



COMPLETED 03/14/09
DRB CASE ACTION LOG (Site Plan ~ Building Permit)
 REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09-70073 Project # 1001685
 Project Name: Parcela Paradise
 Agent: GIL Investments Phone No.: _____

Your request was approved on 3-11-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Created On:



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REVISED 10/08/07

(Site Plan ~ Building Permit)

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 Project Name: Parcela Paradise
 Agent: GI Investments Phone No.: _____

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- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

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 - Copy of recorded plat for Planning.**

Created On:

6. **Project# 1006516**
 07DRB-70030 BULK LAND VARIANCE
 07DRB-70031 MAJOR - PRELIMINARY
 PLAT APPROVAL
 07DRB-70032 MINOR - TEMP DEFR
 SWDK CONST
 07DRB-70033 SIDEWALK WAIVER
 07DRB-70034 VACATION OF PUBLIC
 EASEMENT
 07DRB-70085 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08, 8/20/08, 9/3/0, 9/24/08, 11/5/08, 12/17/08, 1/21/09, 2/4/09] **DEFERRED TO 4/1/09 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

7. **Project# 1003921**
 09DRB-70090 EPC APPROVED SDP
 FOR BUILD PERMIT

MAHLMAN STUDIO ARCHITECTURE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK** zoned SU-1 COMMUNITY PARK & RELATED FACILITIES, located on CARMEL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 10 acre(s). (C-19) **DEFERRED TO 3/18/09 AT THE AGENT'S REQUEST.**

8. ~~**Project#-1001685**~~
 09DRB-70073 EPC APPROVED SDP
 FOR BUILD PERMIT

GI INVESTMENTS LLC agent(s) for PAT JOSEPH DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 185A, **PARCELA PARADISE**, zoned C2 SC, located on 4800 MCMAHON BLVD NW BETWEEN GOLF COURSE RD NE AND MCMAHON BLVD NW containing approximately 0.0667 acre(s). (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND SOLID WASTE SIGNATURE.**

9. **Project# 1003812/1004240**
 09DRB-70034 EPC APPROVED SDP
 FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for LAS MANANITAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAGE DE LAS MANANITAS** zoned SU-1, located on INDIAN SCHOOL NW BETWEEN RIO GRANDE BLVD NW AND MEADOW VIEW NW containing approximately 1.99 acre(s). (H-13) **DEFERRED TO 3/18/09 AT THE AGENT'S REQUEST.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair
FROM: Randall Falkner, Planner
SUBJECT: Project # 1001685

On January 15, 2009, the Environmental Planning Commission approved Project # 1001685, 08EPC-40123, a request to amend a site development plan for building permit for all or a portion of tract(s) 1B-5A, Paradise North, located on 4800 McMahan Blvd NW between Golf Course Rd NW and McMahan Blvd NW containing approximately .667 acre(s).

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1001685

AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Signature block is required.

The allowable 2-foot overhang for standard parking stalls may not intrude on the 6-foot minimum width of sidewalk.

Geometric information (aisle widths, parking stall dimensions, all radii, slopes on ramps, etc.) must be provided prior to a complete review.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 4, 2009



Albuquerque Bernalillo County
Water Utility Authority

-01
-02
-03
-04

DEVELOPMENT REVIEW BOARD
Standard Comment Sheet

DRB-1001685 Item No. 4 Zone Atlas A-12

DATE ON AGENDA 3/04/09

INFRASTRUCTURE REQUIRED ()YES (X)NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

() SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

() SITE PLAN FOR SUBDIVISION (X) SITE PLAN FOR BUILDING PERMIT

Comments:

1. Clarify on Utility Plan the size and location of water meter, fire line (if required), and sanitary sewer service.

If you have any questions or comments please call Roger Green at 924-3989.

Item# 4

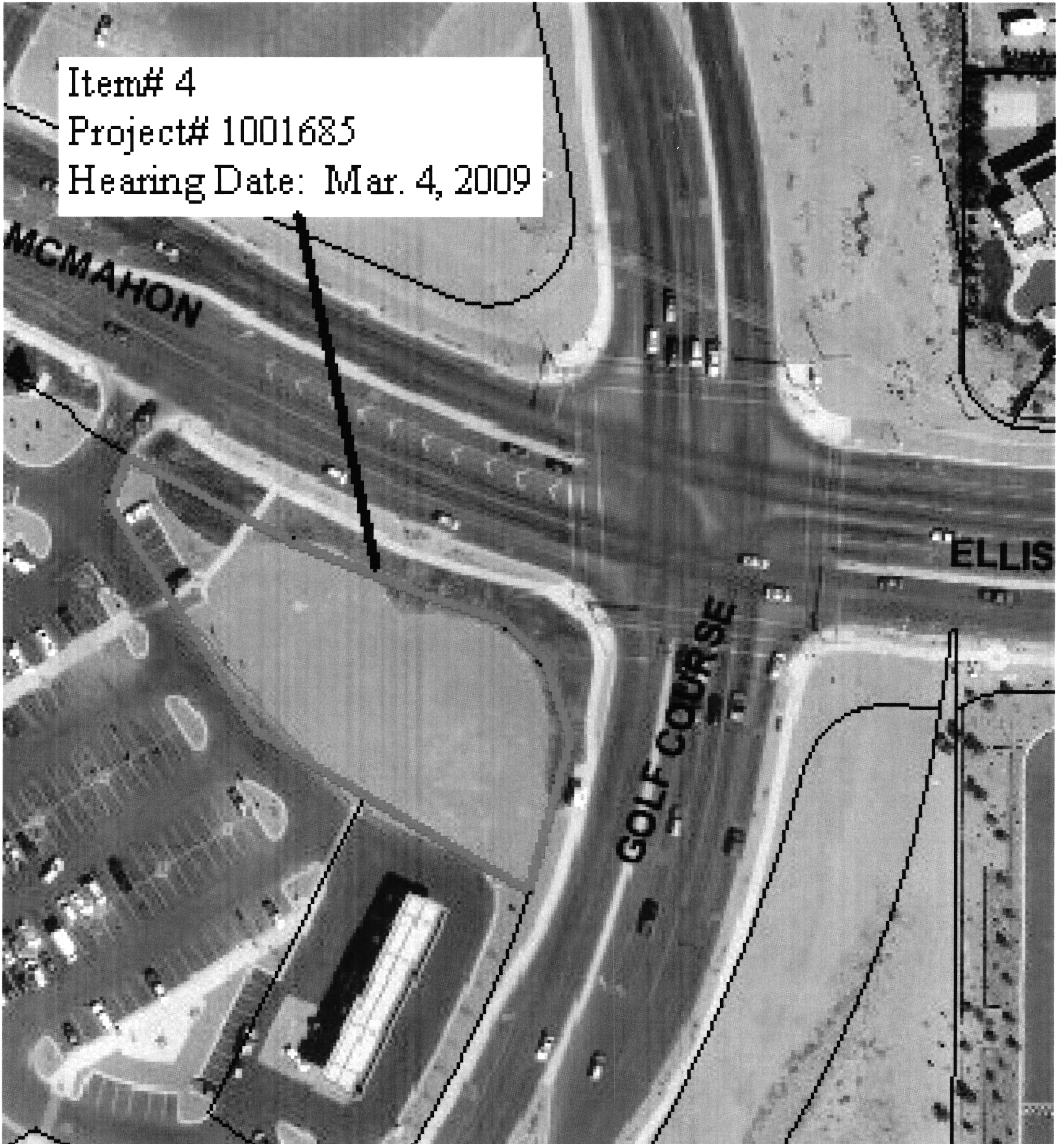
Project# 1001685

Hearing Date: Mar. 4, 2009

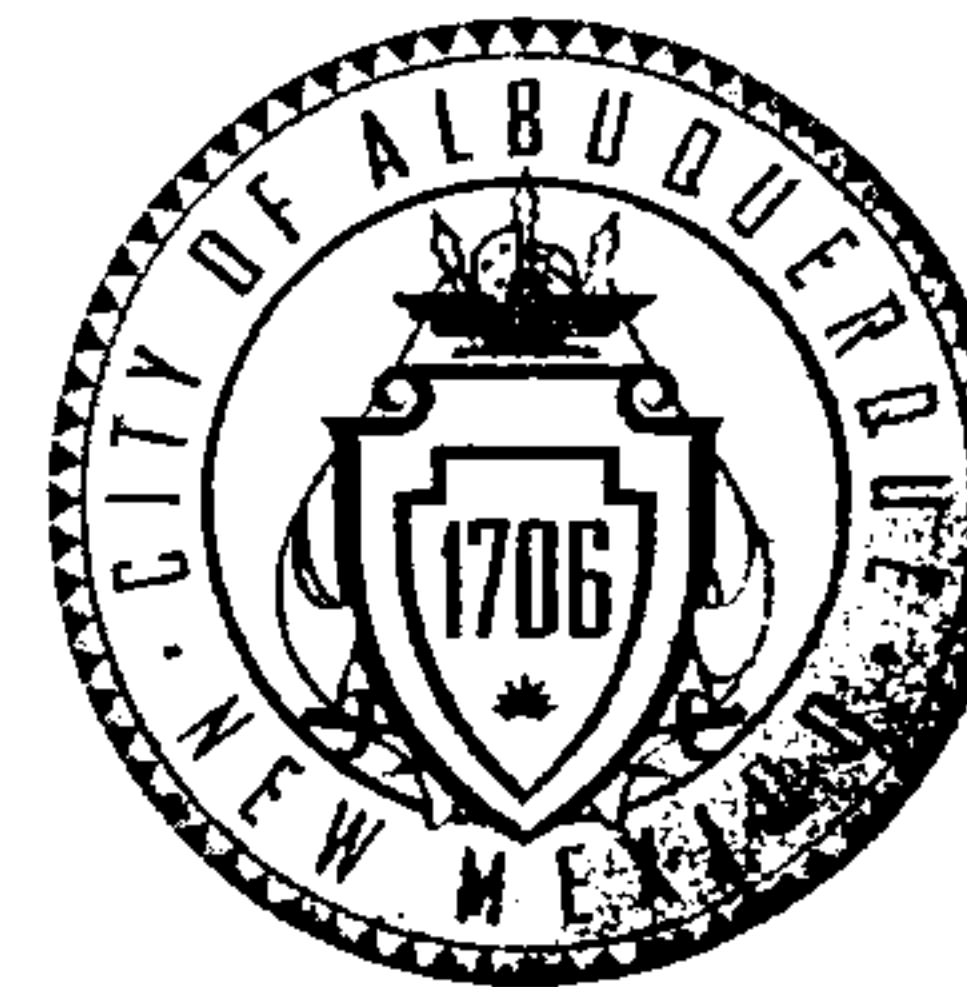
MCMANON

ELLIS

GOLF COURSE



CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001685

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 11, 2009

#10



COMPLETED 02/07/07 STT
DRB CASE ACTION LOG (PREL & FINAL PLAT)
REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 07DRB-00020 (P&F)
Project Name: GOLF COURSE MARKET PLACE
Agent: Surv Tek Inc.

Project # 1001685
Phone No: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/17/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: sidewalk easements ok A

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): record

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OK

Project Number 1001685

#10



DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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Project # 1001685

Project Name: GOLF COURSE MARKET PLACE

Agent: Surv Tek Inc.

Phone No: 897-3366

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: sidewalk easements
-
-
-
-
-
- UTILITIES:
-
-
-
-
-
- CITY ENGINEER / AMAFCA:
-
-
-
-
-
- PARKS / CIP:
-
-
-
- PLANNING (Last to sign): record
-
-
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OK

Project Number

1001685



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 17, 2007

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001816**
06DRB-01794 Major-Vacation of Public Easements

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 12-A, **NEW MEXICO TOWN CO. ORIGINAL TOWNSITE**, zoned SU-2/HDA, located on TIJERAS AVE NW, between LOMAS NW and CENTRAL NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1004240**
06DRB-01782 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLA LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 residential zone, located on WILDER LN NW, between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 06DRB-01042, 06DRB01524] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] [Deferred from 1/17/07] (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [Deferred from 12/13/06] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR APPROVAL OF THE REPLAT.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06 & 12/13/06 & 1/3/07 & 1/17/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

6. **Project # 1004526**
06DRB-01761 Major-Vacation of Pub
Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] [Deferred from 1/10/07] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: PROVIDE ADEQUATE RIGHT-OF-WAY FOR THE AMOLE DEL NORTE DRAINAGE FACILITY.**

7. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06 & 12/13/06 & 12/20/06] [Deferred from 1/3/07 & 1/10/07 & 1/17/07] (P-8) **DEFERRED TO 1/24/07.**

8. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07] (P-9) **DEFERRED AT THE BOARD'S REQUEST TO 1/24/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1004977**
06DRB-01066 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [RE:06DRB00898, 06DRB00899] [Indef deferred 8/2/06 for the SIA] (N-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. ~~Project # 1001685~~
07DRB-00020 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for SMITH'S FOOD & DRUG CENTERS, INC request(s) the above action(s) for TRACTS 1B-2, 1B-3 & 1B-5, PARADISE NORTH, (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1

IP USES, located on GOLF COURSE BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 7 acre(s). [RE:05DRB01894,06DRB00405,06DRB00736](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING TO RECORD.**

11. **Project # 1004178**
07DRB-00018 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO ONE CALL INC request(s) the above action(s) for all or a portion of Tract(s) G, Block(s) 27, **MESA VILLAGE**, zoned O-1 office and institution zone, located on EUBANK BLVD NE, between WALKER DR NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 05DRB-01013] (J-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DECIDE IF CROSS ACCESS EASEMENTS ARE REQUIRED AND PLANNING TO RECORD.**

12. **Project # 1004632**
07DRB-00007 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AMBERLEY PYLES, PORCHSONG RESTORATIONS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION**, zoned SU-2 FOR MR, located on ARNO ST SE, between CROMWELL ST SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06DRB-00252] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NEW WATER AND SEWER SERVICE AND TO PLANNING FOR VARIANCE APPROVALS.**

13. **Project # 1004974**
07DRB-00024 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 FOR IP, located on SAN PEDRO DR NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-01117] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005258**
07DRB-00023 Minor-Prelim&Final Plat Approval

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A, Map 37, MARTINEZTOWN (to be known as **LANDS OF CHRIS CHAVEZ**) zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG EDITH AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1005316**
07DRB-00008 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARMEN PRECIADO request(s) the above action(s) for Lot(s) 5, Block(s) 2, **GARCIA ADDITION** and Lot(s) 10, Block(s) 2, **MARIPOSA ADDITION**, zoned SU-2 MR, located on GALINA ST SE, between SMITH AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 3 and January 10, 2007.
THE DRB MINUTES FOR JANUARY 3 AND JANUARY 10, 2007 WERE APPROVED BY THE BOARD.

ADJOURNED: 10:55 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 17, 2007
DRB Comments**

ITEM # 10

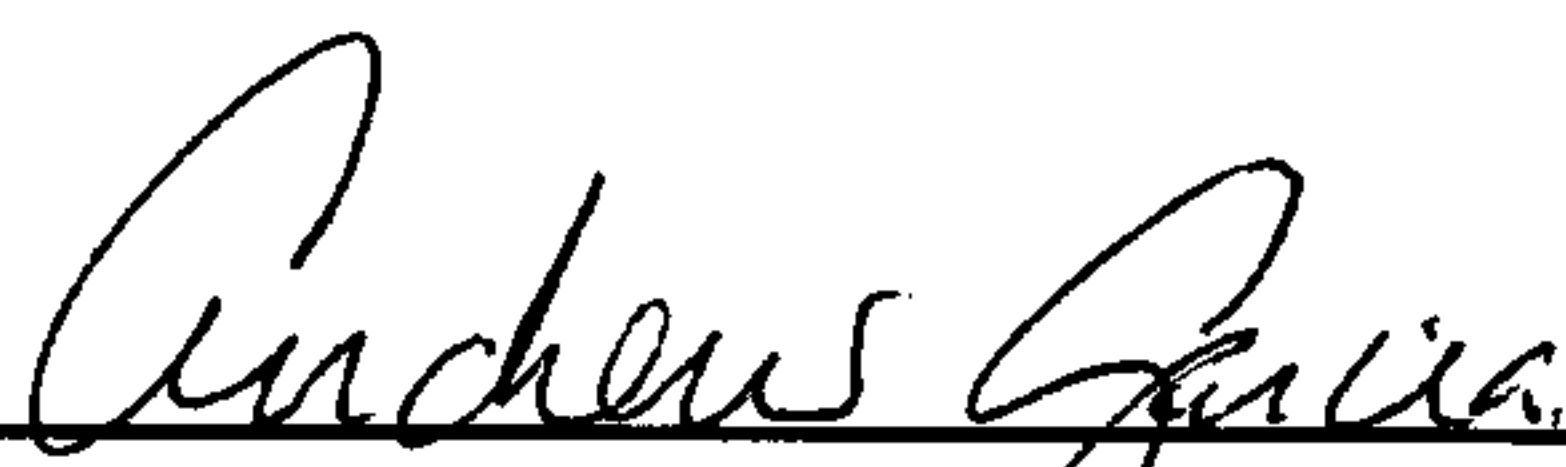
PROJECT # 1001685

APPLICATION # 07-00020

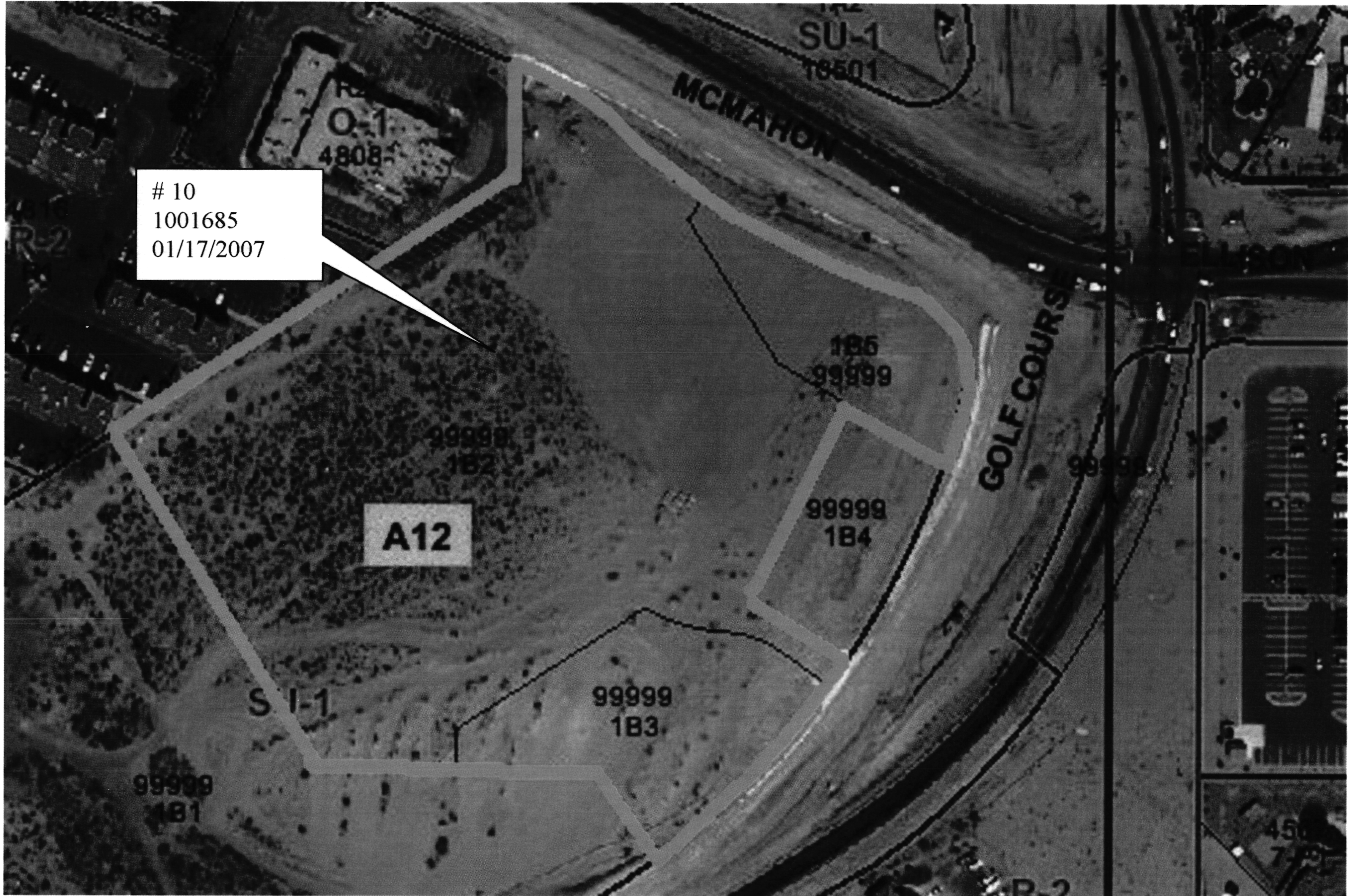
RE: Tracts 1B-2, 1B-3 & 1B-5, Paradise North/p&f

AGIS dxf is approved.

Condition of Final Plat is that all easements must be shown on the plat.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1001685

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 17, 2007

#10

1685

DXF Electronic Approval Form

DRB Project Case #: 1001685

Subdivision Name: PARADISE NORTH TRACTS 1B2A, 1B3A & 1B5A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 1/9/2007

Hard Copy Received: 1/9/2007

Coordinate System: NMSP Grid (NAD 27)

 Approved

1.9.2007
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 1685

to agiscov on 1/9/2007

Contact person notified on 1/9/2007



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Pat Joseph PJ Development PHONE: 505-263-6965
 ADDRESS: Po Box 14903 FAX: 505-797-4800
 CITY: Albuquerque STATE NM ZIP 87191 E-MAIL: PLJNMCA@101.COM

APPLICANT: GI Investments LLC PHONE: 480-483-2712
 ADDRESS: 8777 North Galvez Center Drive Suite 200 FAX: _____
 CITY: Scottsdale STATE AZ ZIP 85258 E-MAIL: Julie@GabeInvestments.com

Proprietary interest in site: _____ List all owners: Gary Brown Manager / Julie Swetish

DESCRIPTION OF REQUEST: Site Plan Approval for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

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

Lot or Tract No. Tract 185A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Parcel 19 Paradise
 Existing Zoning: C2 SC Proposed zoning: C2 SC
 Zone Atlas page(s): A-12-2 UPC Code: 101206650607041065 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1001685

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.668
 LOCATION OF PROPERTY BY STREETS: On or Near: 4800 Mc Mahon Blvd N.W
 Between: Golf Course Rd N.W and Mc Mahon Blvd N.W

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

SIGNATURE Pat Joseph DATE _____
 (Print) Pat Joseph Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB - 70073</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>LMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 4 2009</u>			Total \$ <u>20.00</u>

[Signature] 2.20.09
 Planner signature / date

Project # 1001685

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

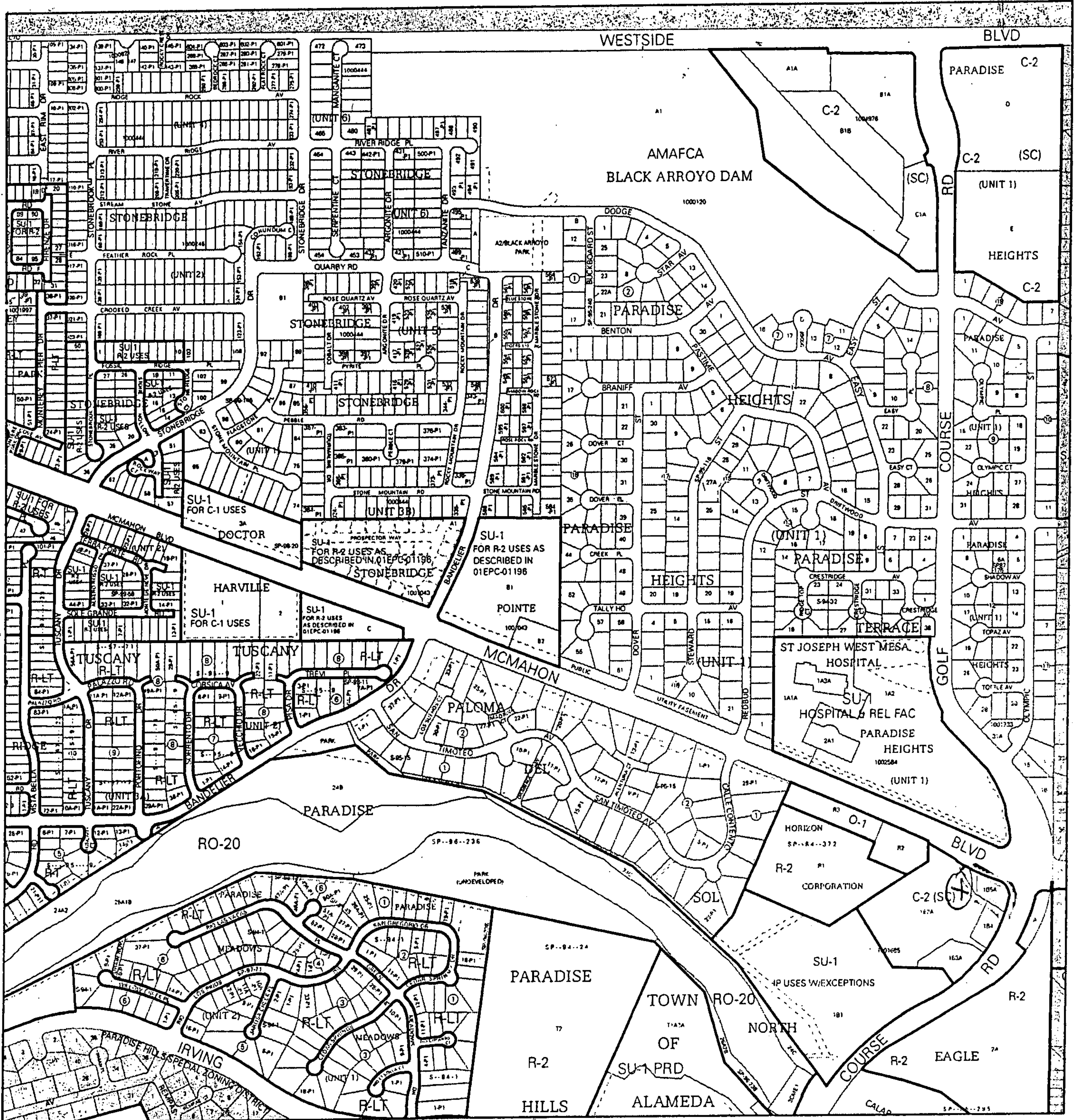
Pat Joseph
Applicant name (print)
Pat Joseph
Applicant signature / date




Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
09DRB - - 70023

Verdy 2-20-09
Planner signature / date
 Project # 1001685

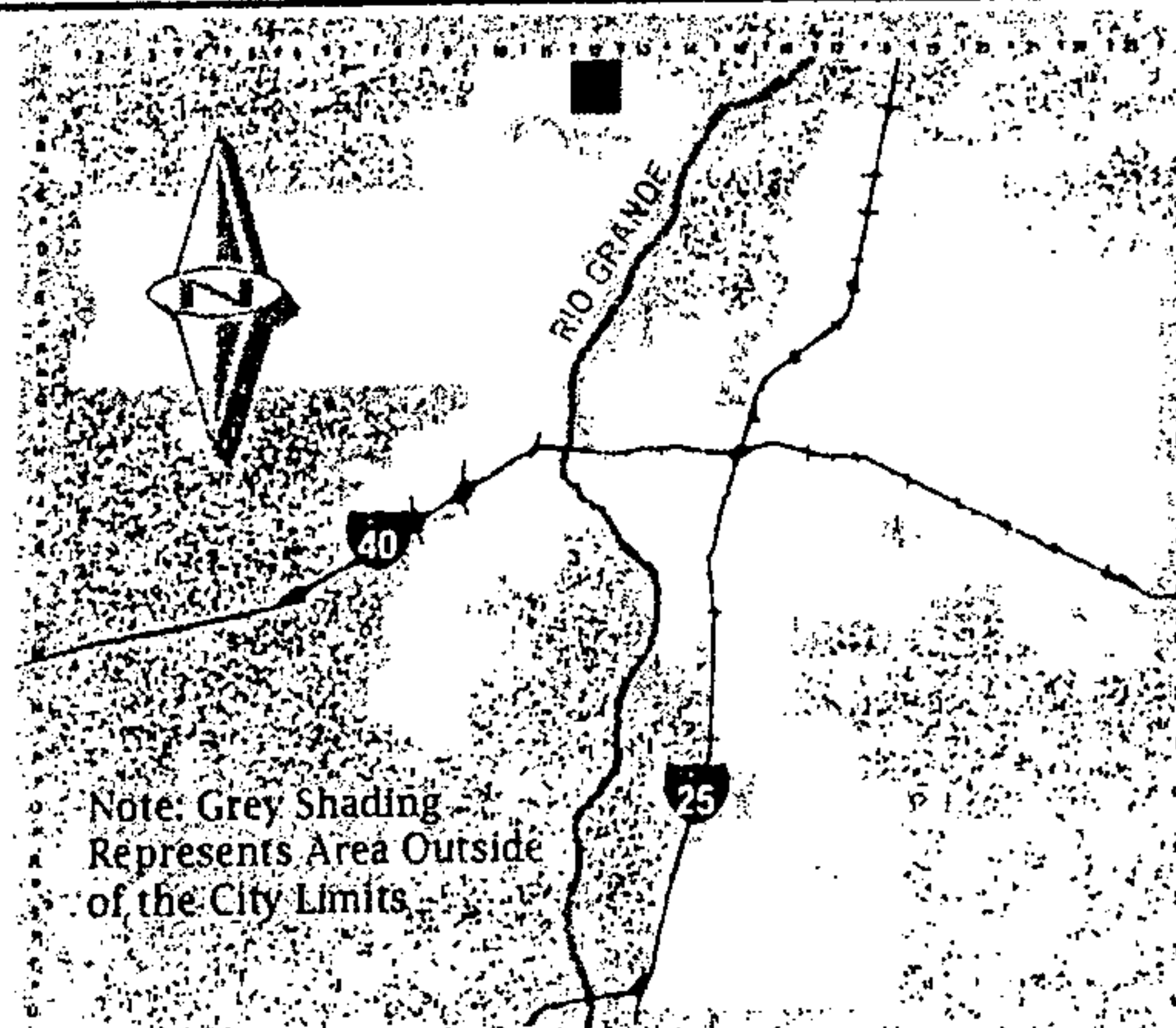


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System



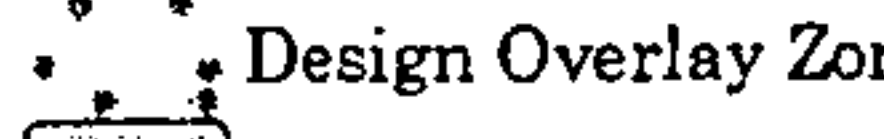

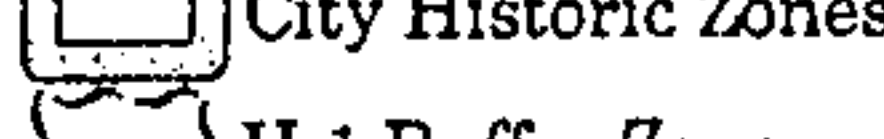
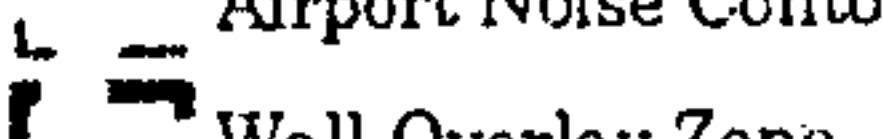



Map amended through: 6/13/2008

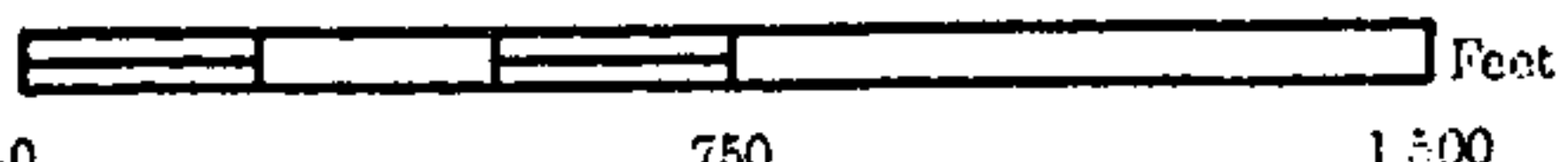


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-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.		



0 750 1,500 Feet



RESIDENTIAL AND
COMMERCIAL
CONSTRUCTION
LICENSE 053428

PAT JOSEPH

2/16/09
City of Albuquerque
Planning Review Division
P.O.Box 1293
Albuquerque New Mexico 87103

Project # 1001685

As per your request the EPC conditions of approval have been met as follows:

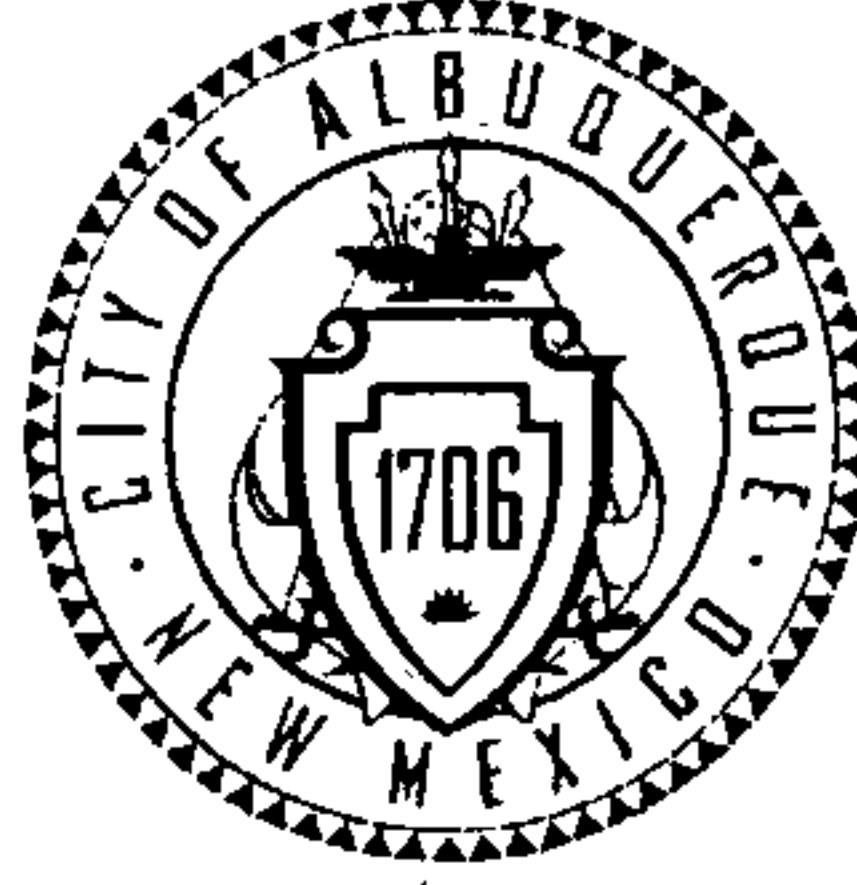
1. Changes were made to the drawing prior to the EPC meeting.
2. We will meet with a staff planner to ensure that all conditions of approval are met
- 3 The note for the "3 foot high wall has been moved so it is readable
4. The motorcycle space and accompanying sign has been re-located to the parking space that is the farthest west directly in front of the building to comply with Section 14-16-3-1 ©)(2) of the zoning code. Illustrations have been provided for the upright handicap signs to determine compliance with size and height. Parking barriers have been included to prevent overhang into pedestrian walkways
5. The existing north/south pedestrian path and existing drive crossing has been re-labeled 5 ft wide. There is an 8 ft wide sidewalk in front of the south facade of the building.
6. The light poles have been directed down and feature full cut off fixtures. The site development plan states that all lighting shall adhere to the regulations from section 14-16-3-9 of the Zoning Code

OFFICE/FAX: (505) 797-4800
MOBILE: (505) 263-6965
P.O. BOX 14903
ALBUQUERQUE, NM 87191

PAT JOSEPH



7. An additional light pole has been placed on the far south side of the property between the two driveways.
8. The proposed free standing sign has been moved closer to the north edge of the property to allow for more landscaping. The landscaping along the entire north side of the drive up lane has been increased to provide shielding from headlights shining onto McMahon Boulevard and to screen the drive up service window from the right of way. Landscaping includes dense bushes and trees that will provide adequate shielding. The landscape plan shows that all landscape areas shall contain live vegetative materials covering at least 75 percent of the area at maturity per Section 14-16-3 (G) (3) of the Zoning code. The tree planting detail has been replaced with the detail on the City Forester's web site.
9. All requirements of the previous actions taken by the EPC and /or the DRB shall be completed and/or provided for. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. The improvements include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City standards which include but are not limited to sidewalks (std. dwg. 2430) driveways (std. dwg. 2425) private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441). Note has been deleted that references dumpster location as approved per previous site development plan. Site plan is designed and complies with DPM Standards.
10. Parking calculations on the site development plan show 8 total standard parking provided and total 14 parking provided.
11. Note # 2 on the site development plan for building permit has been deleted.
12. Patio, table and chairs have been relocated



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

Date: January 16, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001685**
08EPC-40123 AMEND SITE DEVELOPMENT PLAN
- BLD PRMT

Applicant
GI Investments LLC
8777 North Gainey
Scottsdale, AZ, 85258

LEGAL DESCRIPTION:

GI INVESTMENTS LLC agent(s) for PAT JOSEPH PJ DEVELOPMENT request(s) the above action(s) for all or a portion of tract(s) 1B-5A, PARADISE NORTH zoned C2 (SC) located on 4800 MC MAHON BLVD NW BETWEEN GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately .667 acre(s). (A-12) Randall Falkner, Staff Planner

On January 15, 2009 the Environmental Planning Commission voted to approve Project 1001685/08EPC 40123, , based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request to amend a site development plan for building permit on a .66 parcel of land located at the southwest corner of Golf Course Road and McMahan Boulevard. The site comprises Tract 1B-5A, Paradise North and is zoned C-2 (SC). The applicant intends to build a 2,248 square foot restaurant with a drive-up lane and service window.
2. The subject site is located within the Established Urban area of the Comprehensive Plan, and is also within the boundaries of the West Side Strategic Plan.

3. The following Comprehensive Plan policies for Developing and Established Urban Areas are partially furthered by the proposal:
 - a. Policy II.B.5d – The proposed site development plan for building permit is partially in accord with the surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The request fits in with surrounding development that is commercial to the south and west sides, and SU-1 uses to the north and east sides. The request will add to the carrying capacity of the already busy McMahan/Golf Course intersection. The neighborhood associations have no opposition to the project.
 - b. Policy II.B.5e – Full urban services are available to the surrounding properties. The subject site provides infill development and is surrounded by commercial land uses or SU-1 uses. There are residential neighborhoods to the northeast and to the southeast and west of the subject site (although not directly bordering the subject site). The proposed restaurant could result in additional traffic at the McMahan/Golf Course intersection, which could impact nearby residential neighborhoods.
 - c. Policy II.B.5i – The proposed use would provide some limited employment opportunities to nearby residents, and noise and lighting are minimized through appropriate site design. The applicant is placing additional landscaping along the north side of the drive-up lane, as well as street trees along McMahan Boulevard to provide screening from the cars in the drive-up lane. Vehicles waiting in the drive-up lane would add to the pollution of the area, and traffic would most likely increase.
4. The request furthers Developing and Established Urban Areas Policy II.B.5j of the Comprehensive Plan. The request is for a new commercial development that is part of a larger area-wide shopping center that is located at the intersection of McMahan Boulevard and Golf Course Road. Currently, the larger site has a supermarket with a fueling station, and various other commercial businesses. The subject site has relatively good access to mass transit. The site is served by route # 157 (Montano/Uptown/Kirtland) on weekdays and on Saturdays, and by route # 92 (Taylor Ranch Express) on weekdays during rush hour in the morning and afternoon. There is an existing bus stop directly east of the site at the corner of Golf Course and McMahan. Additional sidewalks are being provided that will connect to the existing sidewalks on the site and lead to the existing bus stop at Golf Course and McMahan.
5. The request furthers Activity Centers Policy II.B.7a of the Comprehensive Plan. The West Side Strategic Plan designates the subject site as within the Ellison/Golf Course Neighborhood Center. Active pedestrian and bicycle connections are provided to adjacent properties. A Neighborhood Center is the appropriate place for a small restaurant. The subject site provides for the daily service of convenience goods and personal services for the surrounding neighborhoods.
6. The request furthers Transportation and Transit Policy II.D.4a of the Comprehensive Plan. The Policy Objectives for street design, transit service and development form consistent with Transportation Corridors and Activity Centers are met by pedestrian connections to transit stops and to neighboring developments, 6-foot sidewalks, a weather protected bus stop, parking that is separated from the street by the building, shared parking, and the model hierarchy of transit & autos, pedestrians, and bikes.

7. The request furthers Economic Development Policy II.D.6g of the Comprehensive Plan. A limited amount of mostly low wage jobs will be available and concentrated in the Ellison/Golf Course Neighborhood Center. This will help to balance jobs with housing and population in an area that is primarily residential. Mass transit and other alternative means of transportation are available and encouraged at this site.
8. The following West Side Strategic Plan policies are furthered by the proposal:
 - a. Objective 8 – The addition of this development would help to promote job opportunities and business growth in a Neighborhood Center.
 - b. Policy 1.5 – The subject site provides pedestrian/bicycle access to key activity areas, including the buildings in the shopping center itself, as well as the surrounding neighborhood, and to the existing bicycle lanes along both Golf Course Road and McMahan Boulevard, as well as the existing multi-use trail along McMahan Boulevard.
 - c. Policy 4.10 – The design of this site generally supports pedestrian access and public transportation, except for the drive-thru lane. The subject site does provide access to the street to enable pedestrians to walk or ride the bus. The site is served by route # 157 (Montano/Uptown/Kirtland) on weekdays and on Saturdays, and by route # 92 (Taylor Ranch Express) on weekdays during rush hour in the morning and afternoon. There is an existing bus stop directly east of the site at the corner of Golf Course and McMahan. There are existing bicycle lanes along both Golf Course Road and McMahan Boulevard. There is also an existing multi-use trail along McMahan Boulevard. Although the request does include a drive-thru lane, alternatives to the single occupant vehicle are promoted by this request.
 - d. Policy 3.3 – The request does provide access and connections to multi-modal transportation systems. Bus service is available, pedestrian access is generally good, and there are existing bicycle lanes along both McMahan and Golf Course, as well as a multi-use trail along McMahan. New pedestrian connections built by the applicant improve pedestrian connections to the neighborhood.
9. There is no known opposition to the project and no letters of opposition have been received.

CONDITIONS

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The note on the site development plan for building permit for "3 foot high wall" shall be moved so it is readable.

4. Parking:
 - a. The motorcycle space and accompanying sign shall be re-located in the parking space that is the farthest west directly in front of the building to comply with Section 14-16-3-1 (C)(2) of the Zoning Code.
 - b. Provide illustrations for the upright handicap and motorcycle signs to determine compliance with size and height.
 - c. Include parking barriers to prevent overhang into pedestrian walkways.

5. Pedestrian Circulation:
 - a. The existing north/south pedestrian path and existing drive crossing just west of the drive-up lane are incorrectly labeled as 6 feet wide shall be listed as 5 feet wide.
 - b. Provide an 8 foot wide sidewalk along the south façade which contains the primary entrance, per Section 14-16-3-18 (C)(1) of the Zoning Code.

6. The light poles shall be tilted directly down and be full cut-off fixtures so that no light shines directly into the public right-of-way. The site development plan for building permit shall include a statement that all lighting shall adhere to the regulations from Section 14-16-3-9 of the Zoning Code.

7. An additional light pole shall be placed on the far south side of the property, between the two driveways.

8. Landscaping:
 - a. The proposed free-standing sign shall be moved closer to the north edge of the property boundary to allow for more landscaping. Landscaping along the entire north side of the drive-up lane shall be more densely landscaped to provide shielding from headlights shining onto McMahan Boulevard and to screen the drive-up service window from the right-of-way. Landscaping shall include dense bushes and/or trees that will provide adequate shielding.
 - b. The landscape plan shall show that all landscape areas shall contain live vegetative materials covering at least 75 percent of the area at maturity, per Section 14-16-3-10 (G)(3) of the Zoning Code.
 - c. The tree planting detail shall be replaced with a tree planting detail on the City Forester's website.

9. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. 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, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Delete note on site plan, that references dumpster location as approved per previous site development plan.
- d. Site plan shall comply and be designed per DPM Standards.

10. The parking calculations on the site development plan for building permit shall show 8 total standard parking provided and 14 total parking provided.

11. Delete General Note #2 on the site development plan for building permit.

12. Relocate the patio, table and chairs.

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY JANUARY 30, 2009.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JANUARY 30, 2009 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.

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.

OFFICIAL NOTICE OF DECISION

JANUARY 15, 2009

PROJECT # 1001685

Page 6 of 6

The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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).

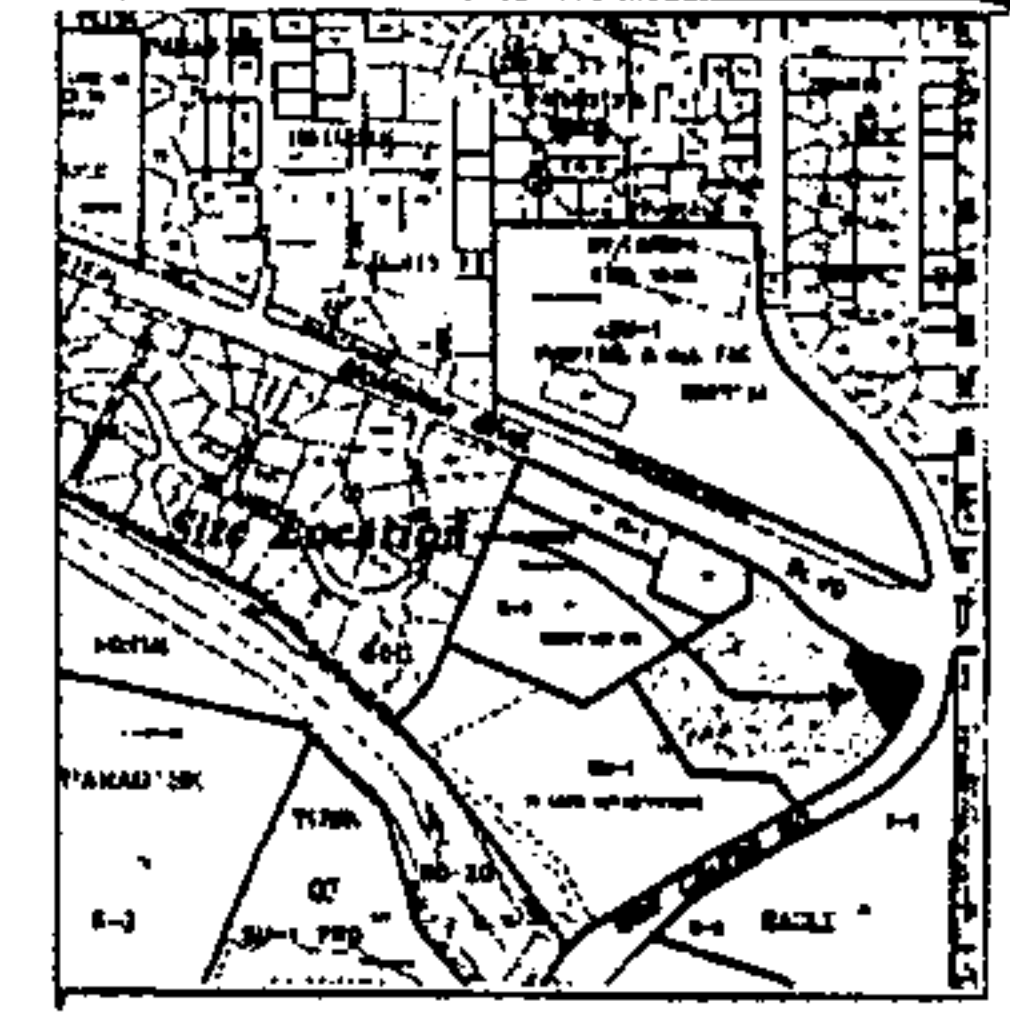
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/RF/ma

cc: GI Investments LLC, 8777 North Gainey, Scottsdale, AZ, 85258
Pat Joseph, PJ Development, P.O. Box 14903, Albuquerque, NM 87191
Kevin Winner, Cottonwood Heights NA, 4259 Riding Circle Rd. NW, Albuquerque, NM 87114
Jesse Valdez, Cottonwood Heights NA, 4316 Canada Pl. NW, Albuquerque, NM 87114
Tony Braunschweiger, The Paloma Del Sol NA, 4800 San Timoteo NW, Albuquerque, NM 87114
Alex Nelson, The Paloma Del Sol NA, 4902 San Timoteo NW, Albuquerque, NM 87114



VICINITY MAP
1" = 750'

LEGAL DESCRIPTION

TRACT 1B-5
PARADISE NORTH SUBDIVISION
SW CORNER OF GOLF COURSE AND MCMAHON
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

ZONING: C2
ZONE ATLAS: A12
SITE SIZE: 29,107 SQ. FT. (.668 AC.)
BUILDING SIZE / % OF SITE: 2,248 SQ. FT. / 7.7%

DRB DATA

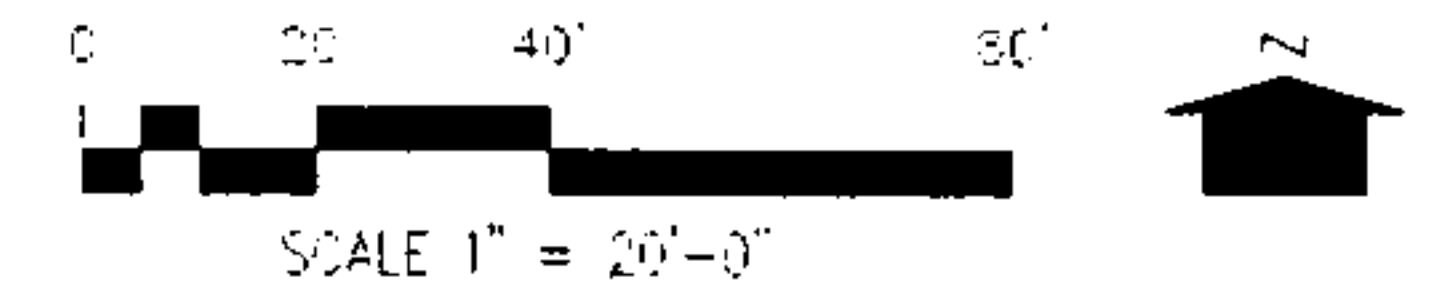
GOLF COURSE MARKETPLACE
EPC #04EPC-01349 PROJECT #1001685
EPC #04EPC-01580 PROJECT #1001685
APPROVED 10.19.2005

LANDSCAPE CALCULATIONS

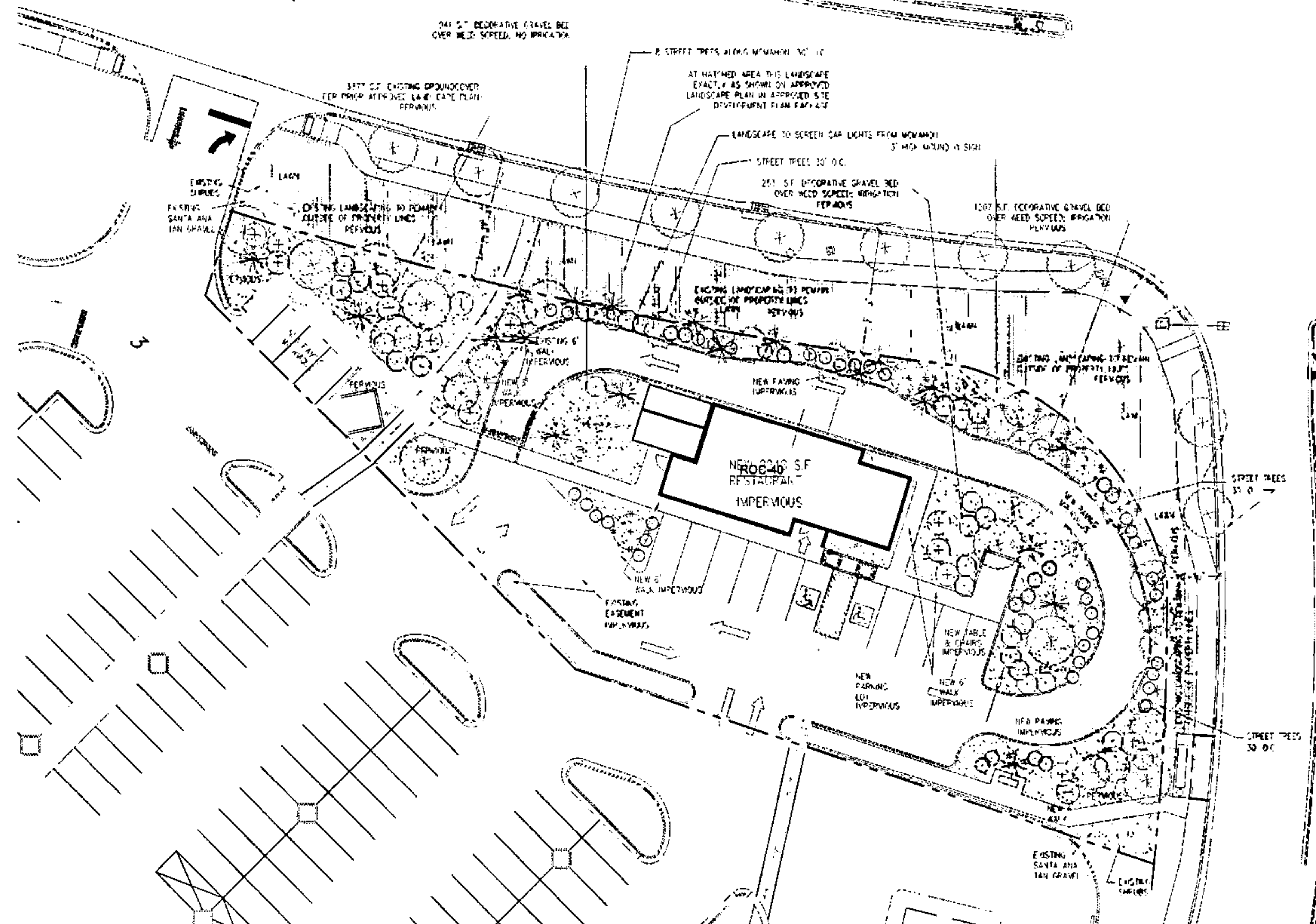
TOTAL LOT AREA:	29107 S.F.
TOTAL BUILDING AREA:	2248 S.F.
NET LOT AREA:	26859 S.F.
LANDSCAPE REQUIREMENT:	15 %
TOTAL LANDSCAPE REQUIREMENT:	4028 S.F.
TOTAL BED PROVIDED:	8064 S.F.
GROUND COVER REQUIRED:	15 %
TOTAL GROUND COVER REQUIREMENT:	6704 S.F.
TOTAL GROUND COVER PROVIDED:	7124 S.F. (26.52 %)
TOTAL LANDSCAPE PROVIDED:	7124 S.F.

GENERAL NOTES

- IRRIGATION SYSTEM TO BE LOW-WATER USE DRIP. THERE IS NOT TURF AREAS ON THIS SITE. IRRIGATION SYSTEM TO COMPLY WITH IRRIGATION NOTES ON APPROVED LANDSCAPE PLAN OF THE APPROVED SITE DEVELOPMENT PACKAGE.
- SOLE RESPONSIBILITY OF MAINTENANCE FOR ALL LANDSCAPE AND IRRIGATION SYSTEM IS WITH THE PROPERTY OWNER.
- PROVIDE STATEMENT OF COMPLIANCE WITH WATER CONSERVATION PER CITY ORDINANCE 8.1.1.1. OF THE WATER CONSERVATION ORDINANCE.
- REF. APPROVED LANDSCAPE PLAN IN APPROVED SITE DEVELOPMENT PACKAGE FOR TREE WELL DETAIL.
- REF. APPROVED LANDSCAPE PLAN IN APPROVED SITE DEVELOPMENT PACKAGE FOR STREET TREE PLAN.
- THE PLANT LIST IS TAKEN FROM THE APPROVED LANDSCAPE PLAN IN THE APPROVED SITE DEVELOPMENT PACKAGE.
- THE ONLY PART OF THE SITE WITHIN 20' OF THE ROAD IS THE FAR EAST EDGE. TREES ARE 20' O.C. MAX THERE.
- LANDSCAPE CALCULATIONS ARE FOR BUILDING AREA PROPERTY.
- ALL LANDSCAPE AREAS SHALL CONTAIN LIVE VEGETATION MATERIALS AT LEAST 75 PERCENT OF THE AREA AT MATURITY, PER SECTION 14-16-3-10 (G) (3) OF THE ZONING CODE.



SCALE 1" = 20'-0"



TREES

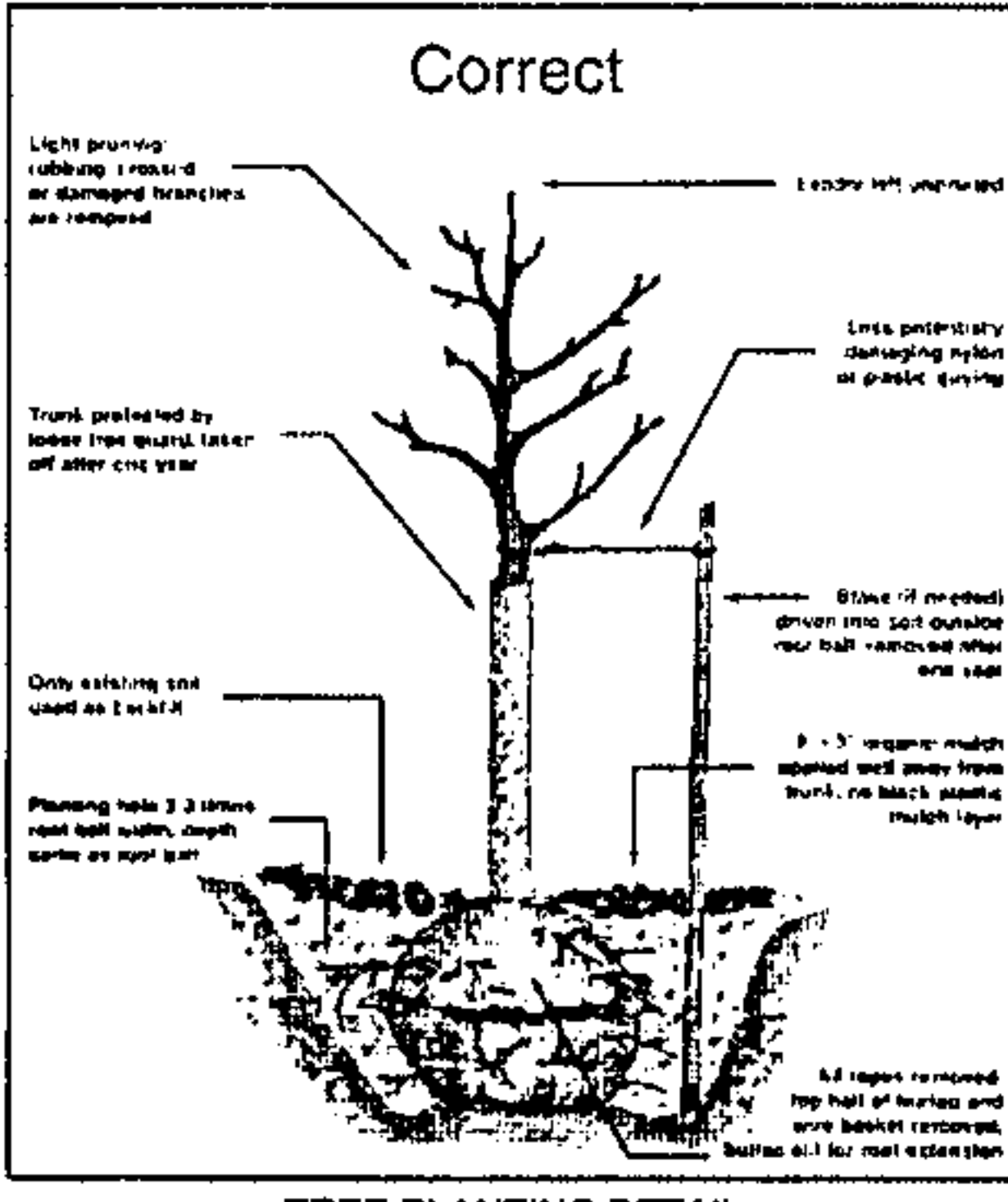
BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD	WATER USE	QUANTITY
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2' CALIPER	40' HEIGHT	40' SPREAD	MEDIUM	22
FRAXINUS VELUTINA	ARIZONA ASH	2' CALIPER	40' HEIGHT	40' SPREAD	LOW	9
PINUS ELDORICA	AFGHAN PINE	10'	40' HEIGHT	18' SPREAD	LOW	21
PINUS FLEXILIS	LIMBER PINE	10'	30' HEIGHT	20' SPREAD	MEDIUM	9

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD	WATER USE	QUANTITY
RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL	6'	6'	LOW	29
CYTISUS SCOPARIUS	SCOTCH BROOM	5 GAL	4'	4'	LOW	36
PHYOTNA FRASERI	RED TIP PHYOTNA	5 GAL	8'	8'	MEDIUM	12
DASYLIRON Wheeleri	DESERT SPOON	5 GAL	5'	5'	LOW	17

GROUND COVER

SYMBOL	MATERIAL	COLOR
[Pattern]	GRAVEL	SANTA ANA TAN
[Pattern]	EXISTING LAWN	EXISTING



TREE PLANTING DETAIL

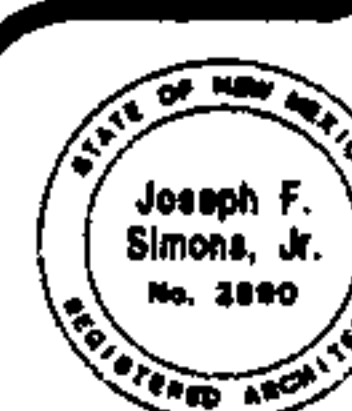
PROJECT NO.	1001685	DATE	10.19.2005
CLIENT	BURGER KING CORPORATION	DESIGNED BY	J. SIMONS, JR.
SCALE	AS SHOWN	DRAWN BY	J. SIMONS, JR.
DATE	10.19.2005	CHECKED BY	J. SIMONS, JR.
PROJECT	ROC-40	DATE	10.19.2005

BURGER KING CORPORATION
© 2005 BURGER KING CORPORATION



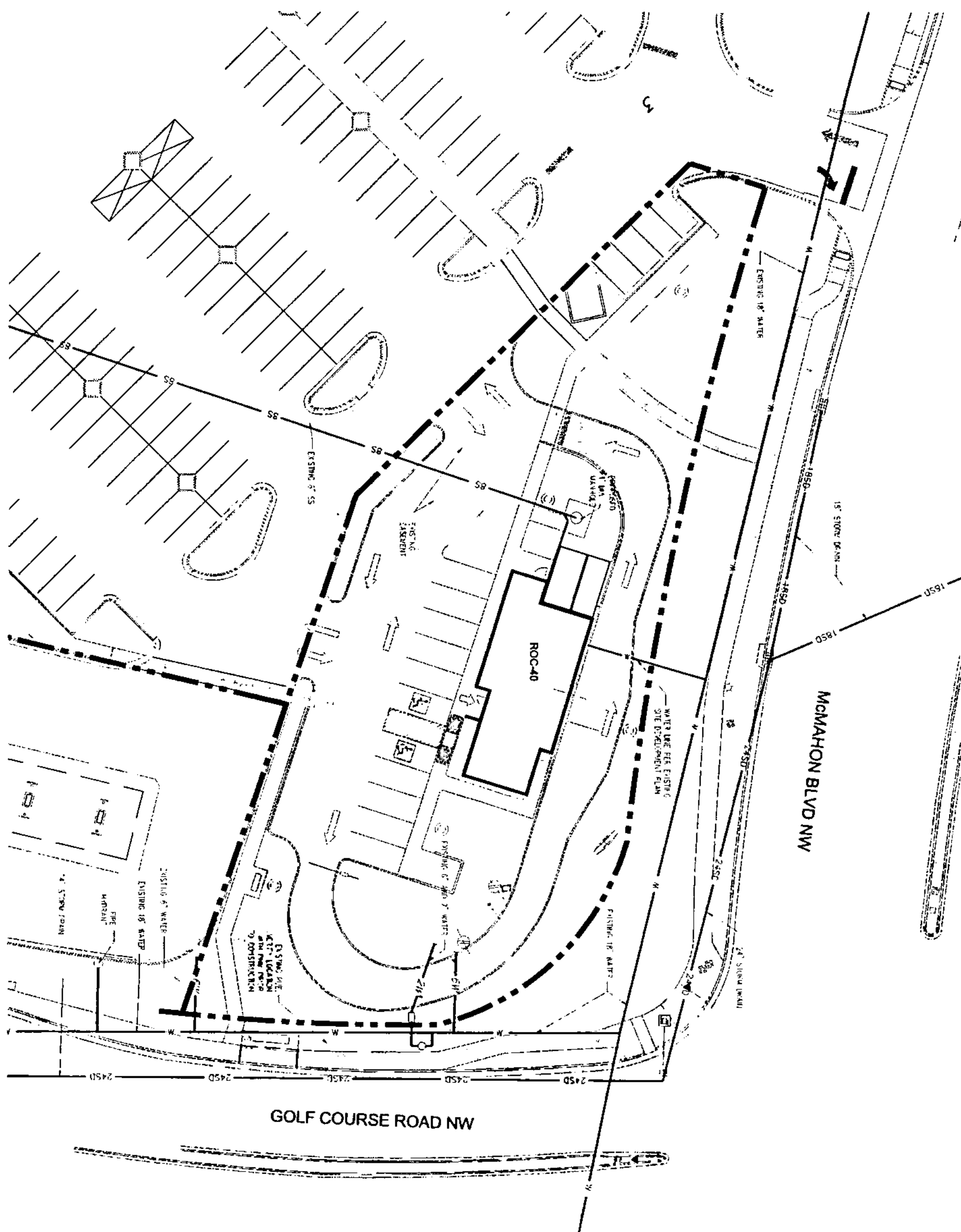
Joseph F. Simons, Jr., AIA
and his partners
are licensed
architects in the state of New Mexico
No. A-10,179,3-2000
PH: 505-261-0776 FAX: 505-261-7710
www.simonsarchitect.com

SIMONS ARCHITECTURE

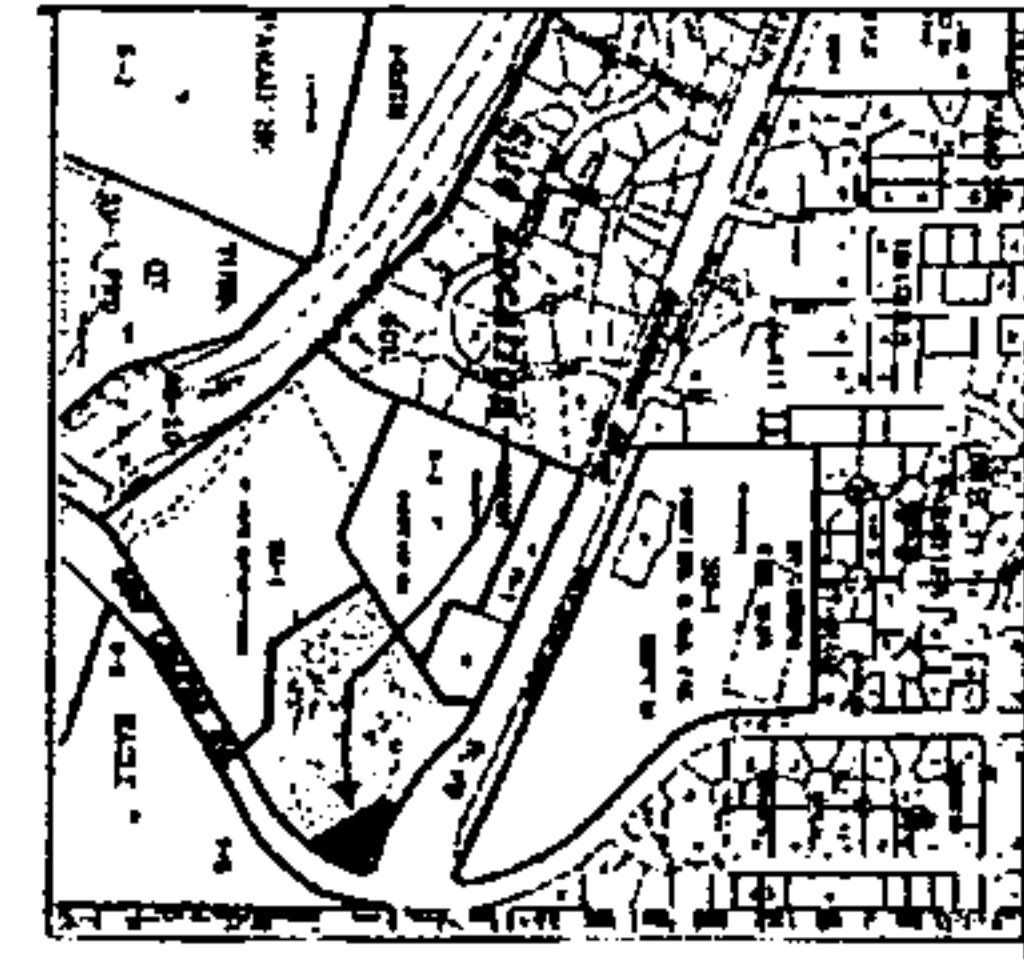


ROC-40
Tract 1B-5, SWC Golf Course & McMahon
Albuquerque, New Mexico

LANDSCAPE PLAN FOR BUILDING PERMIT



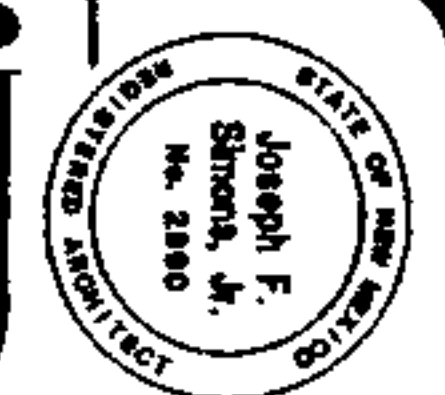
- GENERAL NOTES**
1. THE DATA FOR THIS PLAN WAS TAKEN FROM THE PRIOR APPROVED SITE DEVELOPMENT PLAN W/ UTILITIES.
 2. FRIEFLY INFORMATION FOR THIS SITE IS 2248 S.F. OF VA CONSTRUCTION.
 3. ALL UTILITY LINES ARE CALLED OUT BY LEADER AND NOTE.



C-3

ROC-40
 Tract 1B-5, SWC Golf Course & McMahon
 Albuquerque, New Mexico

SITE DEVELOPMENT PLAN W/ UTILITIES



SIMONS ARCHITECTURE

Joseph F. Simons, Jr., AIA
 4000 N. 1st St. NE
 Albuquerque, NM 87110
 (505) 263-4798 Fax: (505) 771-8961
 www.simonsarchitecture.com

BURGER KING CORPORATION

© 1996, BURGER KING CORPORATION

DATE	BY	CHECKED BY	DATE
11/15/08	JFS	JFS	12/2/2008
11/15/08	JFS	JFS	
11/15/08	JFS	JFS	
11/15/08	JFS	JFS	



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

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

APPLICANT INFORMATION:

NAME: <u>SMITH'S FOOD AND DRUG CENTERS, INC</u>	PHONE: <u>801-394-7288</u>
ADDRESS: <u>1550 SOUTH REDWOOD ROAD</u>	FAX: _____
CITY: <u>SALT LAKE CITY</u> STATE <u>UT</u> ZIP <u>84115</u>	E-MAIL: _____
Proprietary Interest in Site: <u>OWNERS</u>	List all owners: <u>GI INVESTMENTS</u>
AGENT (if any): <u>Surv-Tek, Inc</u>	PHONE: <u>897-3366</u>
ADDRESS: <u>9384 Valley View Drive NW</u>	FAX: <u>897-3377</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>Hugg@survtek.com</u>

DESCRIPTION OF REQUEST: MINOR PRELIMINARY AND FINAL PLAT APPROVAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. <u>TRACTS 1B-2, 1B-3 AND 1B-5</u>	Block: <u>_____</u>	Unit: <u>_____</u>
Subdv. / Addn. <u>PARADISE NORTH</u>	<u>TBK GOLF COURSE MARKETPLACE</u>	
Current Zoning: <u>SU-1 IP USES</u>	Proposed zoning: <u>SAME</u>	
Zone Atlas pages(s) <u>A-12</u>	No. of existing lots: <u>3</u>	No. of proposed lots: <u>3</u>
Total area of site (acres): <u>7.3558</u>	Density if applicable: dwellings per gross acre: <u>N/A</u>	dwellings per net acre: <u>N/A</u>
Within city Limits? <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No, (but site is within 5 miles of the city limits.)	Within 1000FT of a landfill? <u>N/A</u>	
UPC No. <u>101206642604340160</u>	MRGCD Map No. <u>N/A</u>	
LOCATION OF PROPERTY BY STREETS: On or Near: <u>McMAHON Blvd N.W.</u>		
Between <u>Bandelier Dr N.W.</u> and <u>GOLF COURSE ROAD N.W.</u>		

CASE HISTORY:

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_, etc.):

1001685 / 05DRB-01893, 05DRB-01894, 06DRB-00405, 06DRB-00736

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

SIGNATURE [Signature] DATE 1-8-07
 (Print) RUSS HUGG Applicant Agent

FOR OFFICIAL USE ONLY
3/04

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07PRB - 00020</u>	<u>P/F</u>	<u>5(3)</u>	<u>\$ 355.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>1-17-07</u>			Total <u>\$ 375.⁰⁰</u>

Andrew Garcia 1/8/07
 Planner signature / date

Project # 1001685

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED.**

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ SIA financial guaranty verification
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ___ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Russ Hugg
Applicant name (print)

[Signature] 1.8.07
Applicant signature / date

Form revised 11/04



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

Application case numbers
07 DRB - -00020

Andrew Garcia 1/8/07
Planner signature / date

Project # 1001685

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

November 13, 2006

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tracts 1B-2, 1B-3 and 1B-5, Paradise North, City of
Albuquerque, Bernalillo County, New Mexico. City Zone Atlas
Page A-12-Z. Project Number 1001685

Dear Ms. Matson:

The owners of the above captioned property, Smith's Food & Drug Centers, Inc. and G1 Investments, LLC, are hereby filing application with the City of Albuquerque Development Review Board for Minor Preliminary and Final Plat approval on the above referenced project. The sole purpose of this plat will be to show the easements vacated by 06DRB-00736, 06DRB-00405, 05DRB-01893 and 05DRB-01894.

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,


Russ P. Hugg, PS
Surv-Tek, Inc.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2006

1. Project # 1001685

05DRB-01893 Major-Vacation of Public Easements

05DRB-01894 Minor-Vacation of Private Easements

GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, 1B-3, 1B-4 and 1B-5, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned C-2 (SC) located on MCMAHON BLVD NW between GOLF COURSE NW and BANDELIER NW containing approximately 9 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 05DRB-01349, 05DRB-01350] (A-12)

At the January 11, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B(2) in the Planning file, subject to these findings and conditions:

FINDINGS:

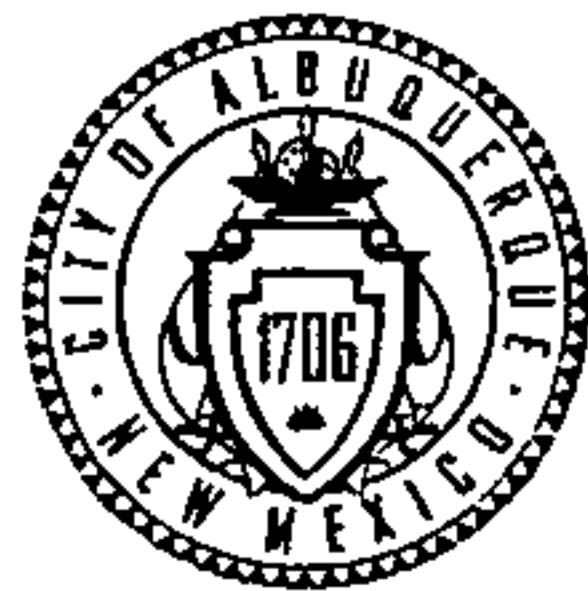
1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by January 26, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



OFFICIAL NOTICE OF DECISION

PAGE 2

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

Cc:Smith's Food & Drug Centers Inc., 1550 S Redwood Road, Salt Lake City, UT 84115

Great Basin Engineering, Nicole Anderson, 2010 N. Redwood Road, Salt Lake City, UT 84115

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

November 13, 2006

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

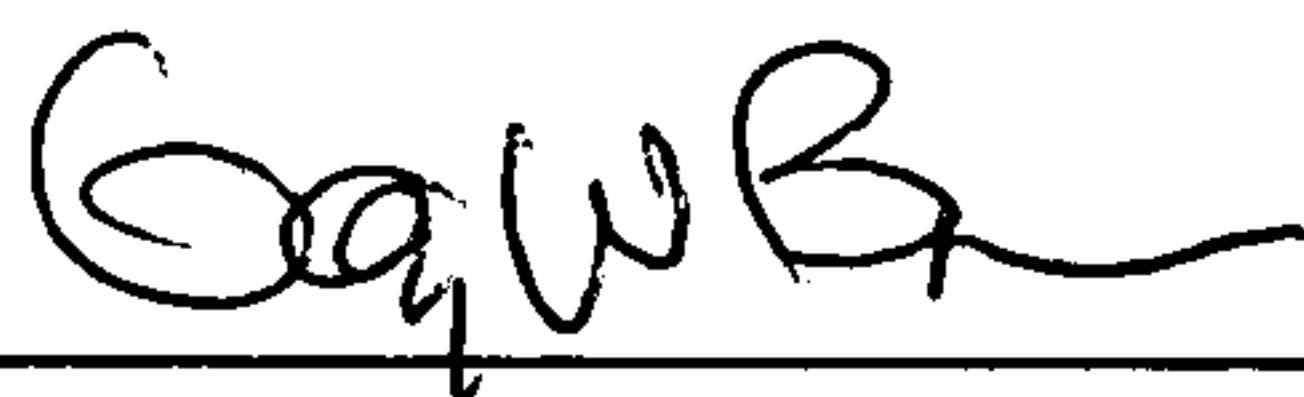
Re: Tracts 1B-3 and 1B-5, Paradise North, City of Albuquerque,
Bernalillo County, New Mexico.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of
G1 Investments, LLC, for processing and approval of a Vacation Plat
of the above referenced real estate.

Please call me if you have any further questions.

Sincerely,



G1 Investments, LLC
Gary Brown, Manager

8777 N. Gainey Center Drive
Suite 200
Scottsdale, Arizona 85258
(480) 483-2772

November 13, 2006

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

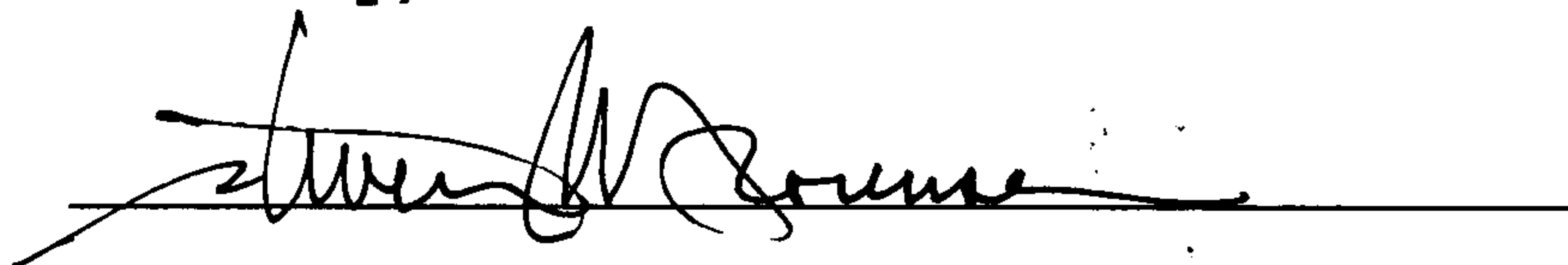
Re: Tract 1B-2, Paradise North, City of Albuquerque, Bernalillo
County, New Mexico.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of
G1 Investments, LLC, for processing and approval of a Vacation Plat
of the above referenced real estate.

Please call me if you have any further questions.

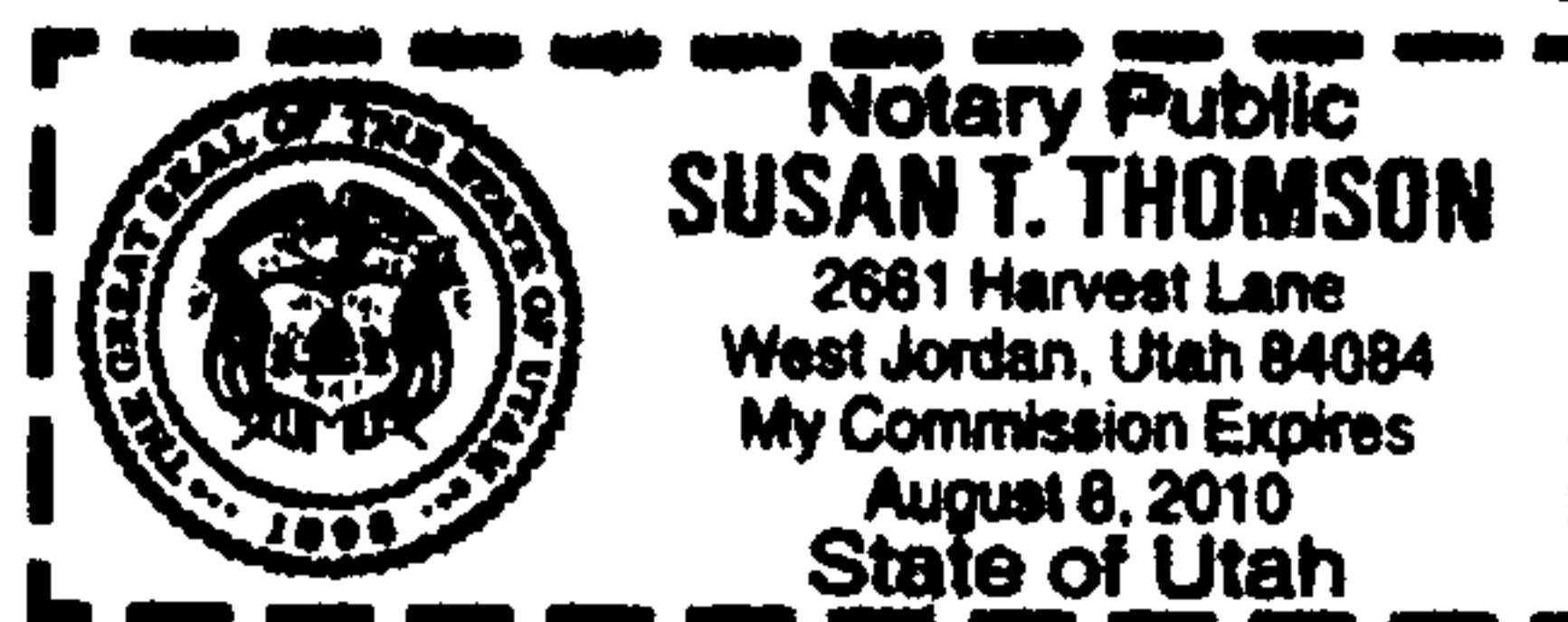
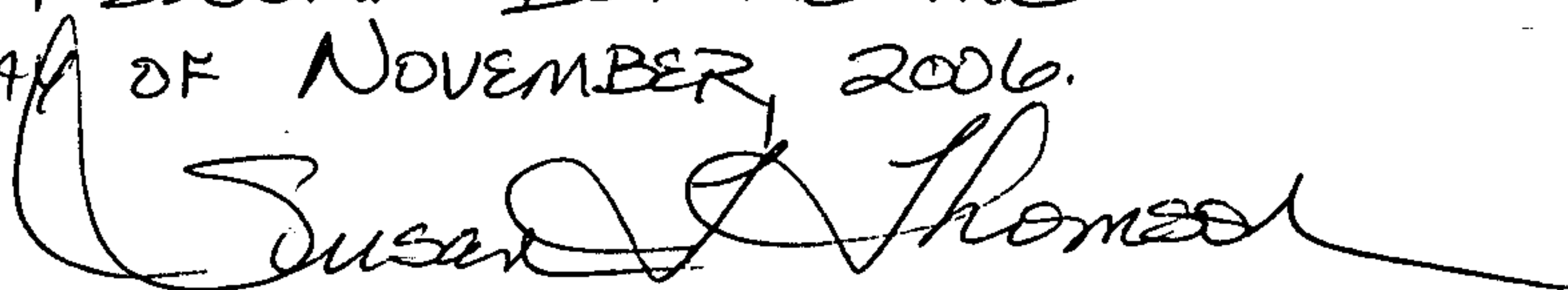
Sincerely,

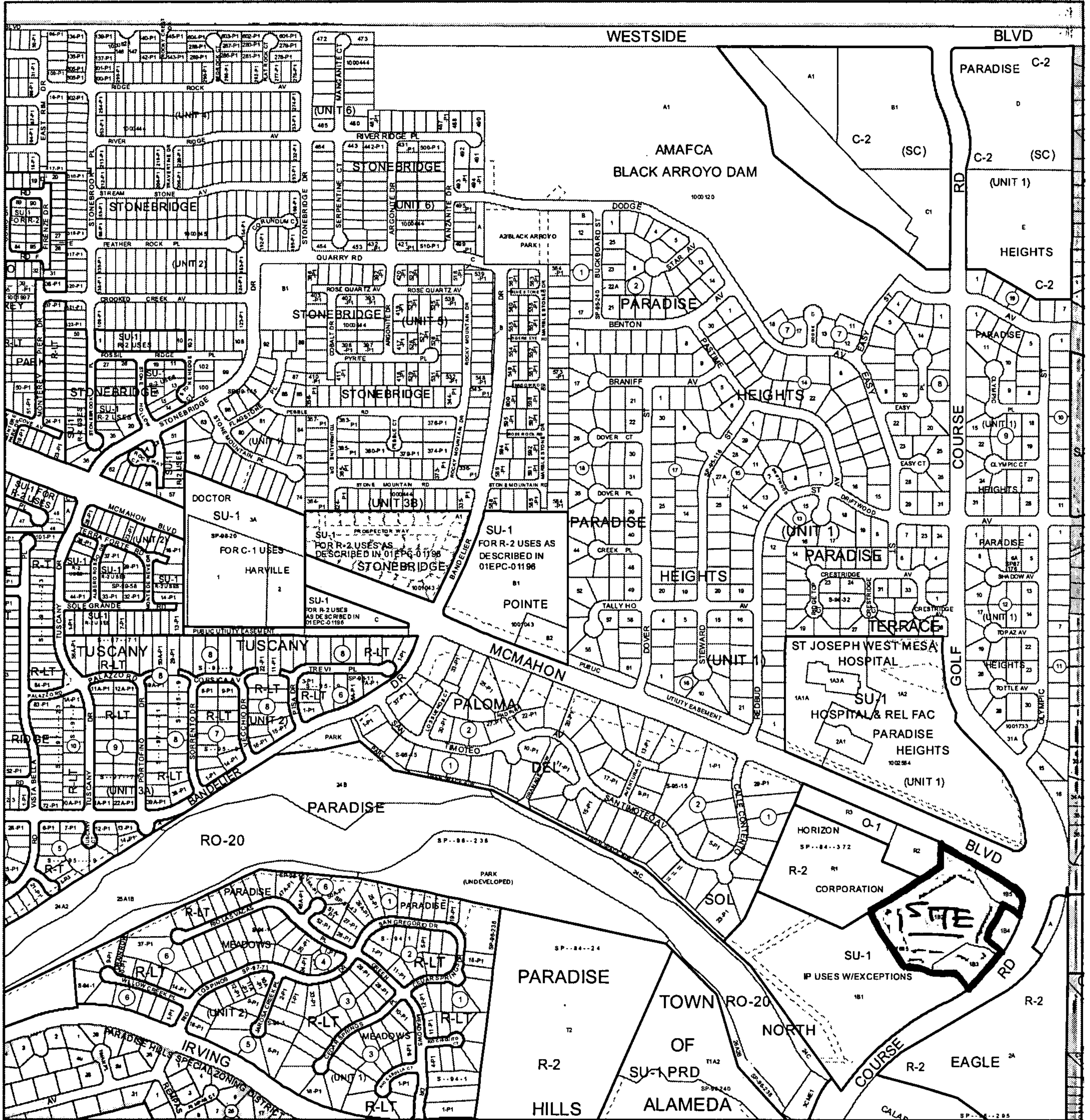


Smith's Food & Drug Centers, Inc.
Steven Sorensen, Vice President

1550 South Redwood Road
Salt Lake City, Utah 84104

SUBSCRIBED & SWORN BEFORE ME
THIS 20th DAY OF NOVEMBER, 2006.

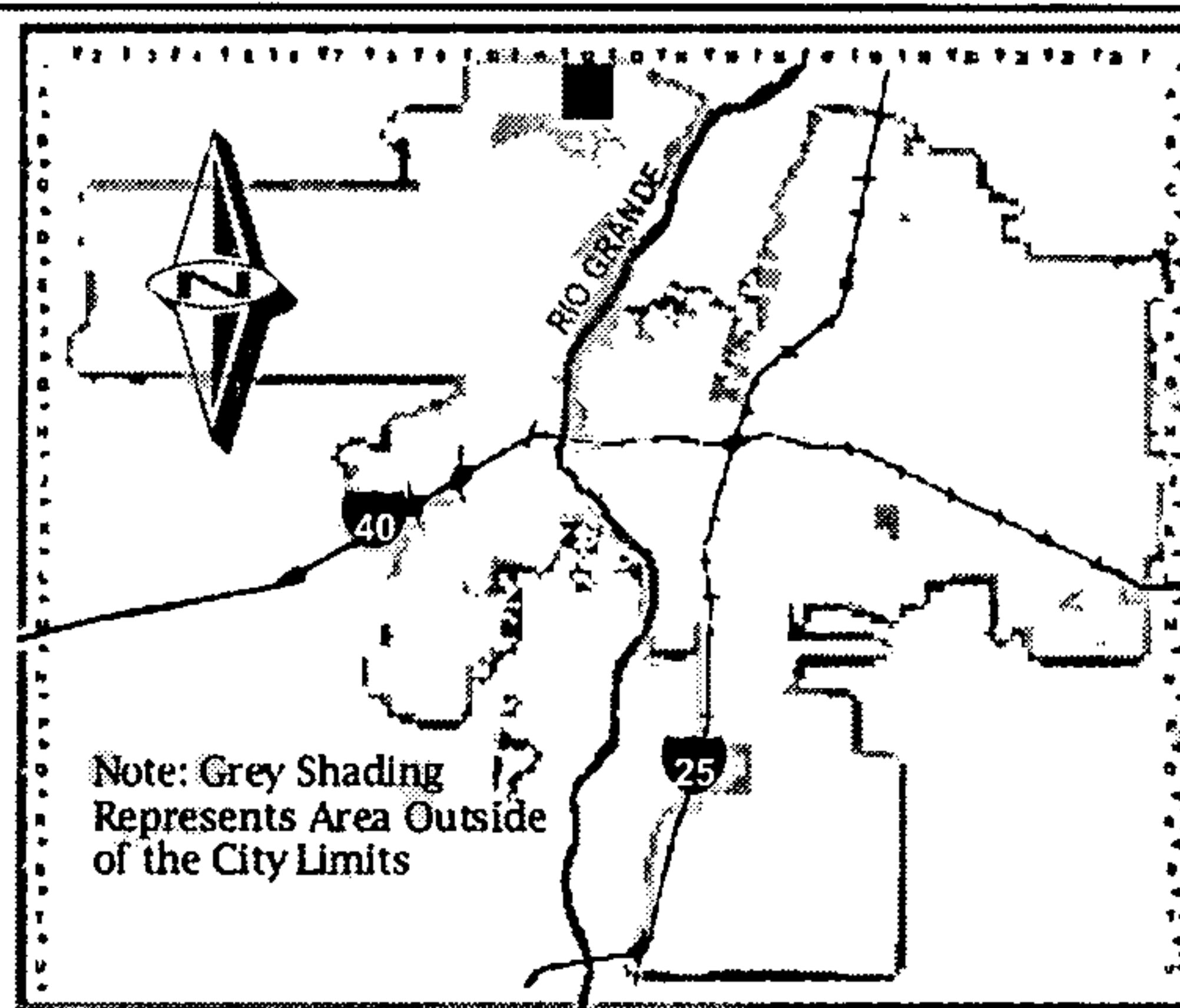




For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:
A-12-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.		

0 750 1500 Feet

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

PAID RECEIPT

APPLICANT NAME Smith's Food and Drug Centers Inc.
 AGENT Surv-Tek, Inc
 ADDRESS 9384 Valley View Dr NW
1001685
 PROJECT & APP # ~~1001682~~ / 07DRB-00020
 PROJECT NAME P; F Plat

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 355.⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 375.⁰⁰ TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

SURV-TEK, Inc.
 Consulting Surveyors
 9384 Valley View Drive, Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
 ACH R/T 107000327

053674

95-32
1070

PAY TO THE ORDER OF City of Albuquerque

three hundred and seventy-five dollars 00/100

MEMO

1/8/2007 2:02PM LOC: ANXX
 RECEIPT# 00071587 NS# 006 TRANSH 0025
 Account 1032 Fund 0110
 Activity 3424000 TRSCCS
 Trans 375.00
 124 Hier 420.00

AUTHORIZED SIGNATURE
 [Signature]

⑈053674⑈ ⑆107000327⑆ 004275593649⑈

NATURE SAVER™ FAX MEMO 01616		Date	12-21-06
To	Jeff Randall	From	Albuquerque
Co./City		Co.	COA (505)
Phone #	801-521-8529	Phone #	924-3496
Fax #	801-521-9557	Fax #	924-3440

(Procedure C - Modified)
PUBLIC IMPROVEMENTS AGREEMENT

EXHIBIT 1A

**AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT**

THIS AGREEMENT is made this 20 day of December, 2006 by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and SMITHS FOOD & DRUG CENTERS INC. ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation", "general partnership" "joint venture", "individual" etc.] DELANAGE CORP whose address is 1930 SOUTH REDWOOD ROAD SALT LAKE CITY UTAH 84104 and whose telephone number is 801-414-1929, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital.** The Developer owns certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACTS 18-2, 18-3, 18-4, AND 18-5 OF PARADISE NORTH PLAT ("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] SMITHS FOOD & DRUG CENTERS, INC. ("Owner").

The developer of the property is seeking [describe: "preliminary/final plat", "site development plan", etc.] SITE DEVELOPMENT PLAN approval. The City and the property developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developers.

Therefore, the City and the Developer agree:

2. **Improvements.** The City agrees to install and complete the following public improvements, identified as City Project No.: 781781 ("Improvements").

3. **Developer's Estimated Cost.** The Developer's share has been determined to be EIGHT THOUSAND FOUR HUNDRED NINETY EIGHT dollars and thirty cents (\$ 8498.30) ("Developer's Share"), as detailed in the City-approved estimate which is attached as Exhibit A. The estimate includes City fees and contingencies and is the only amount developer will be required to contribute for this project.

4. **Payment.** All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City.

5. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

6. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

7. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

8. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

9. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

10. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By: [Signature]
Name: STEVEN M. SORENSEN
Title: VICIE PRESIDENT
Dated: 22 OCT 2006

CITY OF ALBUQUERQUE:

[Signature]
City Engineer
Dated: 12-22-06


[Handwritten Signature]

[Handwritten Signature]
12-15-06

DEVELOPER'S NOTARY

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

This instrument was acknowledged before me on 23rd day of OCTOBER, 2006 by (name of person:) STEVEN M. SORRESEN (title or capacity, for instance, "President", "Owner":) VICE-PRESIDENT of (Developer:) SMITHS FOOD & DRUG CENTERS INC.

My Commission 8-8-10  Notary Public
SUSAN T. THOMSON
2001 Harvest Lane
West Jordan, Utah 84084
My Commission Expires
August 8, 2010
State of Utah

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 20th day of December, 2006 by Richard Dorset, City Engineer, of the City of Albuquerque, a municipal corporation on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A ATTACHED

ORIGINAL

FIGURE 1'

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBMISSION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

GOLF COURSE MARKET PLACE

PROPOSED NAME OF NEIGHBOR SITE DEVELOPMENT PLAN

TRACT 1-B, PARADISE NORTH SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 10-19-05
Date Site Plan Approved: 10-1-05
Date Preliminary Final Approved: 10-19-05
Date Preliminary Plat Expires:
DRB Project No.: 1001683
OFID Application No.: 05DAB0135

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that apparatus items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that apparatus or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/vendor. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cast Engineer
		24"	REMOVE & REPLACE CURB & GUTTER (SANDWICH McMATON PRIVATE ACCESS (NEW DRIVEWAY))	McMATON	12+07.39	13+02.56			
		2"	IRRIGATION METER	McMATON	14+63.25	14+63.25			
		24"	FOR PARK STRIP LANDSCAPING REMOVE & REPLACE CURB & GUTTER (SANDWICH McMATON PRIVATE ACCESS (NEW DRIVEWAY))	McMATON	14+52.55	15+55.28			
		24"	REMOVE EXISTING DRIVEWAY AND REPLACE CURB & GUTTER	McMATON	16+16.15	16+09.25			
		24"	REMOVE & REPLACE CURB & GUTTER	McMATON	14+40.82	15+28.67			
		24"	PRIVATE ACCESS (NEW DRIVEWAY) REMOVE EXISTING DRIVEWAY AND REPLACE CURB & GUTTER	McMATON	16+12.34	17+11.01			
		6"	REMOVE EXISTING MEDIAN REPLACE WITH ASPHALT	McMATON	15+22.70	16+23.43			
			REMOVE EXISTING CURB & GUTTER ON MEDIAN	McMATON	16+93.10	18+78.00			
			CONSTRUCT NEW MEDIAN	McMATON	15+39.12	18+78.00			

ORIGINAL Type of Improvement

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Private Inspector	City Inspector	City/Cast Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

From

To

Jon

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
BRET WARLEN NAME (PRINT)	Christina Sandoval 10/19/05 PARKS & GENERAL SERVICES - date
GREAT BASIN ENGINEERING - SOUTH FIRM	AMAFCA - date
<i>[Signature]</i> 10/3/05 SIGNATURE - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT TYPE IMPROVEMENTS WITHOUT A DRB EXTENSION	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRC CHAIR	AGENT OWNER

FINANCIAL GUARANTY AMOUNT

09/22/2006

Type of Estimate: SIA Procedure - C - Modified w/F.G.

Project Description:

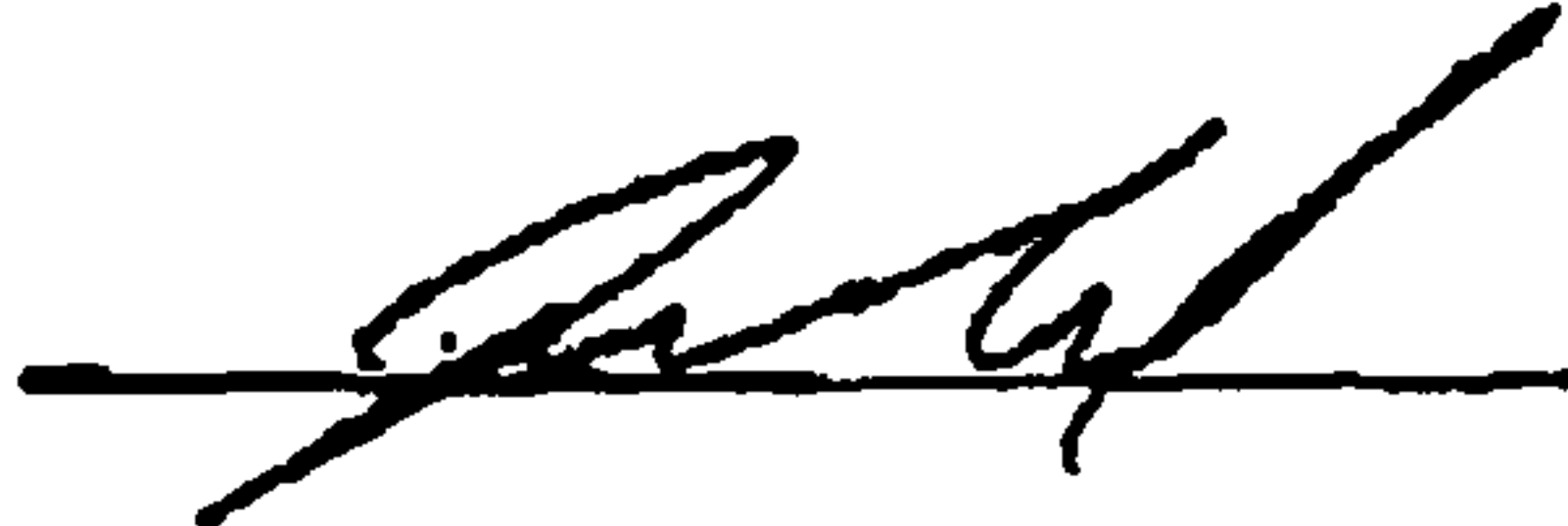
Project ID #: 701701, Golf Course Rd. Marketplace-Pav/SEDmmp, Phase 1

Requested By: Bret Wehlen, PE w/ Great Basin Engineering

TOTAL FINANCIAL GUARANTY REQUIRED \$8,498.30

APPROVAL:

DATE:



 9-22-06

Notes: traffic mitigation for Golf Course & Edison NW

TREASURER'S REPORT OF DEPOSITS

DEPOSITOR:

**Mountain America Federal CU
Cashiers Check #01515239**

DESCRIPTION:

**Project Name:
Golf Course Marketplace
CPN: 781781**

COMMENTS:

**SIA Procedure "C"-Modified
Traffic Mitigation for Golf Course
& Ellison NW**

ACCOUNT: 461611

ACTIVITY: 7217460

AMOUNT: \$8,498.30

TOTAL AMOUNT: \$8,498.30

VERIFIED BY: Marilyn Maldonado

PHONE NUMBER: 924-3997

DATE: December 13, 2006

**Cc: Tony Loyd Planning-Finance
John Hartman-DMD-Transportation**

City Of Albuquerque
Treasury Division

12/13/2006	11:16AM	LOC: ANN
X		
RECEIPT# 00068391	US# 008	TRANS# 0025
Account 461611	Fund 0305	
Activity 7217460		TRSCXG
Trans Amt	\$8,498.30	
J24 Misc		\$8,498.30
CK		\$8,498.30
CHANGE		\$0.00

Thank You



MOUNTAIN AMERICA
FEDERAL CREDIT UNION

P.O. Box 9001, West Jordan, Utah 84084-9001 • 1-800-748-4302 • www.mountaincu.com

Acct 0004005675 GOUGH, ROGER A Effect: 10/20/06 Post: 10/20/06 Trx: 0573 Time: 2:07pm
Purpose of check: 8,498.30 Check Number: 0000515239

Payee: CITY OF ALBUQUERQUE

(See receipt for reference)

1052013

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICROPRINT SIGNATURE LINE AND BORDER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

3240



MOUNTAIN AMERICA
FEDERAL CREDIT UNION

CASHIER'S CHECK

01 515239

P.O. Box 9001, West Jordan, Utah 84084-9001 • 1-800-748-4302 • www.mountaincu.com



22-1676/960

DATE 10/20/06
Void After 90 Days
\$8,498.30

PAY

** Eight Thousand Four Hundred Ninety-Eight and 30/100 DOLLARS **

TO THE
ORDER
OF

CITY OF ALBUQUERQUE
PUBLIC IMPROVEMENTS AGREEMENT

MOUNTAIN AMERICA FEDERAL CREDIT UNION

PAYABLE THROUGH US BANK, ST. PAUL, MN

⑈ 515239 ⑆ ⑆ 096016765 ⑆ 0140010056808 ⑆ ⑆