

APPLICATION NO. <b>DLAA-00657</b>	PROJECT NO. <b>1002119</b>
PROJECT NAME <b>VET. SURG. SPEC. OF NM</b>	
EPC APPLICATION NO.	
APPLICANT / AGENT <b>HUITT-ZOLLARS INC</b>	PHONE NO. <b>883-8114</b>
ZONE ATLAS PAGE <b>G-17</b>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), <b>(AA)</b>	

# ONE STOP COMMENT FORM LOG

**HYDROLOGY DEV (505) 924-3986**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>BLB</b>	DATE <b>4/28/04</b>	DATE

COMMENTS:

**UTILITY DEV (505) 924-3989**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>BLB</b>	DATE <b>4/28/04</b>	DATE

COMMENTS:

**TRANSPORTATION DEV (505) 924-3990**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>WJ</b>	DATE <b>4-28-04</b>	DATE

COMMENTS:

**PARKS AND REC (505) 768-5328**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

**PLANNING (505) 924-3858** *Rec. 4/29/04*

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>[Signature]</i>	DATE <b>5/6/04</b>	DATE

COMMENTS:

**APPROVED**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

- SUBDIVISION**
- Major Subdivision action
  - Minor Subdivision action
  - Vacation **V**
  - Variance (Non-Zoning)

- SITE DEVELOPMENT PLAN** <sup>ADMIN.</sup> **AMENDMENT P**
- ... for Subdivision Purposes
  - ... for Building Permit **AA**
  - IP Master Development Plan
  - Cert. of Appropriateness (LUCC) **L**

- STORM DRAINAGE** **D**
- Storm Drainage Cost Allocation Plan

Supplemental form **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)

- APPEAL / PROTEST of...** **A**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: PDS Properties LLC PHONE: 883-8387  
 ADDRESS: 5305 Prospect Ave NE FAX: \_\_\_\_\_  
 CITY: Albuq. STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: Peter Schwarz  
 AGENT (if any): John Hooker / Hewitt-Zollars, Inc. PHONE: 883-8114  
 ADDRESS: 6501 Americas Plaza NE FAX: 883-5022  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: jhooker@hewitt-zollars.com

DESCRIPTION OF REQUEST: Administrative amendment - to change parking lot screen wall to solid hedge.

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. A1A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Vol-Andia Addition  
 Current Zoning: SU-1, 01 USES & VET CLINIC Proposed zoning: N/A  
 Zone Atlas page(s): 6-17 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1.35 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101706014950921522 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery & Morningside (SE.C.)  
 Between: CARLISLE BLVD. NE and WASHINGTON ST. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
DRB App. no. 02-01594 (SBP) and 02-01705

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

SIGNATURE John Hooker DATE 4/20/04  
 (Print) JOHN A. HOOKER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04AA</u>	<u>AA</u>	<u>PH</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>45.00</u>

Hearing date NA (AA)  
Barker 4/27/04  
 Planner signature / date

Project # 1002119

**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** 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
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) **\$4500**
- Any original and/or related file numbers are listed on the cover application

**NOTE:** The next two items are also required only if the square footage change is 2% or more.

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

**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:

- Co-location 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 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.

John H. Hooker  
 Applicant name (print)  
JOHN H. HOOKER 4/20/04  
 Applicant signature / date

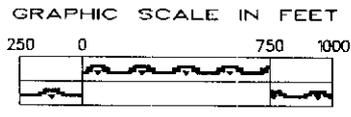
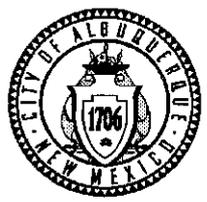
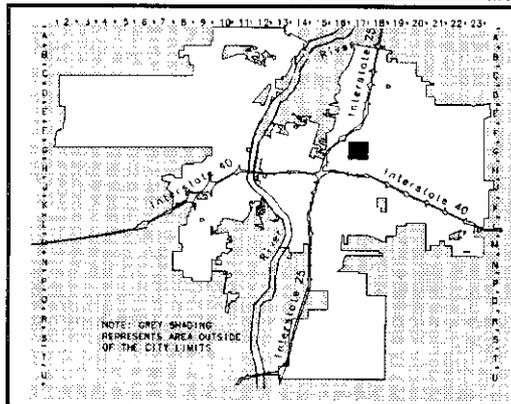
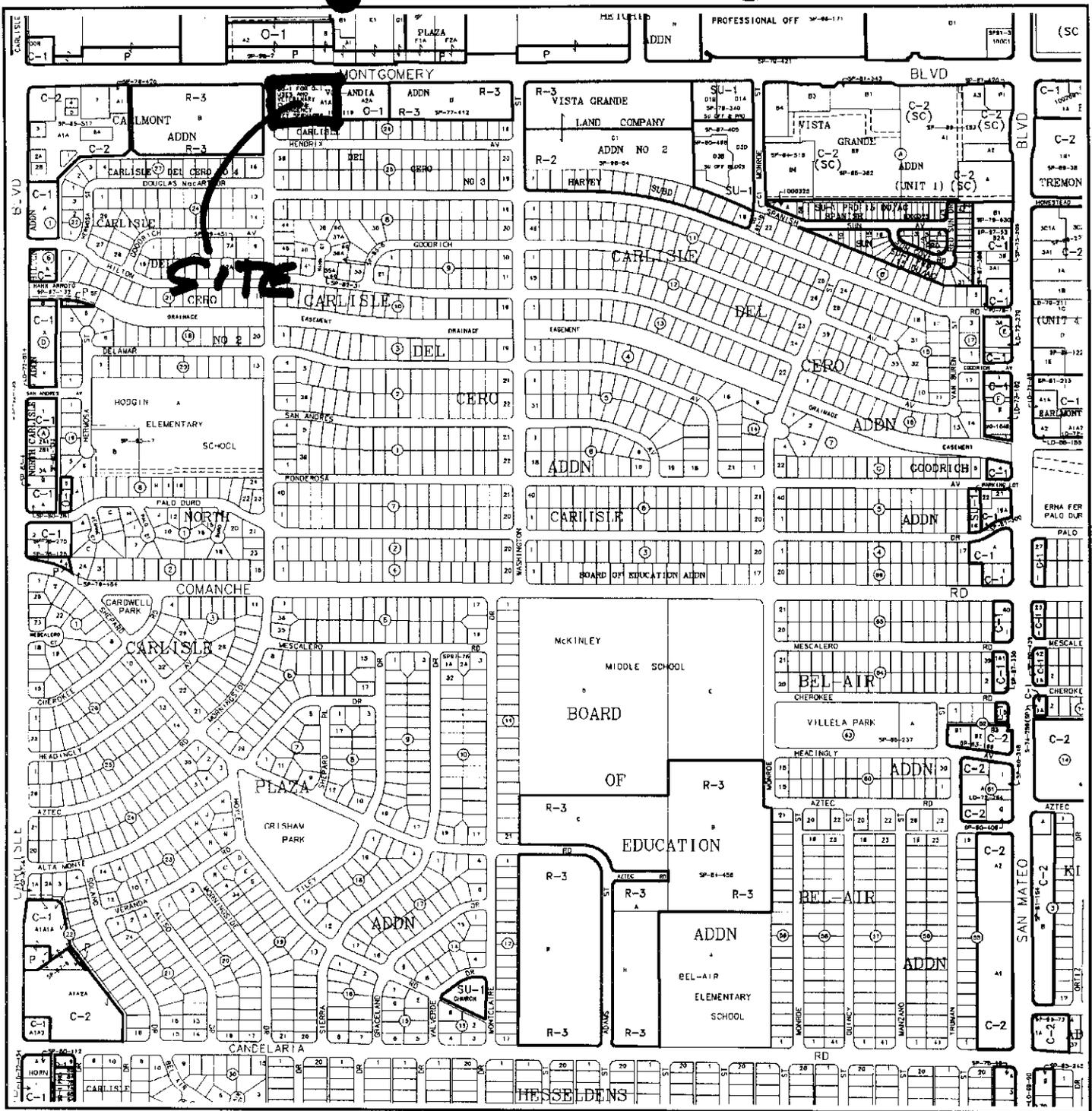


Form revised 5/03 and October 2003

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

Application case numbers  
04AA - 00657  
 \_\_\_\_\_  
 \_\_\_\_\_

Parker 4/27/04  
 Planner signature / date  
**Project # 1002119**



**A** lbuquerque **G** eographic **I** nformation **S** ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004

**Zone Atlas Page**

**G-17-Z**

Map Amended through April 02, 2004

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME PDS PROPERTIES LLC  
 AGENT 50 HUITT-ZOLLARS, INC.  
 ADDRESS 6501 AMERICAS PRKWAY NE  
 PROJECT & APP # 1002119 / 01AA-00657  
 PROJECT NAME NET. SURG. SPEC. OF N.M.

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee  
 \$ \_\_\_\_\_ 441006/4983000 DRB Actions  
 \$ 45<sup>00</sup> 441006/4971000 EPC(AA)LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 45<sup>00</sup> TOTAL AMOUNT DUE

**\*\*\*NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

**BRITTON**  
CONSTRUCTION, INC.

4-11-04

026243

P.O. BOX 80194 ALBUQUERQUE, NM 87198  
 304 INDIANA S.E. ALBUQUERQUE NM 87108  
 (505) 268-2626

4500

FIRST STATE BANK  
 P.O. Box 797, Taos NM 87571  
 P.O. Box 3686, Albuquerque NM 87190  
 95-145/1070

**\*\*\*DUPLICATE\*\*\***  
 City of Albuquerque Construction  
 Treasury Division

Forty five & no/100

City of Albuquerque

04/27/2004 011PM LOC: ANNX  
 RECEIPT 00024937 000000 TRANS# 0067  
 Account 441006 Fund 0110  
 Activity 4971000 TRSDMM

⑈026243⑈ ⑆107001452⑆ 32004  
 Trans. Amt \$45.00  
 J24 Misc \$45.00  
 CK \$45.00  
 CHANGE \$0.00

16 April 2004

Chairman  
Design Review Board  
City of Albuquerque

## REQUEST FOR ADMINISTRATIVE APPROVAL OF SITE PLAN AMENDMENT IN SU-1 ZONE

DRB Application No. 02-01594 (SBP) and 02-01705  
Project no. 1002119  
4000 Montgomery Blvd. NE (SE corner of Morningside and Montgomery)

Huitt-Zollars, Inc. on behalf of the Owner, Peter D Schwarz, dba PDS Properties, LLC, requests approval to delete a masonry screen wall between the west parking lot and sidewalk, replacing it with a solid hedge. We believe that the hedge will effectively screen the fronts of the parked vehicles from the pedestrians on the sidewalks and the drivers on the adjacent streets.

Respectfully submitted,  
Huitt-Zollars, Inc.



John Hooker, AIA

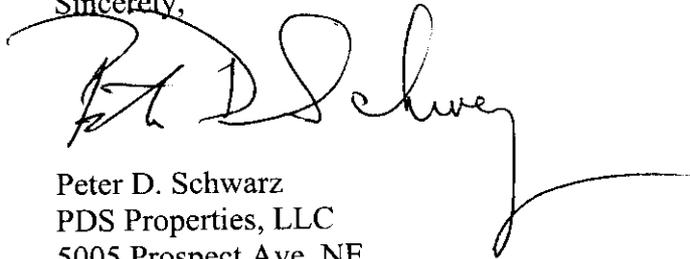
N.B. WALL DESIGNED 3'-0" HIGH w/ SHRUBS IN FRONT. TO BE  
REPLACED w/ JUST SHRUBS - EVERGREEN "SILVERBERRY"  
(ELEAGNUS), PLANTED 18" H @ 3'-0" O.C. - MATURE WITHIN  
24 MO., TRIMMED TO 36" H. x 3'-0" WIDS AS A SOLID HEDGE.

April 17, 2004

To Whom It May Concern:

This is a letter of authorization for John Hooker, AIA of Huitt-Zollars, Inc, 6501 Americas Parkway, NE Suite 550, Albuquerque, NM 87110 to serve as my agent in regards to the site plan changes requested for my development property located at 4000 Montgomery (S.E. corner of Montgomery and Morningside). I am the sole owner of this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter D. Schwarz". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Peter D. Schwarz  
PDS Properties, LLC  
5005 Prospect Ave, NE  
Albuquerque, NM 87110  
(tel) 883-8387  
(fax) 884-6679



OFFICIAL NOTICE

RECEIVED  
FEB 03 2003  
HUITT-ZOLLARS INC

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

1-31-2003

**11. Project # 1002119**  
02DRB-01594 Major-SiteDev Plan BldPermit  
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s).  
[REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17)

At the January 29, 2003, Development Review Board meeting, the Site Plan for Building Permit was approved with final signoff delegated to Utilities Development and City Engineer (for SIA). The infrastructure list dated 1/29/03 was approved.

The preliminary plat was approved with final sign off delegated to Transportation Development.

If you wish to appeal this decision, you must do so by February 13, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Roger Green  
Acting, DRB Chair

Cc: Peter Schwarz DVM, 5005 Prospect Ave NE, 87110  
Lawrence Ortiz, Huitt Zollars Inc., 6501 Americas Pkwy NE, Suite 550, 87110  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File