

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

*Referred
6/9/08*

Supplemental form

SUBDIVISION

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)
☐ L A APPEAL / PROTEST of...
☐ D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

Professional/Agent (if any): John Friedman, AIA PHONE: (505) 865-0111
 ADDRESS: PO Box 328 FAX: (505) 865-9798
 CITY: Los Lunas STATE NM ZIP 87031 E-MAIL: jfriedman1@qwestoffice.net

APPLICANT: _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: The applicant seeks plan approval for a 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. 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Bosque Plaza Subdivision
 Existing Zoning: C-1 (CS) Proposed zoning: same
 Zone Atlas page(s): E-12-Z UPC Code: 101206243647710204 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): N/A
1004167, 1002397, 1001888

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .5161
 LOCATION OF PROPERTY BY STREETS: On or Near: 3620 Bosque Lane NW, Albuquerque NM 87120
 Between: South of La Orilla NW and East of Coors Blvd. NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE John P. Friedman DATE 5/29/08
 (Print) JOHN P. FRIEDMAN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

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

Application case numbers

DRBPC 40059

Action

SBP

ADK

DMF

Form revised 4/07

S.F.

Fees

\$385.00

\$25.00

\$50.00

\$

\$

\$

\$510.00

Hearing date July 17 2008

Van Hise 6-4-08

Project # 1007313

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
 — 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) **30 copies**.
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 — Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 — 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
 — Completed Site Plan for Subdivision and/or Building Permit Checklist
 — Sign Posting Agreement
 — TIS/AQIA Traffic Impact Study form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**

- ☒ 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) **30 copies**.
☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
☒ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
☒ 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
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☒ Sign Posting Agreement
☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
☒ TIS/AQIA Traffic Impact Study form with required signature
☒ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 — Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 — Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 — Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 — Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 — Registered Engineer's stamp on the Site Development Plans
 — Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
 — DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
 — DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
 — Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 — 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)
 — TIS/AQIA Traffic Impact Study form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

JOHN Friedman
 Applicant name (print)
 John Friedman 6/4/08
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 08EPC - 40069
 - - -
 - - -

Planner signature / date
 [Signature] 6/4/08
 Project # 1007313

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: John Friedman DATE OF REQUEST: 5/19/08 ZONE ATLAS PAGE(S): E-12-2

CURRENT:

ZONING C-1 (CS)

PARCEL SIZE (AC/SQ. FT.) 0.5161 ac

REQUESTED CITY ACTION(S):

ANNEXATION ☐

SECTOR PLAN ☐

SITE DEVELOPMENT PLAN:

COMP. PLAN ☐

ZONE CHANGE ☐

A) SUBDIVISION ☐ BUILDING PERMIT ☒

AMENDMENT ☐

CONDITIONAL USE ☐

B) BUILD'G PURPOSES ☐ ACCESS PERMIT ☐

C) AMENDMENT ☐ OTHER ☐

3620 Bosque Plaza Lane NW, Albuquerque 8712

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 5000 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE John Friedman

DATE 5.19.08

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

5000 ft²
Dr. Office

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

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES ☐ NO ☒

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT

DATE

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** 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 June 27, 2005

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

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. Nonetheless, applicants are responsible for providing a complete submittal. Certification 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. 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.

John P. Friedman / 6.3.08
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development 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. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
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. **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.
- ☒ 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' —
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' [Other scales as approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Scaled vicinity map
- ☒ 6. Property lines (clearly identify)
- ☒ 7. Existing and proposed easements (identify each)
- ☒ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

B. Proposed Development

1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ 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.

2. Parking and Internal Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. **Location and typical dimensions**, including handicapped spaces
 - ☒ 2. **Calculations:** spaces required: 23 provided: 23
Handicapped spaces required: 1 provided: 2
Motorcycle spaces required: 0 provided: 0
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 1
provided: 1
 - ☒ 2. Other bicycle facilities, if applicable
- ☒ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ☒ 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
- ☒ 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 and description of amenities, including patios, benches, tables, etc.

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
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☒ 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

- ☒ 2. Pedestrian trails and linkages
- ☒ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- ☒ 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)

5. 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

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. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use
- ☒ 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. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- ☒ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 15. Planting or tree well detail
- ☒ 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that 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.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

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.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ 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. For EPC and DRB submittals only – Color renderings or similar illustrations
- ☒ E. 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 discussed 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.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

VILLAGE ARCHITECTS, LLC

MEMO

Date: 30 May 2008

To: City of Albuquerque Environmental Planning Commission

From: John Friedman, Agent for Owner
Village Architects, LLC

Re: Site Development Plan for Building Permit
Lot 3 – Bosque Plaza Subdivision
3260 Bosque Plaza Lane NW
Albuquerque, NM 87120

Enclosed please find our application for a Site Development Plan for a building permit.

We propose to construct on our referenced property, which is zoned C-1 (SC), a 5005 S.F. medical office building for Dr. Charles Pace of Interventional Pain Specialists of New Mexico.

The office building is a one-storey “territorial” styled building in keeping with design standards established for property.

Interventional Pain Specialists of New Mexico

Charles F. Pace, M.D.

4824 McMahon Blvd. NW, Suite 119 Albuquerque, NM 87114

p: 505-898-1595 f: 505-898-0846

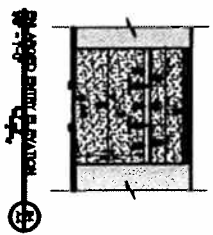
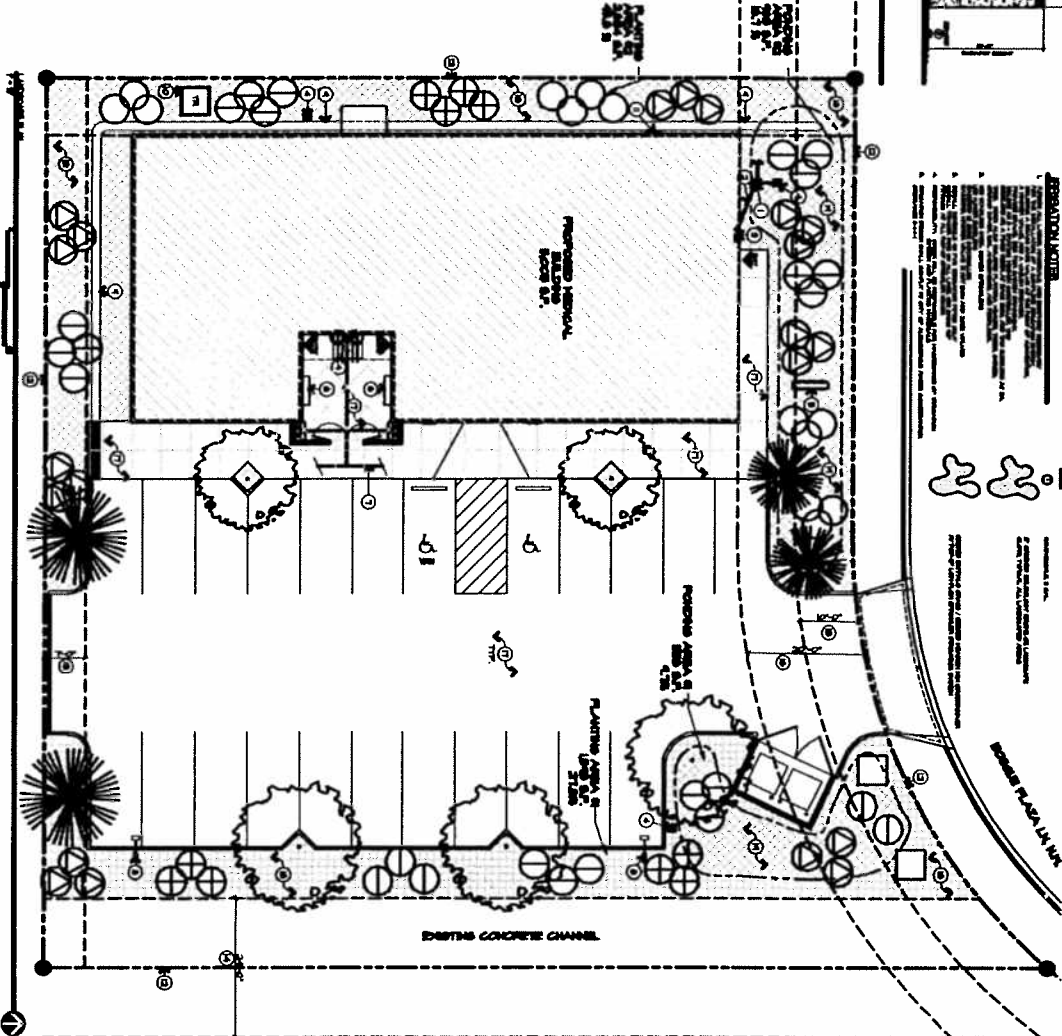
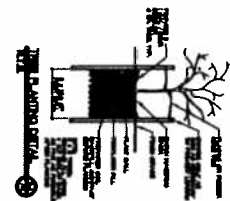
May 29, 2008

Property Address: 3620 Bosque Plaza Lane NW, Albuquerque, NM 87120

The above referenced property is owned by March ACM, LLC. We hereby authorize Village Architects and John Friedman to act as our agent before the City of Albuquerque Environmental Planning Commission.

 5/30/08
Charles F. Pace Date
March ACM, LLC Managing Member

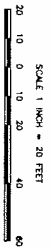
 5/30/08
Martha K. Pace Date
March ACM, LLC Managing Member

[illegible][illegible]

1. PROPOSED DATE OF FILE: APRIL 2014, 2015
 2. PROPOSED FILE NO.: 100
 3. FILE NO.: 100
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[illegible]

CREATED: 11/05/2009



MANHOLE
CATCH BASIN GRATE
GAS WATER

PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION

20.00

DRAINAGE DATA

OUTLET CHANNEL

PROPOSED CRESTED WEIR w/ C = 2.8

D = 0.6m/1.8

1.04 x (2.8x10⁻³)^{1.5}

L = 2.60 USE 3'

DRAINAGE DATA

AREAS FOR THE DRAINAGE CALCULATION TABLE AT LEFT IS BASED ON THE URBAN PORTION OF THE LOT AND OUNTS 4044 316 DRAINAGE AREA IS USED FOR THE URBAN AREAS 4044 AND DRAINAGE CHANNEL.

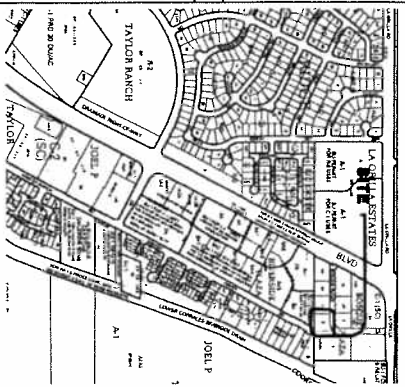
REGISTRATION INFORMATION

PERMANENT BENCHMARK

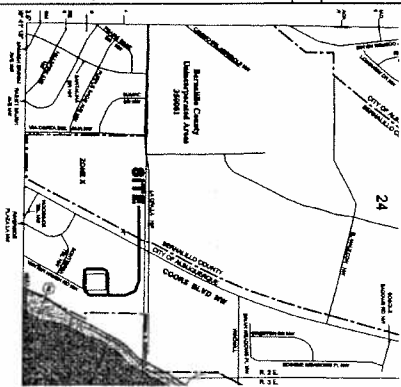
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[illegible]

Abstract



FEMA FIRM PANEL NO. 116



LEGAL DESCRIPTION

LOT 8-A, LANDS OF MARTIN L. TAYLOR

PERMANENT BENCHMARK

ACS 10-E12 ELEVATION 5009.741 (NAVD 83)



DR. PACE OFFICE BUILDING
3620 BOSQUE PLAZA LN NW
ALBUQUERQUE, NM

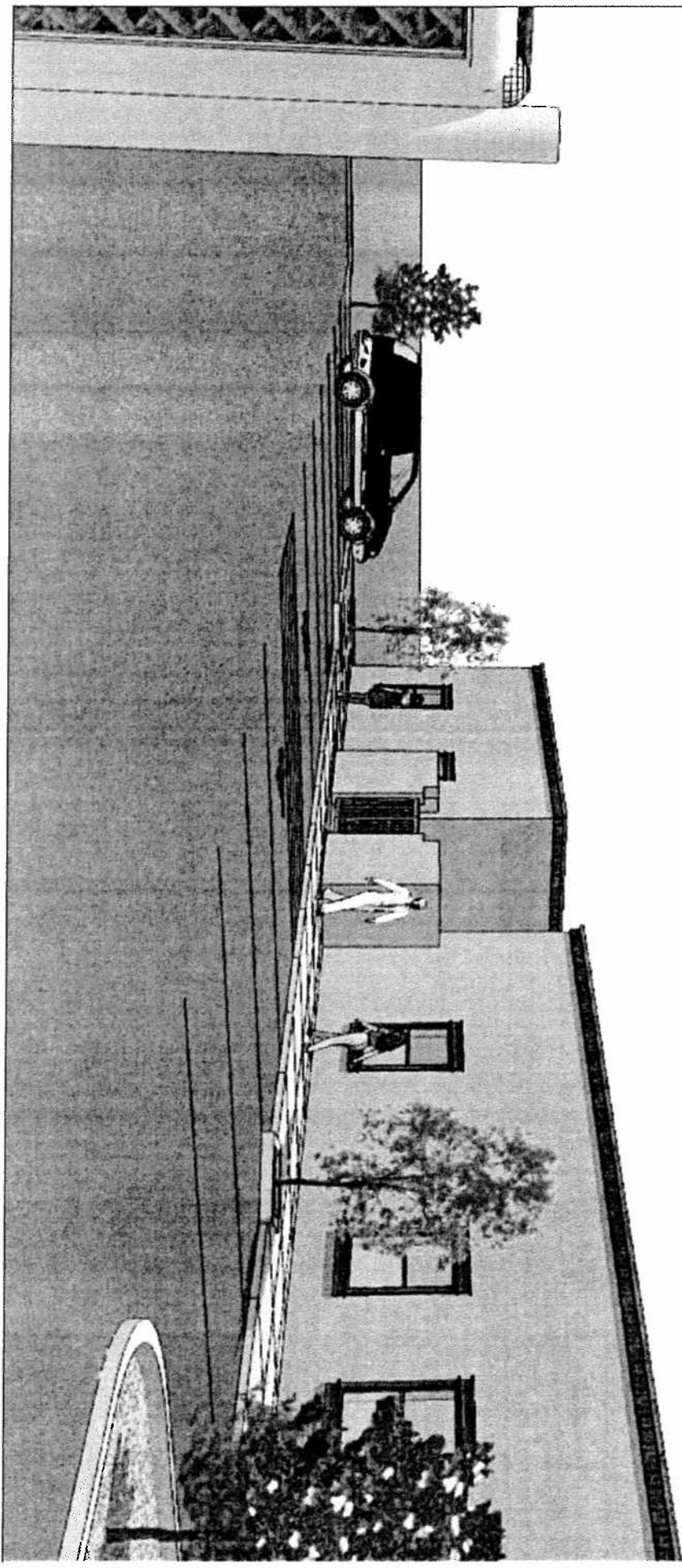
sheet title	design by	project no.
GRADING & DRAINAGE PLAN		
sheet date		

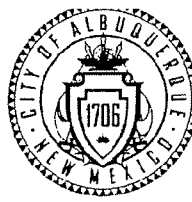
BORDENAVE DESIGNS

C2.1

**NEW OFFICE BUILDING
FOR DR. CHARLES PACE
3620 BOSQUE PLAZA LN, NW
ALBUQUERQUE, NM 87120
NORTHEAST PERSPECTIVE**

VILLAGE ARCHITECTS





City of Albuquerque

Date: May 19, 2008

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

TO CONTACT NAME: John Friedman
COMPANY/AGENCY: Village Architects LLC.
ADDRESS/ZIP: Box 328 Los Lunas, NM 87031
PHONE/FAX #: 865-0111 865-0111

Thank you for your inquiry of May 19, 2008 requesting the names of **All Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at: Lot 3, Bosque Plaza Subdivision 3620 Bosque Plaza Lane NW between south of La Orilla NW and east of Coors Blvd. NW, zone map page(s) E-12-Z.

Our records indicate that the **Neighborhood and/or Homeowner Associations Affected** by this proposal and the contact names are as follows:

Neighborhood or Homeowner Association

Contacts: Taylor Ranch

Brett Lopez
 4815 Northern Trail NW 87120 836-7831
 Rene Horvath
 5515 Palomino Dr. NW 87120 898-2114

Neighborhood or Homeowner Association

Contacts: Coors Trail

Janet Laro
 2924 River Willow Tr. NW 87120
 Jim Timmons
 2715 Pueblo Grande NW 87120 890-8471

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

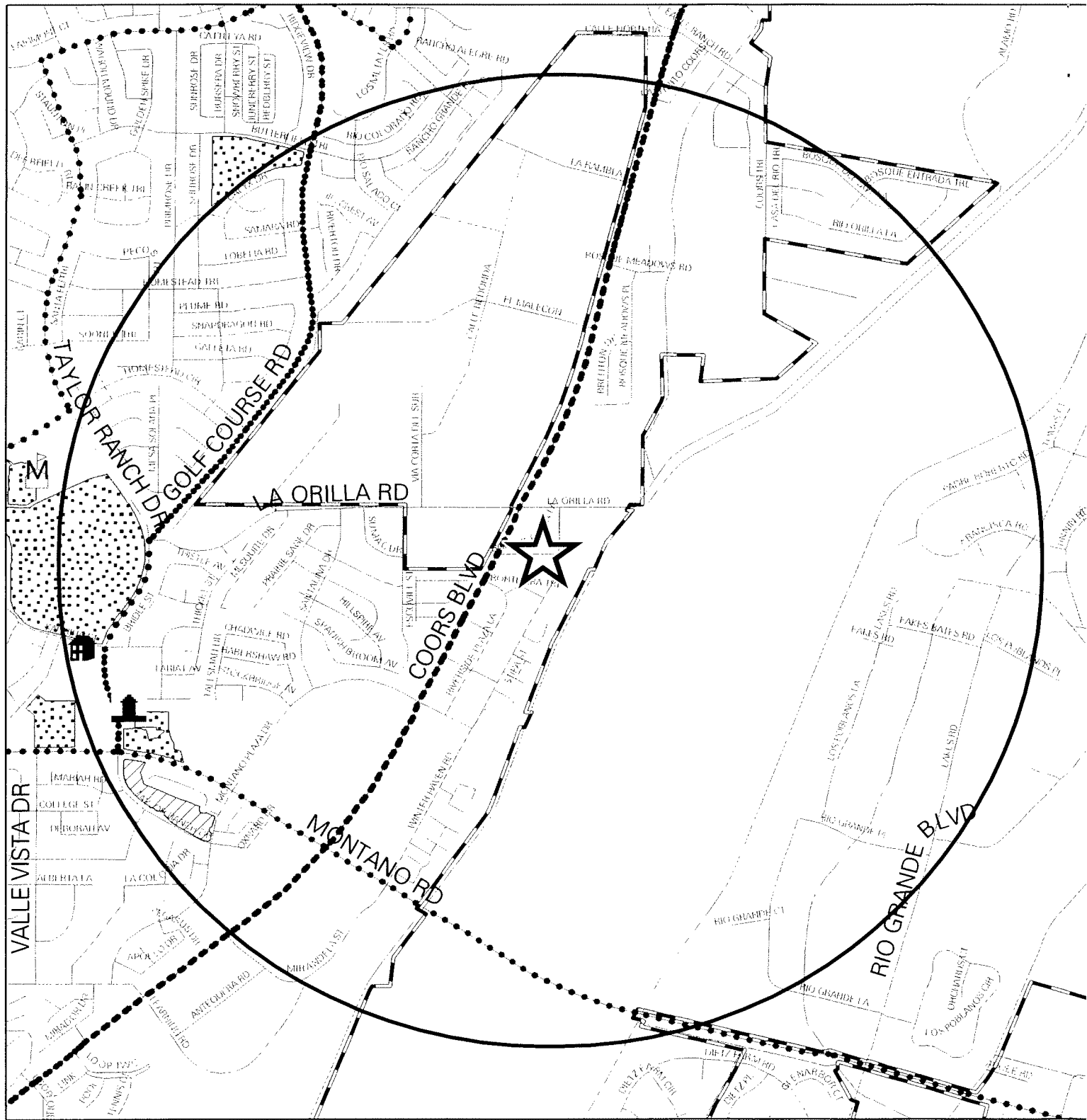
YES { } NO { x }

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

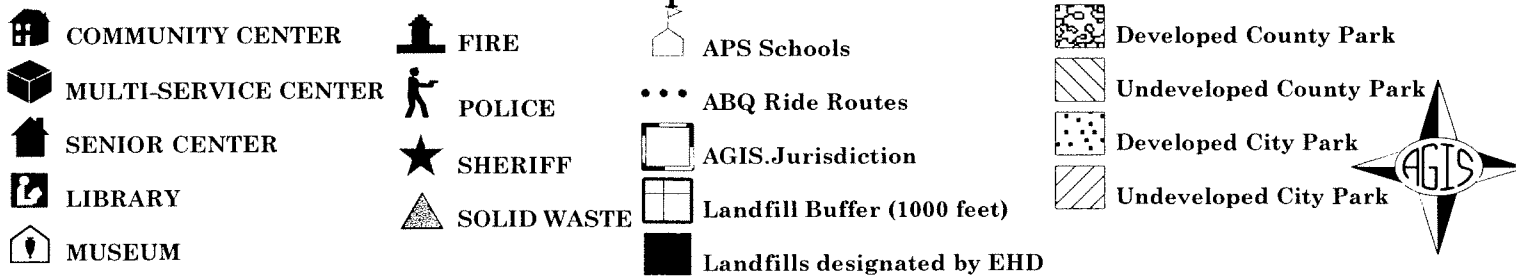
Sincerely,


 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

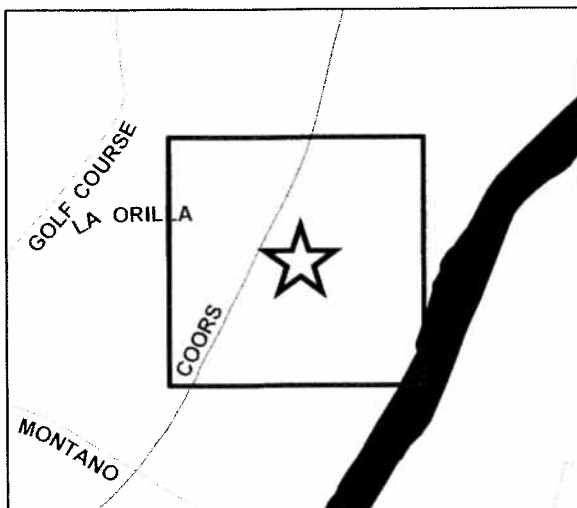
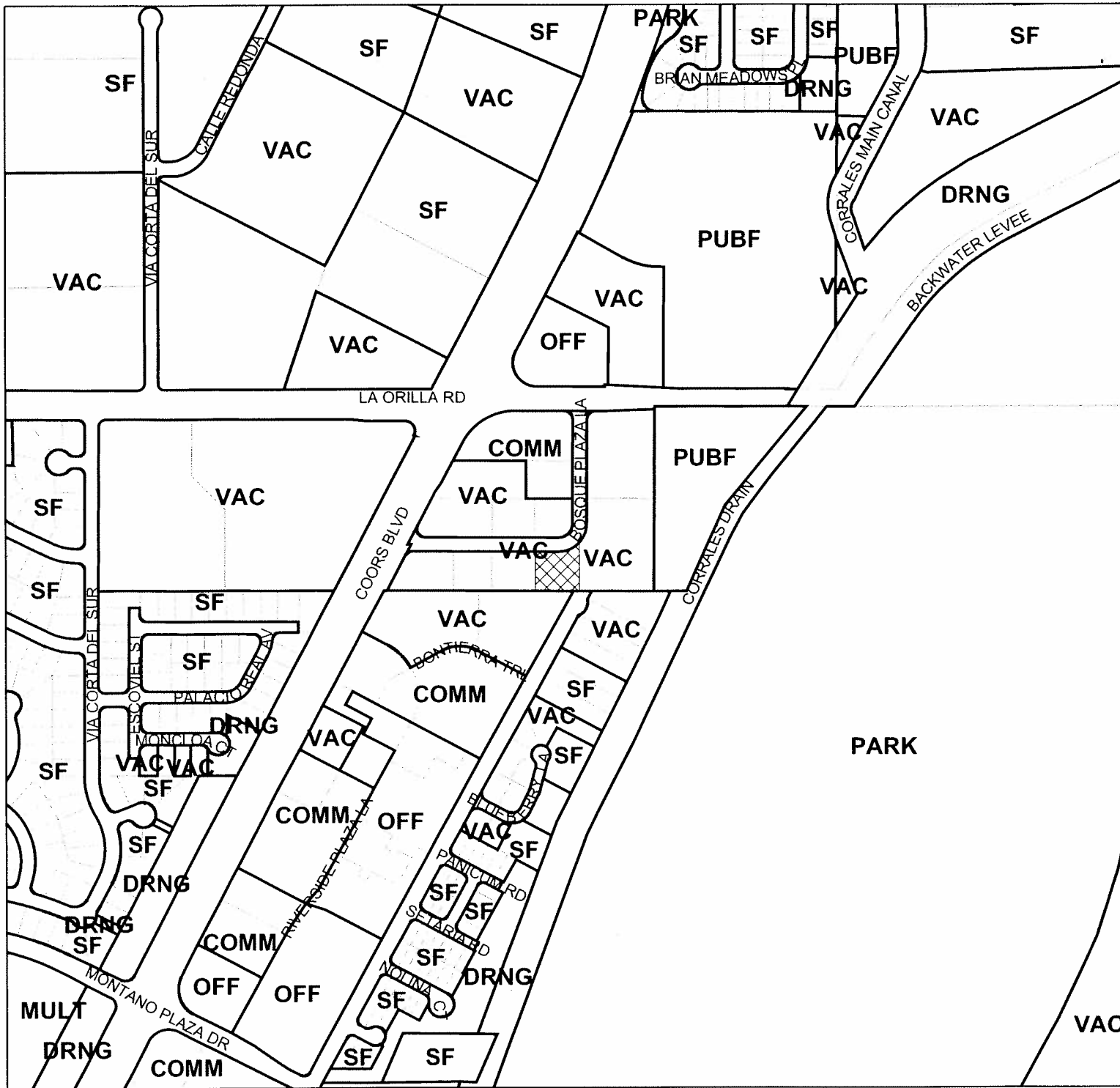


Public Facilities Map with One-Mile Site Buffer



Project Number: 1007313

0 0.5 1 Mile.



LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



1 inch equals 500 feet

Project Number:
1007313

Hearing Date:
July 17, 2008

Zone Map Page:
E-12

Additional Case Numbers:
08EPC-40059

