

APPLICATION NO. 03AAO-01798	PROJECT NO. 1000938
PROJECT NAME MANZANO MESA EAST	
EPC APPLICATION NO.	
APPLICANT / AGENT CONSENSUS PLAN..	PHONE NO. 764-9807
ZONE ATLAS PAGE L-21	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
AA ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED NSF	DATE 10/21/03	DATE	
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED PLE	DATE 10/23/03	DATE	
COMMENTS:			

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED BCB	DATE 10/24/03	DATE	
COMMENTS:			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

PLANNING (505) 924-3858 <i>Received 10/24/03</i>			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED <i>Bel. Paim</i>	DATE 10/29/03	DATE	
COMMENTS:			

(Return form with plat / site plan)



SUBDIVISION	Supplemental form S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<i>Administrative Amendment</i>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> ...for Subdivision Purposes			
<input checked="" type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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:

NAME: <u>GSL Properties, Inc.</u>	PHONE: <u>503-224-2554</u>
ADDRESS: <u>2164 S.W. Park Place</u>	FAX: <u>503-223-4463</u>
CITY: <u>Portland</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Consensus Planning, Inc.</u>	PHONE: <u>764-9801</u>
ADDRESS: <u>924 Park Avenue SW</u>	FAX: <u>842-5495</u>
CITY: <u>Albuquerque</u>	E-MAIL: <u>cp@consensusplanning.com</u>

DESCRIPTION OF REQUEST: Administrative Amendment to Site Plan for Building Permit for Five Refuse Enclosures and 13 Car Ports
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tract G3B Block: _____ Unit: _____
 Subdiv. / Addn. Manzano Mesa
 Current Zoning: SU-1 for R-2 Proposed zoning: N/A
 Zone Atlas page(s): L-21 No. of existing lots: 1 No. of proposed lots: N/A
 Total area of site (acres): 23.6 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 102105609018030302 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Stephen Moody Street SE
 Between: La Entrada Southern Blvd SE and Innovation Parkway SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1000938; 00128 00000 01647/01646/01645; 00110 00000 01644; 01450 00000 00719; 01450 00000 00719/716/715; Z-910; AZ-24; Z-96-31; Z-96-9

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

SIGNATURE [Signature] DATE 10/16/03
 (Print) Jim Strozier, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	AA	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete		<u>03AAA0 - 01798</u>	<u>AA</u>	<u>(4)</u>	\$ <u>4500</u>
<input type="checkbox"/> All fees have been collected		_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned		_____	_____	_____	\$ _____
<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		_____	_____	_____	\$ _____
		Hearing date <u>AA</u>			Total \$ <u>4500</u>

Prober best 10/20/03
 Planner signature / date

Project # 1000938

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- 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
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copies
- 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
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

- NA** Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:

- 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 tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

James K. Strozien, AICP
 Applicant name (print)
[Signature] 10/19/03
 Applicant signature / date

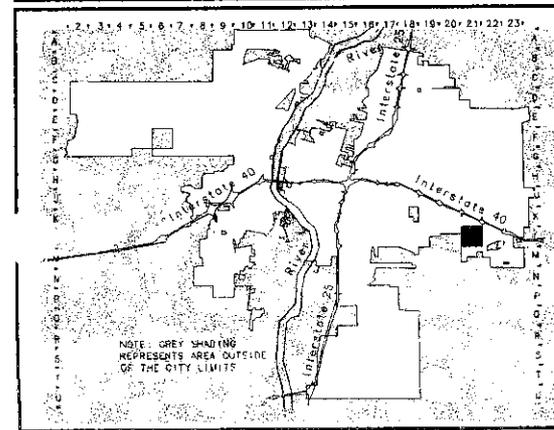
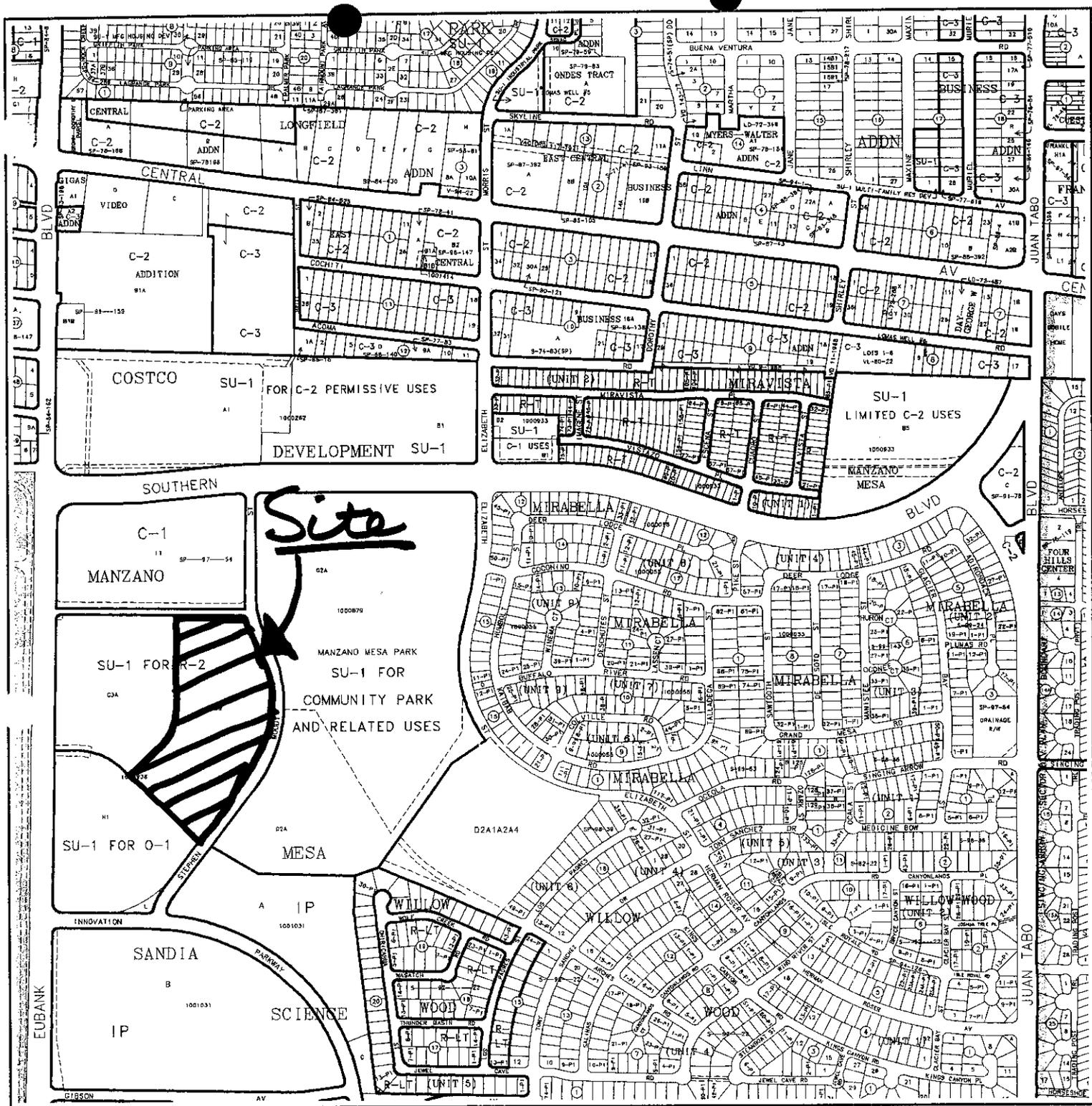


Form revised October 2003

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

Application case numbers
03AAA0-01798
 _____ - _____
 _____ - _____

[Signature] 10/20/03
 Planner signature / date
 Project # 1000938



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
L-21-Z
Map Amended through January 22, 2003

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. 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.

Applicant or Agent Signature / Date

10/16/03

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**

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. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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: 502 provided: 506
Handicapped spaces required: 16 provided: 16
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 170
provided: 140
 - 2. Other bicycle facilities, if applicable

C. Vehicular Circulation

- 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

Some as Approved Site Plan



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

*Some
as
Approved
Site
Plans*

- 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
- 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)

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: 4/7/2003

Same as A
Approved Site Plan

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
- 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.

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION SECTION (LDC)
 Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
 Front Counter Main Number (505) 924-3858 or 924-3895
 Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

BOSQUE SCHOOL / GYL PROPERTIES

AGENT

consensus Planning

ADDRESS

924 PARK AV. SW. 87102

PROJECT NO.

1000901 / 1000938

APPLICATION NO.

03AA0-01797 / 03AA-01798

\$ 441006 / 4983000 (DRB Cases)
⁴⁵⁰⁰
 S 4500 441006 / 4971000 (EPC & AA / LUCC / Appeals) X 2
 S 441018 / 4971000 (Notification)

\$ 90.00 Total amount due

10/20/2003 11:20AM LOC: ANN
 X
 RECEIPT# 00014333 WSN# 007 TRANSH# 0023
 Account 441006 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$90.00
 J24 Misc \$45.00

DUPLICATE
 City of Albuquerque
 Treasury Division

DUPLICATE
 City Of Albuquerque
 Treasury Division

10/20/2003 11:20AM LOC: ANN
 X
 RECEIPT# 00014334 WSN# 007 TRANSH# 0023
 Account 441006 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$90.00
 J24 Misc \$45.00
 VI 10/28/02 \$90.00
 CHANGE \$0.00

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UNIVERSITY OF CHICAGO
5401 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637
TEL: 773-936-3200
FAX: 773-936-3200
WWW: WWW.CHICAGO.EDU



October 20, 2003

Bob Paulsen
Development Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Paulsen:

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request an administrative amendment for five refuse enclosures and 13 carport structures at the Manzano Mesa East Apartments. The apartments are located west of Stephan Moody Street, between La Entrada and Innovation Parkway. The legal description of the property is Tract G3B, Manzano Mesa Subdivision, on Zone Atlas Page L-21.

The five refuse enclosures will be constructed according to City standards. Materials and colors for the enclosures will be consistent with the apartments. The enclosures will occupy 10 previously approved parking spaces. The total parking spaces provided (506) will still meet the total required (502).

The carport will have white framing and the roofing material will be galvanized aluminum with matte finish, as specified in the previously approved site plan.

This request is consistent with the use and other requirements approved by the EPC in the Site Development Plan for Building Permit being amended (Project # 1000938, Case # 00128 00000 01647, 01450 00000 00719; see attached approved Site Development Plan for Building Permit).

Please do not hesitate to contact me at 764-9801 if you have any questions or desire any additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

C: David Bantz, GSL Properties, Inc.

October 16, 2003

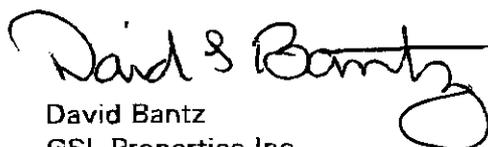
Bob Paulsen
Development Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Tract G3B, Manzano Mesa, Zone Atlas Page L-21

Dear Mr. Paulsen:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for an Administrative Amendment to the Site Development Plan for Building Permit. The property is located at 701 Stephen Moody St. SE. The administrative amendment is to allow five refuse enclosures and 13 carport structures for the apartment complex at this address.

Sincerely,



David Bantz
GSL Properties Inc.
2164 Southwest Park Place
Portland, OR 97205