City park.

On-site pedestrian walkways that meet the minimum DPM required width will be provided between pedestrian entrances of the building, as well as connecting to public sidewalks and the abutting City park. The system of onsite walkways will connect building entrances to the existing public sidewalks along Jefferson St and a new sidewalk that will be installed along San Mateo Blvd. Sidewalk connections will occur along each of the three existing site access points. Additionally, the system of onsite walkways will provide a connection to the existing pedestrian bridge that spans the adjacent arroyo and leads to Wildflower Park to the south of the site.

As a renovation project, the site contains an abundance of established and mature landscaping. In order to maintain this established site landscaping and bring it into compliance with the intent of the current IDO requirements, this request seeks approval of an Alternative Landscape Plan, according to **5-6(C)(16) Alternative Landscaping**. The reasons for including an Alternative Landscape Plan are threefold: (1) to maintain the existing mature vegetative material present on the site and credit it toward the landscape requirements of the IDO, (2) to accommodate existing landfill buffers, as well as (3) to avoid planting trees within the existing powerline easement. The following details how the requested Alternative Landscape Plan meets all of the criteria stated in IDO Section 14-16-5-6(C)(16): "The Planning Director may approve alternate landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria..."

- i. **Are consistent with the purposes of this Section 14-16-5-6.**  
The Alternative Landscape Plan is consistent with the purposes in this Section 14-16-5-6. It visually enhances an existing development and aids in the creation of a quality public realm while providing additional buffering to the residential development to the east of the site.
- ii. **Do not include invasive vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.**  
The Alternative Landscape Plan does not include any new vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

**iii. Do not include a reduction of tree planting requirements.**

The Alternative Landscape Plan does not include a reduction of tree planting requirements. The Alternative Landscape Plan counts any large trees that exist on site toward the total tree coverage requirements and adds new trees as required to address areas where there are deficiencies. The location of these trees may deviate from the exact spatial requirements of the IDO and/or Street Tree Ordinance in order to accommodate the existing site constraints such as landfill buffers and utility easements.

**iv. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.**

The Alternative Landscape Plan provides equal or superior buffering of adjacent properties to mitigate potential impacts of the existing use. Since the development already exists and no square footage will be added, the additional landscaping that will be added as part of this request will serve to provide superior buffering than the buffering that currently exists.

The Edge Buffering requirements in Table 5-6-3 require an industrial development or use located next to a non-industrial development or use to provide a landscaped buffer area greater than or equal to 25 feet with one deciduous or evergreen tree and 5 shrubs every 20 linear feet of lot line. A multi-family development that was constructed to the east of the site across San Mateo Blvd triggers an additional edge buffer requirement. The alternative landscape plan accommodates for this requirement just behind the utility easement running parallel to the lot line along San Mateo Blvd street frontage. This is in compliance with Section 5-6(C)(10) of the IDO, which prohibits planting of trees within utility easements where alternative locations for such plantings are available. The intent of the edge buffering requirements for this area are therefore met by enhancing the existing landscaping to further buffer any impacts of the existing building and use.

In addition to the added landscape material along the streetscape, the Alternative Landscape Plan will provide additional trees and shrubs within the setback area between the building and San Mateo lot line in a manner that will complement the existing mature plant material.

**v. Provide equal or superior visual appearance of the property when viewed from the street.**

The Alternative Landscape Plan will provide superior visual appearance of the property when viewed from the street. As stated in the above paragraph, additional landscaping will be added along street frontages, within required edge buffers and parking lots, and within new courtyard spaces while maintaining the same building square footage. In addition to these aesthetic improvements, existing site conditions such as grade changes and setback provide visual buffers that naturally mitigate impacts. The existing building is significantly set back from the street, approximately 335 feet from the front lot line along San Mateo. This setback area between the building and lot line contains existing mature plant material and will receive more vegetative coverage through this request. There is also a grade change from San Mateo Blvd to the building, sloping downward, which creates additional separation and visual buffering when viewed from the street. Between the addition of the proposed landscaping and the existing site conditions, the site provides superior visual appearance of the property when viewed from the street.

**vi. Provide equal or superior carbon dioxide absorption and heat island reductions.**

The Alternative Landscape Plan provides superior carbon dioxide absorption and heat island reductions. In addition to additional landscaping that includes trees and shrubs around the perimeter of the property, there will also be trees within the parking areas where there is currently none.

- b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.**

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development. Since there is no additional square footage proposed with this project, there is no change in usage of infrastructure.

- c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.**

The proposed request does not change the established use of the site or increase the amount of onsite parking or the square footage of the existing building. Given these unchanged conditions, the Site Plan mitigates any significant adverse impacts on the surrounding area to a larger extent than the current condition. The proposed landscape plan provides additional trees and shrubs in a number of locations including along street frontages and within parking lots, civic spaces and required buffers on the eastern boundary where a multi-family development exists across San Mateo Blvd. The provision of this additional plant materials as well as the proposed exterior renovations will improve the overall aesthetic of the existing building and site to provide superior mitigation of potential adverse impacts on the surrounding area.

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Based on the rational presented above, we respectfully request approval of the Site Plan by the Development Review Board in order to begin tenant improvements to the exterior and interior of the existing building, as well update the pedestrian circulation and site landscaping.

If there are any remaining questions or comments, please contact me at 761-9700.

Sincerely,



Jeremy Shelton  
Principal, Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services

## **07 PROOF OF PRE-APPLICATION MEETING**



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-274 Date: 9.16.19 Time: 2:00 pm  
Address: 9201 San Mateo NE

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: Whitney Phelan

Code Enforcement: Carl Garcia

Fire Marshall: \_\_\_\_\_

Transportation: \_\_\_\_\_

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** facade improvements to existing building  
Alternative Landscape Plan

**SITE INFORMATION:**

Zone: NR-LM

Size: 59.696

Use: \_\_\_\_\_

Overlay Zone: CPO-9

Comp Plan Area Of: Consistency

Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_

MPOS or Sensitive Lands: \_\_\_\_\_

Parking: \_\_\_\_\_

MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_

Street Trees: \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

**PROCESS:**

Type of Action: Site Plan - DRB

Review and Approval Body: DRB

Is this PRT a requirement? ☒

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-274 Date: 9.16.19 Time: 2:00pm

Address: 9201 San Mateo NE

### NOTES:

~~If existing site plan has facade design guidelines/standards then DRB -~~

- 6-4(Y) Amendment of Prior Approvals

Any digging - review w/ Env. Health (landfill)  
<sup>current</sup>

- No <sup>current</sup> Site Plan → DRB 6-6(G) over 5 acres

- 5-6(C)(16) Alternative Landscape Plan

- Will email applicability of accessibility and connectivity

- Check w/ transportation for specific questions

②

## **08 PROOF OF NEIGHBORHOOD MEETING**

- A. Office of Neighborhood Coordination notice inquiry response
- B. Copy of notification letter offering meeting and proof of first class mailing
- C. Meeting summary, copy of sign-in sheet and meeting notes – **no meeting was requested so not applicable**

## **08 PROOF OF NEIGHBORHOOD MEETING**

### **A. Office of Neighborhood Coordination notice inquiry response**

Jessica,

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Peggy	Norton	peggy.norton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	nnewmexba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	direganba@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@dpdridham.com	6413 Northland Avenue NE		Albuquerque	NM	87109	5053212719	5058721900
Alameda North Valley Association	Steve	Wentworth	anewnews@aol.com	8919 Bos Lane NE		Albuquerque	NM	87113	5058973052	
Alameda North Valley Association	Arac	Rupert	mrw505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102	5052702462	
North Edith Commercial Corridor Association	Robert	Warrick	rwarric@centurylink.net	444 Niagara NE		Albuquerque	NM	87113	5053451773	
North Edith Commercial Corridor Association	Christine	Benavidez	christinebnvz@aol.com	10417 Edith Boulevard NE		Albuquerque	NM	87113	5058973340	
Vista Del Norte Alliance	Janelle	Johnson		PO Box 6270		Albuquerque	NM	87197	5053440822	
Vista Del Norte Alliance	James	Souter		PO Box 6270		Albuquerque	NM	87197	5053440822	
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercrest Drive NE		Albuquerque	NM	87113	5058570596	
Wildflower Area NA	Charles	Bates	celfisher.67@gmail.com	5000 Watercrest Drive NE		Albuquerque	NM	87113	5053737998	

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

**Vicente M. Quevedo, MCRP**  
 Neighborhood Liaison  
 Office of Neighborhood Coordination  
 City of Albuquerque – City Council  
 (505) 768-3332



**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Monday, October 28, 2019 1:30 PM  
**To:** Office of Neighborhood Coordination <jessica@dpdesign.org>  
**Cc:** Office of Neighborhood Coordination <conc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

100 200 300 400 500 600 700 800 900 1000

This message has been analyzed by Deep Discovery Email Inspector.

## **08 PROOF OF NEIGHBORHOOD MEETING**

**B. Copy of notification letter offering meeting and proof of first class mailing**

Peggy Norton  
P.O. Box 70232  
Albuquerque, NM 87197

Doyle Kimbrough  
2327 Campbell Road NW  
Albuquerque, NM 87104

Daniel Regan  
4109 Chama Street NE  
Albuquerque, NM 87109

Michael Pridham  
6413 Northland Avenue NE  
Albuquerque, NM 87109

Steve Wentworth  
8919 Boe Lane NE  
Albuquerque, NM 87113

Mark Rupert  
909 Tijeras Avenue NW  
#214  
Albuquerque, NM 87102

Robert Warrick  
444 Niagara NE  
Albuquerque, NM 87113

Christine Benavidez  
10417 Edith Boulevard NE  
Albuquerque, NM 87113

Janelle Johnson  
PO Box 6270  
Albuquerque, NM 87197

James Souter  
PO Box 6270  
Albuquerque, NM 87197

Larry Caudill  
4915 Watercress Drive NE  
Albuquerque, NM 87113

Charles Bates  
5000 Watercress Drive NE  
Albuquerque, NM 87113

December 11, 2019

Peggy Norton  
P.O. Box 70232  
Albuquerque, NM 87197

**Re: Neighborhood Meeting about Future Development Application  
DRB Site Plan Approval  
Honeywell Building Renovations  
9201 San Mateo NE  
Albuquerque, NM 87113**

Dear Peggy Norton,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting site plan approval from the DRB. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the application. The request proposes to renovate the existing Honeywell building located at 9201 San Mateo NE. The renovation will only encompass tenant improvements to the interior and exterior of the building - no square footage will be added as part of this request. In addition to interior and exterior building upgrades, landscaping will be included as part of this project to bring the site into compliance with the requirements of the IDO as well as to enhance aesthetics of the site.

Per the IDO, you have 15 days from the date this letter is mailed, December 11, 2019, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting. **If you would like to request a neighborhood meeting, please contact Jeremy Shelton within the required 15 day period of this mailing date, by December 26<sup>th</sup>, 2019 at 505-761-9700 or by email at [jeremys@dpsdesign.org](mailto:jeremys@dpsdesign.org).**

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided by the City.

Sincerely,



Jeremy Shelton, Principal  
Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services



December 11, 2019

Ms. Jolene Wolfley  
Chair, Development Review Board  
City of Albuquerque Planning Department  
600 2nd St NW  
Albuquerque, NM 87102

Re. January 2020 DRB Submittal – Public Mailed Notice Certification  
Site Plan Approval

Dear Ms. Wolfley,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Rhon Wolf, do hereby certify and attest that I personally delivered 12 letters to the City of Albuquerque's mail room\* for first class stamping and delivery to the U.S. Post Office today. The letters were addressed to all Neighborhood Association representative, as provided by the Office of Neighborhood Coordination for this city-wide request and as shown on the attached exhibits.

Sincerely,



Rhon Wolf  
Office Manager  
Dekker/Perich/Sabatini  
7601 Jefferson NE, Suite 100  
Albuquerque NM 87109

## **09 SIGN POSTING AGREEMENT**

## **10 REQUIRED NOTICES**

- A. Office of Neighborhood Coordination notice inquiry response**
- B. Copy of notification letter and proof of first class mailing**
- C. Proof of emailed notice to affected Neighborhood Association**
- D. Buffer map and list of property owners within 100'**

## **10** REQUIRED NOTICES

### **A. Office of Neighborhood Coordination notice inquiry response**

This message has been analyzed by Deep Discovery Email Inspector.

## **10** REQUIRED NOTICES

**B. Copy of notification letter and proof of first class mailing**

Peggy Norton  
P.O. Box 70232  
Albuquerque, NM 87197

Doyle Kimbrough  
2327 Campbell Road NW  
Albuquerque, NM 87104

Daniel Regan  
4109 Chama Street NE  
Albuquerque, NM 87109

Michael Pridham  
6413 Northland Avenue NE  
Albuquerque, NM 87109

Steve Wentworth  
8919 Boe Lane NE  
Albuquerque, NM 87113

Mark Rupert  
909 Tijeras Avenue NW  
#214  
Albuquerque, NM 87102

Robert Warrick  
444 Niagara NE  
Albuquerque, NM 87113

Christine Benavidez  
10417 Edith Boulevard NE  
Albuquerque, NM 87113

Janelle Johnson  
PO Box 6270  
Albuquerque, NM 87197

James Souter  
PO Box 6270  
Albuquerque, NM 87197

Larry Caudill  
4915 Watercress Drive NE  
Albuquerque, NM 87113

Charles Bates  
5000 Watercress Drive NE  
Albuquerque, NM 87113

December 11, 2019

Peggy Norton  
P.O. Box 70232  
Albuquerque, NM 87197

**Re: Neighborhood Meeting about Future Development Application  
DRB Site Plan Approval  
Honeywell Building Renovations  
9201 San Mateo NE  
Albuquerque, NM 87113**

Dear Peggy Norton,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting site plan approval from the DRB. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the application. The request proposes to renovate the existing Honeywell building located at 9201 San Mateo NE. The renovation will only encompass tenant improvements to the interior and exterior of the building - no square footage will be added as part of this request. In addition to interior and exterior building upgrades, landscaping will be included as part of this project to bring the site into compliance with the requirements of the IDO as well as to enhance aesthetics of the site.

Per the IDO, you have 15 days from the date this letter is mailed, December 11, 2019, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting. **If you would like to request a neighborhood meeting, please contact Jeremy Shelton within the required 15 day period of this mailing date, by December 26<sup>th</sup>, 2019 at 505-761-9700 or by email at [jeremys@dpsdesign.org](mailto:jeremys@dpsdesign.org).**

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the DRB meeting date at which the project will be reviewed and decided by the City.

Sincerely,



Jeremy Shelton, Principal  
Dekker/Perich/Sabatini  
Agent for Presbyterian Healthcare Services



January 16, 2020

Ms. Jolene Wolfley  
Chair, Development Review Board  
City of Albuquerque Planning Department  
600 2nd St NW  
Albuquerque, NM 87102

Re. January 2020 DRB Submittal – Public Mailed Notice Certification  
Site Plan Approval

Dear Ms. Wolfley,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Rhon Wolf, do hereby certify and attest that I personally delivered 14 letters to the City of Albuquerque's mail room\* for first class stamping and delivery to the U.S. Post Office today. The letters were addressed to all Neighborhood Association representative, as provided by the Office of Neighborhood Coordination for this city-wide request and as shown on the attached exhibits.

Sincerely,



Rhon Wolf  
Office Manager  
Dekker/Perich/Sabatini  
7601 Jefferson NE, Suite 100  
Albuquerque NM 87109

## **10 REQUIRED NOTICES**

**C. Proof of emailed notice to affected Neighborhood Association**

## Jeremy Shelton

---

**From:** Jeremy Shelton  
**Sent:** Thursday, January 16, 2020 5:35 PM  
**To:** 'peggynorton@yahoo.com'; 'newmexmba@aol.com'; 'Dan & Liz Regan'; michael@drpridham.com; 'anvanews@aol.com'; 'mwr505@hotmail.com'; 'rlwarric@centurylink.net'; 'christinebnvdz@aol.com'; 'ltcaudill@comcast.net'; 'cefisher.67@gmail.com'  
**Subject:** Development Application - DRB Site Plan Approval

Dear Neighborhood Representative,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting a site plan approval from the DRB. The request seeks to renovate the existing Honeywell building located at 9201 San Mateo NE. The renovation encompasses tenant improvements to the interior and exterior of the building only - no square footage will be added as part of this request. In addition to interior and exterior building upgrades, landscaping is included as part of this project to bring the site into compliance with the requirements of the IDO as well as to enhance aesthetics of the site.

Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting date of the City's Development Review Board (DRB) on **February 12, 2020, at 9:00am** in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

If you have any questions or need clarification of anything contained herein, please contact me at 505-761-9700.



**Jeremy Shelton, AIA, CSI, LEED AP**

Principal / Architect

Dekker/Perich/Sabatini

505.761.9700 / dpsdesign.org

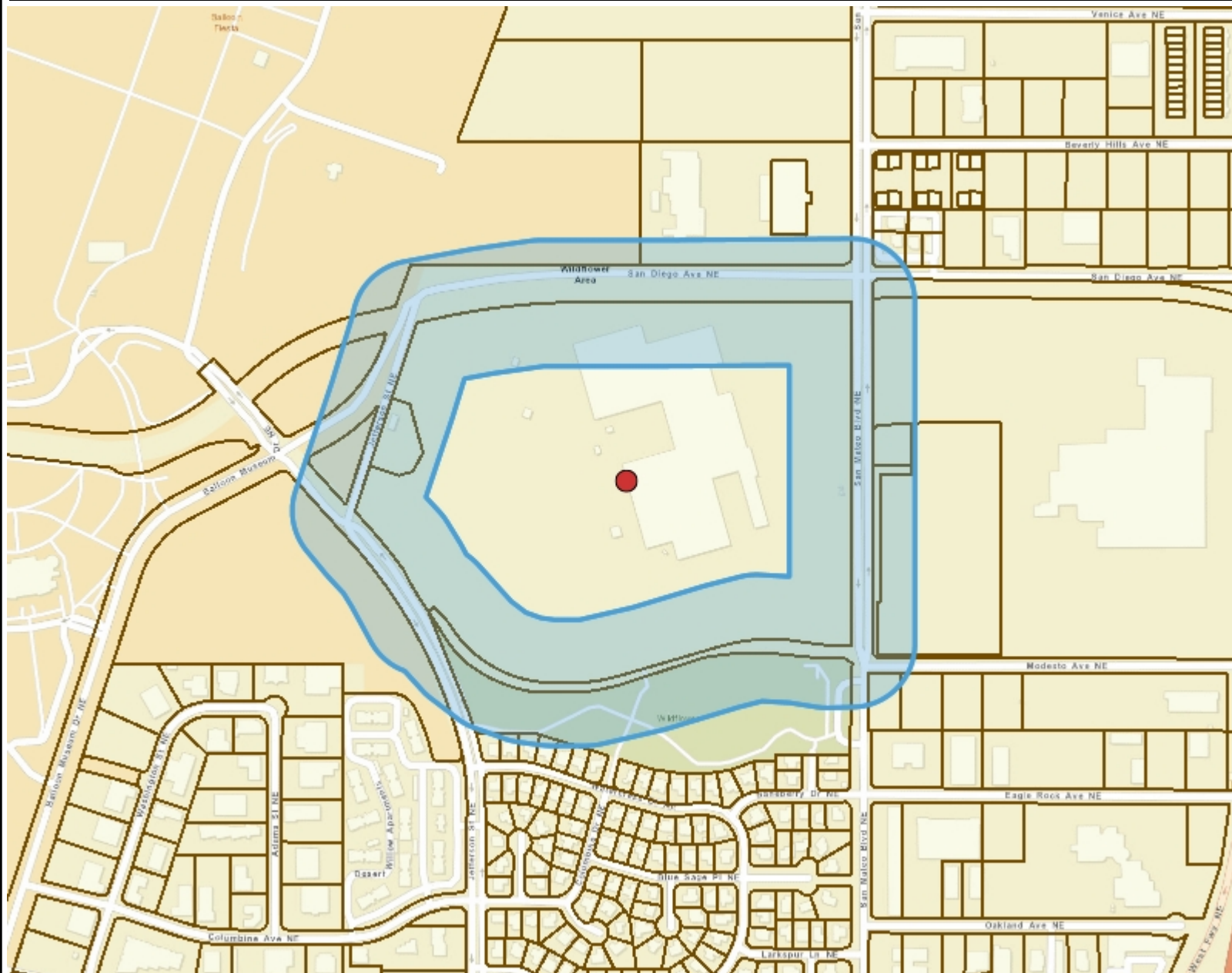
In memory of Steve Perich, founding partner and longtime leader of D/P/S, please consider making a contribution to the [Steven J. Perich Fund](#) to benefit aspiring architects.

## **10 REQUIRED NOTICES**

**D. Buffer map and list of property owners within 100'**



# 9201 San Mateo Blvd.



## Legend

- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED

## Notes

Buffer: 255ft.  
ROW: San Diego ave. 155ft

1,202 0 601 1,202 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
10/29/2019 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

PERRY ANTHONY E & SENaida G  
4909 WATERCRESS NE  
ALBUQUERQUE NM 87113-2229

VIGIL KIMBERLY  
PO BOX 91193  
ALBUQUERQUE NM 87199-1193

MCILHANEY MICHAEL A & AARON T  
MCILHANEY  
6980 PACIFIC COAST ST  
LAS VEGAS NV 89148-3823

HONEYWELL INTERNATIONAL INC C/O  
ALTUS GROUP US  
21001 N TATUM BLVD SUITE 1630-630  
PHOENIX AZ 85050-4242

VIGIL KIMBERLY  
PO BOX 91193  
ALBUQUERQUE NM 87199-1193

CAUDILL LARRY TRUMAN  
4915 WATERCRESS DR NE  
ALBUQUERQUE NM 87113-2229

SUMCO PHOENIX CORPORATION  
9401 SAN MATEO BLVD NE  
ALBUQUERQUE NM 87114

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

RIVERA BERNIE H & MELBA SALAS  
4905 WATERCRESS NE  
ALBUQUERQUE NM 87113

CALDERWOOD TY & JENNIFER  
4911 WATERCRESS DR NE  
ALBUQUERQUE NM 87113-2229

MOYA BOBBY JOHN  
4917 WATERCRESS DR NE  
ALBUQUERQUE NM 87113-2229

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

KATTERBACH PROPERTIES NM LLC  
911 WAGON TRAIN DR SE  
ALBUQUERQUE NM 87123-4141

NORTH I-25 CORPORATE CENTER LLC  
6300 RIVERSIDE PLAZA LN NW  
ALBUQUERQUE NM 87120

NORTH I-25 CORPORATE CENTER LLC  
6300 RIVERSIDE PLAZA LN NW  
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

BROADSTONE NORTHPOINTE LLC C/O  
ALLICANCE RESIDENTIAL COMPANY  
2415 E CAMELBACK RD SUITE 600  
PHOENIX AZ 85016

BROADSTONE NORTHPOINTE LLC C/O  
ALLICANCE RESIDENTIAL COMPANY  
2415 E CAMELBACK RD SUITE 600  
PHOENIX AZ 85016-4288

NORTH I-25 CORPORATE CENTER LLC  
6300 RIVERSIDE PLAZA LN NW  
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

# **11 COMPLETED SITE PLAN CHECKLIST**

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may be additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

 1.17.20  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **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.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'



# SITE PLAN CHECKLIST

- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Legend
- ☒ 6. Scaled vicinity map
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing and proposed easements (identify each)
- ☒ 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Signs (freestanding) and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions
- ☐ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☐ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
  - ☒ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - ☒ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - ☐ 3. On street parking spaces
- ☐ B. Bicycle parking & facilities
  - ☐ 1. Bicycle racks – location and detail
  - ☐ 2. Other bicycle facilities, if applicable
- ☒ C. Vehicular Circulation (Refer to DPM and IDO)
  - ☒ 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. Loading, service area, and refuse service locations and dimensions
- ☒ D. Pedestrian Circulation
  - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ 3. Location and description of amenities, including patios, benches, tables, etc.
- ☐ N/A E. Off-Street Loading
  - ☐ 1. Location and dimensions of all off-street loading areas
- ☐ N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - ☐ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - ☐ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - ☐ 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
  - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - ☒ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
  - ☒ 4. Identify existing and proposed medians and median cuts
  - ☒ 5. Sidewalk widths and locations, existing and proposed
  - ☐ N/A 6. Location of street lights
  - ☒ 7. Show and dimension clear sight triangle at each site access point
  - ☒ 8. Show location of all existing driveways fronting and near the subject site.
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
  - ☐ N/A 1. Bikeways and bike-related facilities
  - ☒ 2. Pedestrian trails and linkages
  - ☒ 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- ☒ A. 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.

## SHEET #2 - LANDSCAPING PLAN

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☐ SDP 1.00 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
  - ☐ SDP 1.00 A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - ☒ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - ☒ C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
  - ☒ A. Existing, indicating whether it is to be preserved or removed.
  - ☒ B. Proposed, to be established for general landscaping.
  - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Planting Beds, indicating square footage of each bed
- ☒ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for Maintenance (statement)
- ☒ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ☒ 14. Planting or tree well detail
- ☒ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☒ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☒ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

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

#### B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. 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.
- ☒ 3. Identify ponding areas, erosion and sediment control facilities.
- ☒ 4. 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. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- ☒ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☒ B. Distribution lines
- ☒ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ E. Proposed water, sewer, storm drainage facilities (public and/or private)

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- ☒ A. Scale
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
  - ☒ 1. Identify facade orientation
  - ☒ 2. Dimensions of facade elements, including overall height and width
  - ☒ 3. Location, material and colors of windows, doors and framing
  - ☒ 4. Materials and colors of all building elements and structures
  - ☒ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted 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. List the sign restrictions per the IDO

## **12** SCALED SITE PLAN

## **13 ORIGINAL APPROVED SITE PLAN**

- A. Old Zoning Designation was M-1 or SU-2 which suggests a floating zone**
- B. The applicant is unable to find a governing site plan, i.e. a site plan with a completed signed-off signature block from a governing body.**

## **14 REDUCED SITE PLAN & DRAWINGS**

## 15 LANDFILL DISCLOSURE STATEMENT

### A. Located on the site plans associated with this request:

*“The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.”*