



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: r rb@tierrawestllc.com
 APPLICANT: Sapir Ben Sapir Family Trust c/o Edward Chayet CO-Trustee PHONE: _____
 ADDRESS: 11012 Ventura Blvd 358 FAX: _____
 CITY: Studio City STATE CA ZIP 91604 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Right Of Way

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. 023 031 N, 023 031W, Parcel A-2, Parcel B, Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Snow Heights Add.
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No _____
 Zone Atlas page(s): H-20-Z UPC Code: 102005952217241503, 102005950918741505,
102005948620941515, 102005946822641520

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1001081

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 4 No. of proposed lots: 4 Total site area (acres): 6.698 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Heights Cir NE
 Between: Menaul Blvd NE and Eubank Blvd NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 1/26/18
 (Print Name) JOEL HERNANDEZ Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04) (PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- N/A** The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

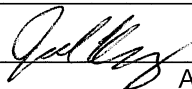
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon 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.

Joel Hernandez, P.E.

 Applicant name (print)


 Applicant signature / date



Form revised 4/07

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

_____ Planner signature / date
 _____ Project #

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

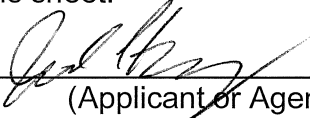
4. TIME

Signs must be posted from _____ To _____.

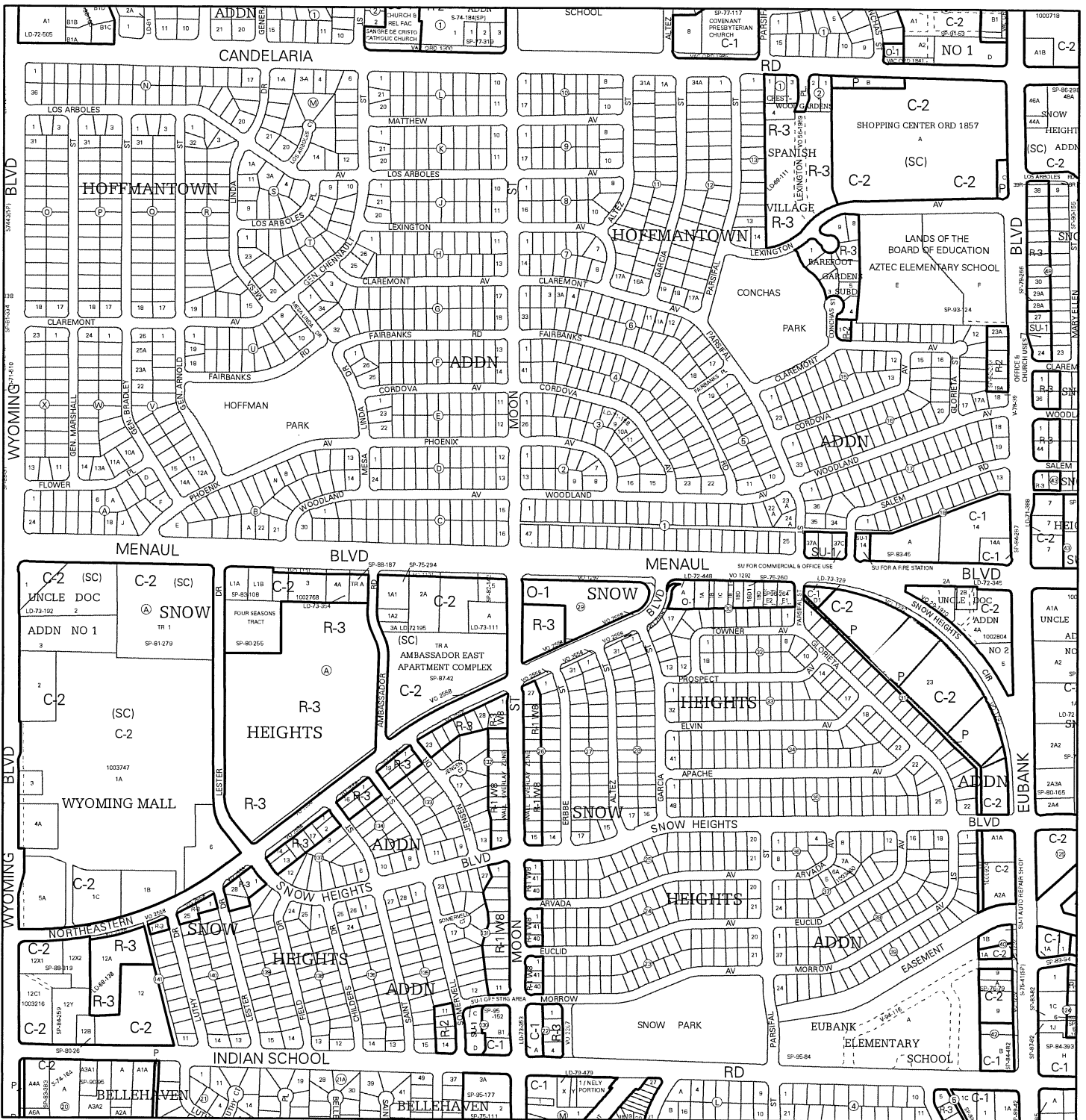
5. REMOVAL

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

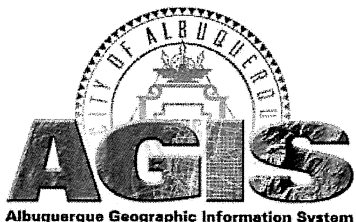
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 _____, 1/26/18
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)



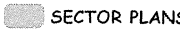





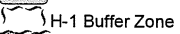

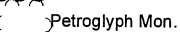
For more current information and details visit: <http://www.cabq.gov/gis>



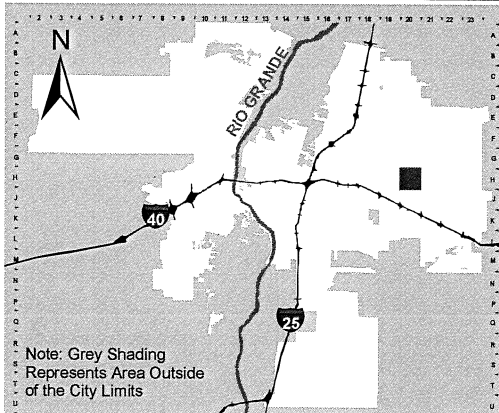
Map amended through: 1/28/2016

Zone Atlas Page:
H-20-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

Note: Grey Shading Represents Area Outside of the City Limits



0 750 1,500 Feet



TIERRA WEST, LLC

January 26, 2018

Ms. Kym Dicome
Planning Manager, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC RIGHT-OF-WAY
(SNOW HEIGHTS CIRCLE NE)
023 031N TRI, 023 031 W, PARCEL A-2, PARCEL B
SNOW HEIGHTS ADDITION
ZONE ATLAS PAGE: H-20-Z**

Dear Chairwoman Dicome:

Tierra West LLC, on behalf of Ben Sapir Family Trust C/O Edward Chayet CO-Trustee, LLC, requests the vacation of public right-of-way of Snow Heights Circle NE.

The site is located on Menaul Boulevard NE between Eubank Boulevard NE and Glorieta Street NE. The right of way to be vacated has frontage along Lots 23 Parcel A-2 and Parcel B, of Snow Heights Subdivision and Lots 1, 2A, 2B, 2C, 3, 4, 5 of Uncle Doc Subdivision Unit 2.

This vacation request will facilitate the redevelopment of the area and consolidate several tracts of land into one parcel. This action was previously applied for and last approved by the DRB in 2005. Due to some complications in the development the right of way was not incorporated into the adjoining property and the action expired. After that time we entered into the recession and the property has sat dormant since. The owner is now ready to complete the EPC approval of the site development plan for which vacation of the public right of way is a necessary first step.

The vacation does not violate any property rights against the will of the owner, nor will it land lock any parcels that will not be granted access in the redevelopment process. The public welfare is in no way served by retaining this public right-of-way. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. We feel there will be a net benefit to the public because the development made possible by the vacation is clearly more beneficial to surrounding area than the minor detriment resulting from the vacation.

If the vacation action is recommended for approval by the DRB we will work with the City Council and real property to complete the action. If that is approved by City Council a new plat will be prepared and submitted to the DRB. After the vacation process all lots will continue to have access from Menaul or Eubank. We are in the process of completing the approved EPC action and applying for an updated vacation request. We have enclosed a copy of the conceptual site plan for your review.

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

In addition, we request that all the right of way be assembled into the southern tract, Lot 23 to facilitate the redevelopment of the parcel. We are in the process of reaching out to the adjoining lot owners to confirm their concurrence. In our opinion, the elimination of this right of way will not violate any property rights of the adjoining parcels, planning policies or plans in the area. We believe the vacation is in the public's best interest by reducing a potential traffic safety hazards the circle creates.

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

Sincerely,



for Ronald R. Bohannon, PE

cc: Mr. Michael Sapir
Mr. Darren Sowell

JN: 2017082


January 25, 2018

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

**RE: VACATION OF PUBLIC RIGHT-OF-WAY
023 031N TRI, 023 031 W, PARCEL A-2, PARCEL B
SNOW HEIGHTS ADDITION
ZONE ATLAS PAGE: H-20-Z**

Dear Chairwoman Dicome:

The purpose of this letter is to authorize Tierra West LLC to act as the agent on behalf of Ben Sapir Family Trust C/O Edward Chayet CO-Trustee, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

SAPIR FAMILY TRUST
Print Name MICHAEL SAPIR, TRUSTEE

Signature
TRUSTEE / DEVELOPER
Title
1/25/18
Date

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone
North Eastern Association of Residents	Jo	Martin	2208 Lester Drive NE, #409	Albuquerque	NM	87112	
North Eastern Association of Residents	Matt	Bohnhoff	9500 Arvada Avenue NE	Albuquerque	NM	87112	5052200519
Conchas Park NA	Lise	Watkins	9311 Claremont Avenue NE	Albuquerque	NM	87112	5757704952
Conchas Park NA	raChelle	Karman	9122 Claremont Avenue NE	Albuquerque	NM	87112	

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: February 5, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

TW

TIERRA WEST, LLC

January 25, 2018

Ms. Lise Watkins
Conchas Park NA
9311 Claremont Avenue NE
Albuquerque, NM 87112

**RE: VACATION OF PUBLIC RIGHT-OF-WAY (SNOW HEIGHTS CIRCLE NE)
023 031N TRI, 023 031 W, PARCEL A-2, PARCEL B SNOW HEIGHTS ADDTION
ZONE ATLAS PAGE: H-20-Z**

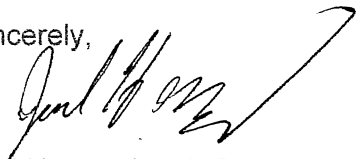
Dear Ms. Watkins:

Attached for your use/file is our request to the DRB chair dated January 25, 2018. This request is for approval of a Vacation of Public Right-Of-Way of Snow Heights Circle NE, consisting of ±6.7 acres, for hearing date February 21, 2018.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-46600. A facilitated meeting request must be received by ADR by: February 5, 2018.

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

Sincerely,



Joel Hernandez, P.E.

Enclosure/s

cc: Jo Martin, North Eastern Association of Residents
Matt Bohnhoff, North Eastern Association of Residents
Rachelle Karman, Conchas Park NA
Mr. Michael Sapir
Mr. Darren Sowell

JN: 2017082
RRB/rs/jg

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



TIERRA WEST, LLC

January 25, 2018

Mr. Rachelle Karman
Conchas Park NA
9122 Claremont Avenue NE
Albuquerque, NM 87112

**RE: VACATION OF PUBLIC RIGHT-OF-WAY (SNOW HEIGHTS CIRCLE NE)
023 031N TRI, 023 031 W, PARCEL A-2, PARCEL B SNOW HEIGHTS ADDTION
ZONE ATLAS PAGE: H-20-Z**

Dear Ms. Karman:

Attached for your use/file is our request to the DRB chair dated January 25, 2018. This request is for approval of a Vacation of Public Right-Of-Way of Snow Heights Circle NE, consisting of ± 6.7 acres, for hearing date February 21, 2018.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-46600. A facilitated meeting request must be received by ADR by: February 5, 2018.

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

Sincerely,

Joel Hernandez, P.E.

Enclosure/s

cc: Jo Martin, North Eastern Association of Residents
Matt Bohnhoff, North Eastern Association of Residents
Lise Watkins, Conchas Park NA
Mr. Michael Sapir
Mr. Darren Sowell

JN: 2017082
RRB/rs/jg

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(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TOWN

TIERRA WEST, LLC

January 25, 2018

Mr. Matt Bohnhoff
North Eastern Association of Residents
9500 Arvada Avenue NE
Albuquerque, NM 87112

**RE: VACATION OF PUBLIC RIGHT-OF-WAY (SNOW HEIGHTS CIRCLE NE)
023 031N TRI, 023 031 W, PARCEL A-2, PARCEL B SNOW HEIGHTS ADDTION
ZONE ATLAS PAGE: H-20-Z**

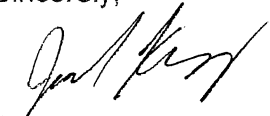
Dear Mr. Bohnhoff:

Attached for your use/file is our request to the DRB chair dated January 25, 2018. This request is for approval of a Vacation of Public Right-Of-Way of Snow Heights Circle NE, consisting of ±6.7 acres, for hearing date February 21, 2018.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-46600. A facilitated meeting request must be received by ADR by: February 5, 2018.

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

Sincerely,


Joel Hernandez, P.E.

Enclosure/s

cc: Jo Martin, North Eastern Association of Residents
Lise Watkins, Conchas Park NA
Rachelle Karman, Conchas Park NA
Mr. Michael Sapir
Mr. Darren Sowell

JN: 2017082
RRB/rs/jg

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TW

TIERRA WEST, LLC

January 25, 2018

Mr. Jo Martin
North Eastern Association of Residents
2208 Lester Drive NE, #409
Albuquerque, NM 87112

**RE: VACATION OF PUBLIC RIGHT-OF-WAY (SNOW HEIGHTS CIRCLE NE)
023 031N TRI, 023 031 W, PARCEL A-2, PARCEL B SNOW HEIGHTS ADDTION
ZONE ATLAS PAGE: H-20-Z**

Dear Mr. Martin:

Attached for your use/file is our request to the DRB chair dated January 25, 2018. This request is for approval of a Vacation of Public Right-Of-Way of Snow Heights Circle NE, consisting of ±6.7 acres, for hearing date February 21, 2018.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-46600. A facilitated meeting request must be received by ADR by: February 5, 2018.

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

Sincerely,



Joel Hernandez, P.E.

Enclosure/s

cc: Mr. Michael Sapir
Mr. Darren Sowell

JN: 2017082
RRB/rs/jg

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



Date: January 17, 2003

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project Project # 1001081**
02EPC-01776 EPC Site Development Plan-Building
Permit
02EPC-01777 EPC Site Development Plan-
Amendment to Subdivision

Menaul Development Three LLC
10801 Lomas NE, STE 215
Albuq. NM 87112

LEGAL DESCRIPTION: for all or a portion of Lot(s)
23, **Snow Heights Addition**, zoned C-2 (SC), located
on MENAUL BLVD. NE, between EUBANK BLVD.
NE and GLORIETTA ST. NE, containing
approximately 11 acre(s). (H-20) Makita Hill, Staf
Planner

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1001081/ 02EPC 01776, a request for amendment to an existing site development plan for subdivision for Lot 23, Snow Heights Addition, located on Menaul Boulevard NE between Eubank Boulevard NE and Glorietta Boulevard NE, zone C-2 and C-2 Shopping Center, containing approximately 10.65 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for subdivision for Lot 23, Snow Heights Addition, located on Menaul Boulevard NE between Eubank Boulevard NE and Glorietta Boulevard NE. The subject site is zoned C-2 and C-2 Shopping Center. The subject site contains approximately 10.65 acres and currently contains vacant commercial strip-mall buildings and existing individual commercial businesses.
2. The proposed amendment to the existing site development plan for subdivision has been presented in two forms, Option A and Option B. Option A is a proposed 9-lot subdivision amendment that would facilitate development of a shopping-style development, and reflects concepts for development of the central and fringe areas of the site as indicated on the original site plan for subdivision. Option B is a proposed two-lot subdivision amendment that would facilitate development of a home improvement warehouse type of development.

3. The request is consistent with the Established Urban goal and most of the related policies in the Comprehensive Plan in that the proposed Option A and Option B amendments to the existing site development plan for subdivision would facilitate development that respects the existing adjacent neighborhood, would utilize vacant and underused land with existing City services, would locate in an existing shopping center site, and offers a quality design that will be a benefit to the area (Policies d, e, j, l). Off-site traffic mitigation measures are not fully resolved with this request, and until resolved, the request does not comply with Policy k regarding potential traffic impacts on residential areas.
4. The proposed Option A and Option B amendment to the existing site development plan for subdivision is consistent with Enhanced Transit Corridor design standards as established in the Centers and Corridors component of the Comprehensive Plan in that Option A and Option B complies with design standards for sidewalk, pedestrian access to existing transit stops, and peripheral landscaping along Menaul Boulevard and Eubank Boulevard. The proposed parcel 2's retail building, located adjacent to Menaul, should provide an entrance to Menaul to comply with the street entrance building design standard.
5. The City Zoning Code defines a site development plan for subdivision as follows: "The site, proposed use, pedestrian and vehicular ingress and egress, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (Section 14-16-1-5, Definitions). The following issues are unresolved with respect to the proposed subdivision of the subject site:
 - a. The property boundaries surrounding the existing Octopus Car Wash business are drawn such that while an accurate survey, is not presented at a scale relative to its surroundings and appears to be incorrect.
 - b. Individual parcel surveys defining the location of the car wash and gas pumps are not shown.
 - c. The commercial building illustrated to the west does not exist and is not proposed for development under this request.
 - d. As a whole, the car wash site and adjacent property is not a part of this request: this status should be reflected on the site development plan for subdivision.
6. The proposed Option B amendment to the existing site development plan for subdivision does not conform to development standards for Enhanced Transit Corridors as expressed in the Centers and Corridors component of the Comprehensive Plan in that the proposed optional amendment does not facilitate development of new buildings that provide street entrances to Menaul Boulevard.
7. The proposed Option A and Option B amendments to the existing site development plan for subdivision are not in compliance with current City design standards regarding off-site traffic mitigation measures. As a condition of off-site traffic mitigation, the site plans indicate two right turn lanes on Menaul Boulevard that turn southward onto Eubank Boulevard. The existence of the right-of-way for these lanes as drawn on the site plans should be determined prior to final DRB sign-off.

8. The proposed Option A and Option B amendments to the existing site development plan for subdivision are not in compliance with minimum landscape requirements as established in Section 14-16-3-10 of the City Zoning Code. New site plans submitted by the applicant indicate a new configuration for Option A's proposed parcel 1 that illustrates compliance with the City's minimum landscape requirements.
9. The Zoning Code Division has noted that Option A's proposed parcels 1, 6, and 7 lacks an eight (8)-foot sidewalk on the west and southwest facades of the their respective proposed buildings as required by Section 14-16-3-1 subsection G, Pedestrian Connections, of the City Zoning Code. The comments have been reviewed, and apply to the subject site as follows.
 - a. Parking spaces do not abut Option A's proposed parcel 1 on either the west or southwest façade, therefore this regulation does not apply to this proposed parcel.
 - b. Parking spaces abut the southwest elevations of Option A's proposed parcels 6, 7, and 8. The regulation applies to these parcels.
 - c. The regulation requires a pedestrian sidewalk, minimum 8 feet in width, to be provided along the facades to which the parking spaces abut. Application of this regulation alone will result in provision of pedestrian sidewalk access to a customer entrance.
 - d. The regulation should be cited, and additional language included, to require a pedestrian sidewalk, minimum 8 feet in width, to connect areas containing the parking spaces abutting the southwest elevations of Option A's proposed parcels 6, 7, and 8 to the pedestrian sidewalk abutting the southwest elevations of Option A's proposed parcels 6, 7, and 8 to the pedestrian sidewalk abutting the southeast elevation of Option A's proposed parcel 9.
10. There has been a meeting between the developer and City staff regarding transportation and landscaping design standards for the subject site. It is the understanding of staff that the applicant is prepared to address all outstanding issues pertaining to this request to the satisfaction of City staff.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The following conditions of approval pertain to off-site traffic mitigation measures as recommended by Public Works and the City Engineer:

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements or payment in lieu thereof as agreed to by the City's Traffic Engineer, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site. Those recommendations are identified in the TIS and addendums dated March 11, 2001 and January 6, 2003
 - c. The recommendations identified in the TIS for this site, including the addendums, related to access must be provided for. All site driveways shall be approved by the City of Albuquerque Traffic Engineer.
 - d. Right turn decel lanes at the major access points to the development are required.
 - e. Provide cross access agreements to/from all parcels subject to this plan.
 - f. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - g. Re-plat is required.
 - h. See prior comments regarding utility issues.
 - i. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
3. The applicant shall re-locate one or both of the two monument signs proposed for the area of the site abutting Eubank Boulevard to ensure that there is a minimum of 300 feet of separation between the signs. The applicant shall also clarify the square footage of the proposed monument signs. The C-2 Shopping Center signage regulations (Section 14-16-3-2-B4) establish a maximum of 150 square feet per sign face.
 4. The applicant shall redesign the central parking area pedestrian walkway to reflect either a 6-foot walkway width with wheel stops in parking spaces abutting the walkway, or a 10-foot walkway width with no abutting wheel stops, as articulated in the City's Off-Street Parking Regulations (Section 14-16-3-1, City Zoning Code).
 5. The applicant shall utilize 16-foot light standards in the parking area of the subject site that is within 100 feet of the adjacent residential area.
 6. Developer shall meet or exceed the required area for landscaping for the total development and need not provide the minimum landscaping for each individual tract.
 7. The applicant shall redraw survey property boundaries pertaining to the proposed parcel 1 in Option A and Option B to correctly illustrate the Octopus Car Wash property boundaries and the boundaries of the adjacent parcel to the west of the car wash. The illustrated commercial building on the west adjacent parcel shall be removed as it does not exist and is not proposed with this request or shall be marked "Not part of this plan". The car wash area shall be labeled on the site plans as not a part of the request.

8. The applicant shall alter the design of the proposed buildings as follows:
 - a. Revise building elevations to indicate visual differentiation between stucco and CMU block surfaces.
 - b. List common colors for all surfaces.
 - c. With regard to Option B, the applicant shall redesign the façade of the home improvement warehouse building to provide a more pedestrian friendly environment including. Such changes may include, but will not be limited to, additional trellises in the pedestrian area and below the proposed wall signage, pedestrian height building mounted lighting, ornamental trees and, additional display windows or shadow boxes, and additional use of cultured stone to lend greater visual articulation and improve the pedestrian scale of the building design. The elevations shall contain these elements every 30 feet.
 - d. Northwest and southwest elevations of the proposed Option A and Option B buildings, facing the adjacent residential area, shall be further articulated with vertical column elements made distinct with materials, profile, and color.
9. On Option B a pad site building with a minimum 50 foot frontage parallel to Menaul and located no more than 10 feet back from the property line.
10. The Applicant shall provide a pedestrian sidewalk, along the southwest façade of Option A's proposed parcel 9, to connect to the sixteen foot sidewalk along the southeast elevation of Option A's proposed parcel 9 as required by 14-16-3-1G, City Zoning Ordinance and additionally as needed to provide a safe pedestrian access to customer entrances to the proposed buildings.
11. At the DRB level the applicant shall submit either Option A or Option B.

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1001081/02EPC 01776, a request for site development plan for building permit for subdivision, for Lot 23, Snow Heights Addition, located on Menaul Boulevard NE between Eubank Boulevard NE and Glorietta Boulevard NE, zone C-2 and C-2 Shopping Center, containing approximately 10.65 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lot 23, Snow Heights Addition, located on Menaul Boulevard NE between Eubank Boulevard NE and Glorietta Boulevard NE. The subject site is zoned C-2 and C-2 Shopping Center. The subject site contains approximately 10.65 acres and currently contains vacant commercial strip-mall buildings and existing individual commercial businesses.

2. The proposed site development plan for building permit has been presented in two forms, Option A and Option B. Option A is a proposed 9-lot subdivision amendment that would facilitate development of a shopping-style development, and reflects concepts for development of the central and street areas of the site as indicated on the original site plan for subdivision. Option B is a proposed two-lot subdivision amendment that would facilitate development of a home improvement warehouse type of development.
3. The request is consistent with the Established Urban goal and most of the related policies in the Comprehensive Plan in that the proposed Option A and Option B site development plans for building permit would facilitate development that respects the existing adjacent neighborhood, would utilize vacant and underused land with existing City services, would locate in an existing shopping center site, and offers a quality design that will be a benefit to the area (Policies d, e, j, l). Off-site traffic mitigation measures are not fully resolved with this request, and until resolved, the request does not comply with Policy k regarding potential traffic impacts on residential areas.
4. The proposed Option A and Option B site development plan is consistent with Enhanced Transit Corridor design standards as established in the Centers and Corridors component of the Comprehensive Plan in that Option A and Option B complies with design standards for sidewalk, pedestrian access to existing transit stops, and peripheral landscaping along Menaul Boulevard and Eubank Boulevard. The proposed parcel 2's retail building, located adjacent to Menaul, should provide an entrance to Menaul to comply with the street entrance building design standard.
5. The proposed Option B site development plan for building permit does not conform to development standards for Enhanced Transit Corridors as expressed in the Centers and Corridors component of the Comprehensive Plan in that the proposed optional site development plan for building permit does not facilitate development of new buildings that provides street entrances to Menaul Boulevard.
6. The proposed Option A and Option B site development plans for building permit are not in compliance with current City design standards regarding off-site traffic mitigation measures. As a condition of off-site traffic mitigation, the site plans indicate two right turn lanes on Menaul Boulevard that turn southward onto Eubank Boulevard. The existence of the right-of-way for these lanes as drawn on the site plan should be determined prior to final DRB sign-off.
7. The proposed Option A and Option B site development plans for building permit are not in compliance with minimum landscape requirements as established in Section 14-16-3-10 of the City Zoning Code. New site plans submitted by the applicant indicate a new configuration for Option A's proposed parcel 1 that illustrates compliance with the City's minimum landscape requirements.

8. The Zoning Code Division has noted that Option A's proposed parcels 1, 6, and 7 lacks an eight (8)-foot sidewalk on the west and southwest facades of the their respective proposed buildings as required by Section 14-16-3-1 subsection G, Pedestrian Connections, of the City Zoning Code. The comments have been reviewed, and apply to the subject site as follows.
 - a. Parking spaces do not abut Option A's proposed parcel 1 on either the west or southwest façade, therefore this regulation does not apply to this proposed parcel.
 - b. Parking spaces abut the southwest elevations of Option A's proposed parcels 6, 7, and 8. The regulation applies to these parcels.
 - c. The regulation requires a pedestrian sidewalk, minimum 8 feet in width, to be provided along the facades to which the parking spaces abut. Application of this regulation alone will result in provision of pedestrian sidewalk access to a customer entrance.
 - d. The regulation should be cited, and additional language included, to require a pedestrian sidewalk, minimum 8 feet in width, to connect areas containing the parking spaces abutting the southwest elevations of Option A's proposed parcels 6, 7, and 8 to the pedestrian sidewalk abutting the southwest elevations of Option A's proposed parcels 6, 7, and 8 to the pedestrian sidewalk abutting the southeast elevation of Option A's proposed parcel 9.
9. There has been a meeting between the developer and City staff regarding transportation and landscaping design standards for the subject site. It is the understanding of staff that the applicant is prepared to address all outstanding issues pertaining to this request to the satisfaction of City staff.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The following conditions of approval pertain to off-site traffic mitigation measures as recommended by Public Works Department and the City Engineer:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, or payment in lieu thereof as agreed to by the City's Traffic Engineer, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site. Those recommendations are identified in the TIS and addendums dated March 11, 2001 and January 6, 2003

- c. The recommendations identified in the TIS for this site, including the addendums, related to access must be provided for. All site driveways shall be approved by the City of Albuquerque Traffic Engineer.
 - d. Right turn decel lanes at the major access points to the development are required.
 - e. Provide cross access agreements to/from all parcels subject to this plan.
 - f. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - g. Re-plat is required.
 - h. See prior comments regarding utility issues.
 - i. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
3. The applicant shall re-locate one or both of the two monument signs proposed for the area of the site abutting Eubank Boulevard to ensure that there is a minimum of 300 feet of separation between the signs. The applicant shall also clarify the square footage of the proposed monument signs. The C-2 Shopping Center signage regulations (Section 14-16-3-2-B4) establish a maximum of 150 square feet per sign face.
 4. The applicant shall redesign the central parking area pedestrian walkway to reflect either a 6-foot walkway width with wheel stops in parking spaces abutting the walkway, or a 10-foot walkway width with no abutting wheel stops, as articulated in the City's Off-Street Parking Regulations (Section 14-16-3-1, City Zoning Code).
 5. The applicant shall utilize 16-foot light standards in the parking area of the subject site that is within 100 feet of the adjacent residential area.
 6. The applicant shall bring the entire subject site into compliance with City regulations regarding minimum landscape standards (Section 14-16-3-10, City Zoning Code). This includes the buffer area between the subject site and the adjacent residential area. Developer shall meet or exceed the required area for landscaping for the total development and need not provide the minimum landscaping for each individual tract.
 7. The applicant shall redraw survey property boundaries pertaining to the proposed parcel 1 in Option A and Option B to correctly illustrate the Octopus Car Wash property boundaries and the boundaries of the adjacent parcel to the west of the car wash. The illustrated commercial building on the west adjacent parcel shall be removed as it does not exist and is not proposed with this request or shall be marked as "Not part of this plan". The car wash area shall be labeled on the site plans as not a part of the request.
 8. The applicant shall alter the design of the proposed buildings as follows:
 - a. Revise building elevations to indicate visual differentiation between stucco and CMU block surfaces.

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- b. List common colors for all surfaces.
 - c. With regard to Option B, the applicant shall redesign the façade of the home improvement warehouse building to provide a more pedestrian friendly environment. Such changes may include, but will not be limited to, additional trellises in the pedestrian area and below the proposed wall signage, pedestrian height building mounted lighting, ornamental trees and, additional display windows or shadow boxes, and additional use of cultured stone to lend greater visual articulation and improve the pedestrian scale of the building design. The elevations shall contain these elements every 30 feet.
 - d. Northwest and southwest elevations of the proposed Option A and Option B buildings, facing the adjacent residential area, shall be further articulated with vertical column elements made distinct with materials, profile, and color.
 - e. Provide entrance from Menaul at Bldg. 2.
9. On Option B a pad site building with a minimum 50 foot frontage parallel to Menaul and located no more than 10 feet back from the property line.
 10. The Applicant shall provide a pedestrian sidewalk, along the southwest façade of Option A's proposed parcel 9, to connect to the sixteen foot sidewalk along the southeast elevation of Option A's proposed parcel 9 as required by 14-16-3-1G, City Zoning Ordinance and additionally as needed to provide a safe pedestrian access to customer entrances to the proposed buildings.
 11. At the DRB level the applicant shall submit either Option A or Option B.
 12. With Option B the applicant shall reconfigure this southern end of the large building provide a minimum of 120 linear foot of frontage parallel to Eubank.
 13. On Option B the applicant shall a minimum of two 400 square foot shaded patio areas.


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 31, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

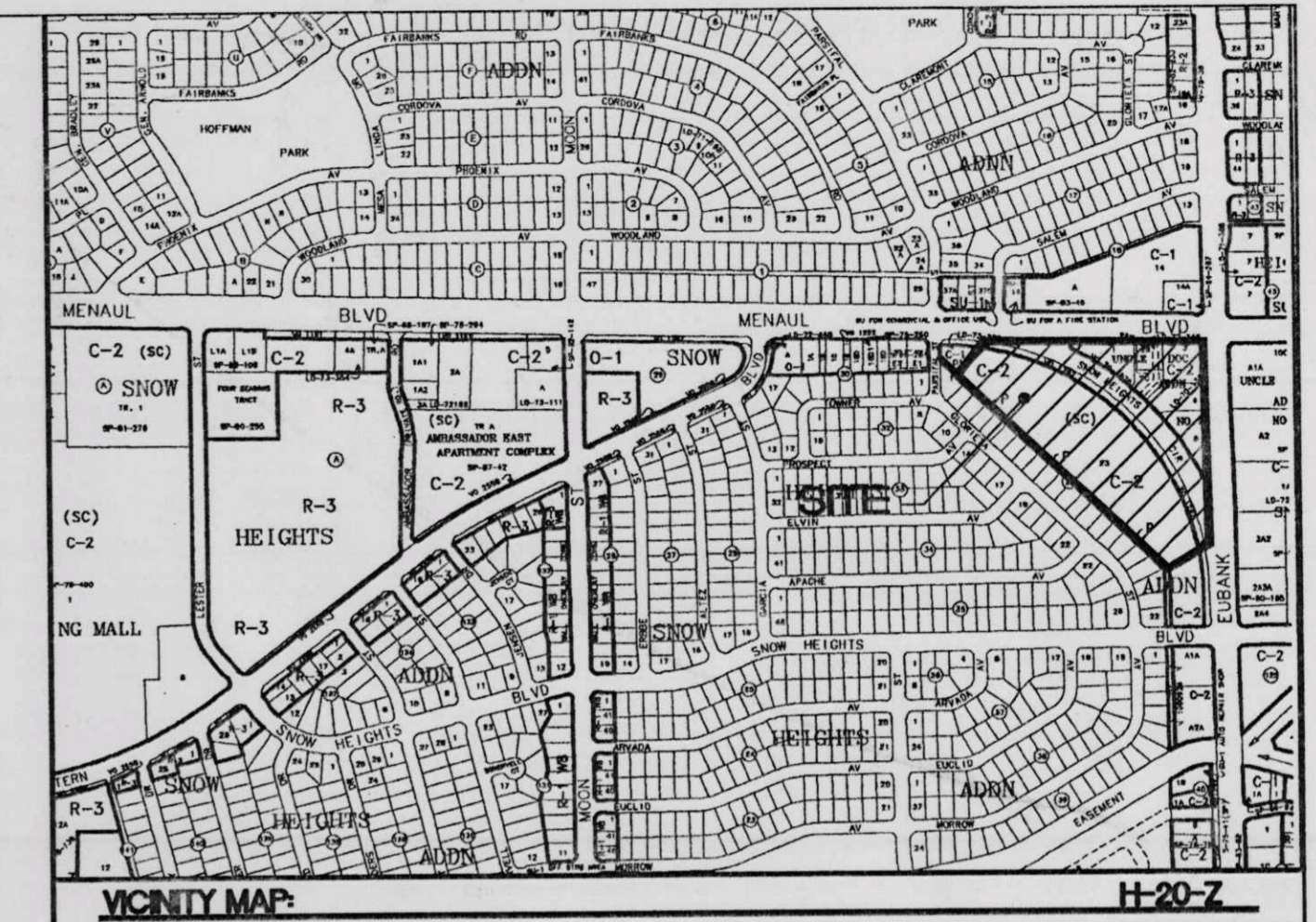
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Victor J. Chavez
Planning Director

VJC/MH/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Louis Gallegos, Conchas Park NA, 9503 Claremont NE, Albuquerque, NM 87112
Sherry Pritchard, Conchas Park NA, 9525 Woodland NE, Albuquerque, NM 87112
Norma Simms, 2120 Glorietta NE, Albuquerque, NM 87112
Brian Drago, 9620 Menaul NE, Albuquerque, NM 87112
Frank Azar, 9624 Menaul NE, Albuquerque, NM 87112
Joel Jurkens, 9516 Snowheights Circle, Albuquerque, NM 87112
Don Leonard, 2300 Eubank NE, Albuquerque, NM 87112

SNOW HEIGHTS CIRCLE RETAIL CENTER



LEGAL DESCRIPTION:
 PARCELS 1, 2, -A, 2-B, 2-C, 3, 4, & 5, UNCLE DOC ADDITION NO 2 & LOT 23
 & PARCEL D-1, BLOCK 31, SNOW HEIGHTS ADDITION PROJECTED SECTION 20
 T. 10. N., R. 4 E., N.M.P.M.



CITY OF ALBUQUERQUE
 NEW MEXICO
 NOVEMBER 2002



INDEX TO DRAWINGS

- | | |
|--|---|
| T1. TITLE SHEET | B1. SITE PLAN FOR SUBDIVISION OPTION B HOME IMPROVEMENT |
| A1. SITE PLAN FOR SUBDIVISION OPTION A SHOPPING CENTER | B2. SITE PLAN FOR BUILDING PERMIT OPTION B HOME IMPROVEMENT |
| A2. SITE PLAN FOR BUILDING PERMIT OPTION A SHOPPING CENTER | B3. LANDSCAPE PLAN OPTION B HOME IMPROVEMENT |
| A3. LANDSCAPE PLAN OPTION A SHOPPING CENTER | B4. GRADING PLAN OPTION B HOME IMPROVEMENT |
| A4. GRADING PLAN OPTION A SHOPPING CENTER | B5. MASTER UTILITY PLAN OPTION B HOME IMPROVEMENT |
| A5. MASTER UTILITY PLAN OPTION A SHOPPING CENTER | B6. ELEVATIONS OPTION OPTION B HOME IMPROVEMENT |
| A6. ELEVATIONS OPTION A SHOPPING CENTER | B7. DETAILS OPTION B HOME IMPROVEMENT |
| A7. ELEVATIONS OPTION A SHOPPING CENTER | |
| A8. DETAILS OPTION A SHOPPING CENTER | |

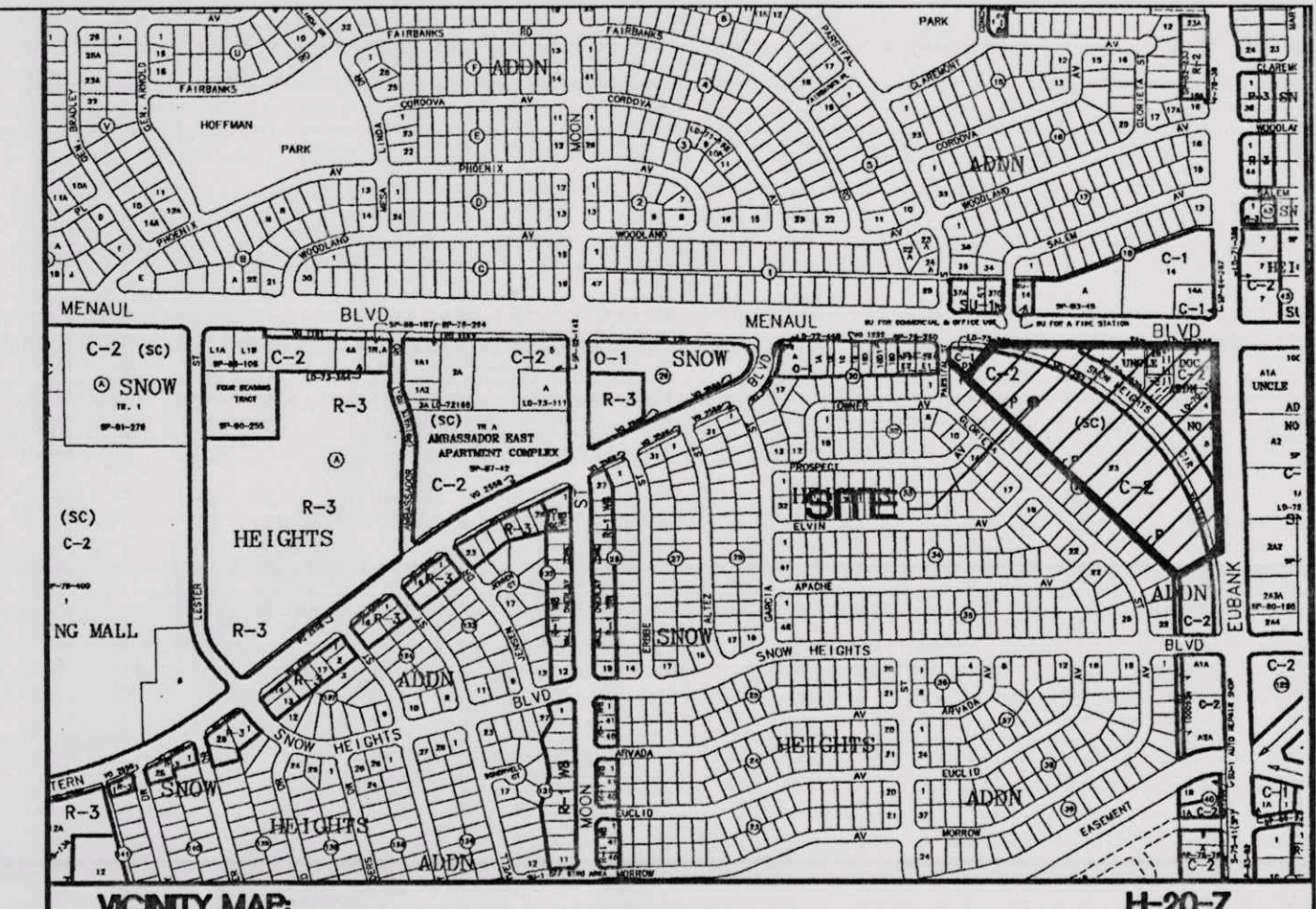
- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - AN OPTIONAL 3000 SF BUILDING FOR RETAIL SPACE FOR PARCEL 5 CAN BE BUILT IN LIEU OF THE SERVICE STATION SHOWN. A SITE DEVELOPMENT PLAN FOR ANY CHANGES WILL BE DELEGATED TO DRB FOR APPROVAL TO BE IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL OF THIS SITE PLAN AND CONSISTENCE WITH THE ARCHITECTURE AND COLORS OF THE APPROVED CENTER.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR THE PROPOSED TRACTS WILL BE GRANTED ON THE PLAT.
 - ALL FREESTANDING SIGNAGE SHALL BE PYLON TYPE SIGNS THAT ARE ARCHITECTURALLY INTEGRATED WITH THE BUILDING DESIGN. BUILDING SIGNAGE SHALL BE A MAXIMUM OF 6% OF THE FACADE AREA.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND/OR SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 30' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 30' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY ORDINANCE. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 20' HIGH.
 - NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE PERMITTED, EXCEPT ON GARDEN CENTERS. AWNINGS AND CANOPIES SHALL BE INTEGRATED WITH BUILDING ARCHITECTURE.
 - SEE SHEET A8 FOR WALL DETAILS.
 - ALL DUMPSTERS SHALL BE ADEQUATELY SCREENED WITH MATERIALS COMPATIBLE WITH THE BUILDING. CHAIN LINK GATED ARE NOT ALLOWED. SEE SHEET C8 FOR REFUSE ENCLOSURE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY TELECOMMUNICATION TOWERS OR ANTENNAS SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SEE SHEET A8 FOR HC RAMP DETAILS.
 - SEE SHEET A8 FOR HC PARKING DETAILS.
 - NO CHAIN LINK, RAZOR WIRE OR PLASTIC/VINYL FENCING IS PERMITTED.
 - ATM'S SHALL BE ARCHITECTURALLY INTEGRATED WITH THE BUILDING DESIGN.
 - THE EXISTING BRIEN O'BRIEN (PARCEL 2) BUILDING CAN REMAIN IN LIEU OF THE PROPOSED RETAIL SPACE. EXISTING ELEVATIONS TO BE INTEGRATED AND MATCH CENTER ARCHITECTURE AND COLORS.

ENGINEER'S SEAL	MENAUL AND EUBANK SHOPPING CENTER	DRAWN BY BDG
	TITLE SHEET	DATE 11/21/02
		221097L.DWG
		SHEET # T1
		JOB # 220109

1001081

LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB
---	PROPOSED SCREEN WALL
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING BOUNDARY
---	PROPOSED CROSSWALK
---	PROPOSED PATIO AREA
---	PROPOSED BIKE RACK
---	PROPOSED FIRE HYDRANT
---	PROPOSED LIGHT POLE



LEGAL DESCRIPTION:
 PARCELS 1, 2-A, 2-B, 2-C, 3, 4, & 5, UNCLE DOC ADDITION NO 2 & LOT 23 & PARCEL D-1, BLOCK 31, SNOW HEIGHTS ADDITION PROJECTED SECTION 20 T. 10. N., R. 4 E., N.M.P.M.

PROJECT NUMBER: _____

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on _____ and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

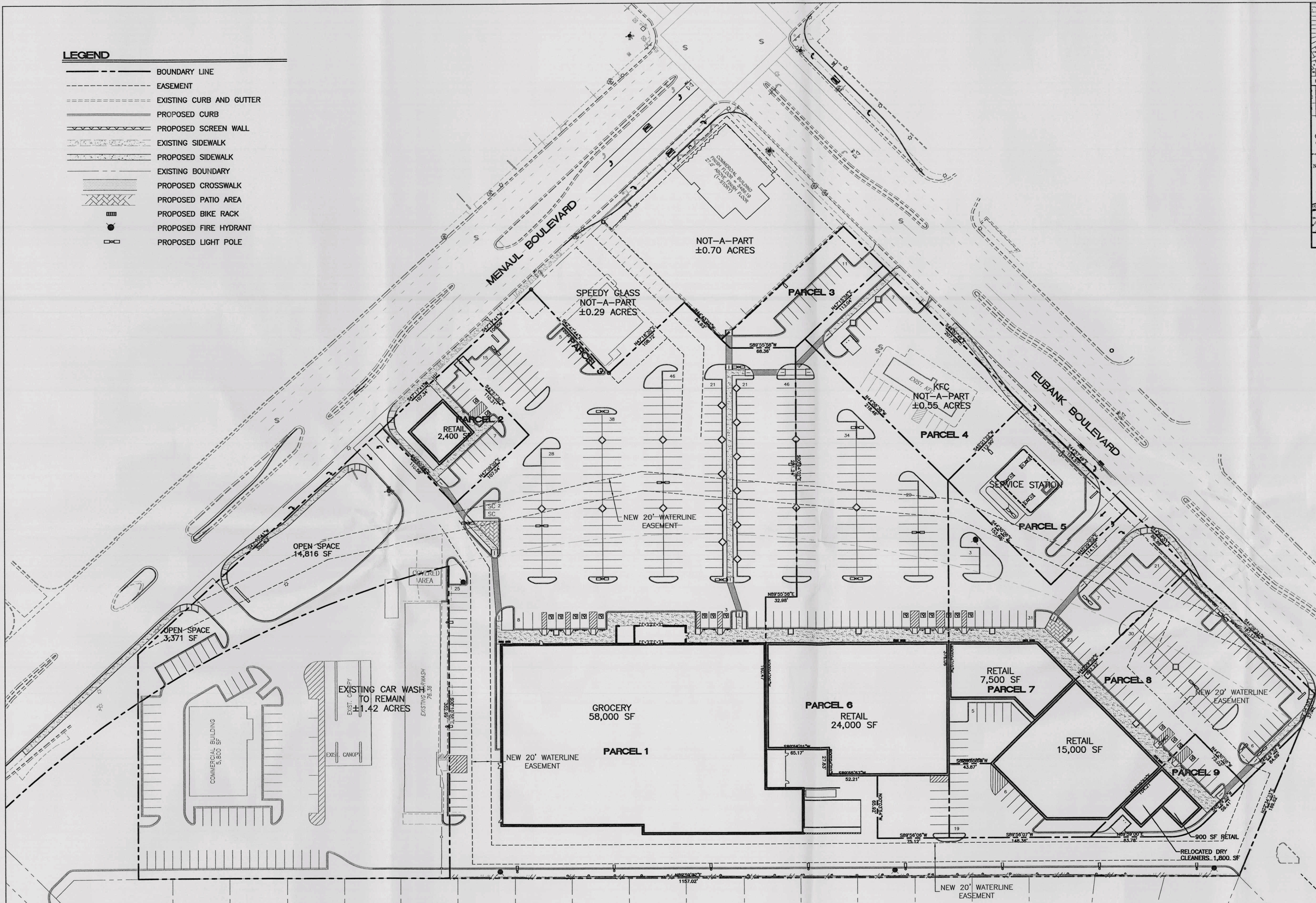
Traffic Engineer, Transportation Division	_____	Date
Parks & General Services Department	_____	Date
Public Works, Water Utilities Division	_____	Date
City Engineer, Engineering Division / AMAFCA	_____	Date
Solid Waste	_____	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division	_____	Date
---	-------	------

PLNZ (10706) 4/96

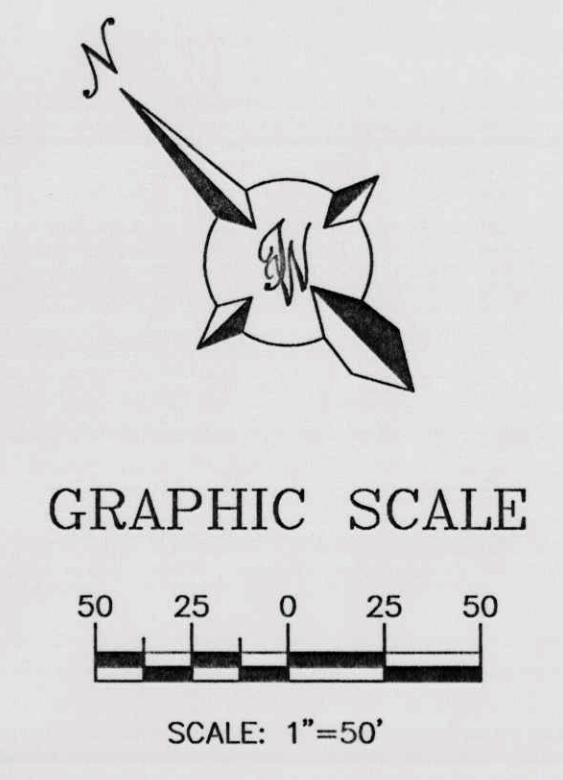
- NOTES:**
- SEE TITLE SHEET FOR GUIDELINES AND GENERAL NOTES.
 - ALL OFF-SITE IMPROVEMENTS APPLY TO THE HOME IMPROVEMENT CENTER OPTION ALSO.



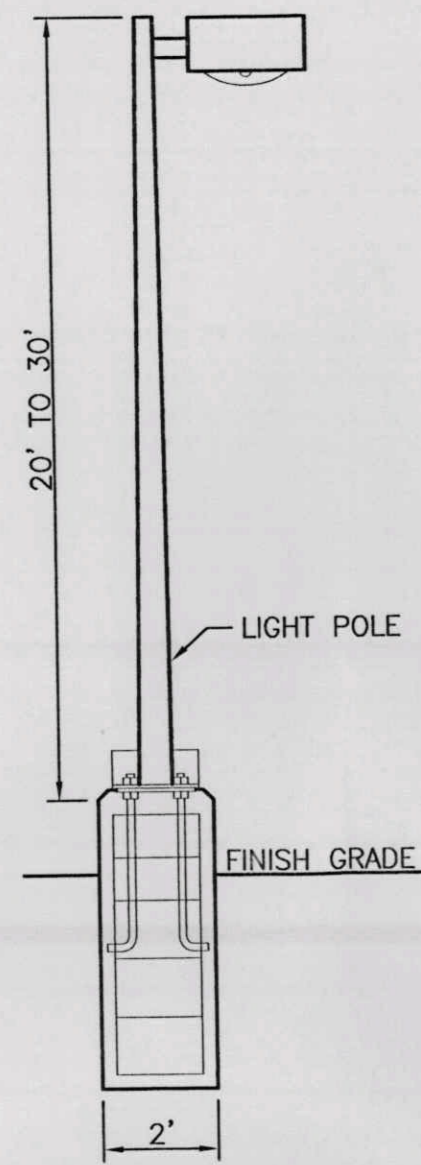
SITE DATA TABLE

PARCEL	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	PRKG. REQ.	20% BUS CREDIT	TOTAL REQ. LESS CREDIT	PRKG. HC PROV.	PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.
1	6.007	58,000	GROCERY	C2(SC)	45' SOLAR SETBACK	290	58	232	237	8	8	2	2	17
2	0.272	2,400	RETAIL	C2(SC)	45' SOLAR SETBACK	12	2	10	12	1	2	1	1	2
3	0.191	-	PARKING	C2(SC)	45' SOLAR SETBACK	-	-	-	11	-	-	-	-	-
4	0.543	1,740	EX. KFC	C2(SC)	45' SOLAR SETBACK	9	2	7	17	1	2	1	1	2
5	0.402	100	SERVICE STATION (3 BAY)	C2(SC)	45' SOLAR SETBACK	-	-	-	-	-	-	-	-	-
6	1.641	24,000	RETAIL	C2(SC)	45' SOLAR SETBACK	120	24	96	98	4	4	1	1	10
7	0.882	7,500	RETAIL	C2(SC)	45' SOLAR SETBACK	38	8	30	36	2	2	1	1	4
8	1.203	15,000	RETAIL	C2(SC)	45' SOLAR SETBACK	75	15	60	75	4	3	1	1	8
9	0.195	2,700	RETAIL	C2(SC)	45' SOLAR SETBACK	14	3	11	5	1	1	1	1	1
TOTAL	11.336	119,240				558	112	446	491	21	21	8	8	44

BUILDING SETBACK: FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. REAR SETBACK SHALL BE 30'



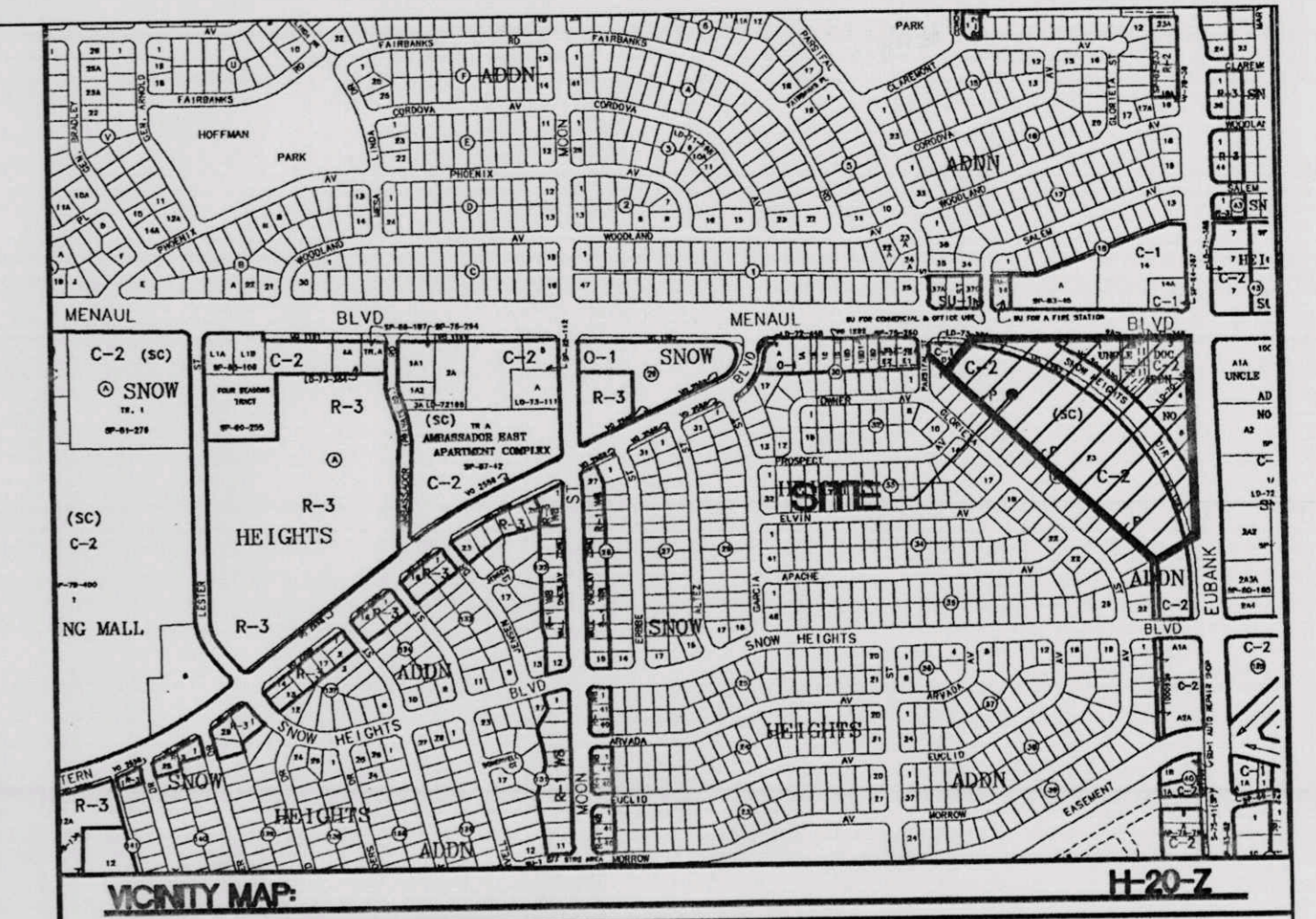
ENGINEER'S SEAL	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY: BDG
	SITE PLAN FOR SUBDIVISION OPTION A SHOPPING CENTER	DATE: 01/07/03
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	22109SPSA.DWG
		SHEET # A1
		JOB # 220109



LIGHT POLE DETAIL
NTS

LEGEND

- BOUNDARY LINE
- - - EASEMENT
- - - EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED SCREEN WALL
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- PROPOSED CROSSWALK
- PROPOSED PATIO AREA
- PROPOSED BIKE RACK
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE



LEGAL DESCRIPTION:
 PARCELS 1, 2, -A, 2-B, 2-C, 3, 4, & 5, UNCLE DOC ADDITION NO 2 & LOT 23
 & PARCEL D-1, BLOCK 31, SNOW HEIGHTS ADDITION PROJECTED SECTION 20
 T. 10. N., R. 4 E., N.M.P.M.

PROJECT NUMBER:

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

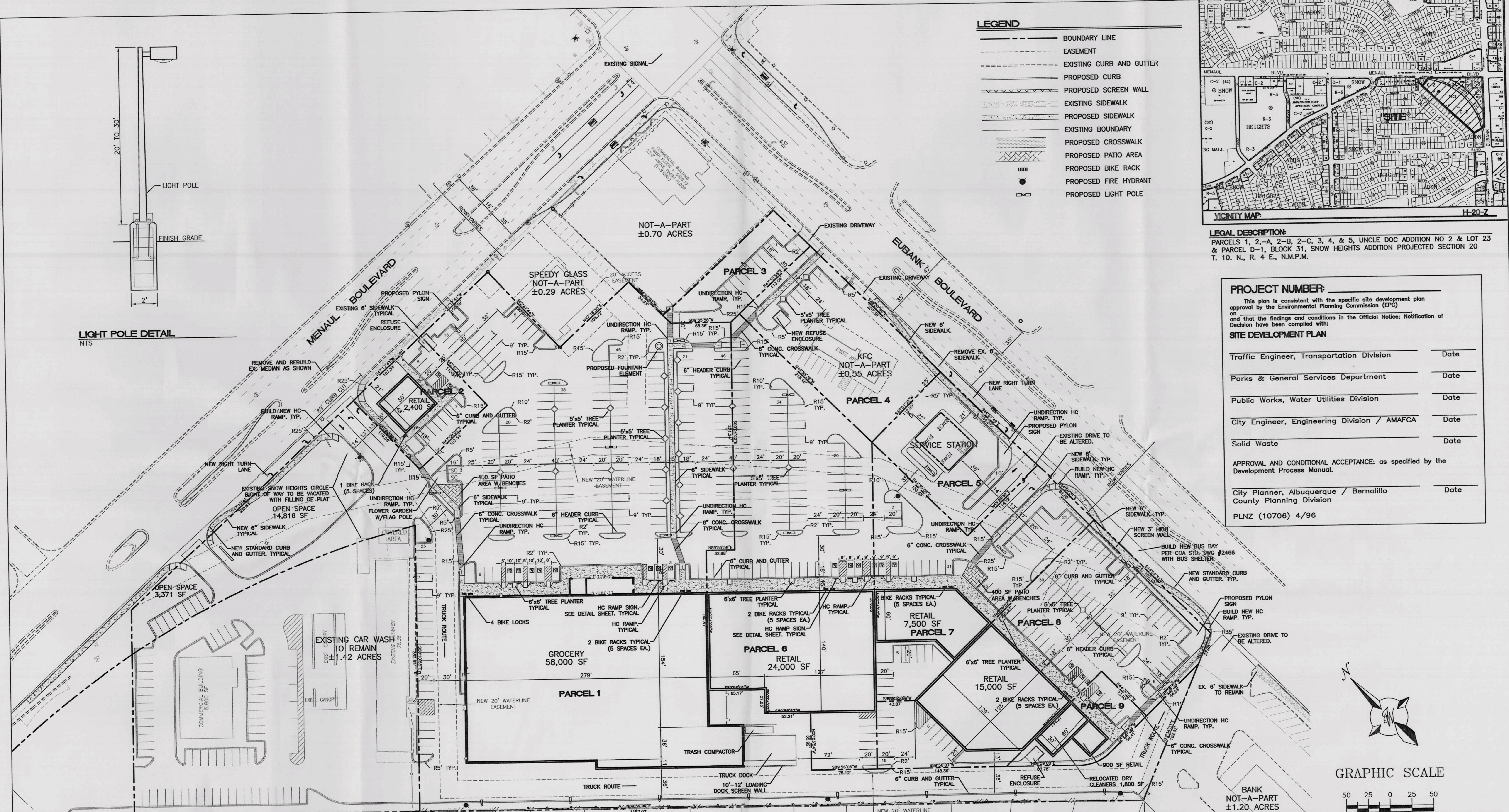
SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks & General Services Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
Solid Waste	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

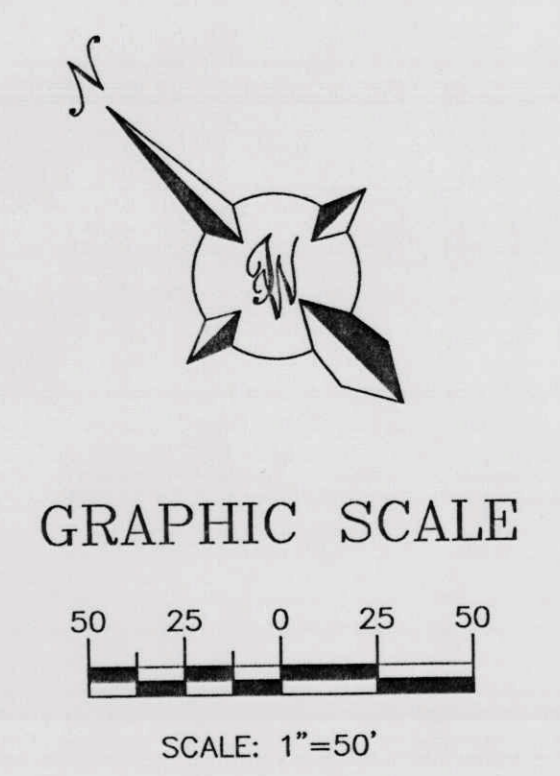
City Planner, Albuquerque / Bernalillo County Planning Division

PLNZ (10706) 4/96



SITE DATA TABLE

PARCEL	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	PRKG. REQ.	20% BUS. CREDIT	TOTAL REQ. LESS CREDIT	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES / REQ.
1	5.323	58,000	GROCERY	C2(SC)	45' SOLAR SETBACK	290	58	232	237	8	8	2	2	17
2	0.272	2,400	RETAIL	C2(SC)	45' SOLAR SETBACK	12	2	10	12	1	2	1	1	2
3	0.191	-	PARKING	C2(SC)	45' SOLAR SETBACK	-	-	-	11	-	-	-	-	-
4	0.543	1,740	EX. KFC	C2(SC)	45' SOLAR SETBACK	9	2	7	17	1	2	1	1	2
5	0.402	100	SERVICE STATION (3 BAY)	C2(SC)	45' SOLAR SETBACK	-	-	-	-	-	-	-	-	-
6	1.641	24,000	RETAIL	C2(SC)	45' SOLAR SETBACK	120	24	96	98	4	4	1	1	10
7	0.882	7,500	RETAIL	C2(SC)	45' SOLAR SETBACK	38	8	30	36	2	2	1	1	4
8	1.203	15,000	RETAIL	C2(SC)	45' SOLAR SETBACK	75	15	60	75	4	3	1	1	8
9	0.195	2,700	RETAIL	C2(SC)	45' SOLAR SETBACK	14	3	11	5	1	1	1	1	1
TOTAL	10.652	119,240				558	112	446	491	21	21	8	8	44



ENGINEER'S SEAL

SNOW HEIGHTS CIRCLE RETAIL CENTER

SITE PLAN FOR BUILDING PERMIT OPTION A SHOPPING CENTER

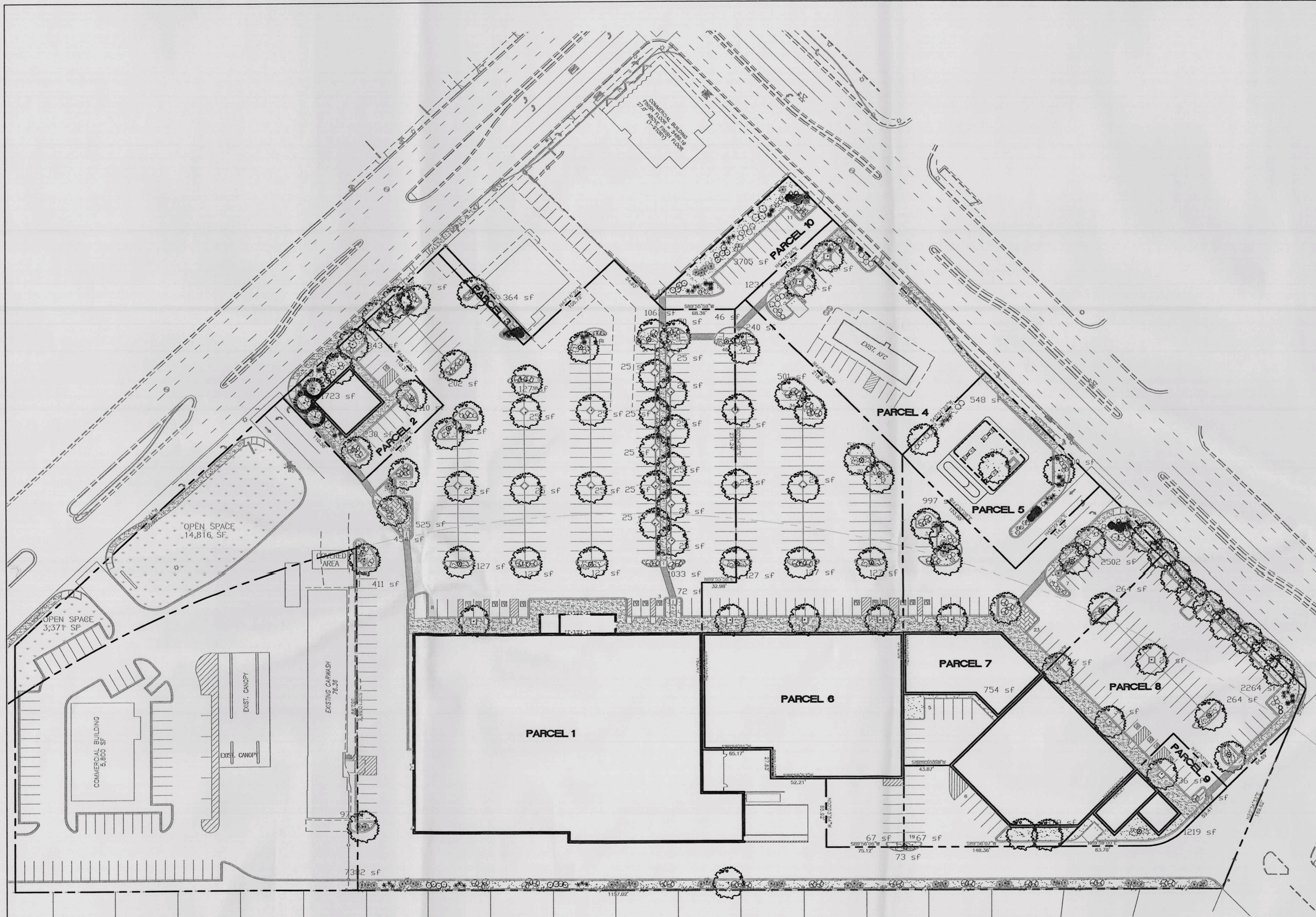
TIERRA WEST, LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100

RONALD R. BOHANNAN
 P.E. #7868

DRAWN BY: JDN
 DATE: 01/08/03
 22109SPA.DWG

SHEET #
A2

JOB #
 220109



PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 83
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- AUSTRIAN PINE (H) 3
Pinus nigra
6"-8"
- PALM YUCCA (L) 8
Carcopus ledfolius
- CURLLEAF MOUNTAIN MAHOGANY (L) 24
Fallugia paradoxa
5 Gal.
- APACHE PLUME (L) 27
Lonicera sempervirens
1 Gal.
- LANAS/ SCOTCH BROOM (M) 9
Cytisus scoparius
Genista hispanica
5 Gal.
- RED YUCCA (L) 49
Hesperaloe parviflora
5 Gal.
- MAIDENGRASS (M) 36
Miscanthus sinensis
5 Gal.
- RUSSIAN SAGE (M) 29
Perovskia atriplicifolia
5 Gal.
- AUTUMN SAGE (M) 93
Salvia greggii
2 Gal.
- CHAMISA (L) 85
Chrysothamnus nauseosus
1 Gal.
- HONEYSUCKLE (M) 67
Lonicera sempervirens
1 Gal.
- WILDFLOWER 72
1 Gal.
- TAM JUNIPER (M) 81
Juniperus sabinia
5 Gal.
- OVERSIZED GRAVEL & 12 BOULDERS
- SANTA FE BROWN WITH FILTER FABRIC

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters, Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

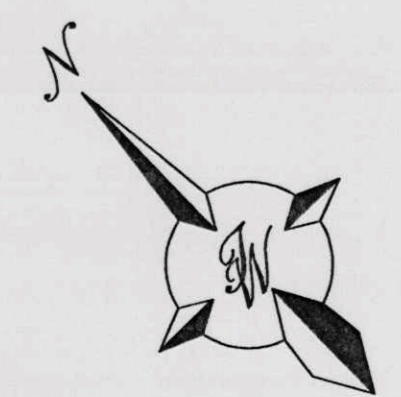
Irrigation maintenance shall be the responsibility of the Property Owner.

STREET TREE REQUIREMENTS

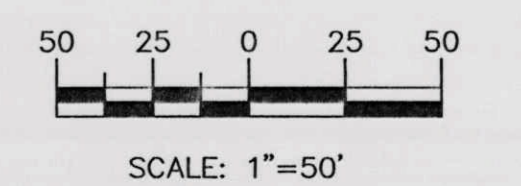
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street	Required #	Provided #

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



GRAPHIC SCALE



LANDSCAPE CALCULATIONS											
PARCELS	1	2	3	4	5	6	7	8	9	10	TOTAL
TOTAL LOT AREA	259814 SF	11866 SF	0 SF	23654 SF	17492 SF	71691 SF	38435 SF	52875 SF	8471 SF	9160 SF	464,279
TOTAL BUILDINGS AREA	58000 SF	2400 SF	0 SF	0 SF	0 SF	24000 SF	7500 SF	15000 SF	2700 SF	0 SF	109,600
OFFSITE AREA	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
NET LOT AREA	201814 SF	9466 SF	0 SF	23654 SF	17492 SF	47691 SF	30935 SF	37875 SF	5771 SF	9160 SF	354,679
LANDSCAPE REQUIREMENT (.15)	30272 SF	1419 SF	0 SF	3548 SF	2623 SF	7153 SF	4640 SF	5681 SF	865 SF	1374 SF	53,198
TOTAL LANDSCAPE PROVIDED	32182 SF	2406 SF	0 SF	1284 SF	1665 SF	1873 SF	8293 SF	1307 SF	1306 SF	3705 SF	35,834
TOTAL BED PROVIDED	32182 SF	2406 SF	0 SF	1284 SF	1665 SF	1873 SF	8293 SF	1307 SF	1306 SF	3705 SF	35,834
TOTAL SOD PROVIDED	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF



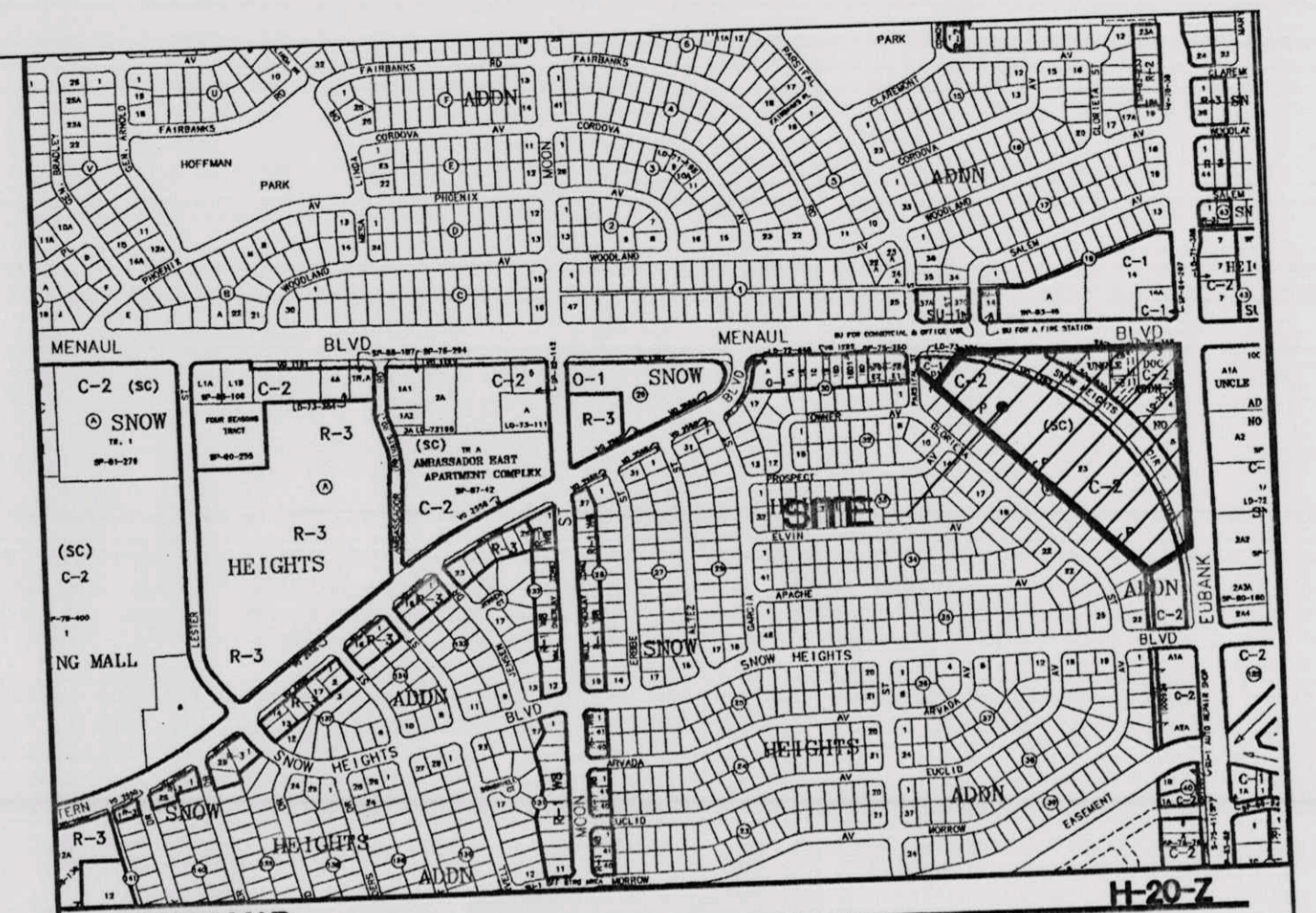
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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LANDSCAPE ARCHITECTS SEAL	MENAU AND EUBANK SHOPPING CENTER	DRAWN BY CMD
	LANDSCAPE PLAN OPTION A SHOPPING CENTER	DATE 01/08/03
JAMES J. DEFLON #0007	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	HT-LS-01.DWG
		SHEET # A3 JOB # 220109

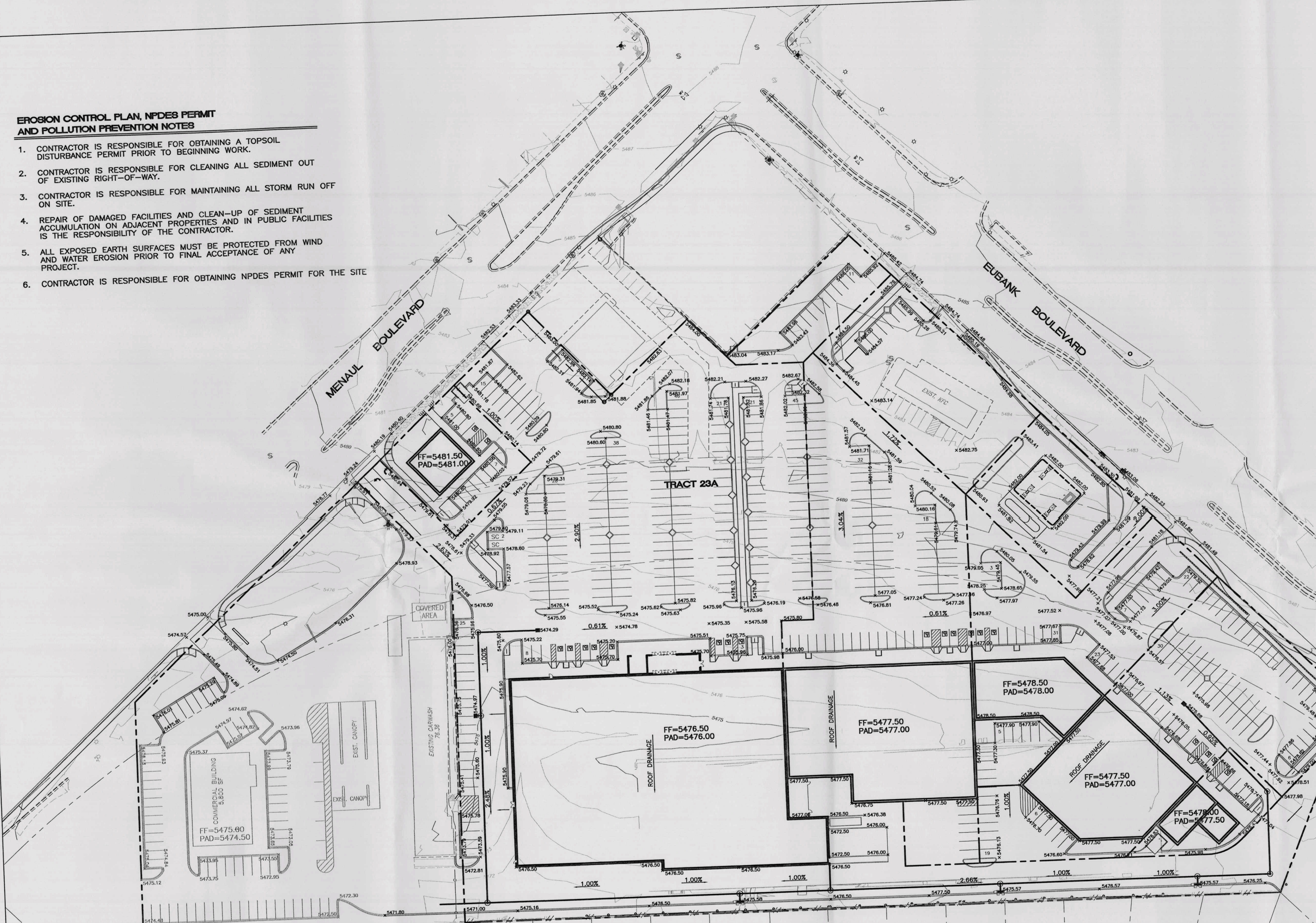
EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE.

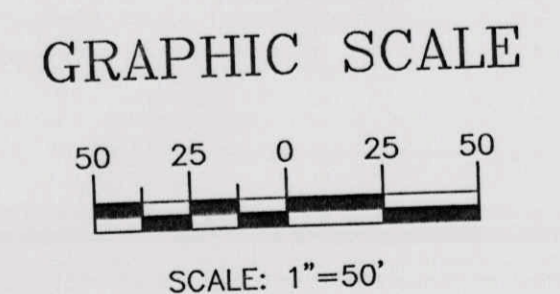
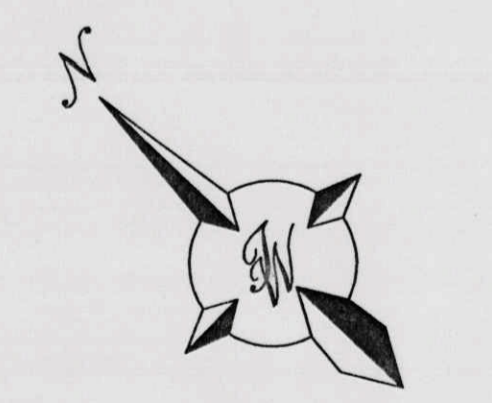


FORM MAP: 35000IC0357 D

LEGAL DESCRIPTION:
 PARCELS 1, 2-A, 2-B, 2-C, 3, 4, & 5, UNCLE DOC ADDITION NO 2 & LOT 23 & PARCEL D-1, BLOCK 31, SNOW HEIGHTS ADDITION PROJECTED SECTION 20 T. 10. N., R. 4 E., N.M.P.M.



- LEGEND**
- ⊙ EXISTING STORM SEWER MANHOLE
 - - - EX. 18" SD EXISTING STORM SEWER LINE
 - ⊙ PROPOSED STORM SEWER MANHOLE
 - - - 18" SD EXISTING STORM SEWER LINE
 - - - EXISTING CURB & GUTTER
 - - - EXISTING CONTOUR (MAJOR)
 - - - EXISTING CONTOUR (MINOR)
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - PROPOSED SIDEWALK
 - - - NEW CURB



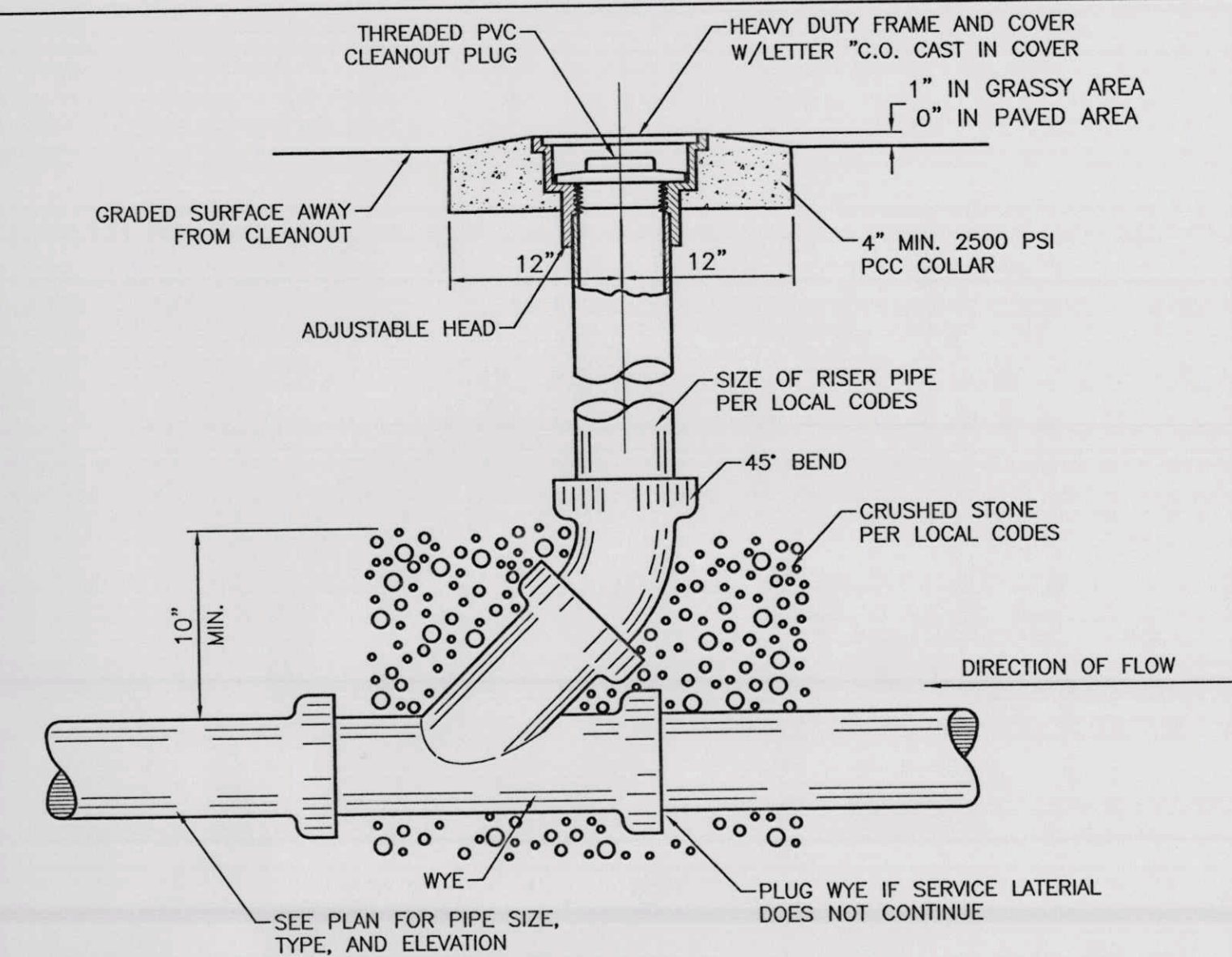
ENGINEER'S SEAL	MENAU AND EUBANK SHOPPING CENTER	DRAWN BY: JDN
	GRADING PLAN OPTION A SHOPPING CENTER	DATE: 01/08/03
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	22109GRA.DWG
		SHEET # A4
		JOB # 220109

NOTICE TO CONTRACTORS

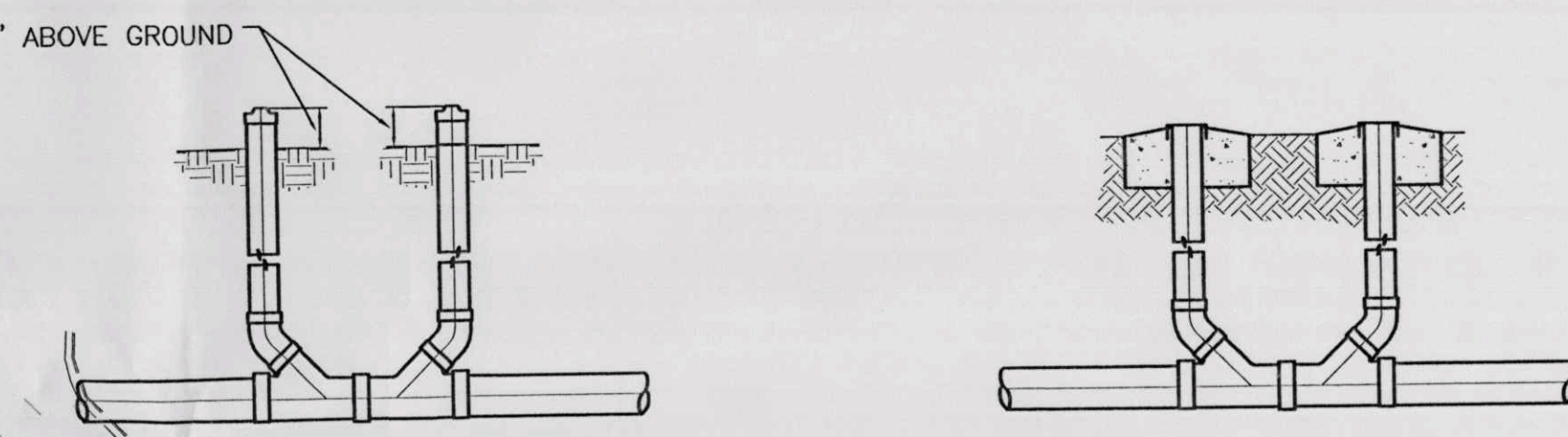
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANTE FE STANDARD SPECIFICATIONS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

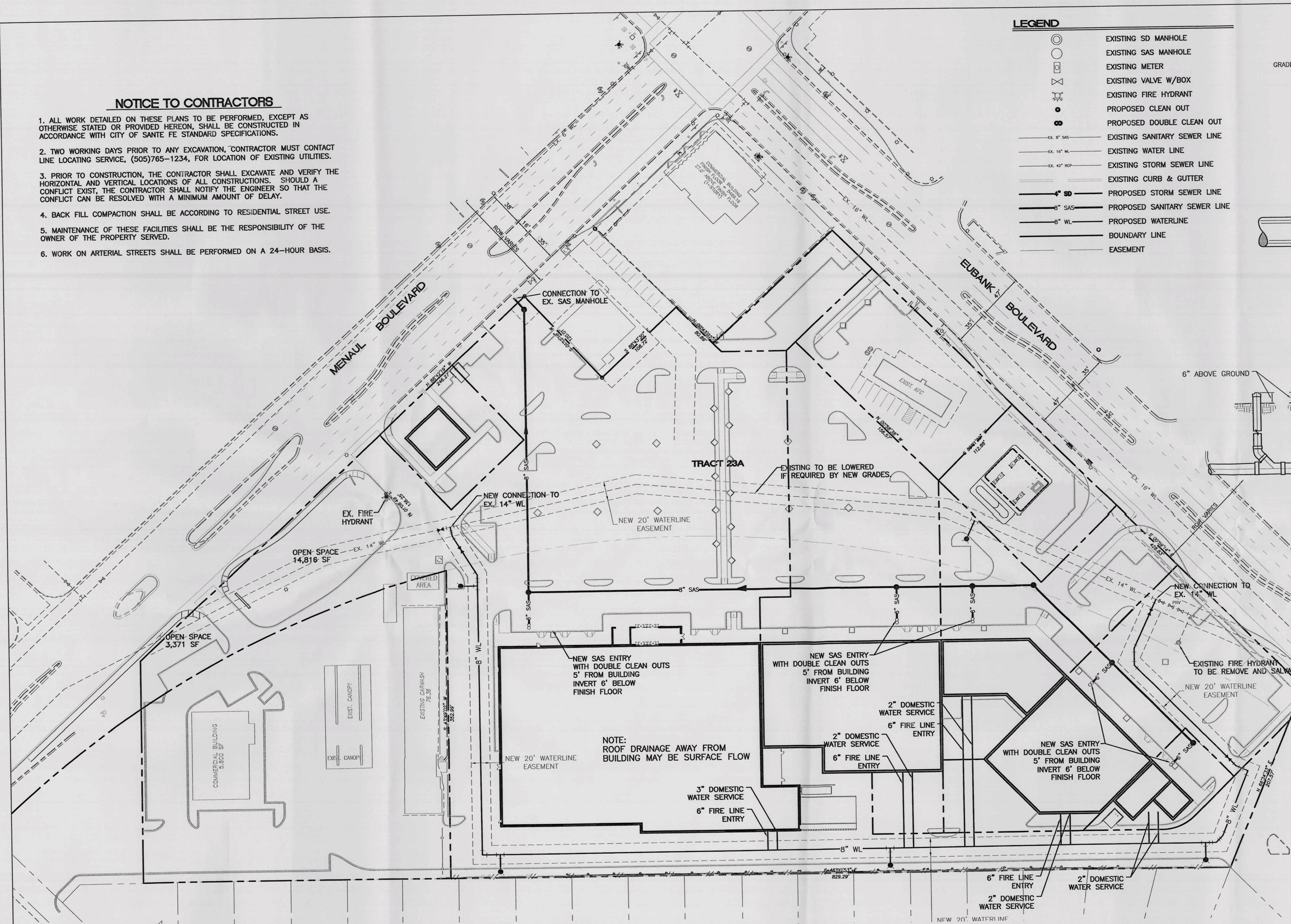
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- EX. 8" SAS
- EX. 10" WL
- EX. 42" RSP
- EX. 16" WL
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- 4" SD
- 6" SAS
- 8" WL
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- BOUNDARY LINE
- EASEMENT



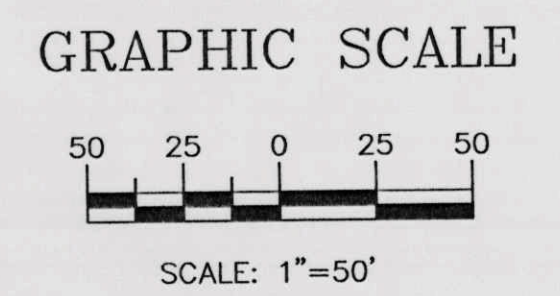
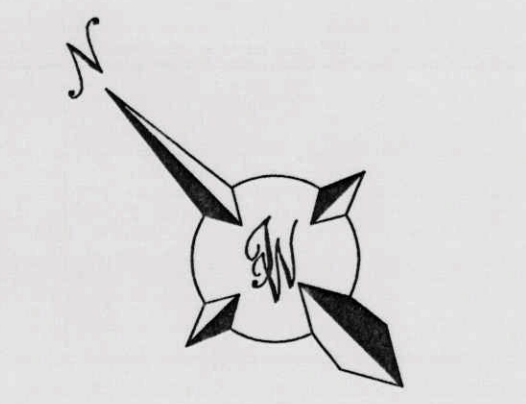
SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



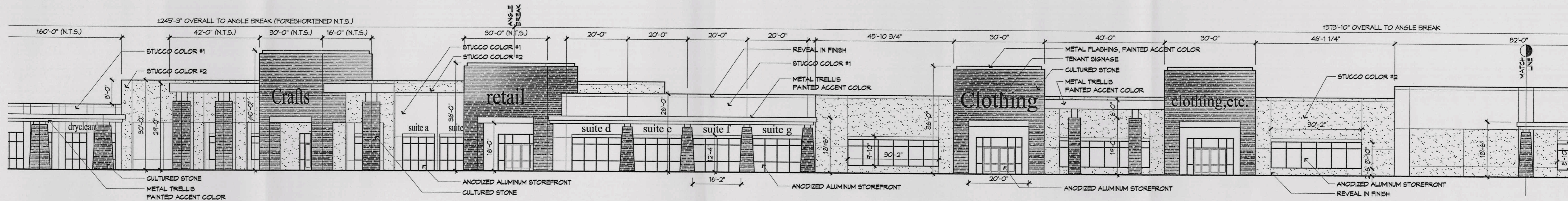
NOTE: ROOF DRAINAGE AWAY FROM BUILDING MAY BE SURFACE FLOW



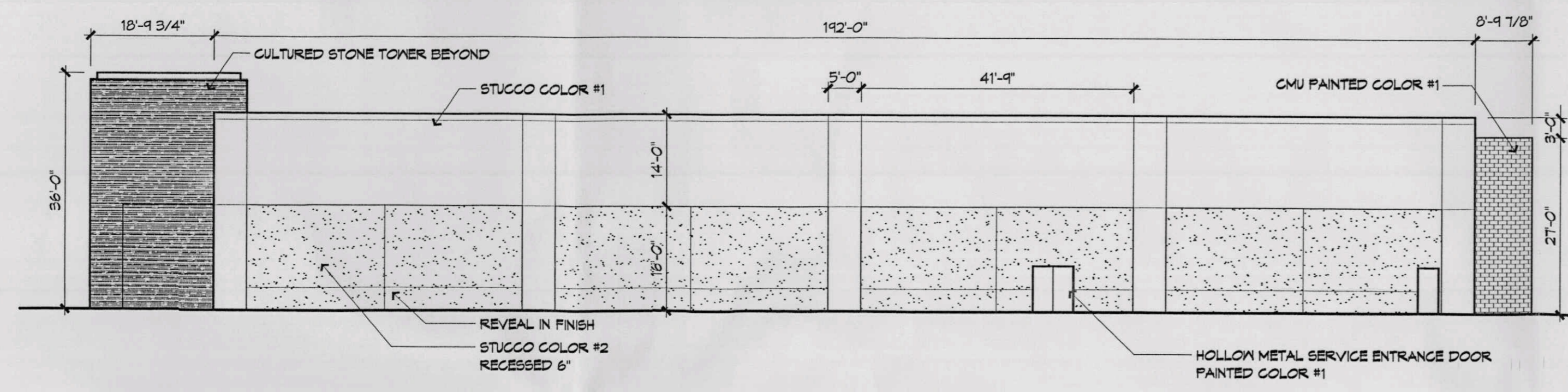
GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUDS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY JDN
	MASTER UTILITY PLAN OPTION A SHOPPING CENTER	DATE 01/08/03
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		22109MUA.DWG
		SHEET # A5
		JOB # 220109



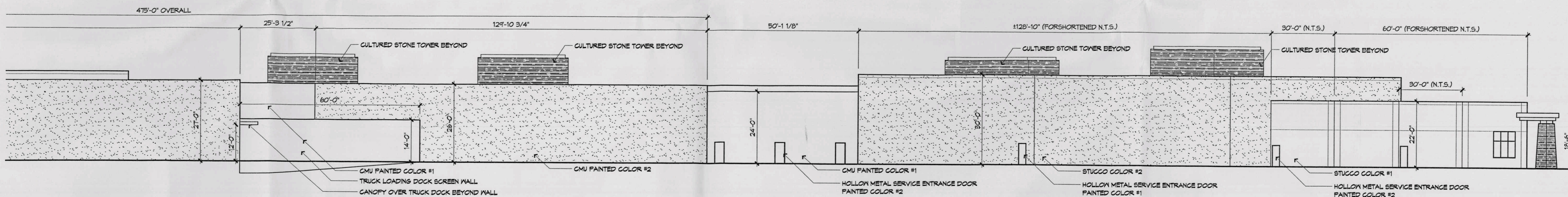
A1 NORTHEAST ELEVATION
1/16" = 1'-0"



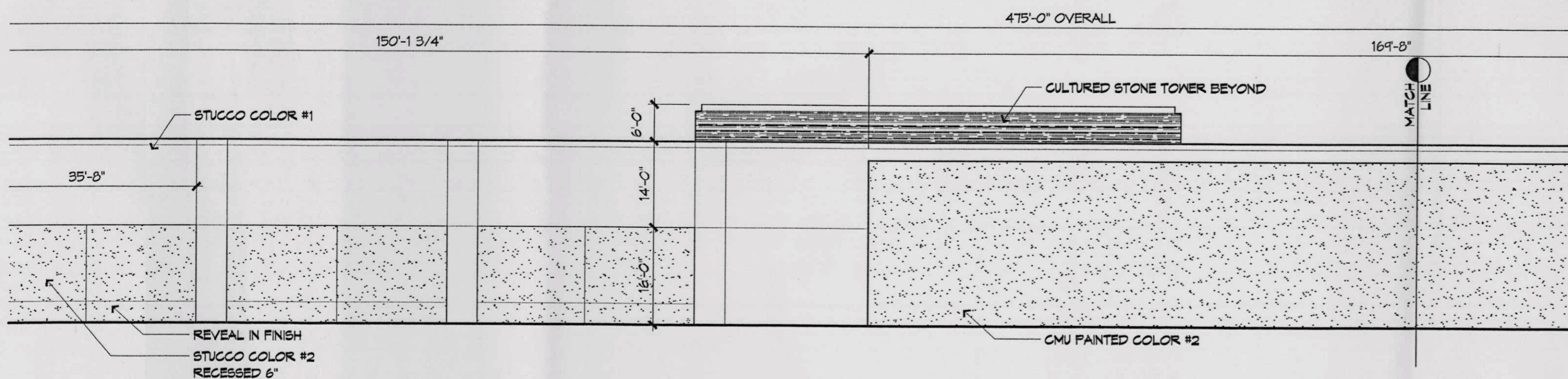
B1 NORTHWEST ELEVATION
1/16" = 1'-0"



B2 NORTHEAST ELEVATION, cont.
1/16" = 1'-0"



C1 SOUTHWEST ELEVATION
1/16" = 1'-0"



D1 SOUTHWEST ELEVATION, cont.
1/16" = 1'-0"

FINISH LEGEND

COLOR #1	EL RAY STUCCO 212 TIERRA
COLOR #2	EL RAY STUCCO B21 LARIAT
COLOR #3	KYALL HONELL'S 7323M PERUVIAN VILLAGE
ACCENT COLOR	KYALL HONELL'S 7326A GLAZED CARROT
CULTURED STONE	PROFIT LEDGE STONE - AUTUMN
ANODIZED ALUMINUM STOREFRONT	CLEAR ANODIZED
GLASS	CLEAR

SIGNAGE NOTES:

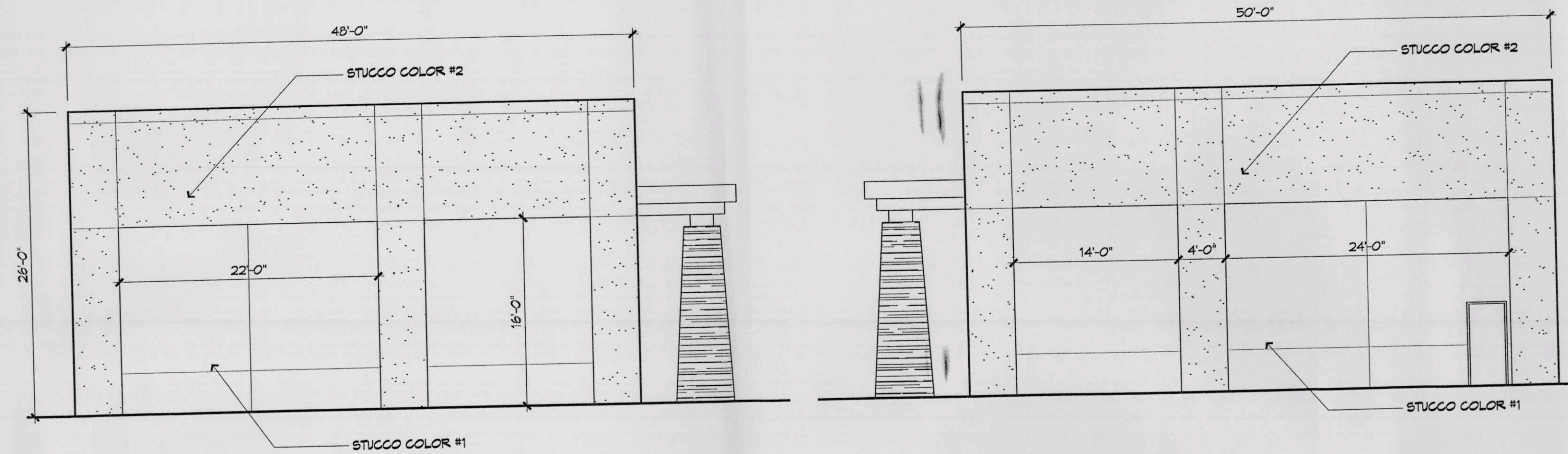
1. ALL BUILDING MOUNTED SIGNS SHALL COMPLY WITH G-2 SIGN REGULATIONS, 5'-0" HIGH MAXIMUM.
 - A. 10% OF WALL AREA FACING EUBANK
 - B. 10% OF WALL FACING MANUAL
2. ALL BUILDING MOUNTED SIGNS ARE INTERNALLY LIT. INDIVIDUAL LETTER SIGNS. COLOR AND FONTS TO BE SELECTED BY TENANT.

Snow Heights Circle Retail
Siteplan for Subdivision Option 2
Exterior Building Elevations

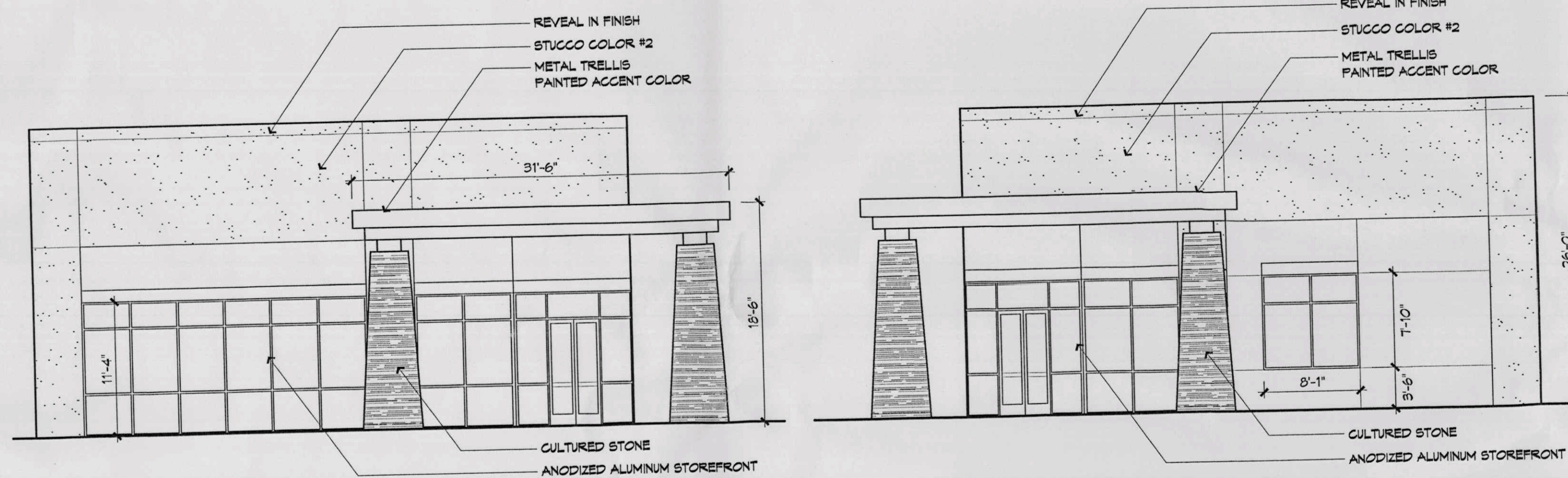
20 November 2002

Sheet **A6** of **___**

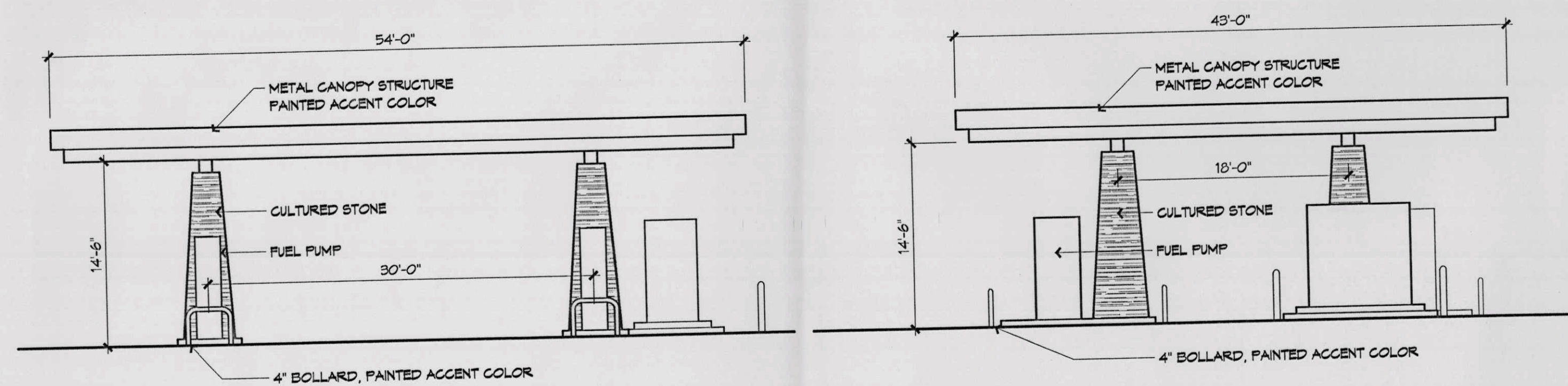
Dekker/Perich/Sabatini
architecture ■ interiors ■ planning ■ engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222



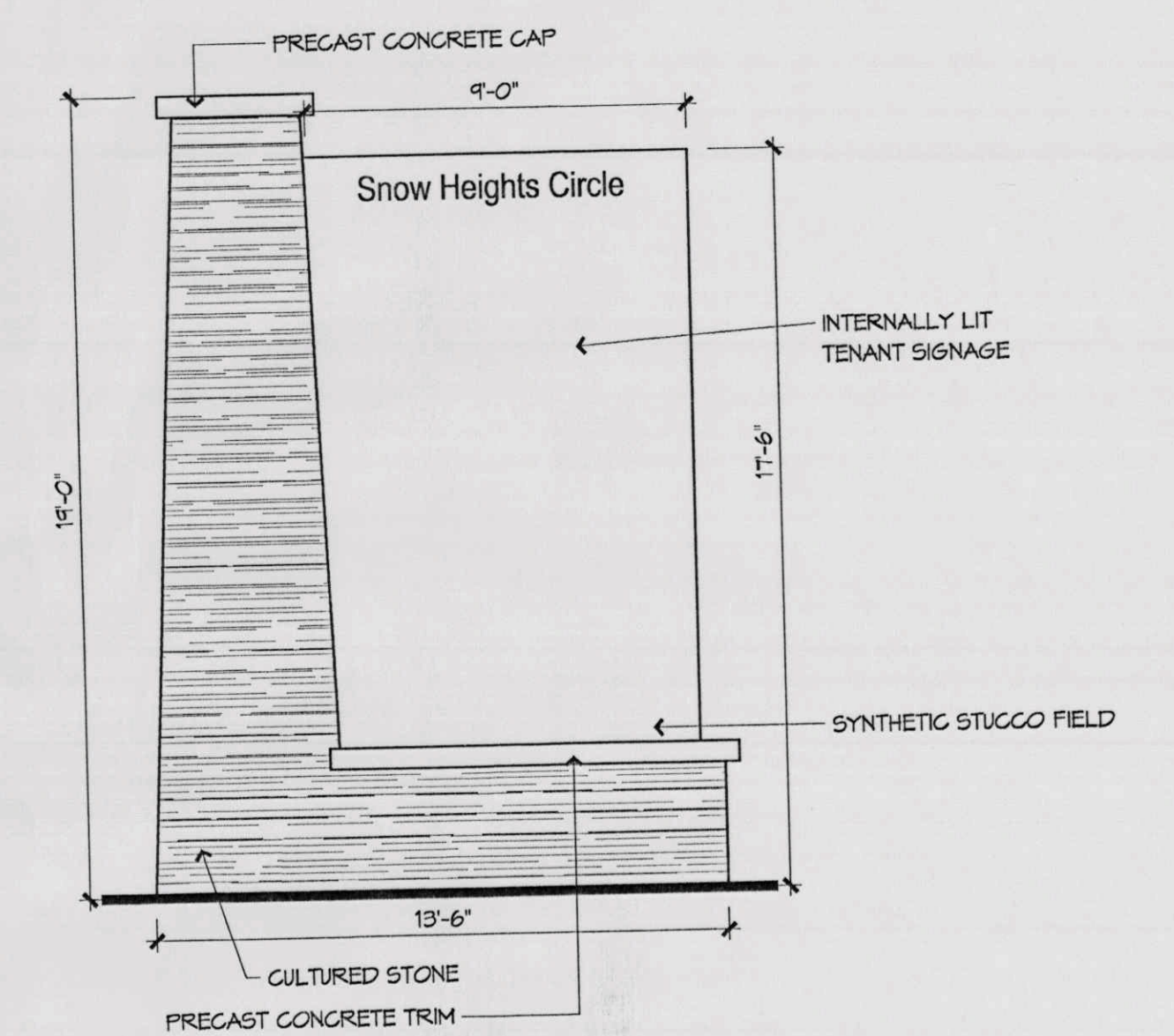
A1 2,400 RETAIL ELEVATIONS
 1/8" = 1'-0"



B1 2,400 RETAIL ELEVATIONS
 1/8" = 1'-0"



C1 GAS STATION ELEVATIONS
 1/8" = 1'-0"



B2 MONUMENT SIGN ELEVATION
 1/4" = 1'-0"

FINISH LEGEND

- | | |
|------------------------------|-------------------------------------|
| COLOR #1 | EL RAY STUCCO 212 TIERRA |
| COLOR #2 | EL RAY STUCCO 821 LARIAT |
| COLOR #3 | KNALL HOWELLS 7323M PERUVIAN VILLAS |
| ACCENT COLOR | KNALL HOWELLS 7326A GLAZED GARROT |
| CULTURED STONE | PROFIT LEDGE STONE - AUTUMN |
| ANODIZED ALUMINUM STOREFRONT | CLEAR ANODIZED |
| GLASS | CLEAR |

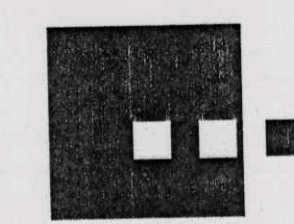
SIGNAGE NOTES:

- ALL BUILDING MOUNTED SIGNS SHALL COMPLY WITH C-2 SIGN REGULATIONS, 9'-0" HIGH MAXIMUM
 - 10% OF WALL AREA FACING EUBANK
 - 10% OF WALL FACING MANUAL
- ALL BUILDING MOUNTED SIGNS ARE INTERNALLY LIT. INDIVIDUAL LETTER SIGNS. COLOR AND FONTS TO BE SELECTED BY TENANT.

Snow Heights Circle Retail
 Siteplan for Subdivision Option 2
 Exterior Building Elevations

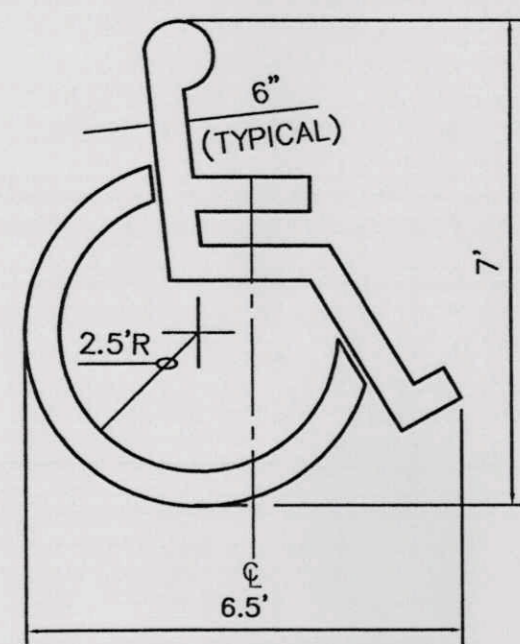
20 November 2002

Sheet **A7** of

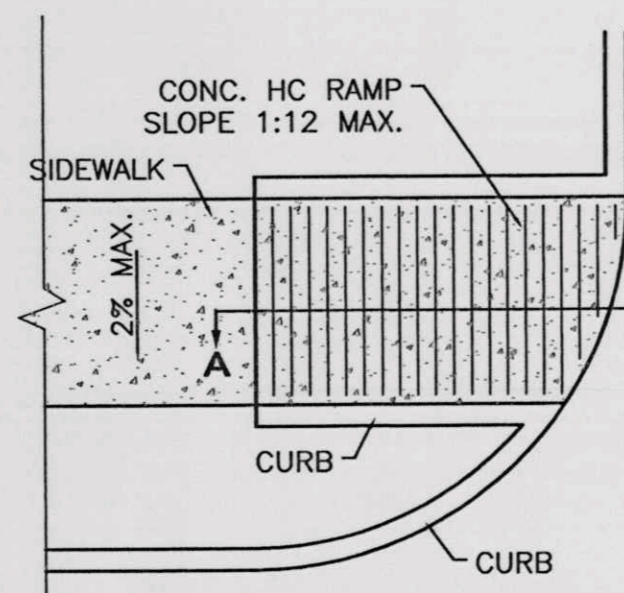


Dekker/Perich/Sabatini
 architecture • interiors • planning • engineering
 6801 Jefferson NE, Suite 100
 Albuquerque, NM 87109

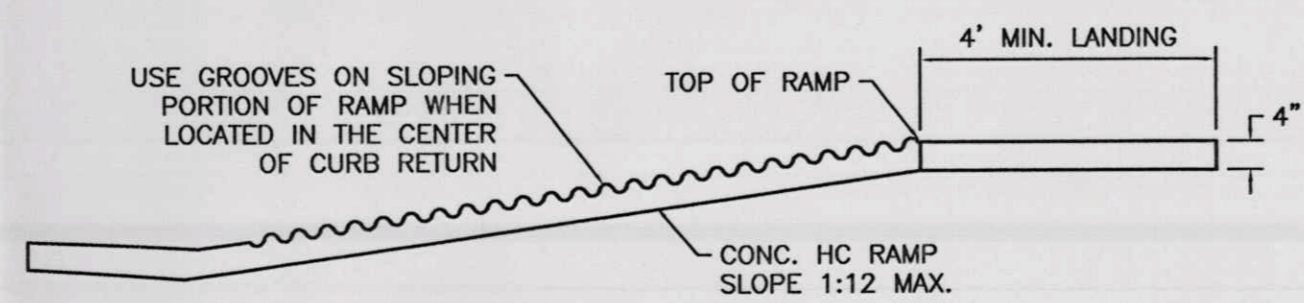
505 761-9700
 fax 761-4222



ACCESSIBLE PARKING SYMBOL
SCALE: NTS
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



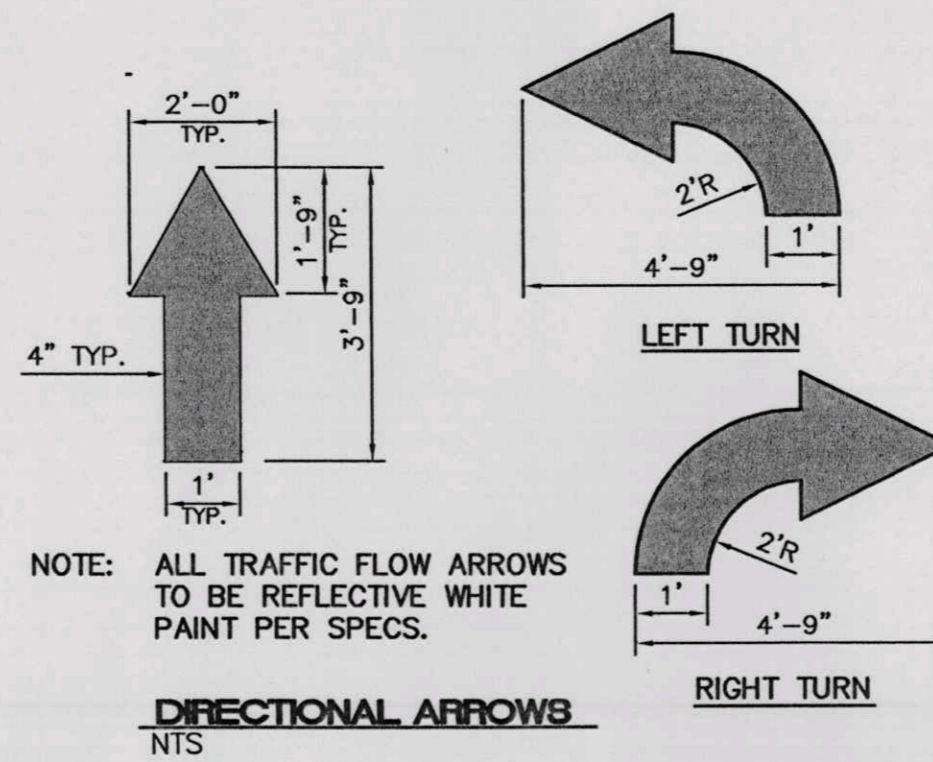
PLAN



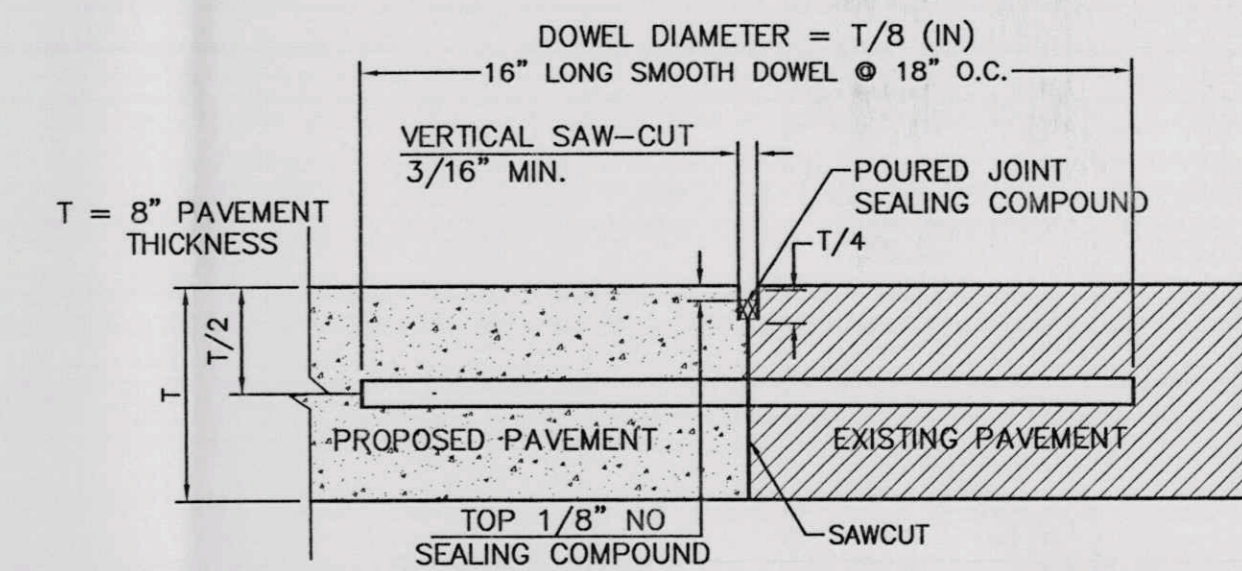
SECTION A-A
UNIDIRECTIONAL HC RAMP
SCALE: NTS

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF LIP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.

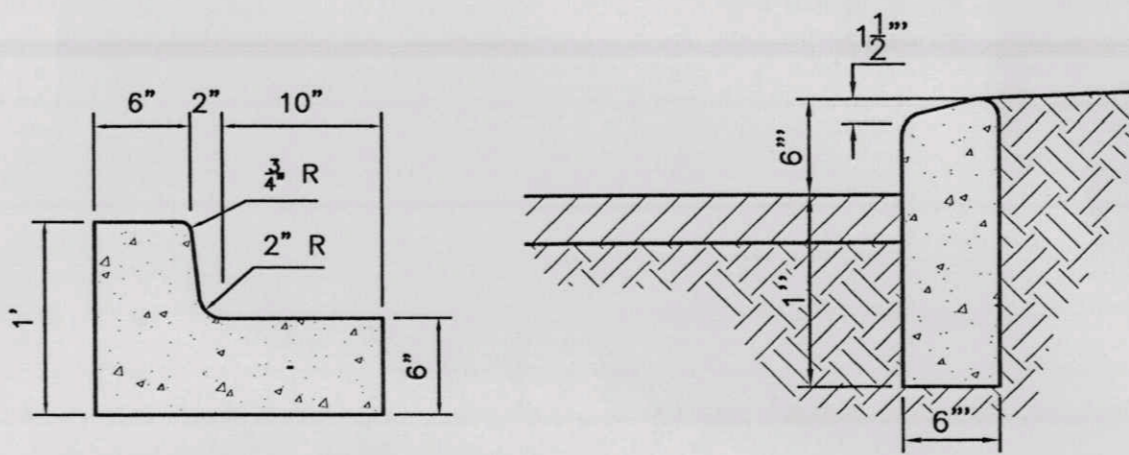


DIRECTIONAL ARROWS
NTS



- NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

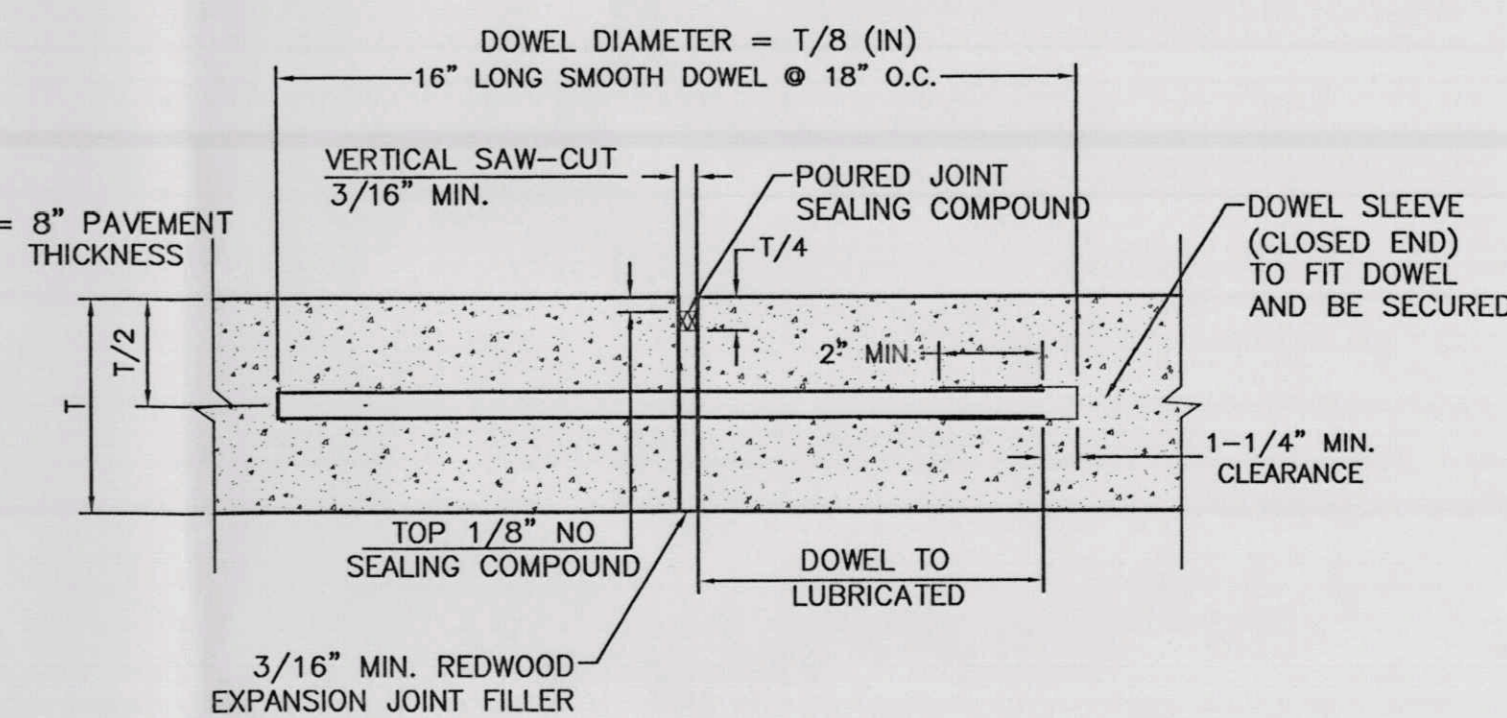
BUTT JOINT
CONCRETE JOINT DETAILS
NTS



6 IN. CURB AND GUTTER
SCALE: 1"-1"

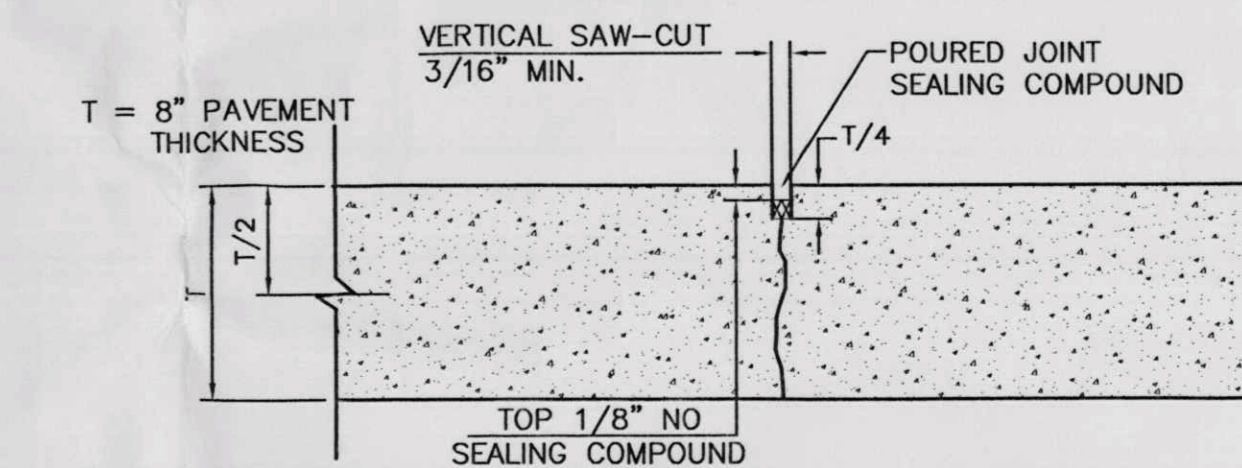
- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
 2. PROVIDE CONTRACTION JTS, 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

6" HEADER CURB DETAIL
1"-1"

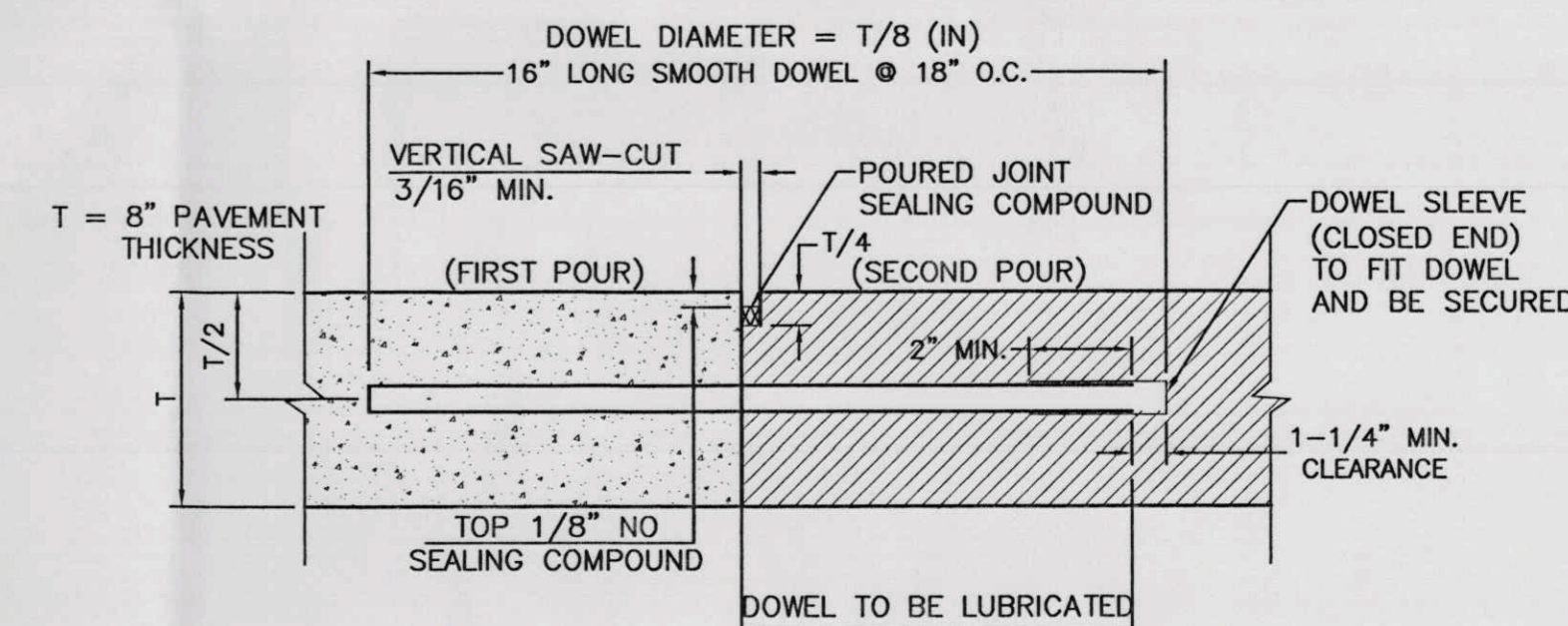


- NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT



CONTRACTION JOINT

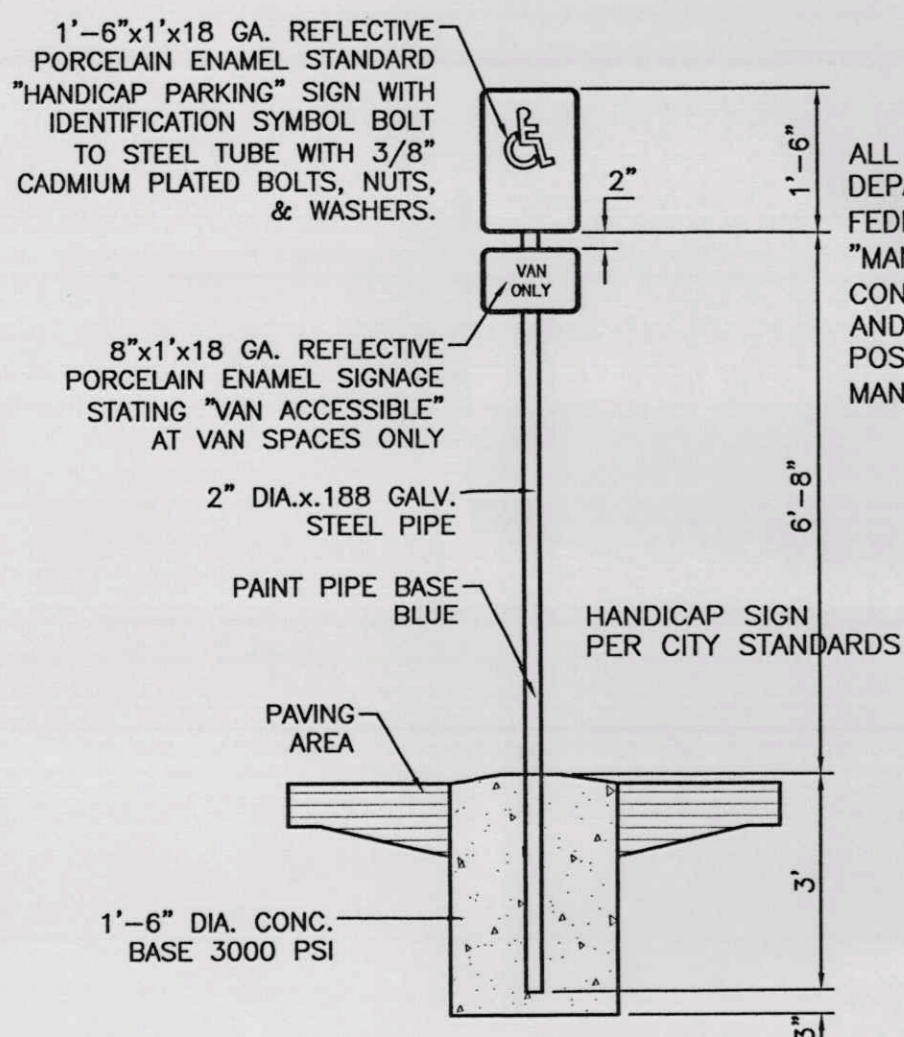


- NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT

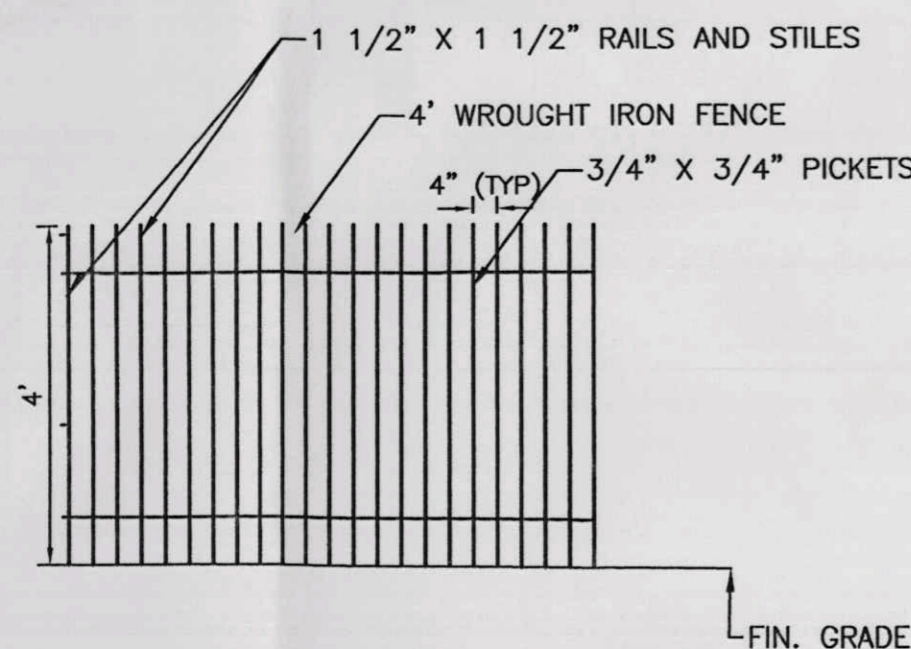
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

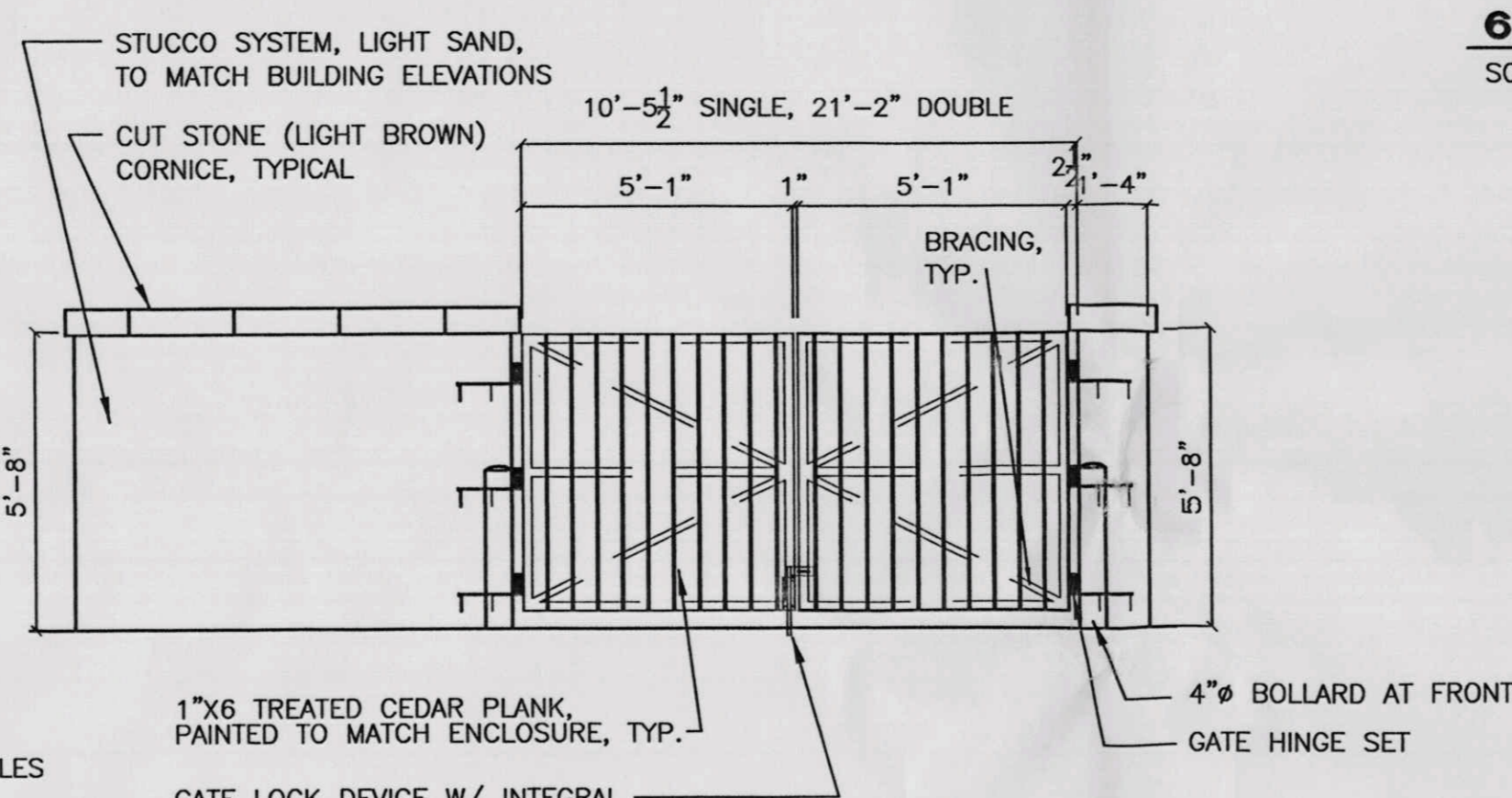


HANDICAP SIGN
SCALE: 1/2"=1"

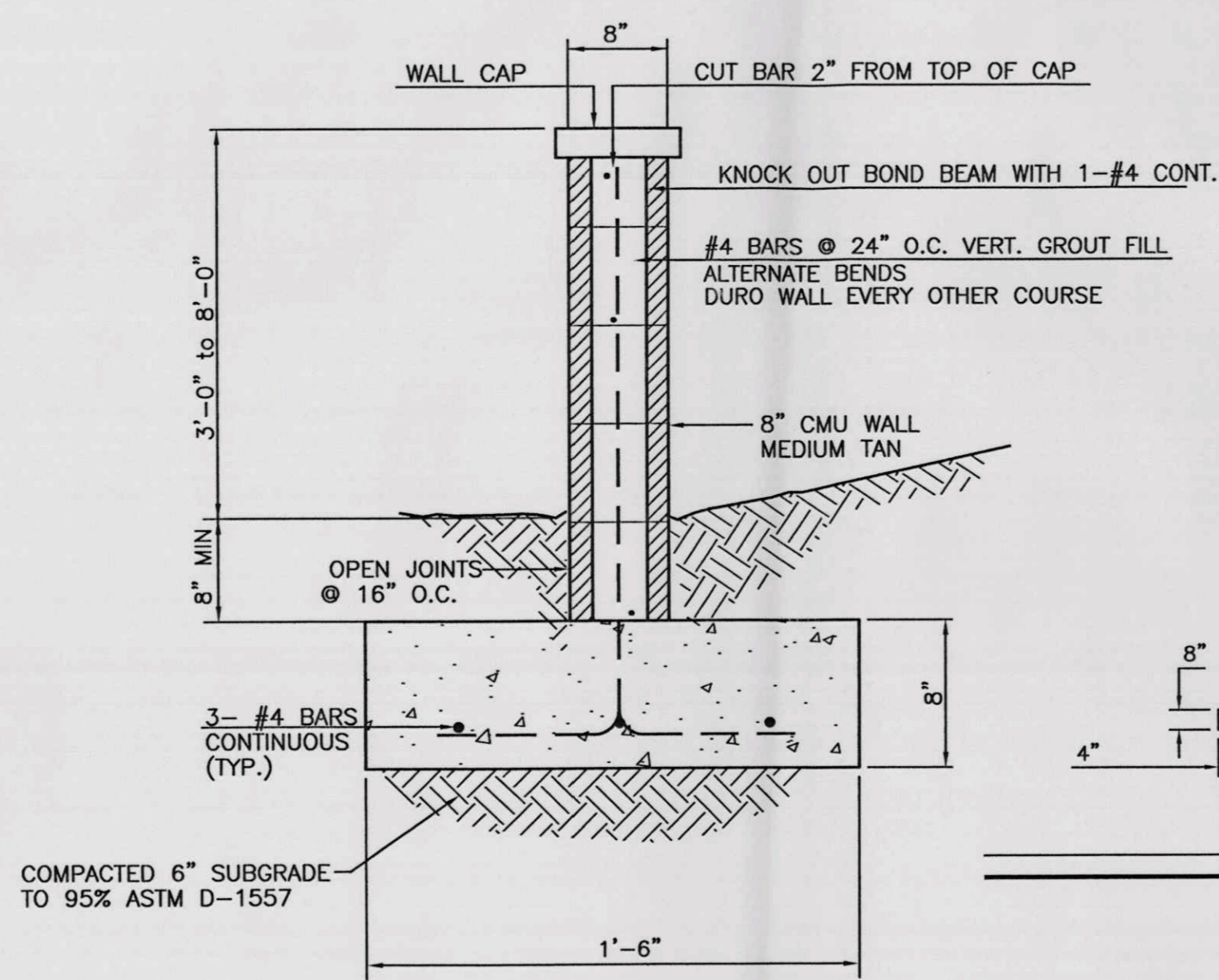
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



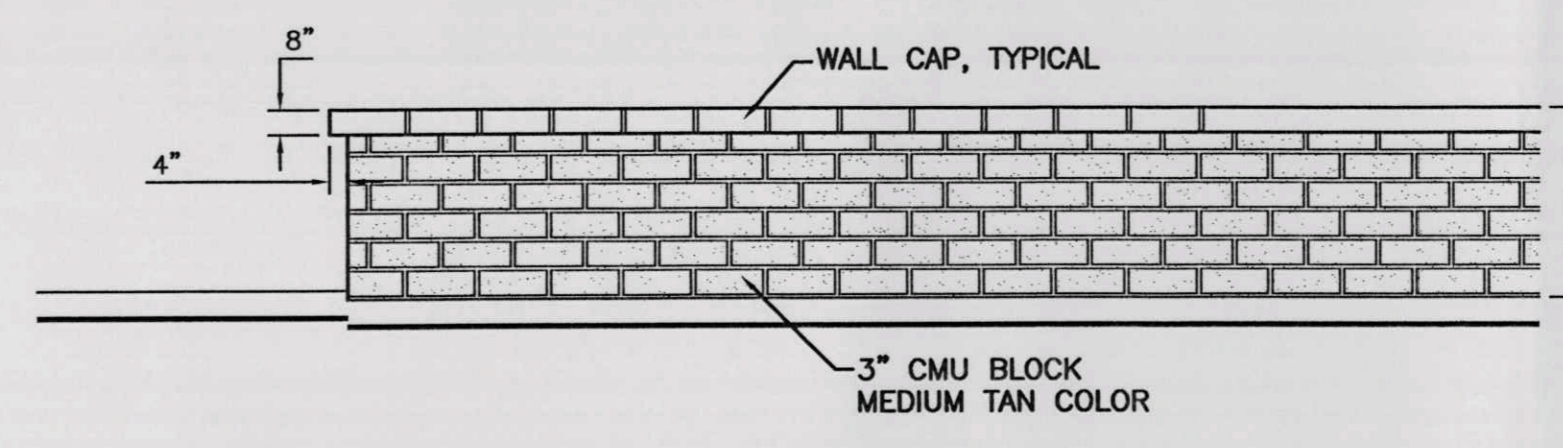
WROUGHT IRON FENCE DETAIL
NTS



REFUSE ENCLOSURE ELEVATION
SCALE: 1"=10"

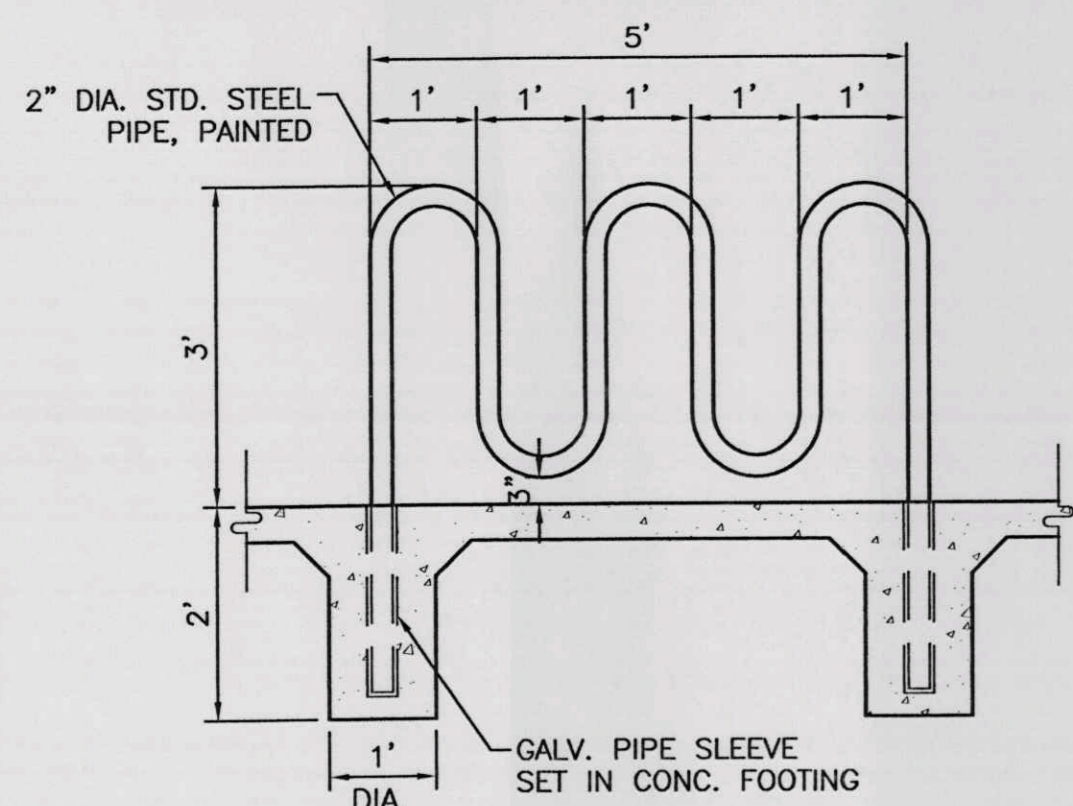


3' SCREEN WALL SECTION
NTS



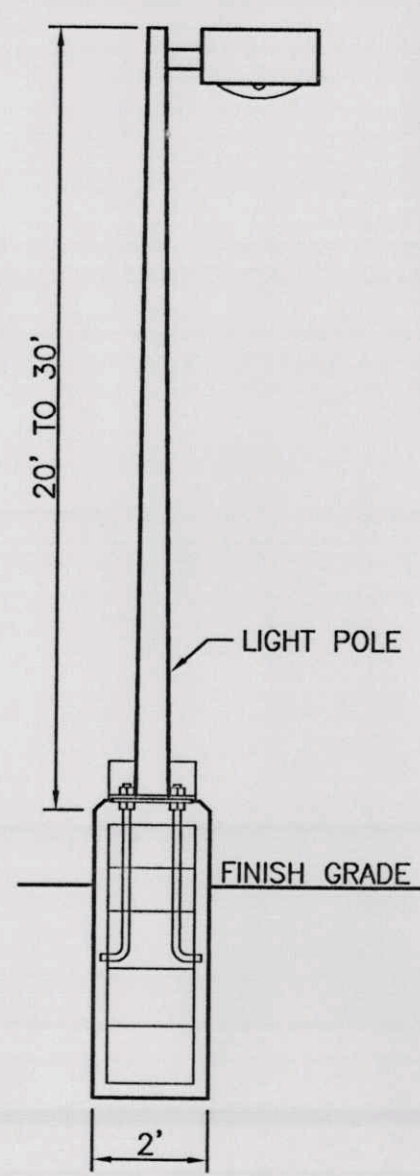
SEE SITE PLAN FOR HEIGHT OF WALL

SCREEN WALL DETAIL (TYP.)
NTS



BIKE RACK DETAIL
SCALE: 1/2"=1"

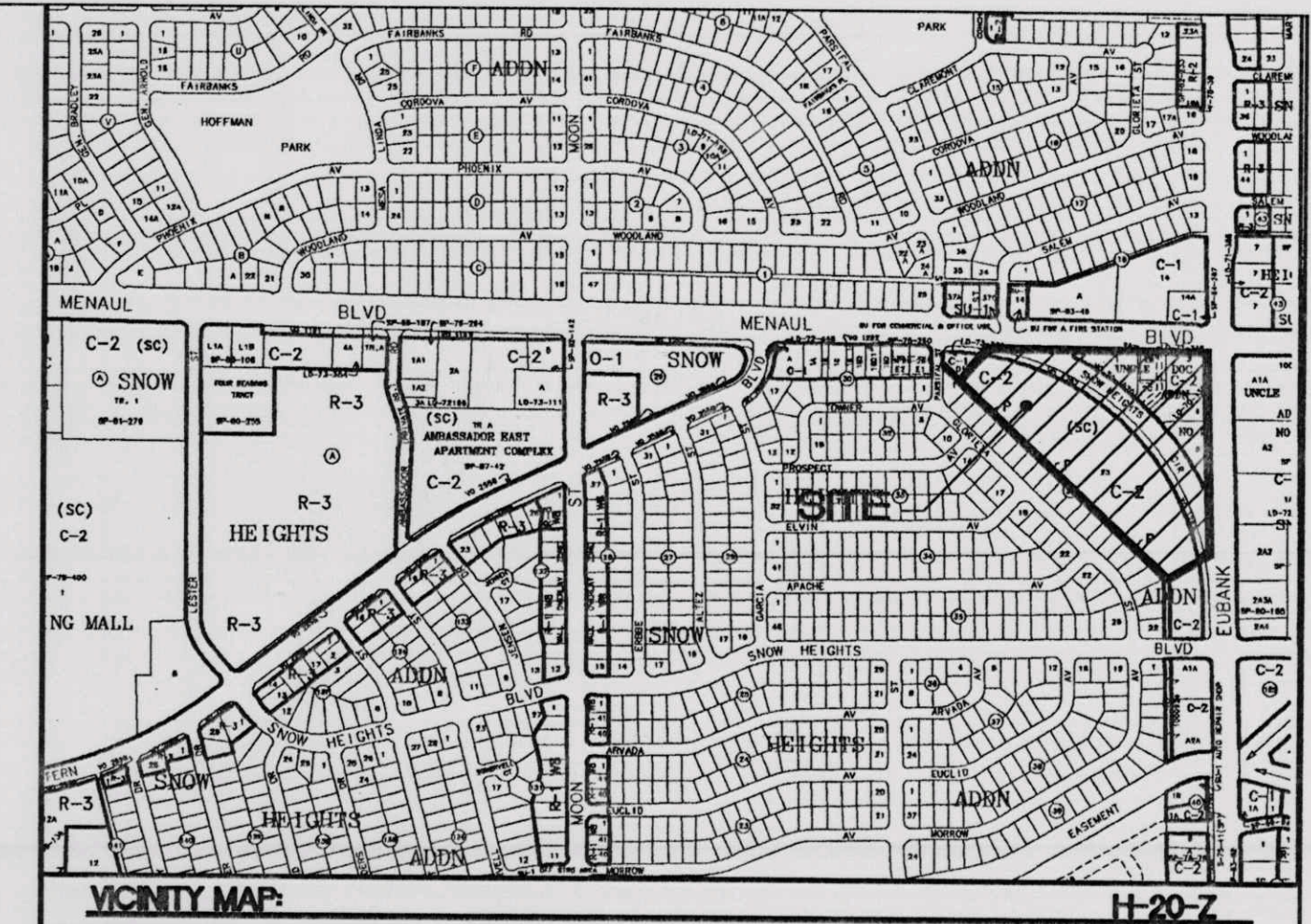
ENGINEER'S SEAL	SNOW HEIGHTS CIRCLE	DRAWN BY
	RETAIL CENTER	DATE
RONALD R. BOHANNAN P.E. #7868	DETAILS OPTION A	11/21/02
	SHOPPING CENTER	DETAILS.DWG
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET #
		A8
		JOB #
		220109



LIGHT POLE DETAIL
NTS

LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB
---	PROPOSED SCREEN WALL
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING BOUNDARY
---	PROPOSED CROSSWALK
---	PROPOSED PATIO AREA
---	PROPOSED BIKE RACK
---	PROPOSED FIRE HYDRANT
---	PROPOSED LIGHT POLE



LEGAL DESCRIPTION:
PARCELS 1, 2, A, 2-B, 2-C, 3, 4, & 5, UNCLE DOC ADDITION NO 2 & LOT 23 & PARCEL D-1, BLOCK 31, SNOW HEIGHTS ADDITION PROJECTED SECTION 20 T. 10. N., R. 4 E., N.M.P.M.

PROJECT NUMBER: _____

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on _____ and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

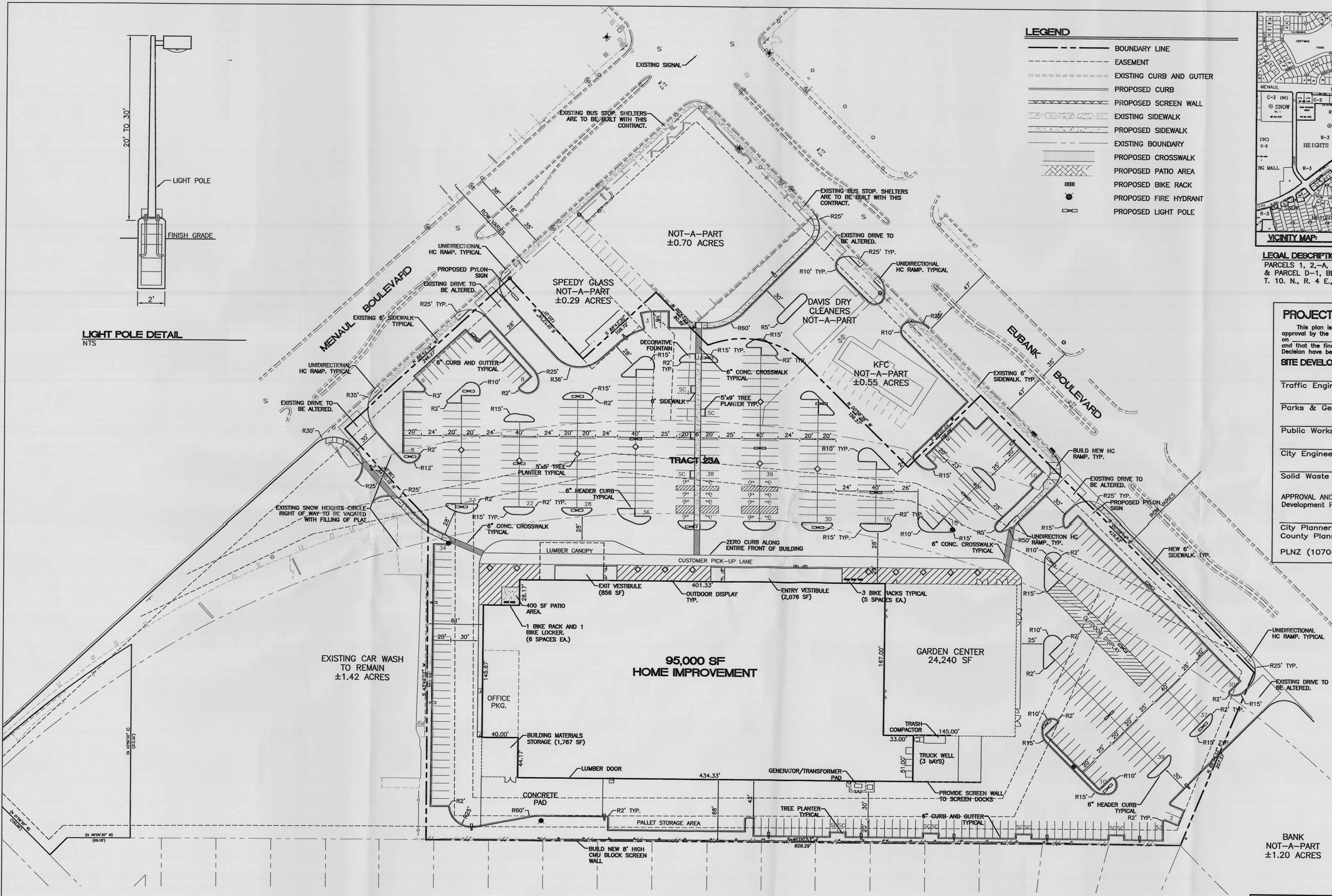
SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks & General Services Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
Solid Waste	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division	Date
---	------

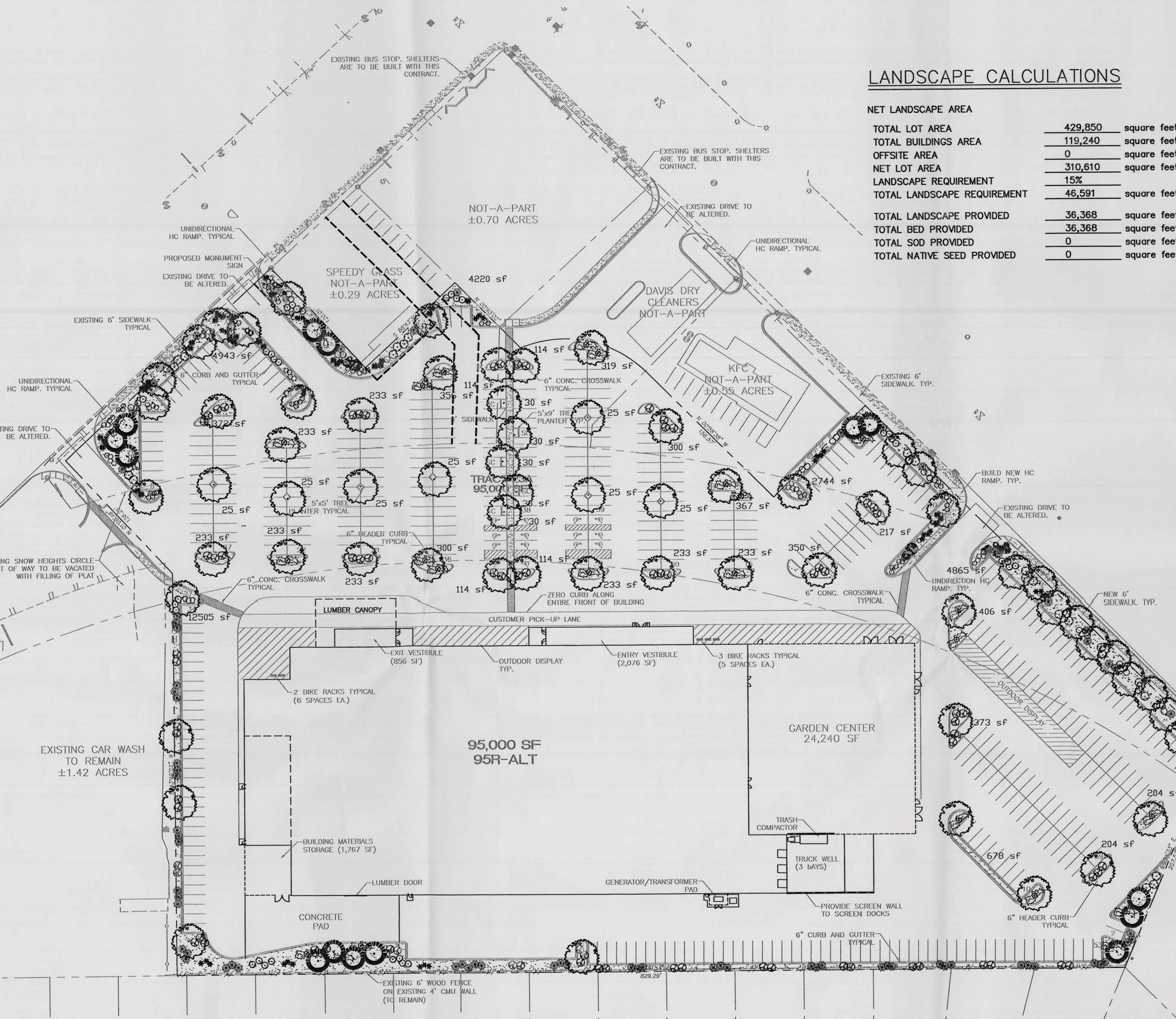
PLNZ (10706) 4/96



SITE DATA TABLE

TRACT	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	PRKG. REQ.	15% BUS CREDIT	TOTAL REQ.	PRKG. HC PROV.	HC PRKG. REQ.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.
23A	9.868	95,000	HOME IMPROVEMENT	C-2	45' SOLAR SETBACK	475	72	403					
		24,240	GARDEN CENTER	C-2	45' SOLAR SETBACK	61	9	72					
TOTAL	119,240					536	81	475	501	16	16	4	4

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7668	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY BDG
	SITE PLAN FOR BUILDING PERMIT OPTION B	DATE 11/21/02
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	22109SPB.DWG
		SHEET # B2
		JOB # 220109



LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	429,850 square feet
TOTAL BUILDINGS AREA	119,240 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	310,610 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	46,591 square feet
TOTAL LANDSCAPE PROVIDED	36,368 square feet
TOTAL BED PROVIDED	36,368 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet

PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 66
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- AUSTRIAN PINE (H) 14
Pinus nigra
6"-8"
- PALM YUCCA (L) 6
- CURLLEAF MOUNTAIN MAHOGANY (L) 31
Carpinus ledifolius
5 Gal.
- APACHE PLUME (L) 22
Fallugia paradoxa
25sf
- LANAS/ SCOTCH BROOM (M) 9
Cytisus scoparius/
Genista hispanica
5 Gal.
- RED YUCCA (L) 38
Hesperaloe parviflora
5 Gal.
- MAIDENGRASS (M) 35
Miscanthus sinensis
5 Gal.
16sf
- RUSSIAN SAGE (M) 37
Perovskia atriplicifolia
5 Gal.
- AUTUMN SAGE (M) 59
Salvia greggii
2 Gal.
9sf
- CHAMISA (L) 68
Chrysothamnus nauseosus
1 Gal.
- HONEYSUCKLE (M) 78
Lonicera sempervirens
1 Gal.
200sf
Unstaked-Groundcover
- WILDFLOWER 44
1 Gal.
4sf
- TAM JUNIPER (M) 81
Juniperus sabina
5 Gal.
225sf
- OVERSIZED GRAVEL
& 12 BOULDERS
- SANTA FE BROWN
WITH FILTER FABRIC

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

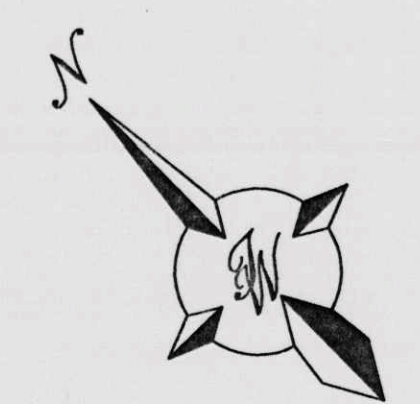
Irrigation maintenance shall be the responsibility of the Property Owner.

STREET TREE REQUIREMENTS

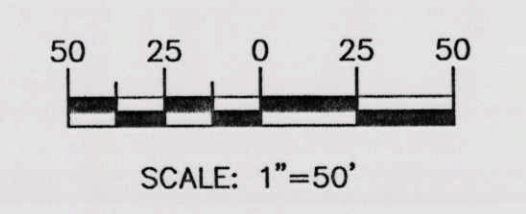
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street	Required #	Provided #

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



GRAPHIC SCALE



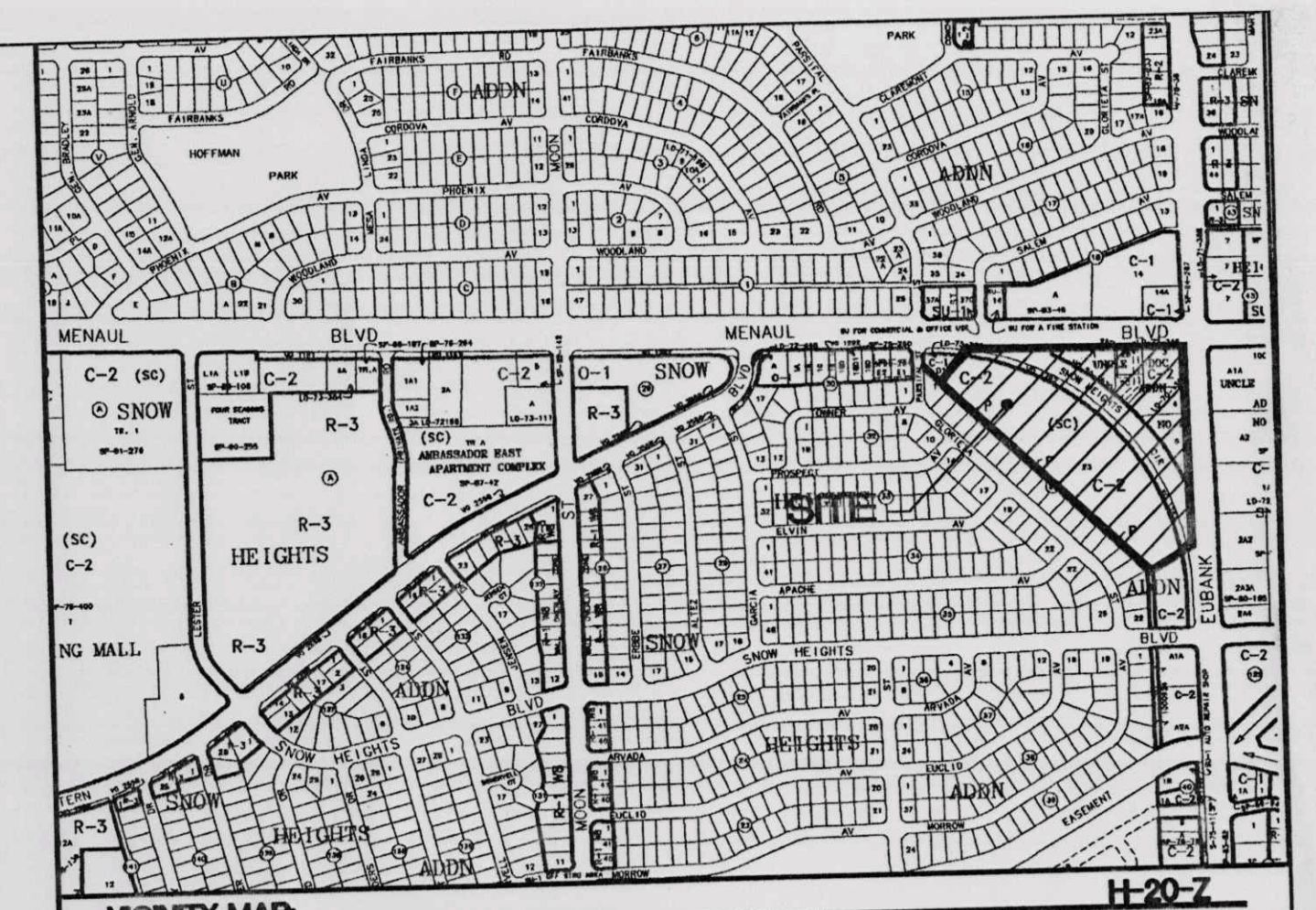
The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmd@hilltoplandscaping.com

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LANDSCAPE ARCHITECTS SEAL	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY CMD
	LANDSCAPE PLAN OPTION B	DATE 11/14/02
JAMES J. DEFLON #0007	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	HT-LS-01.DWG
		SHEET # B3 JOB # 220109

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

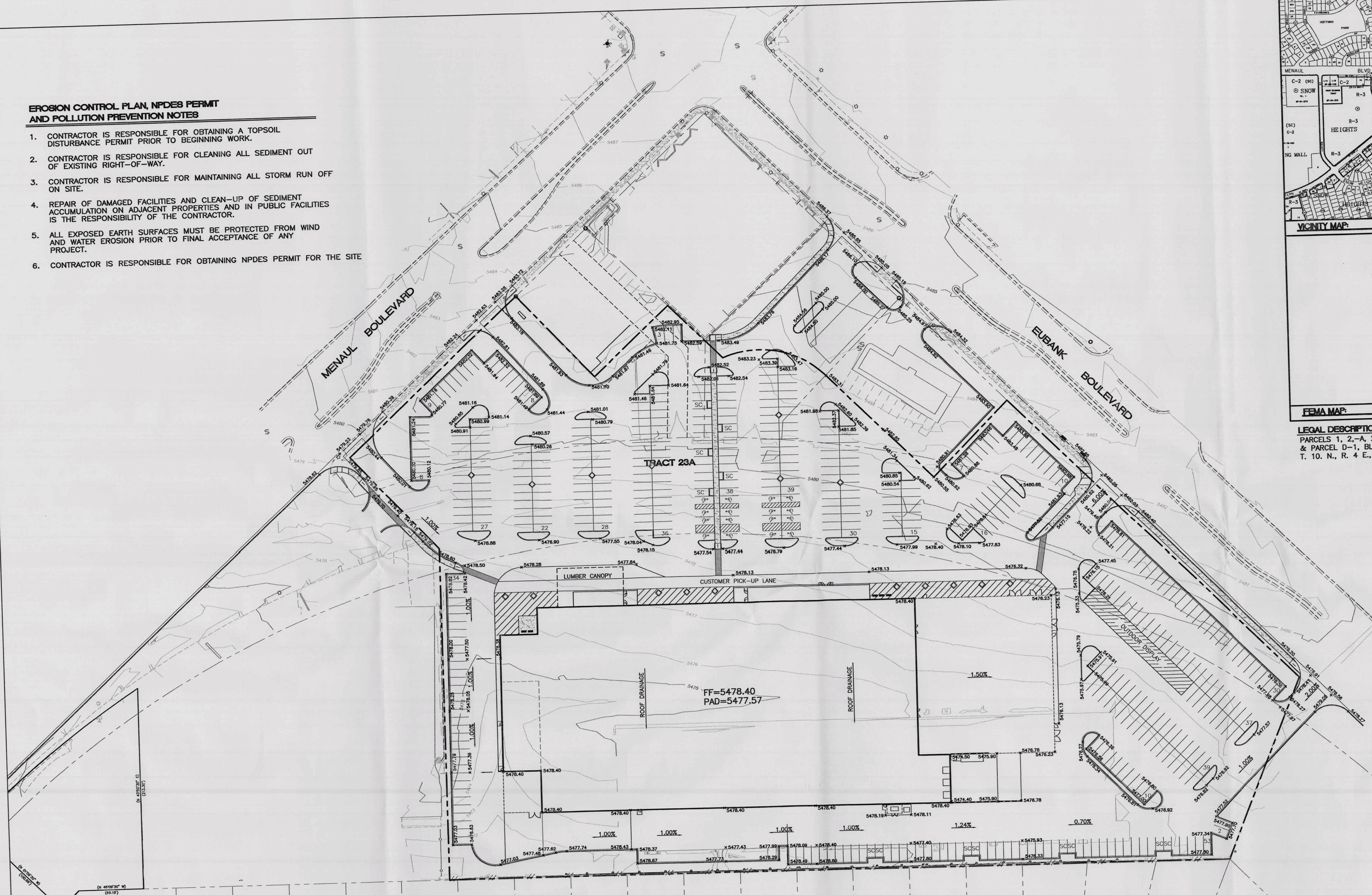
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



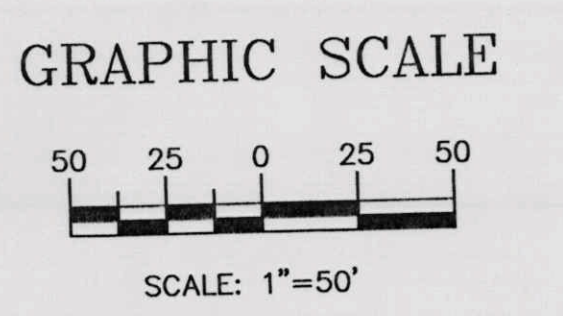
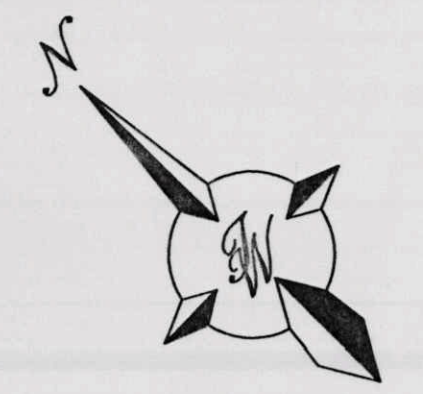
VICINITY MAP: H-20-Z

FEMA MAP: 350001C0357 D

LEGAL DESCRIPTION:
 PARCELS 1, 2, -A, 2-B, 2-C, 3, 4, & 5, UNCLE DOC ADDITION NO 2 & LOT 23 & PARCEL D-1, BLOCK 31, SNOW HEIGHTS ADDITION PROJECTED SECTION 20 T. 10. N., R. 4 E., N.M.P.M.



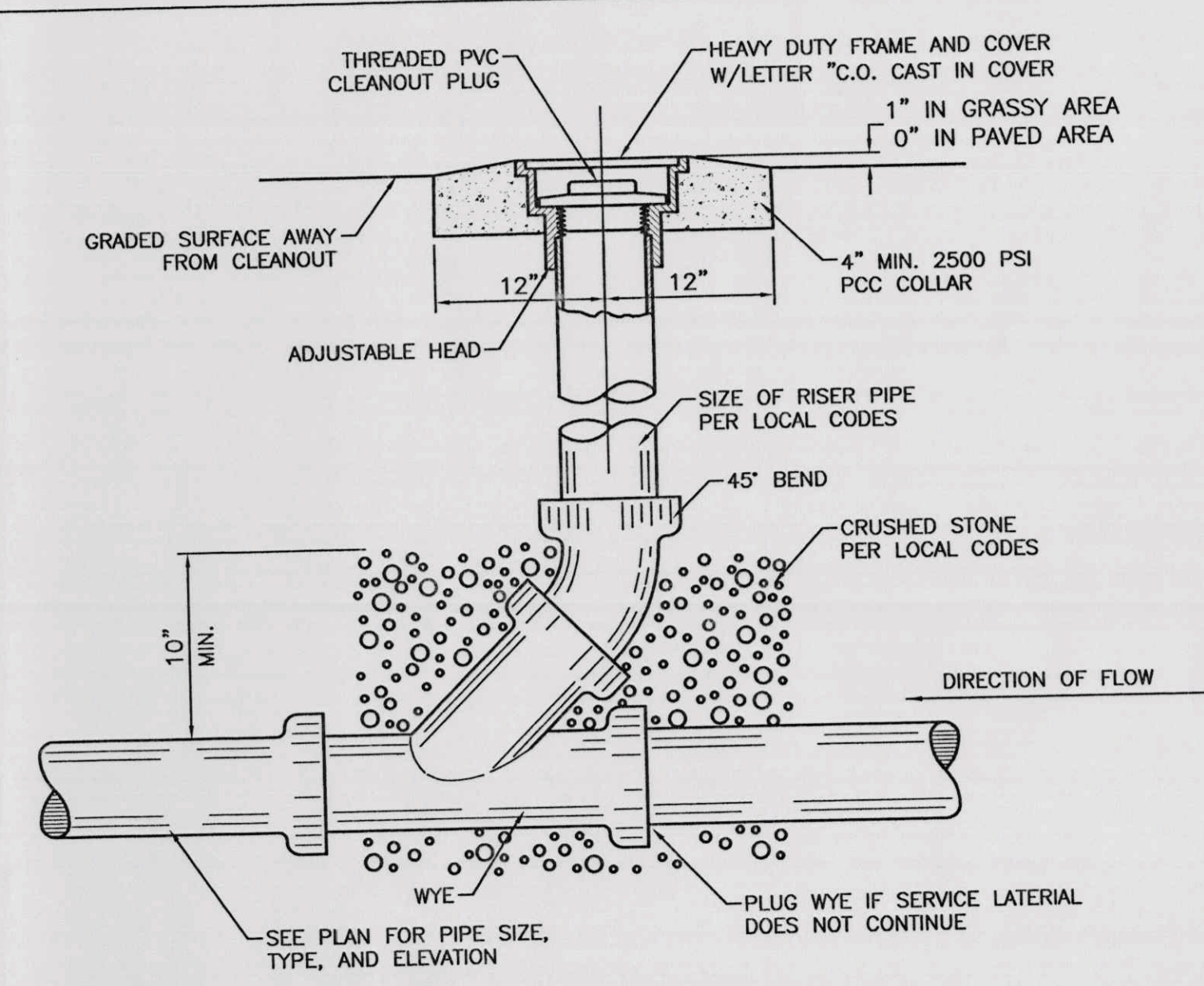
- LEGEND**
- ⊙ EXISTING STORM SEWER MANHOLE
 - EX. 18" SD --- EXISTING STORM SEWER LINE
 - ⊙ PROPOSED STORM SEWER MANHOLE
 - 18" SD --- EXISTING STORM SEWER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - NEW CURB



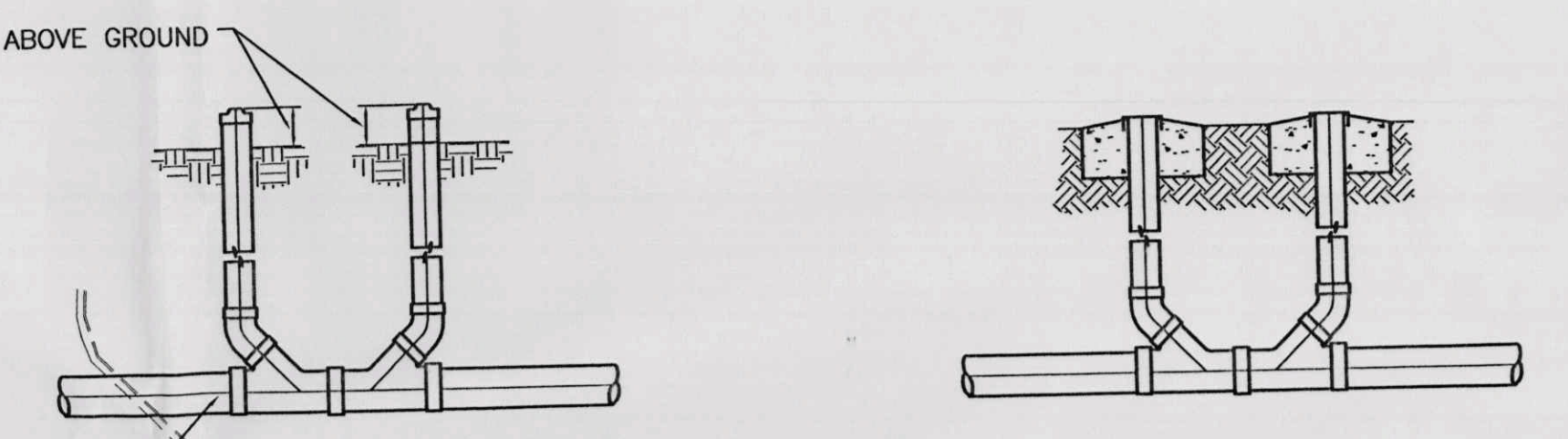
ENGINEER'S SEAL	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY: BDC
	GRADING AND DRAINAGE PLAN OPTION B	DATE: 11/21/02
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	22109GRB.DWG
		SHEET # B4
		JOB # 220109

NOTICE TO CONTRACTORS

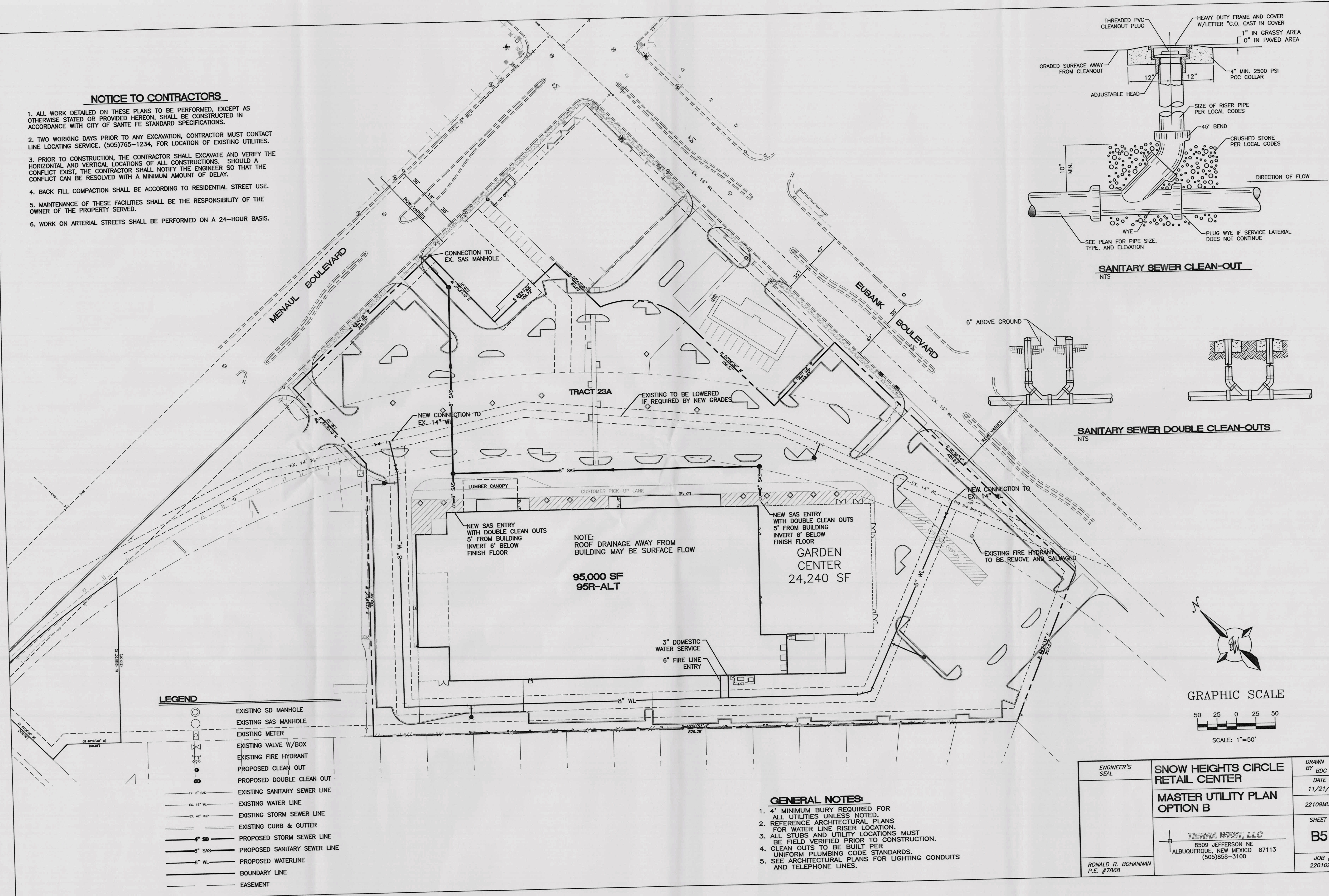
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANTE FE STANDARD SPECIFICATIONS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



SANITARY SEWER CLEAN-OUT
NTS



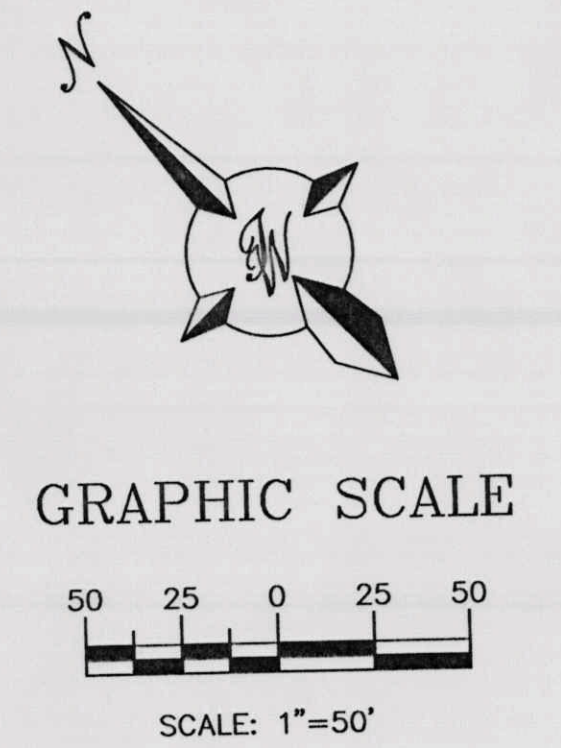
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



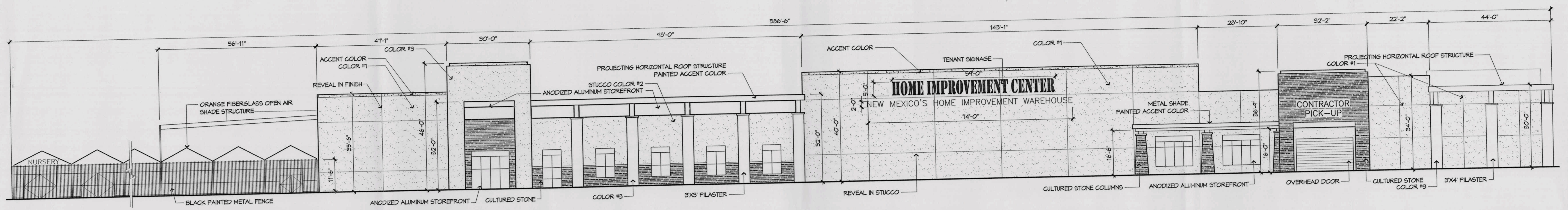
LEGEND

	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	EXISTING 8" SAS
	EXISTING 16" WL
	EXISTING 42" SAS
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED 4" SD
	PROPOSED 6" SAS
	PROPOSED 8" WL
	BOUNDARY LINE
	EASEMENT

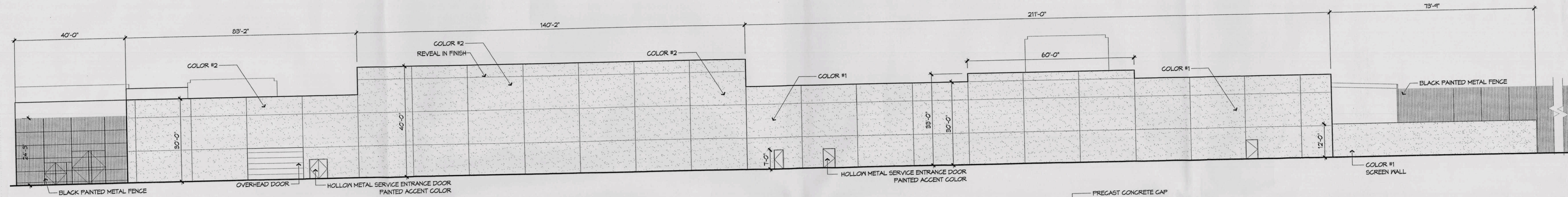
- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
 3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.



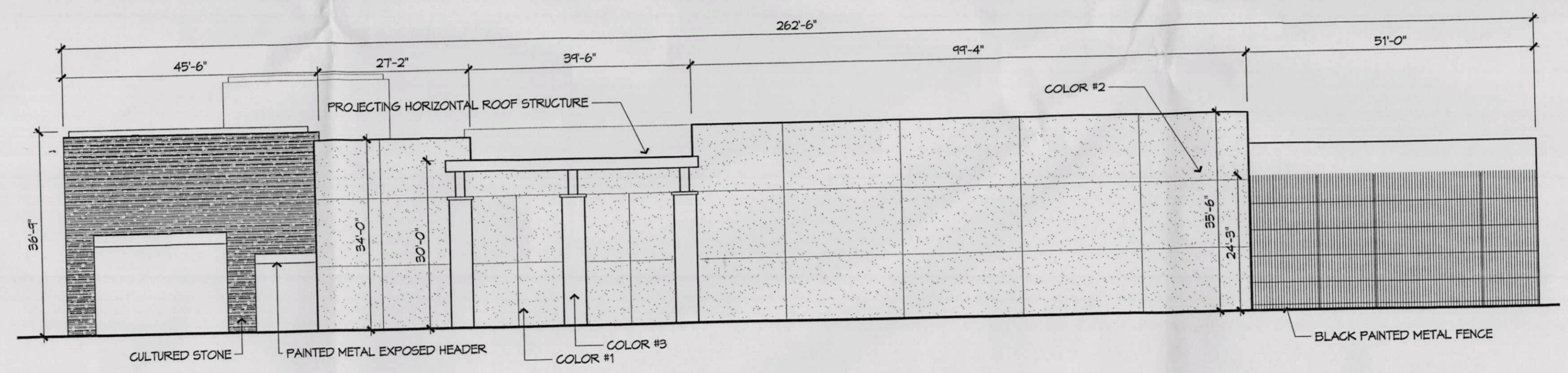
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY BDG
	MASTER UTILITY PLAN OPTION B	DATE 11/21/02
 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		22109MUB.DWG
		SHEET # B5
		JOB # 220109



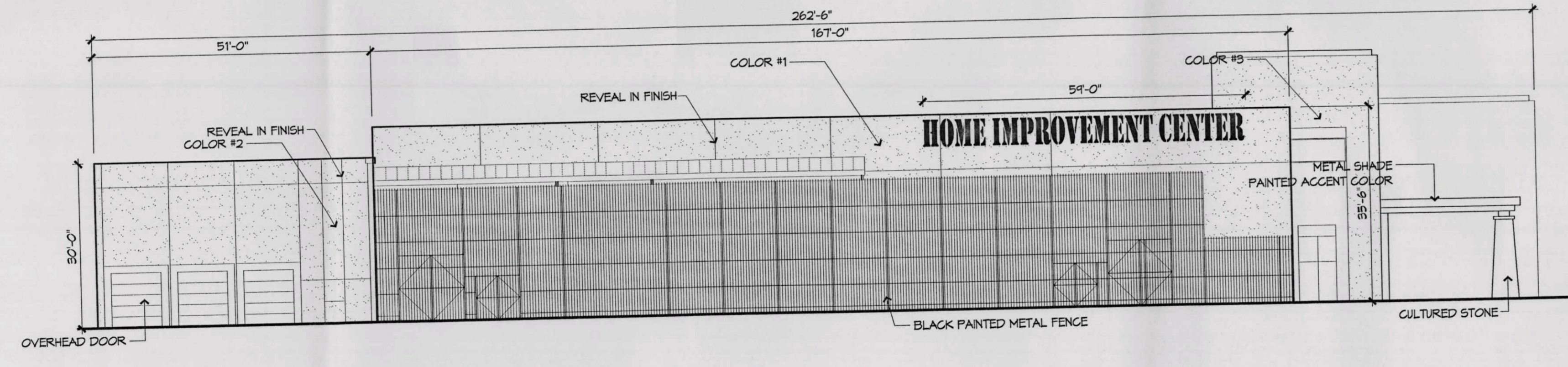
A1 NORTHEAST ELEVATION
1/16" = 1'-0"



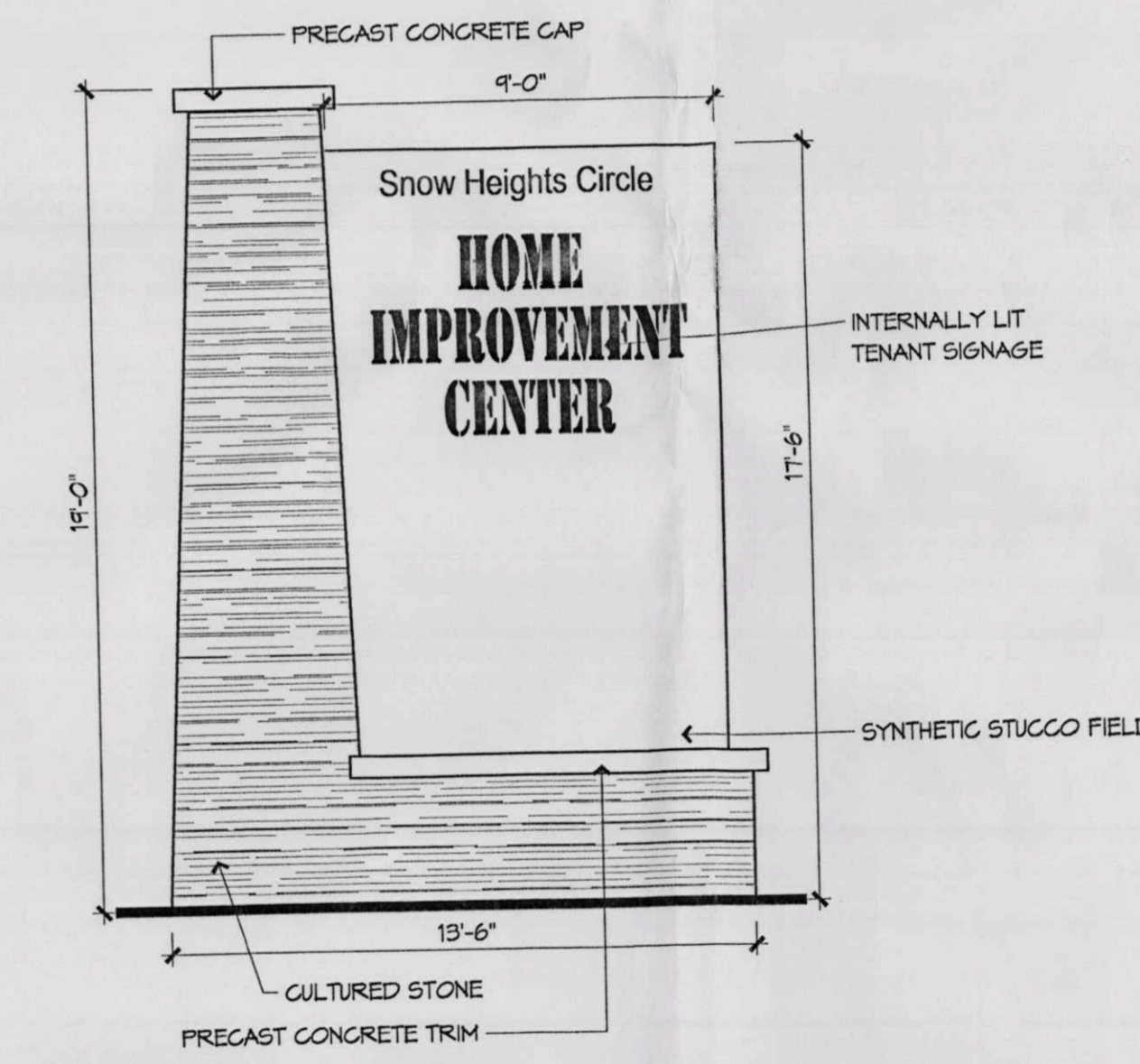
B1 SOUTHWEST ELEVATION
1/16" = 1'-0"



C1 NORTHWEST ELEVATION
1/16" = 1'-0"



D1 SOUTHEAST ELEVATION
1/16" = 1'-0"



C4 MONUMENT SIGN
1/4" = 1'-0"

FINISH LEGEND

- COLOR #1 EL RAY STUCCO 212 TIERRA
- COLOR #2 EL RAY STUCCO 821 LARIAT
- COLOR #3 KWALL HONELLS T323M PERUVIAN VILLAGE
- ACCENT COLOR KWALL HONELLS T326A GLAZED GARROT
- CULTURED STONE PROFFIT LEDGE STONE - AUTUMN
- ANODIZED ALUMINUM STOREFRONT CLEAR ANODIZED
- GLASS CLEAR

SIGNAGE NOTES:

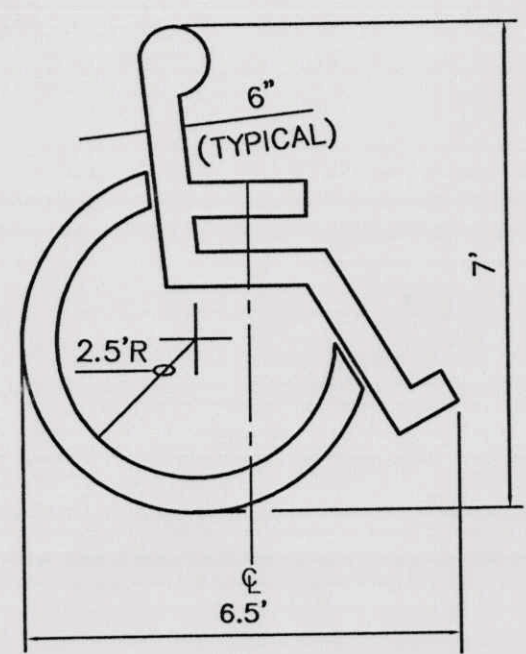
1. ALL BUILDING MOUNTED SIGNS SHALL COMPLY WITH G-2 SIGN REGULATIONS, 5'-0" HIGH MAXIMUM
 - A. 10% OF WALL AREA FACING EUBANK
 - B. 10% OF WALL FACING MANUAL
2. ALL BUILDING MOUNTED SIGNS ARE INTERNALLY LIT. INDIVIDUAL LETTER SIGNS. COLOR AND FONTS TO BE SELECTED BY TENANT.

Snow Heights Circle Retail
Siteplan for Subdivision Option 1
Exterior Building Elevations

20 November 2002

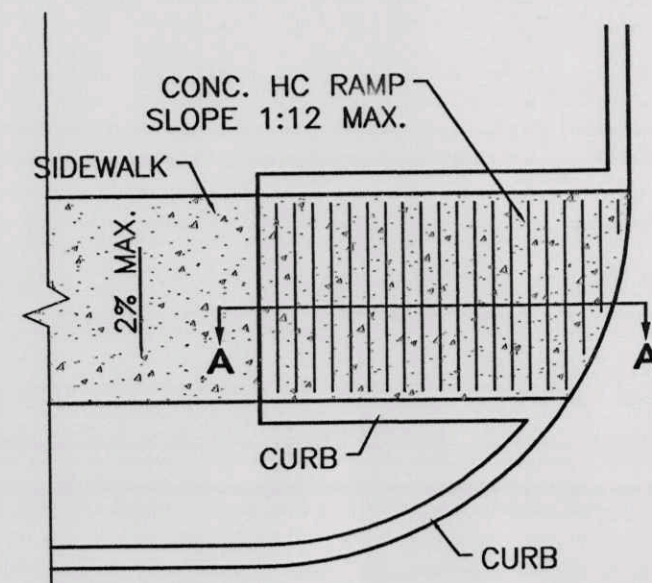
Sheet **36** of **36**

Dekker/Perich/Sabatini
architecture ■ interiors ■ planning ■ engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222



ACCESSIBLE PARKING SYMBOL

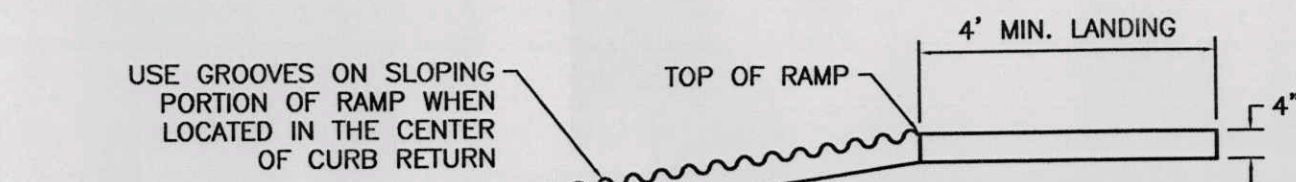
SCALE: NTS
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



PLAN

NOTES:

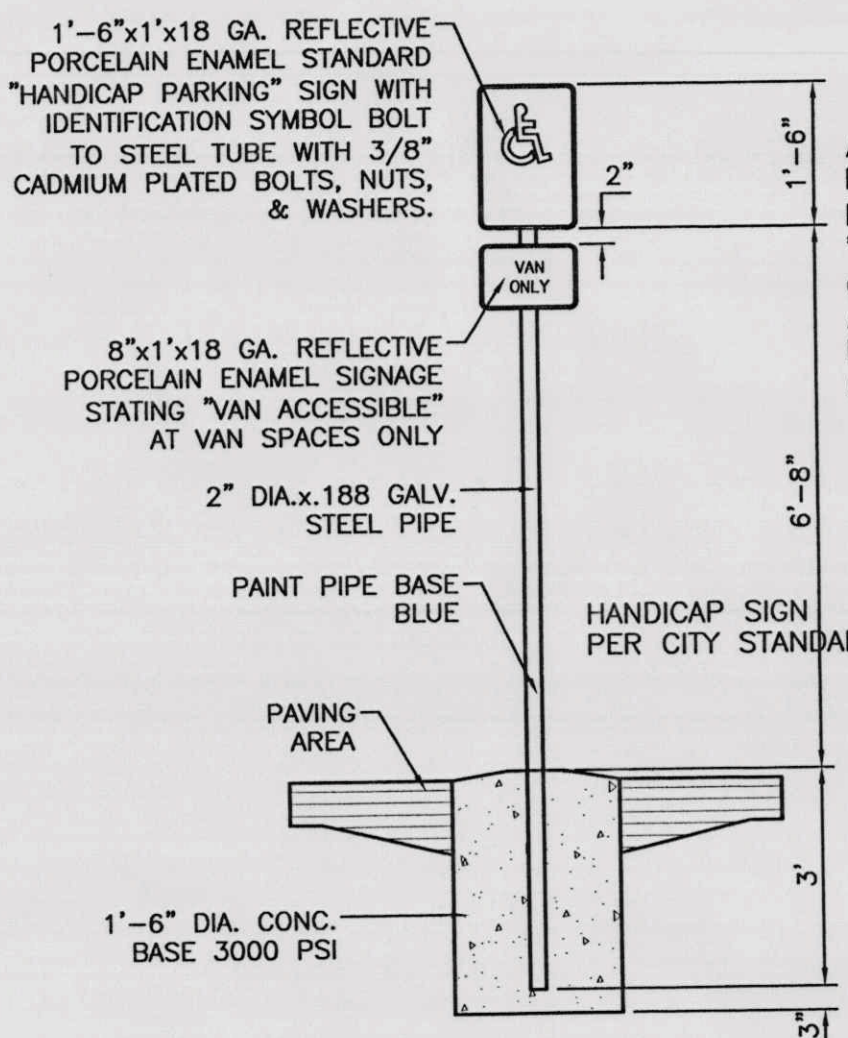
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

UNIDIRECTIONAL HC RAMP

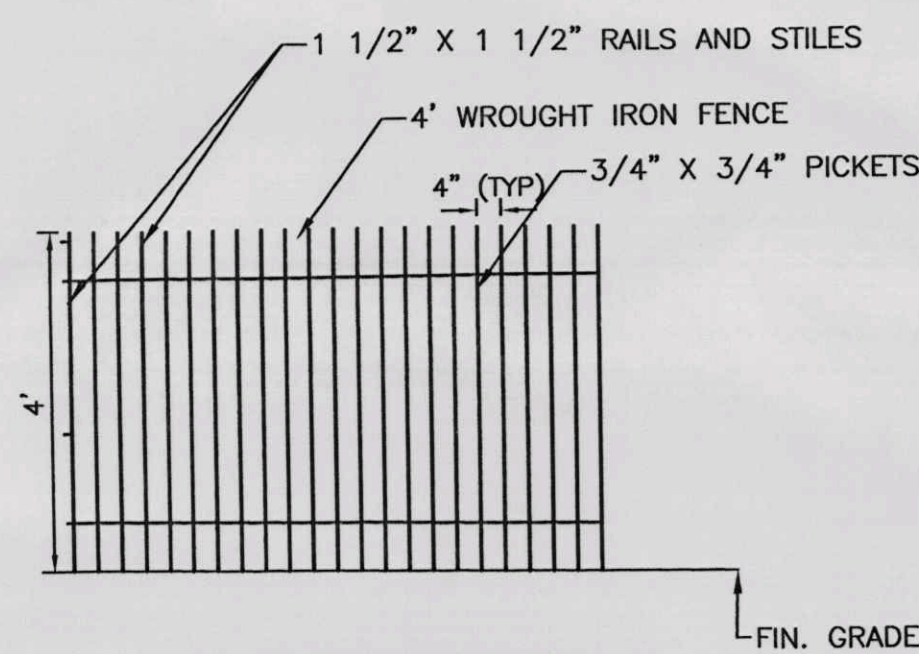
SCALE: NTS



ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

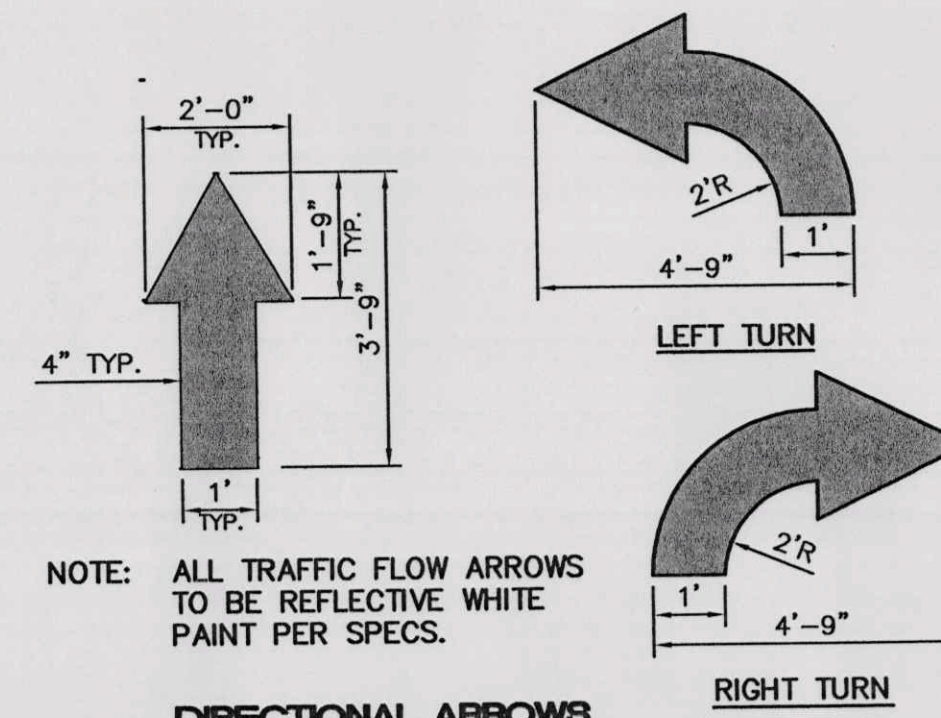
HANDICAP SIGN

SCALE: 1/2"=1'



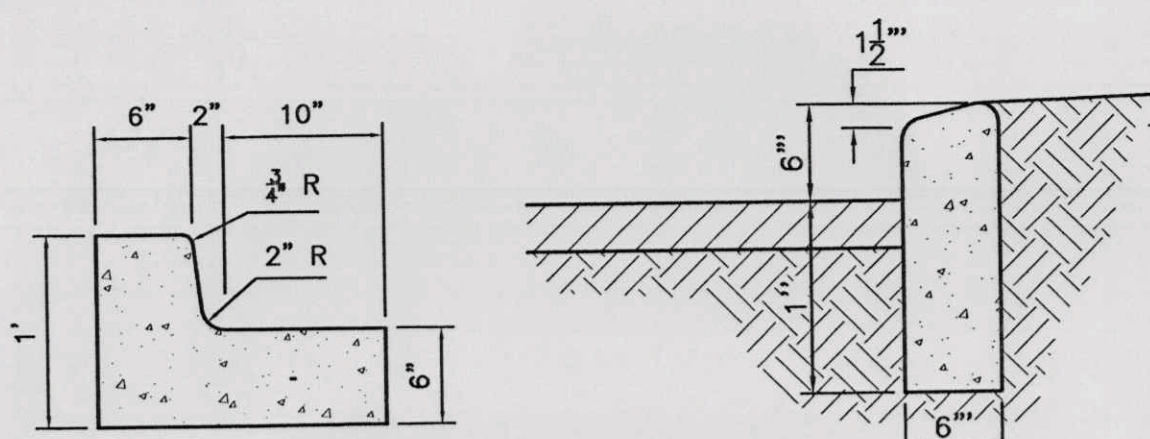
WROUGHT IRON FENCE DETAIL

NTS



DIRECTIONAL ARROWS

NTS



6 IN. CURB AND GUTTER

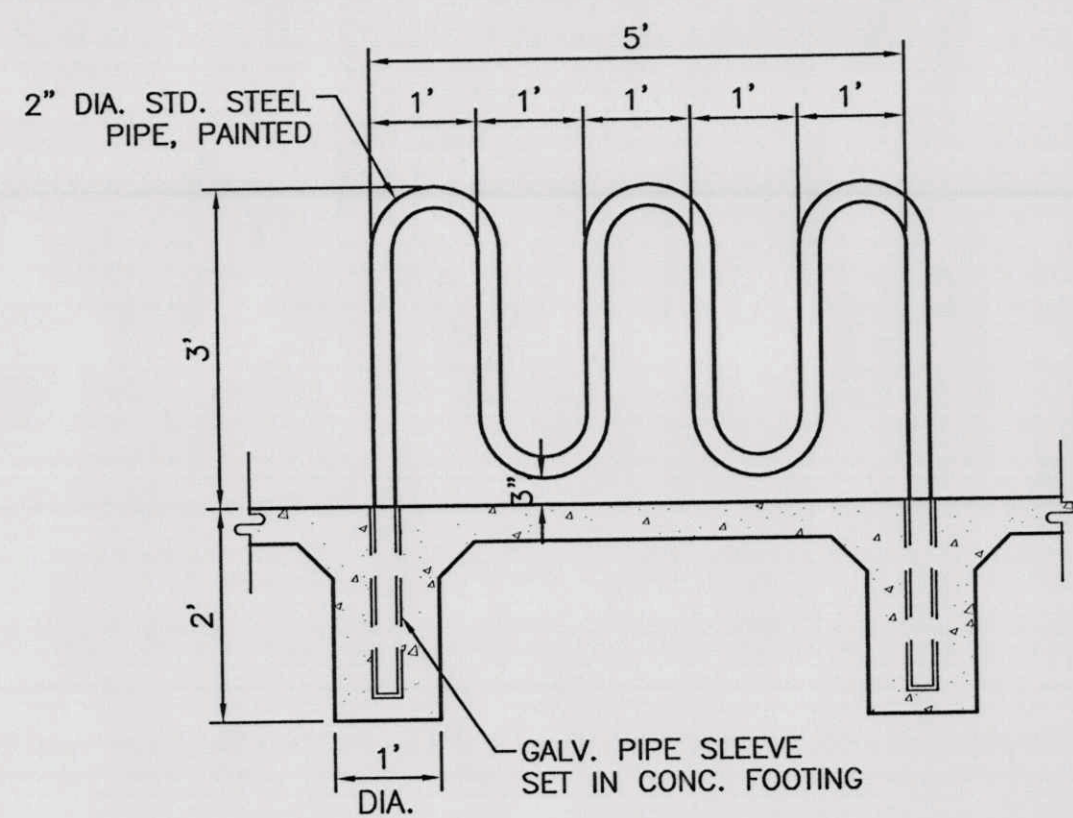
SCALE: 1"=1'

CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

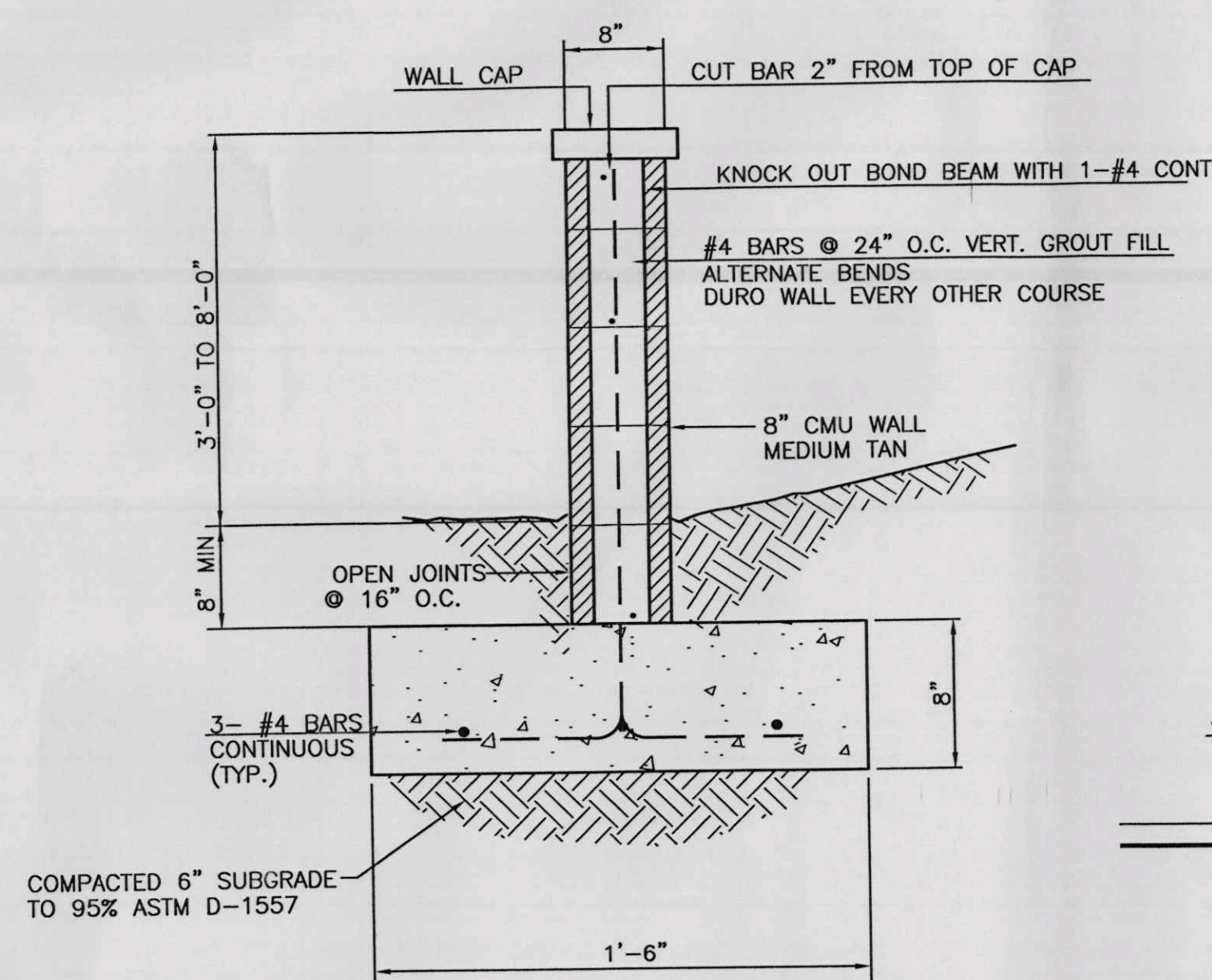
6" HEADER CURB DETAIL

1"=1'



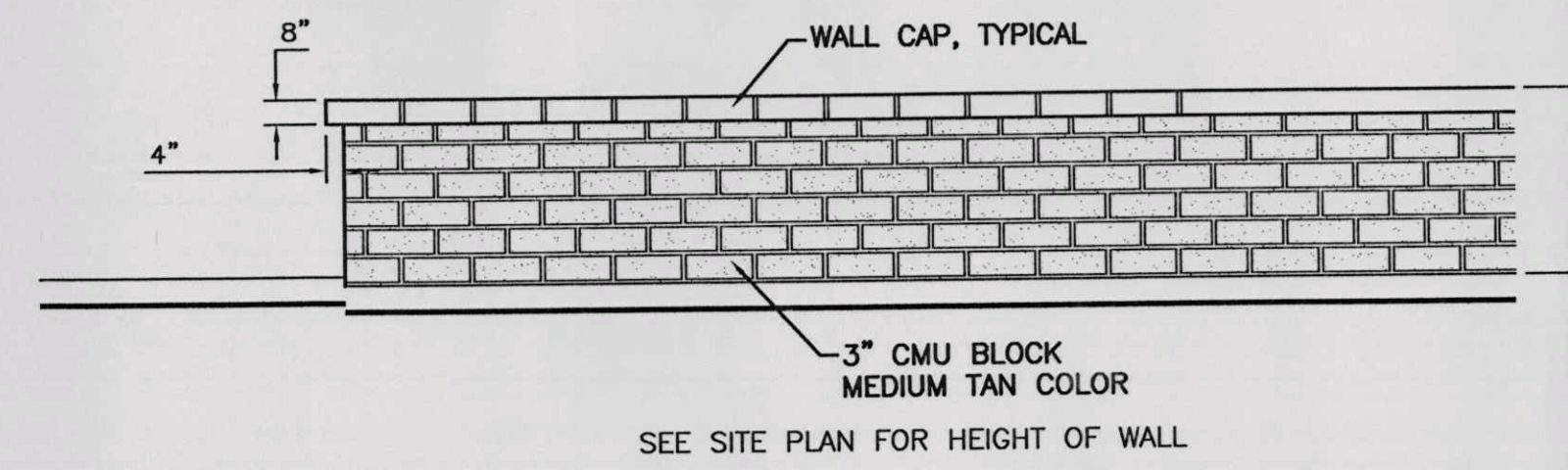
BIKE RACK DETAIL

SCALE: 1/2"=1'



3" SCREEN WALL SECTION

NTS

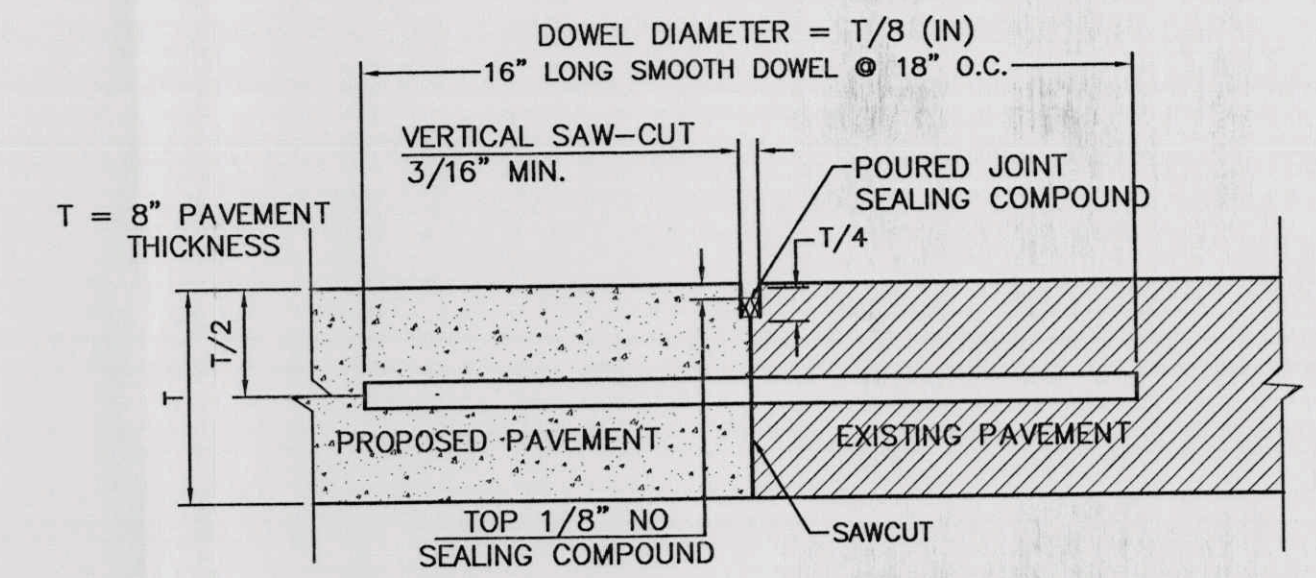


SCREEN WALL DETAIL (TYP.)

NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

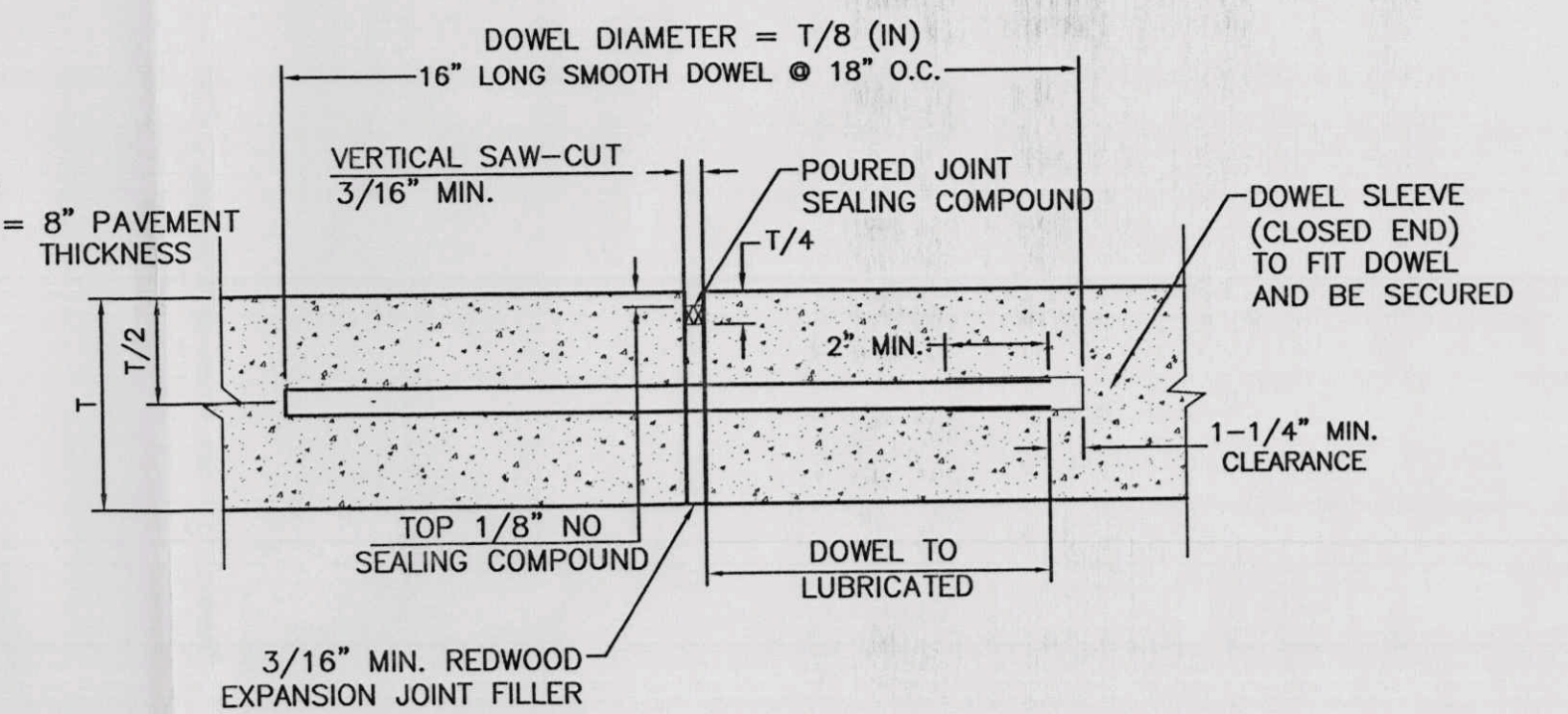


- NOTE:**
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

BUTT JOINT

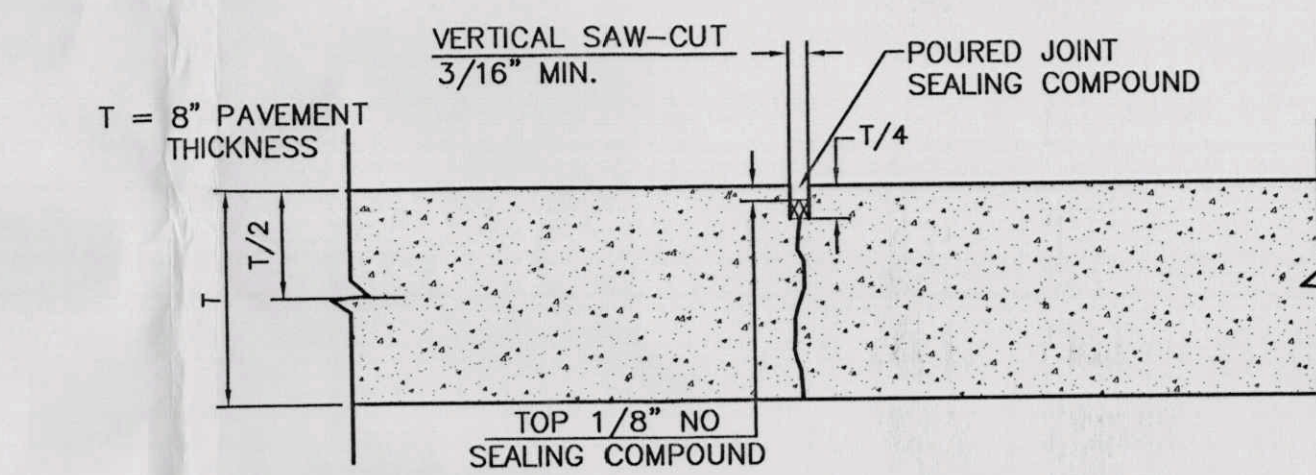
CONCRETE JOINT DETAILS

NTS

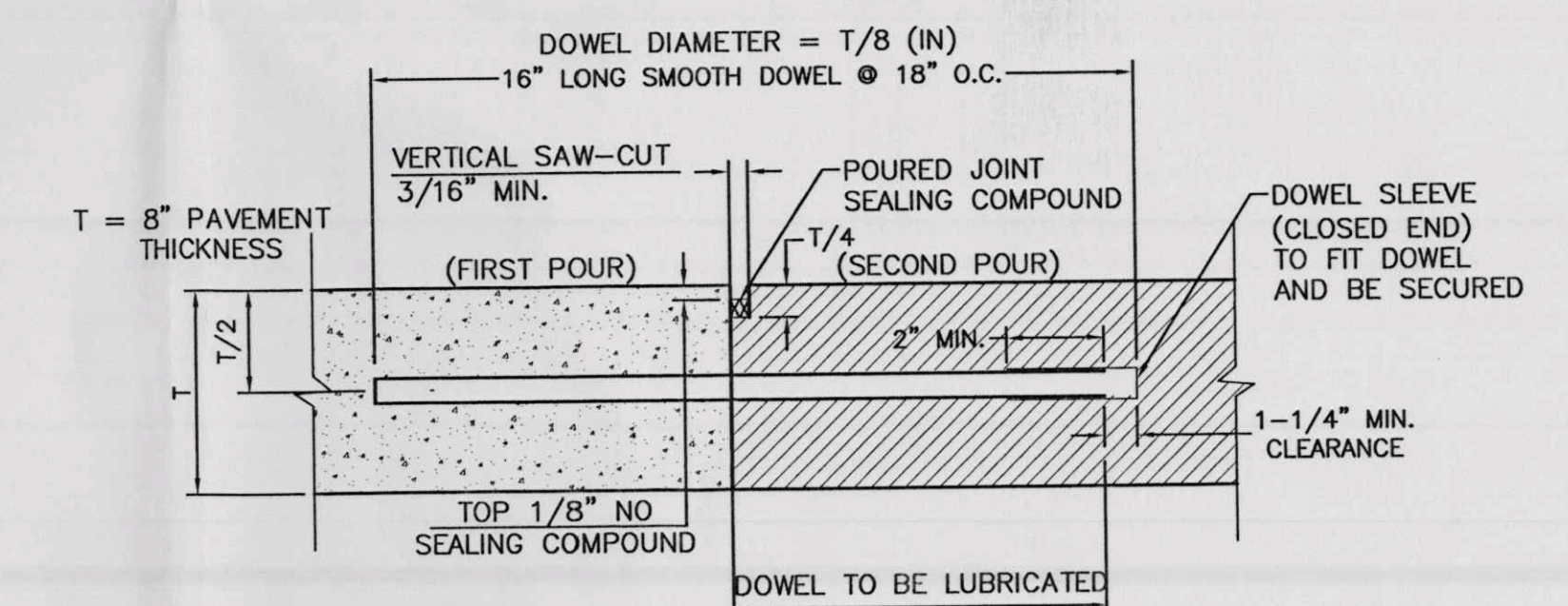


- NOTE:**
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT



CONTRACTION JOINT



- NOTE:**
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT

ENGINEER'S SEAL	SNOW HEIGHTS CIRCLE RETAIL CENTER	DRAWN BY
	DETAILS OPTION B HOME IMPROVEMENT	DATE 11/21/02
		DETAILS.DWG
		SHEET #
		B7
		JOB # 220109
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.15	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage \$	2.47	
Total Postage and Fee \$	8.07	
Sent To	Jo Martin North Eastern Association of Residents 2208 Lester Drive NE, #409 Albuquerque, NM 87112	
Street and Apt. No.		
City, State, ZIP+4®		

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage \$	2.47	
Total Postage and Fee \$	8.07	
Sent To	Matt Bohnhoff North Eastern Association of Residents 9500 Arvada Avenue NE Albuquerque, NM 87112	
Street and Apt. No.		
City, State, ZIP+4®		

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage \$	2.47	
Total Postage and Fee \$	8.07	
Sent To	Lise Watkins Conchas Park NA 9311 Claremont Avenue NE Albuquerque, NM 87112	
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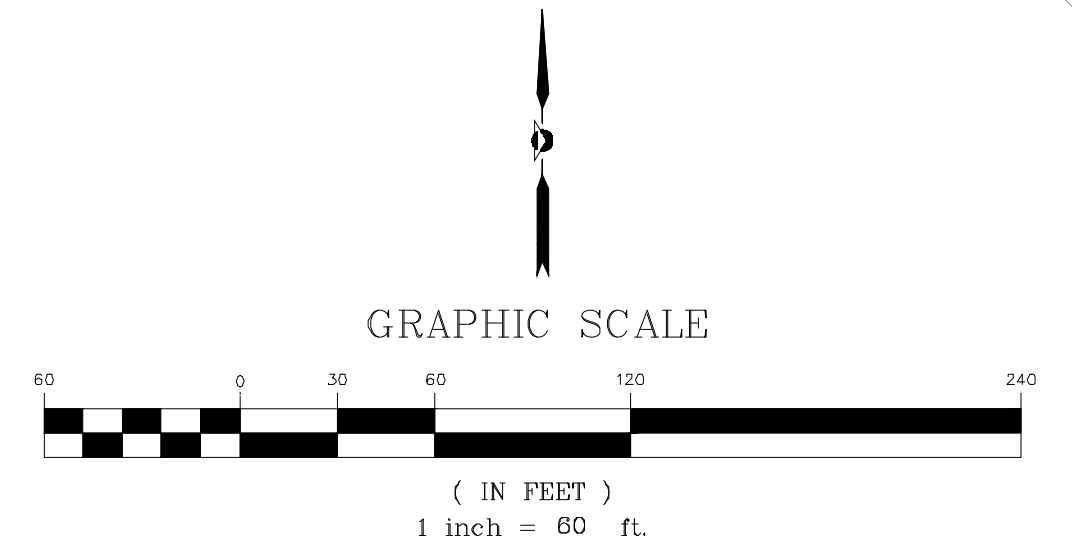
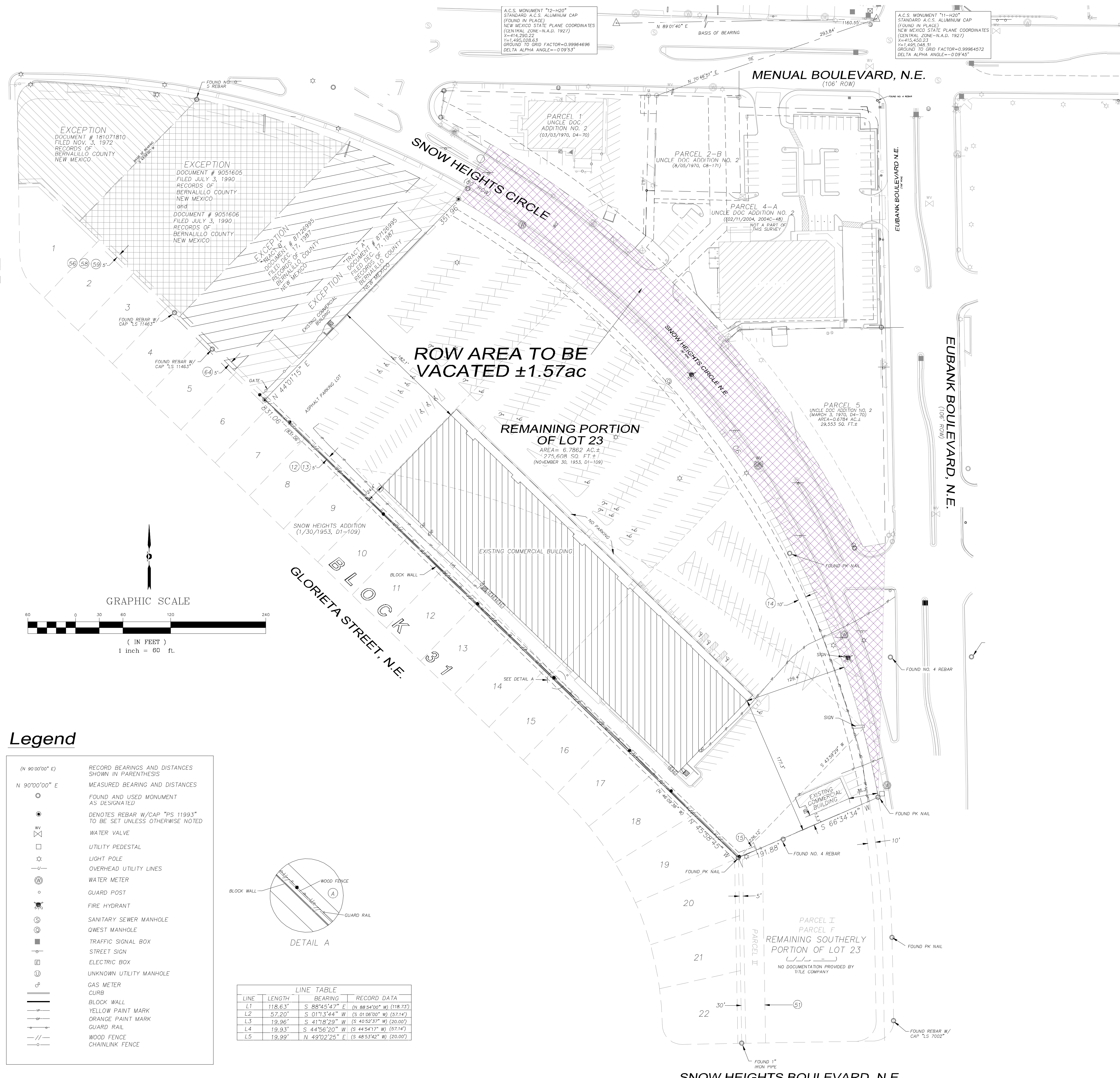
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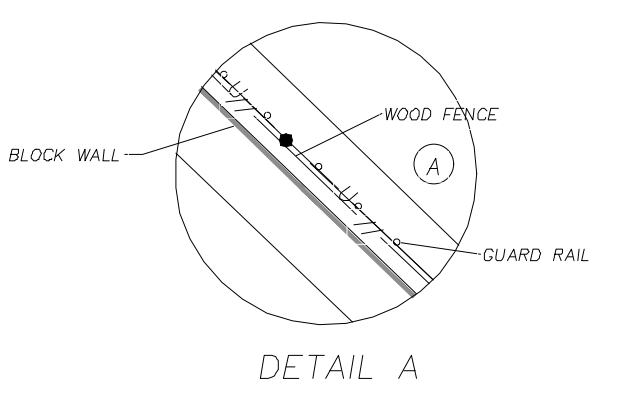
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Extra Services & Fees (check box, add fee as appropriate)		
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Postage \$	2.47	
Total Postage and Fee \$	8.07	
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PS Form 3800, A

Snow Heights Circle, N.E.
ROW VACATION EXHIBIT
 Albuquerque, Bernalillo County, New Mexico
 January 2018



- Legend**
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
 - N 90°00'00" E MEASURED BEARING AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
 - ⊗ WATER VALVE
 - UTILITY PEDESTAL
 - ☆ LIGHT POLE
 - OVERHEAD UTILITY LINES
 - ⊙ WATER METER
 - GUARD POST
 - ⊕ FIRE HYDRANT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ OWEST MANHOLE
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ STREET SIGN
 - ⊙ ELECTRIC BOX
 - ⊙ UNKNOWN UTILITY MANHOLE
 - ⊙ GAS METER
 - CURB
 - BLOCK WALL
 - YELLOW PAINT MARK
 - ORANGE PAINT MARK
 - GUARD RAIL
 - WOOD FENCE
 - CHAINLINK FENCE



LINE TABLE

LINE	LENGTH	BEARING	RECORD DATA
L1	118.63'	S 88°45'47" E	(N 88°40'00" W) (118.73')
L2	57.20'	S 01°13'44" W	(S 01°06'00" W) (57.14')
L3	19.96'	S 01°18'29" W	(S 03°32'37" W) (20.00')
L4	19.93'	S 44°56'20" W	(S 44°54'12" W) (57.14')
L5	19.99'	N 49°02'25" E	(S 48°53'42" W) (20.00')

SNOW HEIGHTS BOULEVARD, N.E.