CORRECTED UTILITY COMMENT 10-2-08

DRB CASE ACTION LOG (PREL/FINAL)

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.: 08DRB-70389 Project # 1001770

Project Name: LANDS OF JOEL P. TAYLOR

Agent: MARK GOODWIN AND ASSOC. Phone No.:

Your request was approved on 9-24-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☑ UTILITIES: revise easements
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): 10-2-08 - solar note 14-14-4-7
- ☐ **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:

DRB CASE ACTION LOG (PREL/FINAL)

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.: 08DRB-70389 Project # 1001770

Project Name: LANDS OF JOEL P. TAYLOR

Agent: MARK GOODWIN AND ASSOC. Phone No.:

Your request was approved on 9-24-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☑ UTILITIES: revise easements

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - solar note 14-14-4-7

☐ **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:

Susan Rasinski

From: Stephen Stasiewicz
Sent: Tuesday, October 07, 2008 3:37 PM
To: Susan Rasinski
Subject: FW: Project No. 1001770

Stephen Stasiewicz
Mark Goodwin and Associates

2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm

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From: Zamora, David M. [mailto:dmzamora@cabq.gov]
Sent: Tuesday, October 07, 2008 3:22 PM
To: Stephen Stasiewicz
Subject: Project No. 1001770

The .dxf file for Project No. 1001770 (Lands of Joel P Taylor) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

1770

DXF Electronic Approval Form

DRB Project Case #: 1001770

Subdivision Name: TAYLOR--JOEL P TRACTS 5A1B1A & 5A1B1B

Surveyor: WILL PLOTNER JR

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 10/3/2008 Hard Copy Received: 10/3/2008

Coordinate System: NMSP Grid (NAD 83)

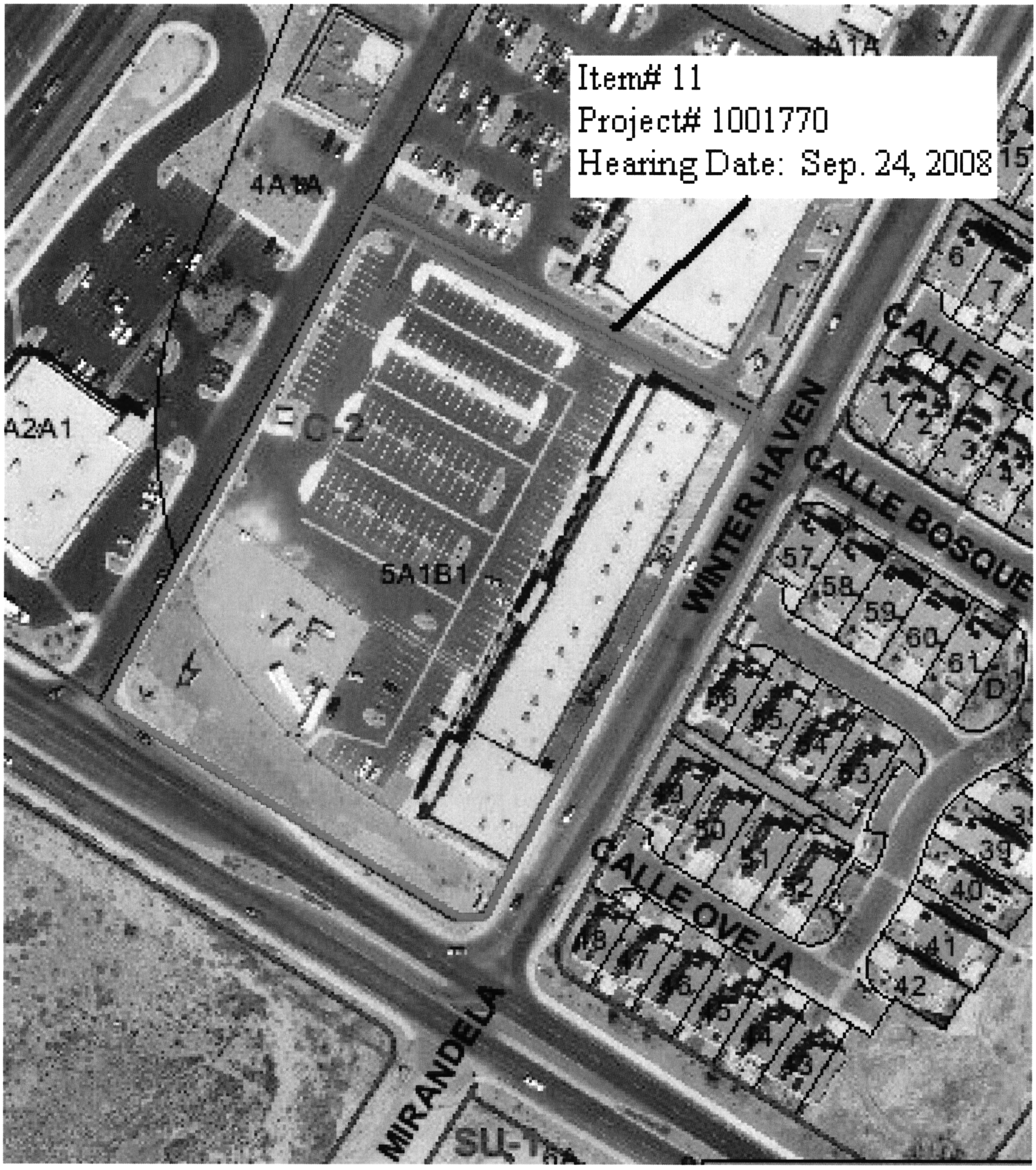
Approved 10-8-2008 Date

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

AGIS Use Only

Copied fc **1770** to agiscov on **10/7/2008** Contact person notified on **10/7/2008**

11.	**Project#:1001770** 08DRB-70389 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	MARK GOODWIN AND ASSOCIATES PA agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B1, **LANDS OF JOEL P. TAYLOR** zoned C-2, located on MONTANO NW BETWEEN WINTERHAVEN NW AND COORS NW containing approximately 3.9 acre(s). (E-12) *[Deferred from 9/17/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REVISED UTILITY PLAN AND TO PLANNING FOR SOLAR COLLECTORS NOT AND A COPY OF RECORDED PLAT.**
12.	**Project# 1003610** 08DRB-70400 TEMP DEFR SDWK CONST	WILSON AND COMPANY INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 29, **LANDS OF SALAZAR, QUATRO, JS HANNETT, ARROWWOOD HILLS Unit(s) 1,** zoned RLT, located on 98TH ST SW BETWEEN RIO BRAVO SW AND BLAKE SW containing approximately 29 acre(s). (N-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**
13.	**Project# 1006833** 08DRB-70398 EXT OF SIA FOR TEMP DEFR SDWK CONST	WEBER CO request(s) the above action(s) for all or a portion of Lot(s) 1-15, **UNSER TOWNE CROSSING,** zoned IP W/ CONDITIONAL USE FOR RETAIL, located on TOWNE CROSSING AVE NW BETWEEN UNSER BLVD NW AND GALLETINI PL NW containing approximately 52.5 acre(s). (J-9/10)**DEFERRED TO 10/1/08 AT THE AGENT'S REQUEST.**
14.	**Project# 1006002** 08DRB-70361 MINOR - PRELIMINARY/ PLAT – AMENDED INFRASTRUCTURE LIST	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) L, **MESA DEL SOL INNOVATION PARK II,** zoned PC, located on SAGAN DR SE BETWEEN UNIVERSITY BLVD SE AND HAWKING DR SE containing approximately 10.6 acre(s). (R-16) **THE AMENDED INFRASTRUCTURE LIST DATED 9/24/08 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**


Item# 11
Project# 1001770
Hearing Date: Sep. 24, 2008
4A1A
4A1A
A2A1
EC-2
5A1B1
WINTER HAVEN
CALLE BOSQUE
CALLE OVEJA
MIRANDELA
SU-1
CALLE FLO
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6. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION,** zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHNGTON NE containing approximately 2 acre(s). (C-17) *[Deferred from 10/10/07]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR REVISED UTILITY PLAN AND TO PLANNING FOR 3 COPIES.**

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

7. **Project# 1001770**
08DRB-70389 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B1, **LANDS OF JOEL P. TAYLOR** zoned C-2, located on MONTANO NW BETWEEN WINTERHAVEN NW AND COORS NW containing approximately 3.9 acre(s). (E-12) **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

8. **Project# 1007451**
08DRB-70384 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for J & E INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 10-A, 11-A, 12-A, 13-A & 14-A, Block(s) 2, **EAST CENTRAL BUSINESS ADDITION** zoned C-2, located on CENTRAL AVE NE BETWEEN ELIZABETH ST NE AND DOROTHY ST NE containing approximately 1.8906 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 6 FT SIDEWALK, 6 FT SETBACK, DEDICATED 4 FT RIGHT-OF-WAY, AMAFCA SIGNATURE, AGIS DXF FILE, AND A COPY OF THE RECORDED PLAT FOR PLANNING FILE.**

9. **Project# 1007459**
08DRB-70393 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CHARLES ABBOT request(s) the above action(s) for all or a portion of Lot(s) 10-15, Block(s) 12, **ALBRIGHT-MOORE ADDITION,** zoned S-R, located on LOS TOMASES NW AND KINLEY AVE NW containing approximately .4864 acre(s). (J-14) **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

#13

COMPLETED 12/22/05 SH

DRB CASE ACTION LOG (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.: **05DRB-01232 (FP)**	Project # **1001770**
Project Name: **MONTANO RETAIL**	
Agent: MARK GOODWIN & ASSOCIATES	Phone No.: 828-2200

Project Number 1001770

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12.14.05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
  - Esmt 22 → private
  - Esmt 24 → removed off plat
  - BP 12/21/05
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): record the plat
  - AGIS dxf
  - 12/21/05

filed & planned 10/30/06

☒ **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.** OK
- ☐ **Copy of recorded plat for Planning.**

#13

DRB CASE ACTION LOG (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.: **05DRB-01232 (FP)** Project # **1001770**

Project Name: **MONTANO RETAIL**

Agent: MARK GOODWIN & ASSOCIATES Phone No.: 828-2200

Project Number 1001770

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 12.14.05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
  - Esmt 22 → private
  - Esmt 24 → removed off plat
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): record the plat
  - AGIS dxf

☒ **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.**

#6

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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.: **05DRB-00320 (SBP)** Project #: **1001770**

Project Name: **LANDS OF JOEL TAYLOR**

Agent: George Rainhart Architects & Associates Phone No.: 884-9110 EXT 112

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOPMENT PLAN**), was approved on 8/24/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: * X-SECTIONS of STREETS
* S.W. EASEMENTS

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): 3 copies all utility plan to SPBP

☐ **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.
☒ **Include 3 copies of the approved site plan ~~along with the originals~~.**
☐ **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.**

Project Number 1001770

Site Plan BP - needs
to be signed

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 14, 2005 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: 11:25 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 # 1004360** 05DRB-01736 Major-SiteDev Plan Subd 05DRB-01737 Major-Preliminary Plat Approval	RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2. **Project # 1003132**
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**

3. **Project # 1001594**
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003921**
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. ~~Project # 1001770~~
05DRB-01232 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] *[Final Plat Indef Deferred for SIA]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**

15. **Project # 1003594**
05DRB-01827 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST,** zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

16. **Project # 1002330**
05DRB-01838 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX,** zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. **Project # 1000922**
05DRB-01829 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

6. Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

At the August 24, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit C 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.

With the signing of the infrastructure list dated 8/24/04 and approval of the grading plan engineer stamp dated 7/26/05 the preliminary and final plat was approved with the following condition:

The Utility Plan will be inserted into the site plan and building permit set.

The final plat was indefinitely deferred for the SIA,

05DRB-00320 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR,** zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] **[Elvira Lopez, EPC Case Planner]** *[Indef Deferred from 3/2/05]* (E-12)

The site plan for building permit was approved with final sign off delegated to Transportation Development for cross sections of street and sewer easements and to Planning for 3 copies of site plan and addition of Utility Plan to site plan for building permit.

If you wish to appeal this decision, you must do so by September 8, 2005, 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.
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: JPS LLC, 7620 Jefferson NE, 87199
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
George Rainhart Architects & Associates, 2325 San Pedro NE, Suite B, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1001770 **AGENDA ITEM NO: 6**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for BP
Vacation of Public Easements

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:
No objection to Vacation request.
No adverse comments to the Site Plan for Building Permit.
Minor plat comments.
Infrastructure List Comments

Approved grading plan for prelim plat dated 7-26-05

RESOLUTION: Signed IL

APPROVED X; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___ FP-Indef

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001770 AGENDA#: 6 DATE: 8/24/05

1. Name: Scott Cope Address: MCA Zip: _____
2. Name: John McKenzie Address: MCA Zip: _____
3. Name: George Rauhoff Address: _____ Zip: _____
4. Name: Ackerman w/ Geo Rauhoff Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER E-12 **REFERRAL #** _____

SITE ADDRESS 6000 Coors Blvd NW

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTATANEOUS FLOW REQUIRED 602 / 1,995 = Total 2,597

SQUARE FOOTAGE – LARGEST BUILDING 19,200 (Non Sprk)

TYPE CONSTRUCTION II-B

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

☒ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 3

DATE: 5-25-05

FIRE DEPARTMENT INSPECTOR: [signature]

RECEIVED BY: [signature] TELEPHONE: 884.9110 (XT-112)

WILLIAM SUTTLES

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE – INDIVIDUAL YELLOW - FILE

August 16, 2005
Project #1001770
Montano Shops Plaza
Project Manager: William Suttles (George Rainhart Architect & Assoc.)
Case Planner: Elvira Lopez

- Site Development Plan for Subdivision

Addressed Conditions Of Approval Per D.R.B. Comments March 2, 2005:

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 the site plan, including before or after the DRB final sign-off, may result in forfeiture of the approvals.

2. General:

   Per E.P.C. comments and working with the case planner the Site Plan for Subdivision was "visually" cleaned up to read more ledgeably, and most importantly, to reveal the entire property line of Tract 5-A2. It was suggested by the case planner to put the Site for Subdivision Plan first in the submittal package rather than second. This changed the sheet numbers, Site Plan for Subdivision now being sheet AS.1 and Site plan for Building permit being AS. 2. consequently, since the request to show the entire property line of Tract 5-A2, the scale of the Site plan for Subdivision was changed from 1"=40' to 1"=60'.

   The Vicinity Map was changed to a zone map, actually depicting the zones, site uses, and just in general "simplifying" the site location map. There was also confusion with the legend actually corresponding with the information shown on the illustrative plan. This has been corrected and updated. More depiction of circulation was added to the plan to further clarify pedestrian and vehicle circulation in and around the site. Per T.I.S. comment the original drive isle and refuse were relocated to be directly across from Walgreen's existing drive isle. in conclusion to the changes made to the Site Plan For Subdivision the main purpose was to clean up, clarify and most importantly remove surrounding information that didn't apply to what the plan was trying to depict. Simply showing the two Tracts (5-A1-B & 5-A2) being consolidated into one and how access and circulation would work.

August 16, 2005
Project #1001770
Montano Shops Plaza
Project Manager: William Suttles (George Rainhart Architect & Assoc.)
Case Planner: Elvira Lopez

- Site Development Plan for Building Permit

Addressed Conditions Of Approval Per D.R.B. Comments March 2, 2005:

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2. **Condition 2: General**:

   2a. The purpose of this condition is to clarify information that was confusing in the original submittal. The information provided on the legend does not correspond with the information shown on the illustrative site plan layout. The applicant also does not clarify how the site plan has been modified to meet each condition of approval. Lot 5-A-1-B is an existing lot. Lot 5-A2 is an existing lot. The applicant proposes to consolidate lot 5-A-1-B and 5-A2 to create one lot. This should be clearly indicated by both the legend and site plan layout on sheet AS.1

   Action Taken:

   2a. See explanation on addressed issues: Site Plan For Subdivision.

   2b. The Vicinity Map is an improvement from the last submittal. But there are names of streets (Montano Road) that are still difficult to identify on the map. It is difficult to tell the zoning that corresponds with the different parcels shown. This map may not be as helpful to someone who is not as familiar with the Project.

Action Taken:

2b. The vicinity map has been cleaned up and reflects in a simplified manner, site location, surrounding parcels, and crossroads. This map is a simplified version of the previous submitted one being that it is more clearly pointing out the site location.

2c. An existing 20' public drainage easement, as shown on the original submittal of sheet AS.2, is not shown on the revised sheet AS.2

Action Taken:

2c. The existing 20' public drainage easement that was shown on the original sheet AS.2 is now depicted on sheet AS.1 and AS.2 making them consistent per the comment.

3. **Condition 3: Walls/fences**

   a. The height, length, colors and materials for the proposed retaining wall shall be indicated.

   a. Action Taken: have provided a detail on sheet AS.2 showing the retaining wall, its structure, materiality etc. per (Section 14-16-3-19) This detail pertains to both the retaining wall and the screen wall that Is behind the shops bldg. to screen the service area.

   b. All walls shall be consistent with General Height and Design Regulations For Wall, Fences and Retaining wall (Section 14-16-3-19)

   b. Action Taken: followed the regulations per (14-16-3-19) the fence not being any higher that 6' from the public right of way have chosen materials That are compliment or "represent" materials used throughout the existing Montano Plaza.

   c. The location of the proposed retaining wall shall be indicated on the site Plan, sheet AS.1

   c. Action Taken: (per condition 3a) a retaining wall detail was generated Is shown on sheet AS.2, Along with where the detail is cut. This includes The retaining wall as well as the screening wall behind the shops bldg. (service area).

4. **Condition 4: Vehicular Access, Circulation and Parking:**

   a. Calculations have been updated to include the Checker portion of the building. The calculations appear to indicate that 154 spaces are required when in fact only 131 spaces are required. The amount provided and required should be clearly indicated on parking calculations. The parking

calculations for the bank building should also clearly differentiate the amount required and the amount provided.

a. **Action Taken:**The parking calculations have been updated to reflect a correction in required vs. provided. The indicated 154 spaces are provided while 131 spaces are required. The same correction has been applied to the bank building's parking, which is actually 25 spaces provided and 22 spaces provided.

b. Condition met (now correctly showing disabled parking widths as 8'-6 Rather than 8'-0")

5. **Condition 5: Pedestrian and Bicycle Access and Circulation, Transit Access**

   a. Not met. The pedestrian walkways within the parking area are still not Lined with adjacent shade trees spaced approximately 25-feet on center as specified in this condition.

   a. **Action Taken:** On revised sheet AS.2 and sheet L1 planters have been added every 25-feet on center to accommodate the pedestrian walkways with shade trees per this condition.

   b. A pedestrian connection shall be provided to the adjacent commercial uses To the west. The pedestrian connection shall be relocated to provide a More direct connection

   b. **Action Taken:** A pedestrian connection has been added to connect to the adjacent commercial activity to the west. The pedestrian connection to The north has been corrected to provide a more "direct connection (Sheet AS.2)

   c. An existing public sidewalk next to Montano Road shall be indicated on The plan. The Zoning Code requires a pedestrian connection from the public sidewalk along Montano to the principal customer entrance of all Proposed buildings on the subject site (Section 14-16-3-1(G) (2).

   c. **Action Taken:** A 6' public sidewalk has been added to the south end of The shops building connecting to Winter Haven as well as being used as an additional pedestrian connection to the proposed buildings on the site.

6. **Condition 6: Lighting and Security**

   a. All lighting shall be consistent with the Area Lighting Regulations of the Zoning Code (Section 14-16-3-9), Night Sky Ordinance and the Coors Corridor Plan.

a. **Action Taken:** With these two ordinances taken into account the electrical Engineer has added light poles to the site per the Code.

b. The maximum height of a light pole, measured from the finished grade To the top of the pole within 100 feet of a residential zone shall be 16 feet. The maximum height of light poles measured from the finished grade to the top of the pole shall be 20 feet (Section 14-16-3-9 (D); Coors Corridor Plan, Site Lighting Design Regulation 2, Page 98, R-458, Enactment No. 163-1989.

b. **Action Taken:** The distance from a residential zone is 250 feet, well Within the height of allowing 20 foot light poles. Detail 7/AS.2

7. **Condition 7: Landscaping**

-**Action Taken conditions a-k:** (please see the following two sheets that address each of these Landscaping conditions.)

a. The proposed lot line for lot 5-A1-B is now shown on the landscaping plan. (sheet L1)
b. Landscaping Calculations have now assumed a 4.5 acre site (sheet L1)
c. Calculations have been corrected for required vs. provided landscaping.
d. Per landscaping calculations the total landscape requirement is at 24,836 S.F. sufficing the min. of 20,050 S.F. per Section 14-16-3-10 (E) (1).
e. All landscaping areas that are greater than 36 S.F. are now landscaped Per Section 14-16-3-10 (G) (3)
f. Per the buffer zone that has been landscaped per 14-16-3-10 (C) (3) All buffer zones are called out on Winterhaven.
g. the area that is labeled "Future Expansion Area", sheet AS.2, will have a landscaped buffer zone, sheet L1, and will have temporary paving.
h. Ponding area adjacent to Montano is clearly defined, sheet L1.
j. The Botanical name has been changed to reflect Hall's Honeysuckle.
k. The groundcover will be consistent with landscaping requirements of the Coors Corridor Plan.

8. **Condition 8: Public Outdoor Space:**

-**Action Taken:** In accordance with section 14-16-3-18 (C)(3) a minimum of one seat per 25 linear feet of building shall be provided. RE: calculations sheet AS.2 seventeen seating spaces are required and 20 are provided. 25% of the seating will be shaded as per condition 8a.

Landscaping

a. The proposed lot line for lot 5-A1-B shall be shown on the landscaping plan. Property lines shall be clearly indicated.
b. Landscaping calculations shall assume a 4.5-acre site.
c. Calculations shall be corrected for required and provided landscaping.
d. The applicant shall provide at least the minimum required landscaping on the subject site (22,050 SF) per Section 14-16-3-10 (E) (1).
e. The plan shall demonstrate that the required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs or flowers, over at least 75% of the required landscape area (Section 14-16-3-10 (G) (3)).

f. The plan shall indicate the width dimensions of proposed landscape buffer areas to ensure that the site complies with standard landscape buffer requirements of the Zoning Code (14-16-3-10 (C) (3) and (E) (3)). The applicant shall demonstrate that at least a 6' wide buffer landscape area is provided along the southeastern property line adjacent to Winter Haven Road.
g. An area labeled "Future Expansion Area" shall be treated with temporary landscaping or paving.
h. The pond located adjacent to Montano Road shall be identified to reflect the conceptual grading and drainage plan.
i. An existing public sidewalk next to Montano Road shall be shown on the landscaping plan. All landscaping placed over the public sidewalks shall be relocated to areas where walkways are not proposed.
j. Change the Coral Honeysuckle to a Hall's Honeysuckle as the latter will provide for greater ground coverage. 10
k. The applicant shall utilize a groundcover that is consistent with landscaping requirements of the Coors Corridor Plan. Gravel, colored rock, bark and similar materials are not acceptable (CCCP, Policy 4. Regulation 2., page 93). 11

all landscaping has been placed in beds and does not interfere with egress

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Sequence number: 10
Author: cadassist
Subject: Note
Date: 5/24/2005 8:49:59 AM
Hall's Honeysuckle is clearly noted on current LS plan

Sequence number: 11
Author: cadassist
Subject: Note
Date: 5/24/2005 8:52:27 AM
current LS plan is reflects continuity with adjacent LS plan installed at the existing Hastings landscape plan which is dated 5/03

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9. **Condition 9: Architecture Signage:**

   -**Action Taken:** to comply with Section 14-16-3-18(C)(5) a 6' screening wall has been added to plan to separate the service area along the southeastern boundary. Also, Per sheet L1 the landscape strip provided in front of the screening wall. A combination of evergreen and deciduous trees have been provided to occupy the buffer zone along this boundary line.

10. The grading and drainage are being re-worked due to DRB comment that a Re-plat is required for the submittal and DRB cannot sign off the SPS & SPBP until the re-plat is approved by DRB.

11. Refuse Division has approved the provision of the refuse enclosures per Signature on original site plans submitted to DRB.

12. All conditions from the City Engineer have been met with the exception TIS mitigation (condition d). This is being worked with the Civil Engineer and will be submitted with re-plat/grading & drainage. The other outstanding Condition (i) to provide truck circulation has been added to sheet AS.1 (Site Plan For Subdivision)

Other Changes to drawings that were either recommendations from the Case Planner or were from E.P.C. original checklist:

a. **Recommendation by Case Planner**: to switch order of site plans, which entailed Switching AS.1 and AS.2 from what they originally were when submitted to E.P.C.
b. **Recommendation by Case Planner:** to change scale of Site Plan for Subdivision due to the fact that the "entire" property line that is to be removed wasn't shown In order to show the entire property line sheet AS.1 was changed from scale 1"=40' to 1"=60'.
c. **Recommendation by Case Planner:** to "clean" up the Site Plan for Subdivision And only show information necessary for that particular subdivision plan. Sheet AS.2 was changed to read Site Plan For Subdivision as it should read.
d. **Per checklist of E.P.C.** The elevations were changed to 1/8" from 1/16", which Intern added sheets to the package due to match line separation of elevations.
e. **Per correction of direction:** the cardinal directions have been changed for the fact they were incorrect in their orientation and were therefore corrected.
f. **Per the Neighborhood Association:** A few architectural features, materials were altered per the recommendation of the Neighborhood Associations conversation with the architect.

g. **Per Fire Marshal:** additional information was added to sheet AS.2 so tat there was reference to building type, occupancy, code references etc. and most importantly the correct placement of required fire hydrants. Also was requested to call out a 3hr. fire wall separation between Checker and the shops building.

h. **Per recommendation of Traffic Engineer:** On sheet AS.1 Truck Pattern Flow is depicted on Winter Haven thru the service area behind the shops Building.

I. **Recommendation of Case Planner:** Add a "bump-out"/ reveal in retaining Wall to break-up the massive length. Add an 8x8x16 block bump-out every 30'-0" O.C. each side of wall.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

AMAFCA — No adverse comments.

COG — Coors Blvd is identified on the Long Range Roadway System map as a limited access arterial with established right of way at 156'. In the project vicinity, no access has been approved along the frontage at Coors Blvd. The MTB is considering the new Roadways Access Modification Policy which specifies the procedure for proposed changes to limited access roadways. As such, this project may be subject to that policy.

Specific guidelines for access to Coors Blvd are described I n the Coors Corridor Plan and are authorized by the City and/or County and require NMDOT concurrence prior to MTB submittal and/or approval. In addition, MRCOG Coordination with City DMD, the NMDOT, and the MTB should be pursued to ensure current policy is followed.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Coors Trail NA (R), Taylor Ranch NA (R) and La Luz Landowners Assoc. (R)

APS — No comments received.

Police Department — No CPTED or crime prevention comments at this time.

Fire Department — No adverse comments.

PNM Electric & Gas

The Vacation was approved, Minor Pre-Plat Approved, Final Plat did not have enough information.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. An approved SIA is required for Final Plat signoff.

Transportation Development

Defer vacation actions to Hydrology and Utilities. X-sections of Montano and Winterhaven are needed to evaluate whether or not dedications and/or improvements are required.

Parks & Recreation

Defer to the affected utilities and hydrology regarding the vacation request. No objection to the plating action.

Utilities Development

No objection to Vacation requests, defer to Hydrology and PNM. How is proposed west building getting sewer service? What is the purpose of the new private sewer service for tract to the west?

Planning Department

This site is zoned C2 for SC and, therefore, requires an EPC approved site plan for subdivision and building permit before the platting action is approved. If the site plan approvals were delegated to DRB, please provide proof in writing.

Planning Department

If the EPC approved site lans are being submitted later to be heard with this platting action, please let us know. It is helpful if this information is included in the explanation letter submitted with the plat.

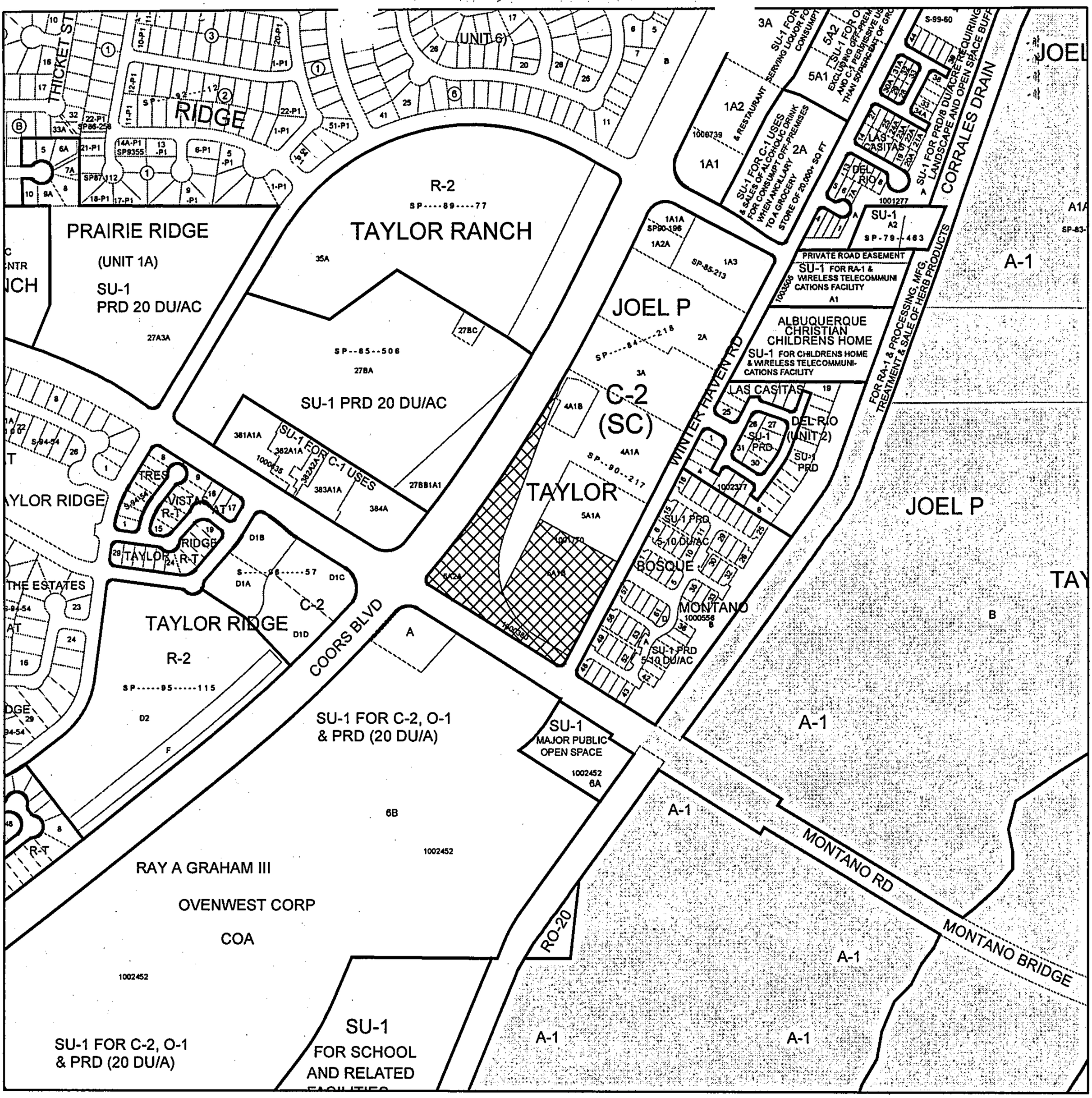
Planning has no objection to the vacation requests. We reserve comments on the plat until we receive the site plans.

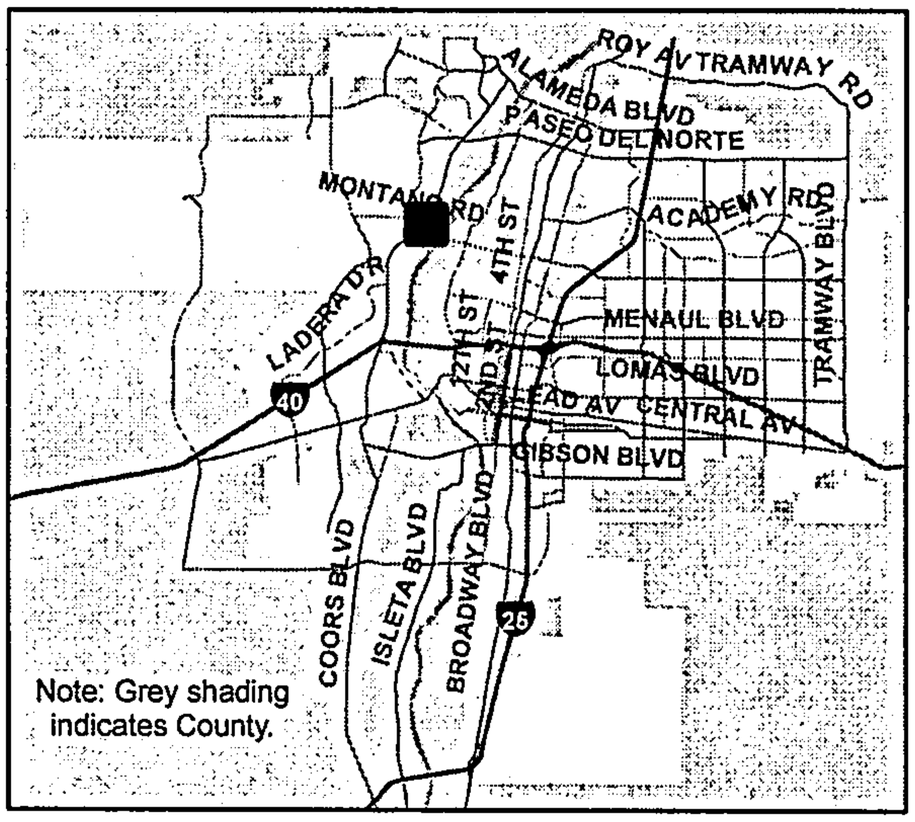
Impact Fee Administrator

No comment on proposed vacation. Construction at this site will require payment of Impact Fees. Fees will be estimated at the time of development plan approval.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:JPS LLC, 7620 Jefferson St NE, 87199
Mark Goodwin & Associates PA, P.O. Box 90606, 87199





ZONING MAP

1 inch equals 567 feet

Project Number:
1001770
Hearing Date:
8/24/05
Zone Map Page:
E-12
Additional Case Numbers:
05DRB-01231
05DRB-01232

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 24, 2005
Zone Atlas Page: E-12-Z
Notification Radius: 100 Ft.

Project# 1001770
App# 05DRB-01231
App# 05DRB-01232

Cross Reference and Location:

Applicant: JPS, LLC
Address: 7620 JEFFERSON ST NE
ALBUQUERQUE NM 87199

Agent: MARK GOODWIN & ASSOCIATES
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: AUGUST 5, 2005

Signature: KYLE TSETHLIKAI

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101206216923230504   LEGAL: TR 2 7-B- A, TRS 27B-A, 27B-B & 27B-C (REPLAT OF TR   LAND USE:
                     PROPERTY ADDR: 00000   MONTANO PLAZA
                        OWNER NAME: SOMBRA DEL OSO LIMITED PTNR
                        OWNER ADDR: 00920   GARDEN                    ST    SANTA BARBARCA       93101

101206228123840203   LEGAL: PARC EL 3 -A SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: TAYLOR JOEL P ETUX TRUST
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87103

101206220820830502   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225420640201   LEGAL: PARC EL 4 -A-1-A PLAT OF PARCELS 4A1A & 4A1B LANDS O  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87103

101206225222240209   LEGAL: PARC EL 4 -A-1-B PLAT OF PARCELS 4A1A & 4A1B LANDS O  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: JOHNSON PROPERTIES LTD
                        OWNER ADDR: 00000                                CHICAGO     IL       60681

101206221216040208   LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF JOEL   LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: WALGREEN HASTINGS CO
                        OWNER ADDR: 00200   WILMOT                    RD    DEERFIELD   IL       60015

101206227018840202   LEGAL: PARC EL 5 -A1-A PLAT OF PARCELS 5-A1-A & 5-A1-B LAND  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: MONTANO PARTNERS LLC
                        OWNER ADDR: 07620   JEFFERSON                   NE ALBUQUERQUE NM       87109

101206218118630505   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229814340345   LEGAL: TRAC T A  CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                   LP SE RIO RANCHO  NM       87124

101206225515840210   LEGAL: PARC EL 5 -A1-B PLAT OF PARCELS 5-A1-A & 5-A1-B LAND  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87103

101206214915630108   LEGAL: TRAC T D1 C PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS  LAND USE:
                     PROPERTY ADDR: 00000   MONTANO
                        OWNER NAME: PETER DEFRIES CORPORATION
                        OWNER ADDR: 08525   JEFFERSON                   NE ALBUQUERQUE NM       87113

101206228515940340   LEGAL: LOT  1 CO RRECTED PLAT OF BOSQUE MONTANO SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000   CALLE FLORESTA
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                   LP SE RIO RANCHO  NM       87124

101206228915740341   LEGAL: LOT  2 CO RRECTED PLAT OF BOSQUE MONTANO SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000   CALLE FLORESTA
                        OWNER NAME: GUTIERREZ ERNESTINE C
                        OWNER ADDR: 03612   CALLE FLORESTA            CT NW ALBUQUERQUE NM       87120
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101206229215540342   LEGAL: LOT  3 CO RRECTED PLAT OF BOSQUE MONTANO SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000   CALLE FLORESTA
                        OWNER NAME: SCHOENFELD TED E
                        OWNER ADDR: 03608   CALLE FLORESTA            CT NW ALBUQUERQUE NM       87120

101206227914640351   LEGAL: LOT  57 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE MONTOSA
                        OWNER NAME: BUDERUS RONALD L JR & CARA E
                        OWNER ADDR: 03619   CALLE MONTOSA             CT NW ALBUQUERQUE NM       87120

101206228214440350   LEGAL: LOT  58 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE MONTOSA
                        OWNER NAME: FOLEY WILLIAM T & MARYANN
                        OWNER ADDR: 03615   CALLE MONTOSA             CT NW ALBUQUERQUE NM       87120

101206228514140349   LEGAL: LOT  59 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE MONTOSA
                        OWNER NAME: SNOW GERALDINE
                        OWNER ADDR: 04801   MONTANO                      NW ALBUQUERQUE NM       87120

101206218812830216   LEGAL: TR A  PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF LAN  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87102

101206227213440352   LEGAL: LOT  56 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE MONTOSA
                        OWNER NAME: PALMA ADRIAN &
                        OWNER ADDR: 03612   CALLE MONTOSA             DR NW ALBUQUERQUE NM       87120

101206227613240353   LEGAL: LOT  55 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE MONTOSA
                        OWNER NAME: JOHNSTON KENNETH R & CYNDY S
                        OWNER ADDR: 03608   CALLE MONTOSA                NW ALBUQUERQUE NM       87120

101206227913040354   LEGAL: LOT  54 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE MONTOSA
                        OWNER NAME: GRADY JEFFREY S & GRADY SCOTT
                        OWNER ADDR: 03604   CALLE MONTOSA             CT NW ALBUQUERQUE NM       87120

101206228412240356   LEGAL: TRAC T C  CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: RAYLEE HOMES INC
                        OWNER ADDR: 04011   BARBARA                   LP SE RIO RANCHO  NM       87124

101206226812640360   LEGAL: LOT  49 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE OVEJA
                        OWNER NAME: SCHEURWEGHS BARRY & JACQUELINE
                        OWNER ADDR: 03615   CALLE OVEJA                CT NW ALBUQUERQUE NM       87120

101206215003030215   LEGAL: TR 6 -B B ULK LAND PLAT TRACT 6-A CITY OF ALBUQUERQU  LAND USE:
                     PROPERTY ADDR: 00000   COORS
                        OWNER NAME: GRAHAM III RAY A
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87120
```

```
101206227212440359   LEGAL: LOT  50 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE OVEJA
                        OWNER NAME: CORDOVA ROGER S
                        OWNER ADDR: 03609   CALLE OVEJA                CT NW ALBUQUERQUE NM      87120

101206227512140358   LEGAL: LOT  51 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE OVEJA
                        OWNER NAME: STATES SHERRY L
                        OWNER ADDR: 03605   CALLE OVEJA                CT NW ALBUQUERQUE NM      87120

101206226211440361   LEGAL: LOT  48 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE OVEJA
                        OWNER NAME: YORK BRIDGET L
                        OWNER ADDR: 03616   CALLE OVEJA                CT NW ALBUQUERQUE NM      87120

101206226611340362   LEGAL: LOT  47 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE OVEJA
                        OWNER NAME: TREVETT FRANCIS E & MARY K
                        OWNER ADDR: 03612   CALLE OVEJA                CT NW ALBUQUERQUE NM      87120

101206226911140363   LEGAL: LOT  46 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO  LAND USE:
                     PROPERTY ADDR: 00000   CALLE OVEJA
                        OWNER NAME: FIERRO DANA R & ARNULFO VALDEZ
                        OWNER ADDR: 03608   CALLE OVEJA                CT NW ALBUQUERQUE NM      87120

101206226509030210   LEGAL: TR 6 -A B ULK LAND PLAT TRACT 6-A CITY OF ALBUQUERQU  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87103
```

101206218118630505 LEGAL: TRACT 38-4-A PLAT OF TRACTS 27B-B-1-A, 38-1-A & 38-4-A TAYLOR RANCH
PROPERTY ADDR: 6001 COORS BLVD NW

OWNERS NAME: GMR, LLC
OWNERS ADDR: 7060 CAMINITO MANRESA

101206220820830502 LEGAL: TRACT 27B-B-1-A PLAT OF TRACTS 27B-B-1-A, 38-1-A & 38-4-A TAYLOR RANCH
PROPERTY ADDR: COORS BLVD NW

OWNERS NAME: COORS & MONTANO, LLC
OWNERS ADDR: 15438 NORTH FLORIDA AVE, STE# 200
TAMPA FL 33613

"Attachment A"

Date of Request: July 13, 2005
Name: Whitney L. Phillips
Phone: 828-2200 / Fax: 797-9539
Zone Map: E-12

COORS TRAIL N.A. (CRT) "R"
***Alexandra Ostwald**
6423 Bosque Meadows NW/87120 898-1915 (h)
Janet Laros
2924 River Willow Tr. NW/87120 890-0657 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"
***Rae Perls**
15 Tennis Court NW/87120 898-8833 (h)
Bruce Masson
13 Arco NW/87120 898-1299 (h)

TAYLOR RANCH N.A. (TRN) "R"
Bill Jack Rodgers
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley
6804 Staghorn Dr. NW/87120 890-9414 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 13, 2005

Mr. Bill Jack Rodgers
Taylor Ranch Neighborhood Association
8308 Cedar Creek Dr.
Albuquerque, NM 87120

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque, NM 87120

Re: Lands of Joel P. Taylor

Dear Mr. Rodgers and Ms. Wolfley:

Enclosed please find a copy of the DRB Application for the Vacation of a Public Drainage and Utility Easement for the referenced project. The anticipated date to be heard is August 24, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips

Whitney L. Phillips
Administrative Assistant

Enclosure

F:\1-Projects\2004\A04028 - Montano Retail\neighborhood assoc ltr.doc

D-12-Z

D-11-Z

D-13-Z

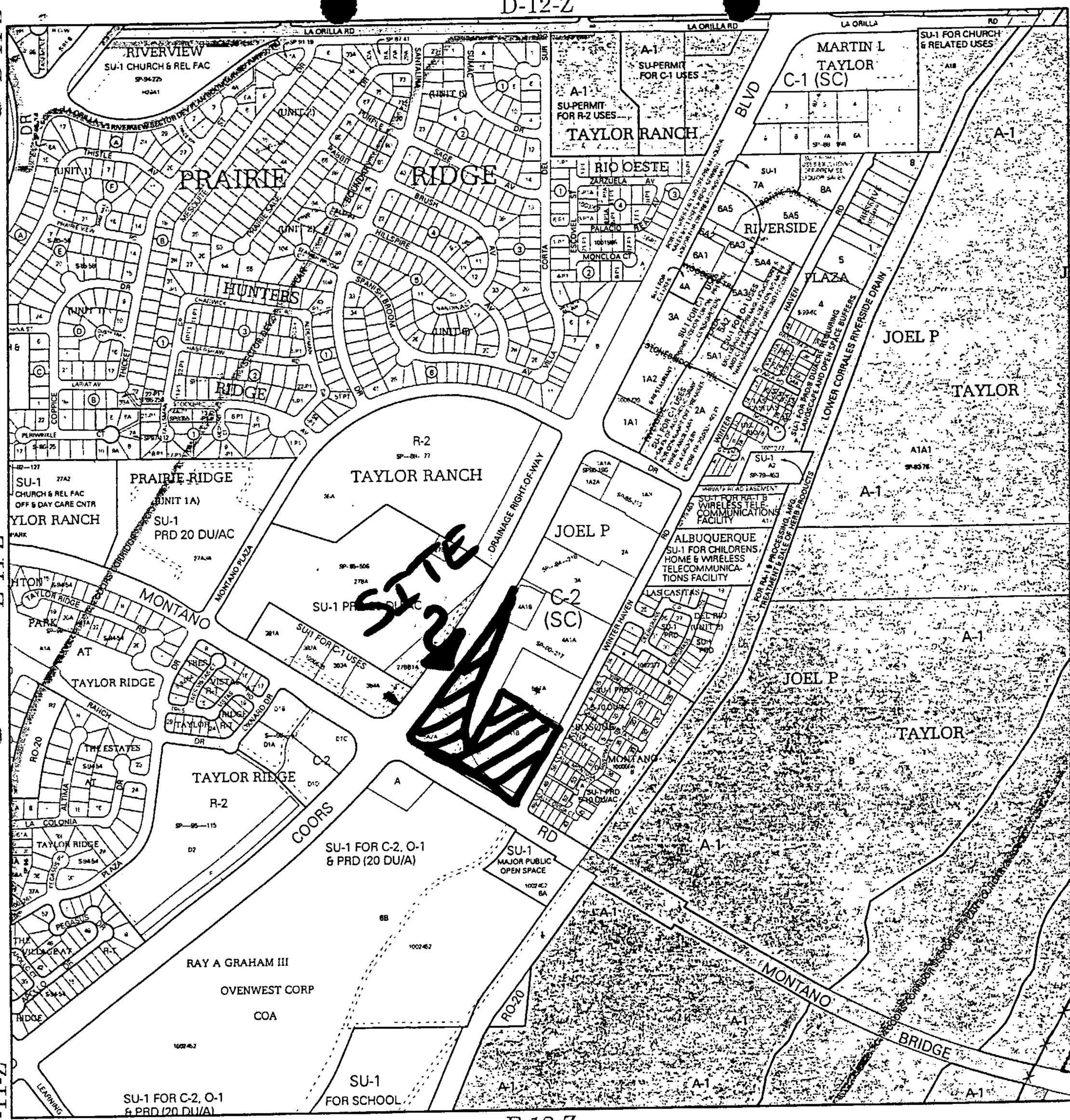
E-11-Z

E-13-Z

F-11-Z

F-13-Z

F-12-Z



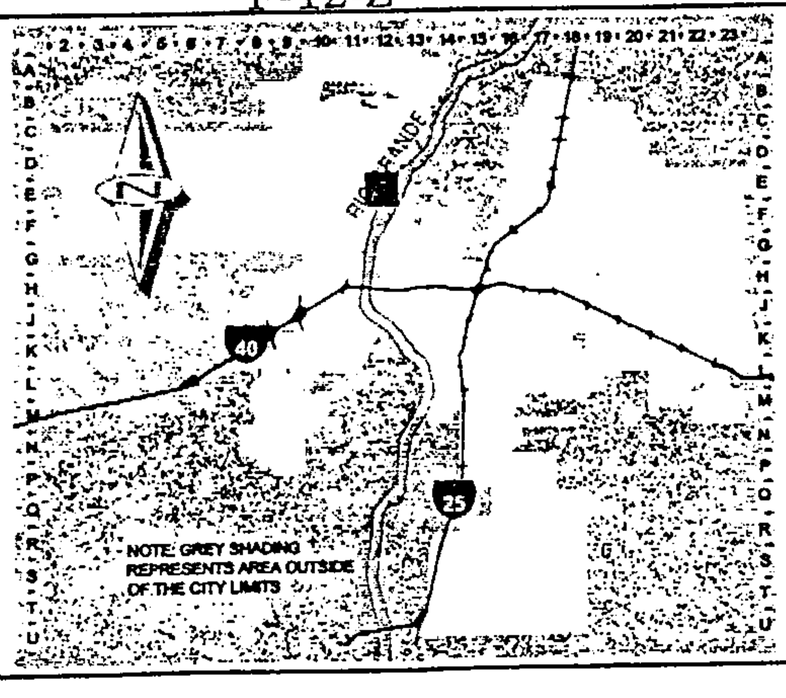
Zone Atlas Page: **E-12-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 - 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
secretary@goodwinengineers.com

Mark Goodwin & Associates, PA

Fax

To:	Neighborhood Coordination	**From:**	Whitney L. Phillips
Fax:	924-3913	**Pages:**	2
Re:	Lands of Joel P. Taylor	**Date:**	7/13/2005

Please provide all recognized neighborhood associations for the referenced property. The legal is:

Tracts 5-A1-B and 5-A2-A Lands of Joel P. Taylor

Please contact our office if you have any questions.

FAXED
7/13/05
-WP

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 10, 2005

TO: **See Attached Distribution List of "Recognized" Neighborhood Association(s):**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately seven (7) acre(s): Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for a proposed Retail/Bank Center.**

Proposed by: **Mark Goodwin and Associates at 828-2200**
Agent for: **JPS, LLC**

For property located: **On or near Coors Boulevard NW between the Southeast corner of Montano Road NW.**

P.O. Box 1293

The case number(s) assigned is: **05DRB- 01231 and 01232, Project # 1001770.**

City Planning accepted application for this request on **July 29, 2005**.

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 24, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

DISTRIBUTION LIST:

Alexandra Ostwald and Janet Laros, Coors Trail Neighborhood Association
Rae Perls and Bruce Masson, La Luz Landowners Association
Bill Jack Rodgers and Jolene Wolfley, Taylor Ranch Neighborhood Association

City of Albuquerque

Planning Department

#5

Martin Chavez, Mayor

Interoffice Memorandum

February 27, 2005

To: **Sheran Matson, Development Review Board**

CC: **Claire Senova**

From: **Elvira Lopez, Planning Department**

Subject: **DRB Project 1001770; Site Development Plan for Subdivision (04EPC 01722) and Site Development Plan for Building Permit (04EPC 01721)**

The applicant has met the Conditions of Approval for **Project 1001770/04EPC 01722**, a site development plan for subdivision, in the following manner:

Condition 1: The applicant has not submitted a letter specifying all modifications that have been made to the site plan since the EPC hearing. It appears that there have been significant changes to the original submittal and there is no letter to justify or explain these changes. The applicant also does not specify how the site plan has been modified to meet each condition of approval. The applicant should note that unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.

Condition 2: Transportation Development and/or the Traffic Engineer should ensure that conditions 2a through 2l are met.

The applicant has met the Conditions of Approval for **Project 1001770/04EPC 01721**, a site development plan for building permit, in the following manner:

Condition 1: The applicant has not submitted a letter specifying all modifications that have been made to the site plan since the EPC hearing. It appears that there have been significant changes to the original submittal and there is no letter to justify or explain these changes. The applicant also does not specify how the site plan has been modified to meet each condition of approval.

Condition 2: General

2a. The purpose of this condition is to clarify information that was confusing in the original submittal. The information provided on the legend does not correspond with the information shown on the illustrative site plan layout. Lot 5-A1-B is an existing lot. Lot 5-A2- is an existing lot. The

applicant proposes to consolidate lot 5-A1-B and 5-A2 to create one lot. This should be clearly indicated by both the legend and site plan layout on sheet AS.1.
2b. The vicinity map is an improvement from the last submittal. But there are names of streets (Montano Road) that are still difficult to identify on the map. It is difficult to tell the zoning that corresponds with the different parcels shown. This map may not be as helpful to someone who is not as familiar with the project.
2c. An existing 20' public drainage easement, as shown on the original submittal of sheet AS.2, is not shown on the revised sheet AS.2.

Condition 3: Walls/Fences
3a: not met
3b: This is difficult for the planner to verify without the additional information required in Condition 3a.

Condition 4: Vehicular Access, Circulation and Parking
4a. Calculations have been updated to include the Checker portion of the building. The calculations appear to indicate that 156 spaces are required when in fact 131 spaces are required. The amount provided and required should be clearly indicated on parking calculations. The parking calculations for the bank building should also clearly differentiate the amount required and the amount provided.
4b. Condition met.

Condition 5: Pedestrian and Bicycle Access and Circulation, Transit Access
5a. Not met. The pedestrian walkways within the parking area are still not lined with adjacent shade trees spaced approximately 25-feet on center as specified in this condition.
5b. Not met. A part of this condition states that the pedestrian connection on the north side of the subject site should be shifted to provide a more direct connection to that retail building. This northern pedestrian sidewalk appears to be in the same location.
5c. The lines still do not clearly indicate how the existing sidewalk extends along Montano Rd. This is true for both the site plan for building permit (sheet AS.2) and Landscaping Plan (Sheet L1).

Condition 6: Lighting and Security
6a. The applicant should indicate how this condition is met.
6b. The applicant should indicate how this condition is met.

Condition 7: Landscaping
7a. This condition does not appear to have been met. The applicant should state how this condition is met.
7b. The applicant should state and explain how calculations have been changed to address this condition.
7C. The applicant should state and explain how calculations have been changed to address this condition.
7d. The applicant should state and explain how this condition has been met.
7e. The applicant should state and explain how this condition has been met.
7f. This condition does not appear to have been met. The width dimensions of landscape buffers still need to be provided in order for staff to verify that the zoning code standards are met.
7g. The applicant should explain how this condition has been met on the site plan.

7h. Condition does not appear to be met.
7i. The applicant should state how this condition has been met.
7j. Condition met
7k. Santa Fe Brown Gravel is still shown on the site plan and this is not an acceptable ground cover per the Coors Corridor Plan. The applicant should state how this condition has been met.

Condition 8: Public Outdoor Space
8a. Plan only indicates that 17 outdoor seating spaces are spread along the front façade. The design of this seating area is not specified per this condition.

Condition 9: Architecture and Signage
9a. The applicant should state and explain how this condition has been met. Particularly, the applicant should explain how the landscaping has been modified to address this condition.

Condition 10. Hydrology will verify that this condition is met.

Condition 11. SWMD has approved the submittal as indicated by a signature by Michael Holton.

Condition 12. Transportation Planning and/or the City Traffic Engineer will verify that these conditions are met.

In general, the applicant should explain and indicate any and all changes that have been made since the EPC approval of this plan on December 16, 2004. This includes an explanation as to why:

- Sheet AS.1 has significantly different information than the EPC approved submittal. The site development plan for subdivision is also drawn at a different scale.
- In the EPC approved plan, there were only two sheets for elevation drawings. Now there are four sheets. Please explain this difference.
- There appear to have been changes to the references with respect to cardinal directions (north, south, east, west) on the elevation drawings. If so, the applicant should confirm this and explain why this change has been made.
- There appear to have been changes to the architectural features proposed on buildings (e.g. windows on south elevation (in submitted plan) have been removed). The applicant should state all changes made to the proposed architecture and the reasons for such changes.

Note: Changes to EPC plan noted above do not necessarily indicate an inconsistency between EPC approved plan and DRB submittal. For staff to come to any conclusions about such changes, the applicant should explain why changes have been made in a letter submitted to the DRB as part of this application.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400
05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 2, 2005 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: 11:35 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 # 1001901**
05DRB-00196 Major-Vacation of Public Easements
05DRB-00197 Minor-Vacation of Private Easements
05DRB-00198 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES,** zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

2. **Project # 1003641**
05DRB-00194 Major-Vacation of Pub Right-of-Way
05DRB-00195 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION)** zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: A UTILITY PLAN FOR WATER AND SEWER SERVICES SHALL BE APPROVED BY UTILITY DEVELOPMENT. THE FINAL PLAT SHALL SHOW LOT 10 WITH 3600 SQ. FT. MINIMUM LOT SIZE.**

3. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

4. **Project # 1003804**
05DRB-00315 Minor-SiteDev Plan
BldPermit/EPC

GREGORY T HICKS & ASSOCIATES agent(s) for LOVELACE SANDIA HEALTH SYSTEM request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL,** zoned SU-1 HOSP & PROF OFFICES, located on MONTGOMERY BLVD NE, between JEFFERSON NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 04EPC01831, DRB-96-20, V 96-7, Z-81-53, Z-78-178 Z-77-109, ZA-76-165] **[Carmen Marrone, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1001770**
05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR,** zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] **[Elvira Lopez, EPC Case Planner]** (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05, 2/16/05 & 2/23/05]* (G-20) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05, 2/16/05 & 2/23/05]* (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, INCLUDE ALL EASEMENTS OF RECORD AND THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS DATED 1/12/05 MUST BE RECORDED WITH THE PLAN AND TO PLANNING FOR THE AGIS DXF FILE.**

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

7. **Project # 1003978**
05DRB-00309 Minor-Prelim&Final Plat Approval

ALBUQUERQUE SURVEYING COMPANY, INC agent(s) for CHARLES B. AND THERESA M. LUCERO request(s) the above action(s) for UNPLATTED LAND (to be known as **LANDS OF CHARLES B. AND THERESA M. LUCERO**, zoned SU-2 RCM, located on MOUNTAIN RD NE, between WALTER NE and I-25 containing approximately 1 acre(s). (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROOF OF DATE OF HOUSE CONSTRUCTION.**

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1001770 Item No. 5 Zone Atlas E-12

DATE ON AGENDA 2-23-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Need plat as a concurrent action.
2)	Provide cross-sections of streets to evaluate dedication requirements on Montano and Winterhaven.
3)	Where are the turning templates for the service vehicles?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001770 **AGENDA ITEM NO: 5**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Dev. Plan
(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Plat must be a concurrent action.
An approved infrastructure list is required for Preliminary Plat/Site Plan approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Final Plat/Site Development Plan sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN Indef

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** 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

DATE: March 2, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 2, 2005
DRB Comments

ITEM # 5

PROJECT # 1001770 **APPLICATION # 05-00320**

RE: Tract(s) 5-A1-B & 5A2-A LANDS OF JOEL TAYLOR

A re-plat is required for this submittal. DRB cannot sign the SPS & SPBP until the replat is approved by DRB.

The SPBP title block should read Site Plan for Building Permit.

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

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

2. General
   a. The plan shall indicate the proposed lot line for lot 5-A1-B. The boundary lines shown on the legend shall match the site plan illustration.
   b. The vicinity map on sheet AS.1 shall indicate the subject site and parcels in the immediate vicinity. The vicinity map can identify the names of parcels and their zoning.
   c. Existing easements shall be clearly identified on Sheet AS.1.
   d. An elevation drawing of the proposed refuse container shall be included in the detail drawings. The colors and materials of proposed refuse container walls and gates shall be indicated on the elevation drawing.

3. Walls/Fences
   a. The height, length, colors and materials for the proposed retaining wall shall be indicated.
   b. All walls shall be consistent with the General Height and Design Regulations for Walls, Fences and Retaining Walls (Section 14-16-3-19).
   c. The location of the proposed retaining wall shall also be indicated on the site plan, sheet AS.1.

4. Vehicular Access, Circulation and Parking
   a. Parking calculations shall be corrected to include the 7,000 SF Checker building.
   b. Disabled parking are shown as 8' wide and shall be at least 8.5 feet width (Section 14-16-3-1, (E)(8)(b)).

5. Pedestrian and Bicycle Access and Circulation, Transit Access
   a. Pedestrian walkways shall be lined with adjacent shade trees spaced approximately 25-feet on center within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet (Section 14-16-3-1 (G) (1)).
   b. A pedestrian connection shall be provided to the adjacent commercial uses to the west. The pedestrian connection to the north shall be relocated to provide a more direct connection.
   c. An existing public sidewalk next to Montano Road shall be indicated on the plan. The Zoning Code requires a pedestrian connection from the public sidewalk along Montano to the principal customer entrance of all proposed buildings on the subject site (Section 14-16-3-1 (G) (2)).

6. Lighting and Security
   a. All lighting shall be consistent with the Area Lighting Regulations of the Zoning Code (Section 14-16-3-9), Night Sky Ordinance and the Coors Corridor Plan.
   b. The maximum height of a light pole, measured from the finished grade to the top of the pole within 100 feet of a residential zone shall be 16 feet. The maximum height of light poles measured from the finished grade to the top of the pole shall be 20 feet (Section 14-16-3-9 (D); Coors Corridor Plan, Site Lighting Design Regulation 2, page 98, R-458, Enactment No. 163-1989).

7. Landscaping
   a. The proposed lot line for lot 5-A1-B shall be shown on the landscaping plan. Property lines shall be clearly indicated.
   b. Landscaping calculations shall assume a 4.5-acre site.
   c. Calculations shall be corrected for required and provided landscaping.

d. The applicant shall provide at least the minimum required landscaping on the subject site (22,050 SF) per Section 14-16-3-10 (E) (1).
e. The plan shall demonstrate that the required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs or flowers, over at least 75% of the required landscape area (Section14-16-3-10 (G) (3)).
f. The plan shall indicate the width dimensions of proposed landscape buffer areas to ensure that the site complies with standard landscape buffer requirements of the Zoning Code (14-16-3-10 (C) (3) and (E) (3)). The applicant shall demonstrate that at least a 6' wide buffer landscape area is provided along the southeastern property line adjacent to Winter Haven Road.
g. An area labeled "Future Expansion Area" shall be treated with temporary landscaping or paving.
h. The pond located adjacent to Montano Road shall be identified to reflect the conceptual grading and drainage plan.
i. An existing public sidewalk next to Montano Road shall be shown on the landscaping plan. All landscaping placed over the public sidewalks shall be relocated to areas where walkways are not proposed.
j. Change the Coral Honeysuckle to a Hall's Honeysuckle as the latter will provide for greater ground coverage.
k. The applicant shall utilize a groundcover that is consistent with landscaping requirements of the Coors Corridor Plan. Gravel, colored rock, bark and similar materials are not acceptable (CCCP, Policy 4. Regulation 2., page 93).

8. Public Outdoor Space
   a. According to Section 14-16-3-18 (C) (3), at least one of the facades of the retail building shall incorporate outdoor seating, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

9. Architecture and Signage
   a. To comply with the Section 14-16-3-18 (C)(5), the applicant shall screen the service area from the Winter Haven Road and the residentially-zoned property located east of the subject site. To screen the service area, the applicant shall: 1) provide a solid wall that is a minimum of 6' in height along the southeastern boundary next to the service area and 2) provide evergreen plants that can reach a mature height of 30' to 36' in height within the landscape strip adjacent to the southeastern boundary line and next to the service area. A combination of evergreen and deciduous trees shall also be provided within the landscape buffer along this boundary line.

10. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

11. The applicant shall coordinate with the Refuse Division to provide a refuse enclosure to City Standards. The site may require a double enclosure or two single enclosures due to the size of the complex.

12. Conditions from the City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.
    b. Is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. 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. Traffic Impact Study (TIS) is required and has been submitted.
    d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
    e. Provide accurate dimensioning of site plan.
    f. Internal parking spaces not separated by a pedestrian walkway should be 20'. Check 18' spaces with respect to overhang in pedestrian walkways and landscaped areas. Adjust accordingly.
    g. Provide 24' drive aisles throughout parking areas.
    h. Re-align first site driveway (north of Montano on main drive aisle) with the Walgreen's main driveway on the westside of site. Dumpster and enclosure will need to be re-located. If this cannot be accomplished then delete this driveway.
    i. Provide truck circulation route. Demonstrate how trucks will access service area from Winterhaven (i.e. direction and turning templates).
    j. Site plan shall comply and be designed per DPM Standards.
    k. The utility plan must be approved prior to DRB site plan approval. That submittal must include a statement of the Fire Marshal's flow requirements.
    l. Vacation of the pond easement (if appropriate) and the subsequent re-plat must be a concurrent DRB action.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400
05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

ALBUQUERQUE NM 87103

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UNITED STATES POSTAGE
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0004329277 AUG 08 2005
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DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

1012062282144403 50

FOLEY WILLIAM T & MARYANN
3615 CALLE MONTOSA CT NW
ALBUQUERQUE NM 87120

87120+2371-13 KOAS

ALBU
10 AUG
2005
87107

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

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05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

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CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10120622851414034 9

SNOW GERALDINE
4801 MONTANO NW
ALBUQUERQUE NM 87120

87120+2428-33 R054

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1001770
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Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

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Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

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Project # 1004355
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05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

DRB

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101206225420640201

TAYLOR JOEL P ETUX ETAL TRUST
PO BOX 13519
ALBUQUERQUE NM 87103

87103/999

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400
05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

Planning Department

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P O Box 1293 Albuquerque New Mexico 87103

87100/3993

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Angela Gomez
DRB
ONE STOP – 4th Floor

DATE: September 23, 2008

RE: **Shops at Montano, Ph 2**

ITEMS BEING TRANSMITTED

1	Deferral Fee $50
	DRB Agenda 9/17/08, Item No. 7, 1001770, deferred 1 week

- ☐ FOR YOUR USE
- ☐ AS REQUESTED
- ☐ FOR YOUR RECORDS
- ☐ FOR YOUR COMMENTS

Notes:

$50.00
PAID

PROJECT ENGINEER:
John M. MacKenzie, PE

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

P.O. Box 90606 ♦ Albuquerque, NM 87199 ♦ (505) 828-2200 ♦ (505) 797-9539 fax
www.goodwinengineers.com

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

September 16, 2008

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Shops at Montano Preliminary Plat
Project 1001770 – DRB Item No. 7

Dear Mr. Cloud:

This is a request for a one week deferral of the referenced case number to the DRB hearing scheduled on September 24, 2008.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
President

JMM/la

F:\1-Projects\2008\A08031 - Shops @ Montano, Ph 2\Deferral Ltr..doc

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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) — A

APPEAL / PROTEST of...
- ___ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200
ADDRESS: P.O. BOX 90606 FAX: 797-9539
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: JPS, LLC PHONE: (720) 226-0390
ADDRESS: 7600 JEFFERSON NE FAX: (720) 226-9402
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: wes@scmpropertyco.com
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: SUBDIVIDE TRACT 5A1-B1 INTO TWO TRACTS - shops at MONTAÑO

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

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

Lot or Tract No. TRACT 5-A1-B1 Block: Unit:
Subdiv/Addn/TBKA: LANDS OF JOEL P. TAYLOR
Existing Zoning: C-2 Proposed zoning: N/C MRGCD Map No
Zone Atlas page(s): E-12 UPC Code: 101206225015440210

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001770

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 2 Total area of site (acres): 3.9
LOCATION OF PROPERTY BY STREETS: On or Near: MONTAÑO NW
Between: WINTERHAVEN NW and COORS NW

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

SIGNATURE [signature] DATE 9-2-08
(Print) JOHN M. MACKENZIE, PE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
NA ☐					
☒	All checklists are complete	08DRB - - 70389	PSF		$ 285.00
☒	All fees have been collected	- -	CMF		$ 20.00
☒	All case #s are assigned	- -			$
NA ☐	AGIS copy has been sent	- -			$
☒	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill	- -			$
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date September 17, 2008			$ 305.00

[signature] 9.8.08
Planner signature / date

Project # 1001770

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

NA 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)**
X DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

John MacKenzie
Applicant name (print)

John MacKenzie 9·2·08
Applicant signature / date

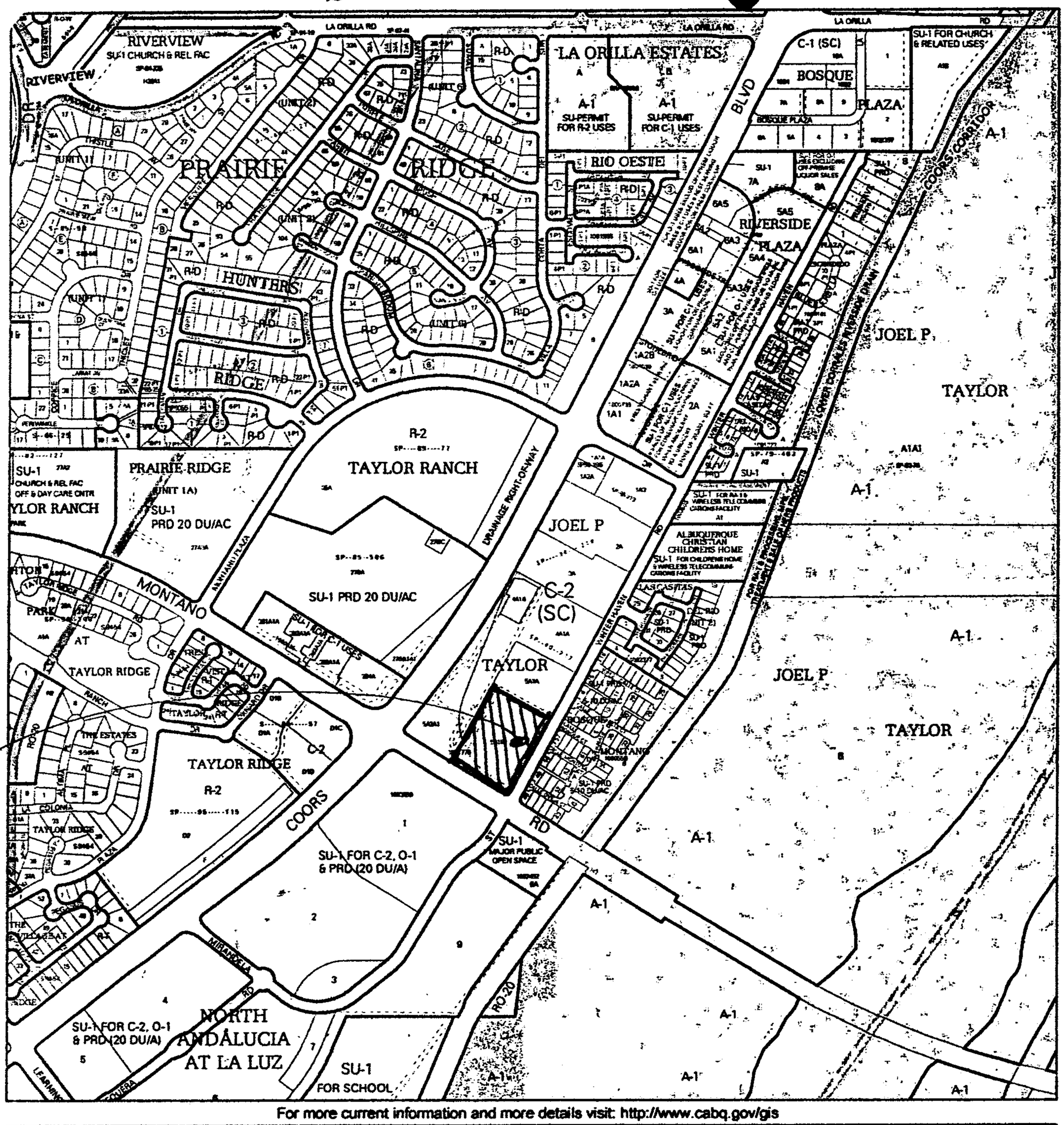
Form revised **October 2007**

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

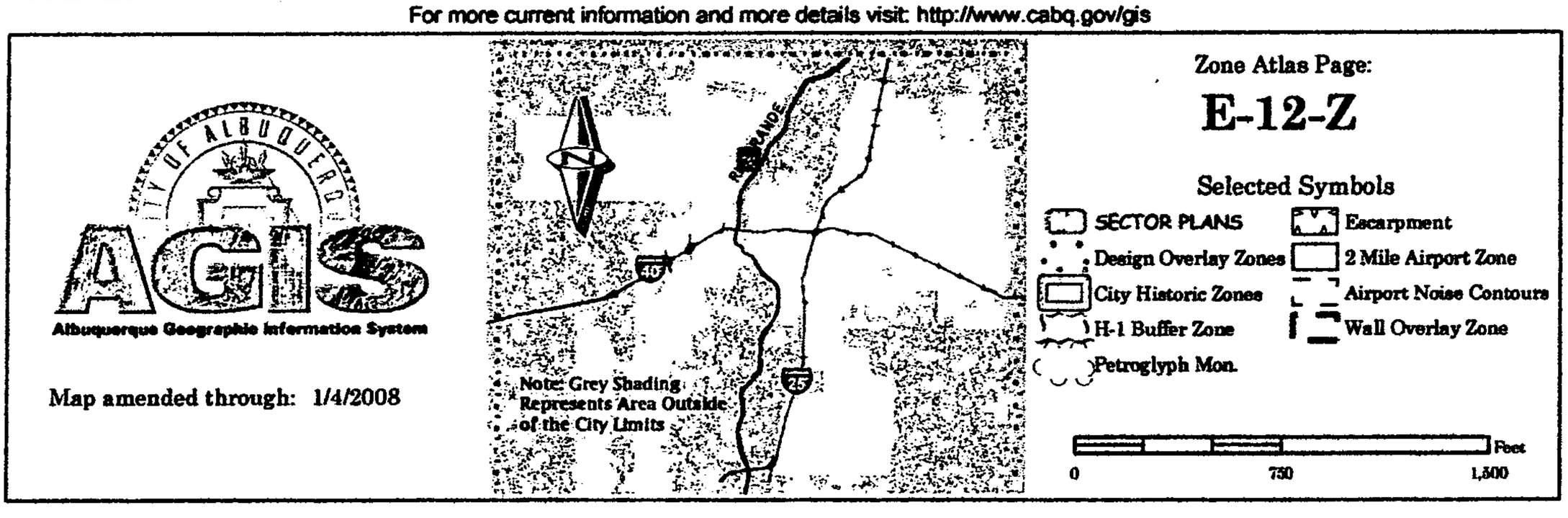
Application case numbers
08DRB - - 70889
- -
- -

9·8·08
Planner signature / date

Project # 1001770



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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

July 25, 2008

Mr. Jack Cloud, AICP
DRB Chairman
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Subdivision of Tract 5-A1-B1, Lands of Joel P. Taylor

Dear Mr. Cloud:

This is a request for subdivision of the existing Tract 5-A1-B1 into two tracts. The property fronts onto Montano Road between the existing Walgreens on the corner of Coors/Montano and Winterhaven Road. The site is zoned C-2 with a site plan that was approved by DRB several years ago, a copy of which is attached to this application. We have also recently obtained approval on an administrative amendment to add the proposed property line to the existing site plan for subdivision (attached to this application).

Utilities were stubbed out to the property when it was previously subdivided and there is an existing cross-lot access easement that overlaps this site and other properties within the adjoining shopping center which allows for universal vehicular access. Runoff is conveyed south into the existing public pond located along the south side of the property.

Please contact me if I can be of further assistance.

Sincerely,

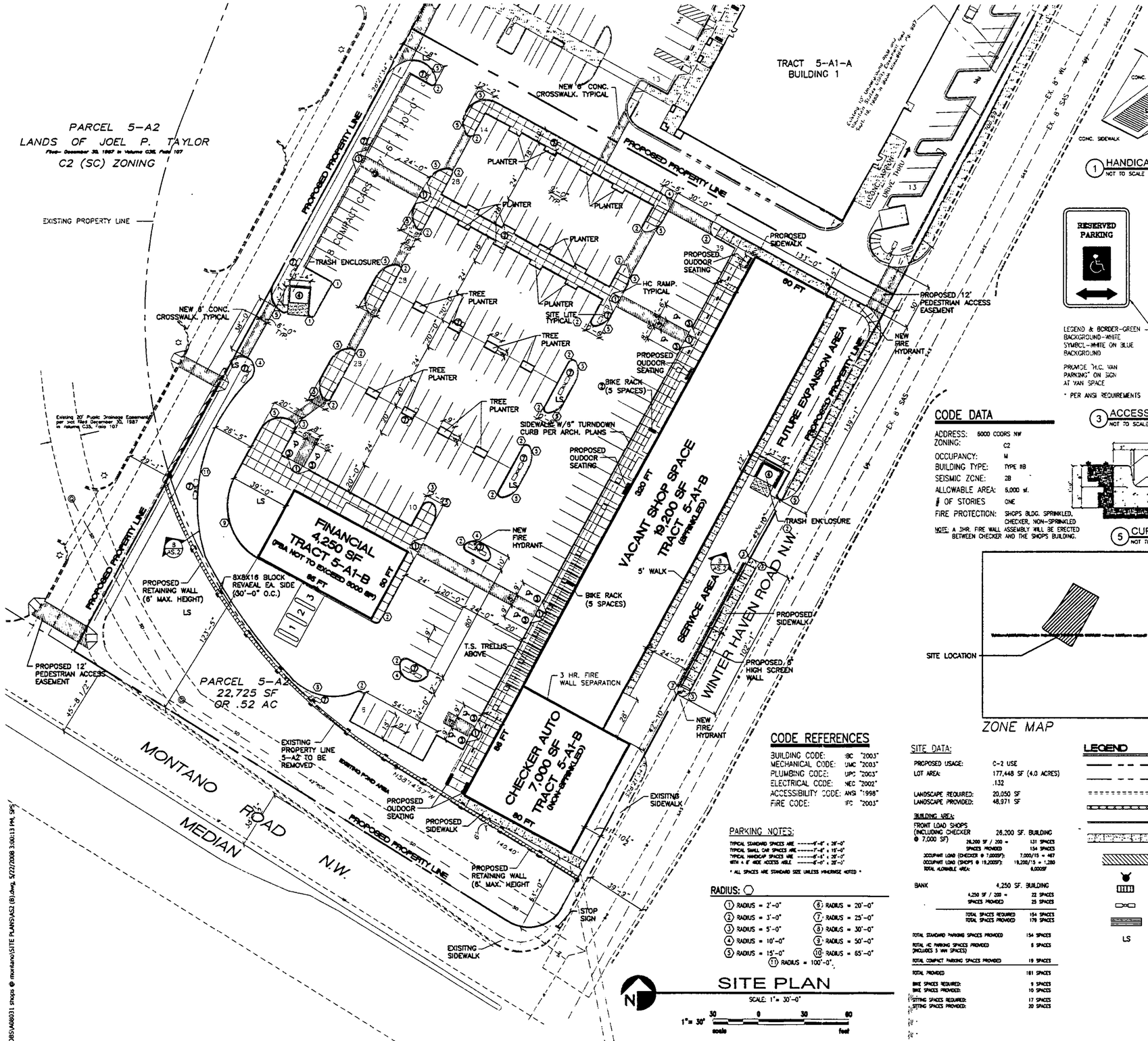
MARK GOODWIN & ASSOCIATES, PA

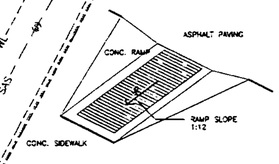
John MacKenzie

John M. MacKenzie, PE
President

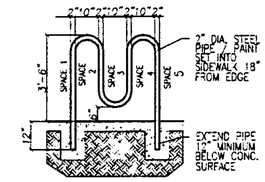
JMM/sr

F:\1-Projects\2008\A08031 - Shops @ Montano, Ph 2\DRB App Letter-a.doc

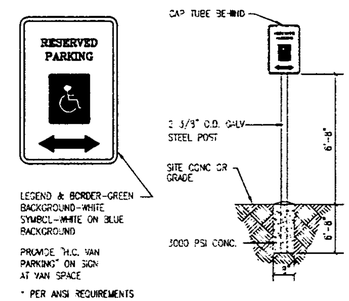




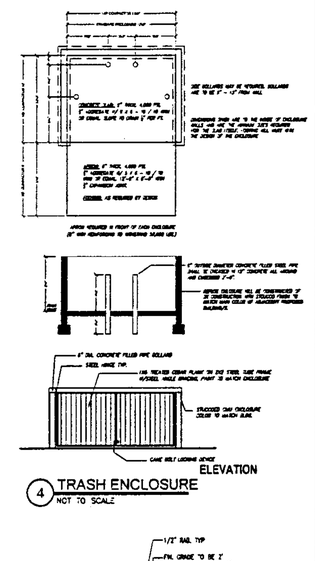
1 HANDICAP RAMP DETAIL
NOT TO SCALE



2 BIKE RACK DETAIL
NOT TO SCALE



3 ACCESSIBLE PARKING SIGN
NOT TO SCALE

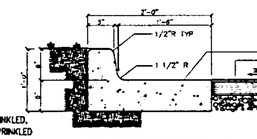


4 TRASH ENCLOSURE
NOT TO SCALE

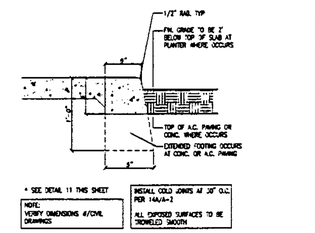
CODE DATA

ADDRESS:	6000 COORS NW
ZONING:	C2
OCCUPANCY:	M
BUILDING TYPE:	TYPE IIB
SEISMIC ZONE:	2B
ALLOWABLE AREA:	6,000 sf.
# OF STORIES	ONE
FIRE PROTECTION:	SHOPS BLDG. SPRINKLED. CHECKER, NON-SPRINKLED

NOTE: A 3HR. FIRE WALL ASSEMBLY WILL BE ERECTED BETWEEN CHECKER AND THE SHOPS BUILDING.



5 CURB & GUTTER
NOT TO SCALE



6 CURB DETAIL
NOT TO SCALE

ZONE MAP

CODE REFERENCES

BUILDING CODE:	IBC	"2003"
MECHANICAL CODE:	UMC	"2003"
PLUMBING CODE:	UPC	"2003"
ELECTRICAL CODE:	NEC	"2002"
ACCESSIBILITY CODE:	ANSI	"1998"
FIRE CODE:	IFC	"2003"

PARKING NOTES:

TYPICAL STANDARD SPACES ARE ------ 9'-0" x 20'-0"
TYPICAL SMALL CAR SPACES ARE ------ 7'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE ------ 9'-0" x 20'-0"
WITH A 8' WIDE ACCESS AISLE ------ 8'-0" x 20'-0"

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

RADIUS:

1 RADIUS = 2'-0"	6 RADIUS = 20'-0"
2 RADIUS = 3'-0"	7 RADIUS = 25'-0"
3 RADIUS = 5'-0"	8 RADIUS = 30'-0"
4 RADIUS = 10'-0"	9 RADIUS = 50'-0"
5 RADIUS = 15'-0"	10 RADIUS = 65'-0"
11 RADIUS = 100'-0"	

SITE PLAN

SCALE: 1" = 30'-0"

1"= 30' scale 30 0 30 60 feet

SITE DATA:

PROPOSED USAGE:	C-2 USE
LOT AREA:	177,448 SF (4.0 ACRES) .132
LANDSCAPE REQUIRED:	20,050 SF
LANDSCAPE PROVIDED:	48,971 SF

BUILDING AREA:

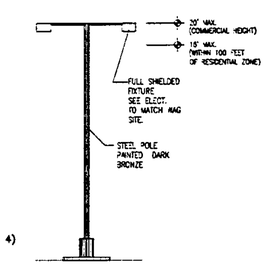
FRONT LOAD SHOPS (INCLUDING CHECKER @ 7,000 SF) — 26,200 SF. BUILDING
26,200 SF / 200 = 131 SPACES
SPACES PROVIDED 154 SPACES
OCCUPANT LOAD (CHECKER @ 7,000SF): 7,000/15 = 467
OCCUPANT LOAD (SHOPS @ 19,200SF): 19,200/15 = 1,280
TOTAL ALLOWABLE AREA: 6,000SF

BANK — 4,250 SF. BUILDING
4,250 SF / 200 = 22 SPACES
SPACES PROVIDED 25 SPACES

TOTAL SPACES REQUIRED	154 SPACES
TOTAL SPACES PROVIDED	179 SPACES
TOTAL STANDARD PARKING SPACES PROVIDED	154 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 3 VAN SPACES)	6 SPACES
TOTAL COMPACT PARKING SPACES PROVIDED	19 SPACES
TOTAL PROVIDED	181 SPACES
BIKE SPACES REQUIRED:	9 SPACES
BIKE SPACES PROVIDED:	10 SPACES
SITTING SPACES REQUIRED:	17 SPACES
SITTING SPACES PROVIDED:	20 SPACES

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED SCREEN WALL
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK-STAMPED PATTERN CONCRETE
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING
- PROPOSED OUTDOOR SEATING (EA. SEATS 4)
- LS PROPOSED LANDSCAPING



7 SITE LIGHTING DETAIL
NOT TO SCALE

REV	DATE	BY	REVISION
1			
2			
3			
4	9.2.2005	WRS	BLDG. UPDATE CHANGE
5	6-24-04	WPS	ROTATE BANK AND SF AT CHECKER
6	6-14-04	WPS	ADDED 60' TO SHOPS - REV ANGLE OF BANK

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: THE SHOPS AT MONTANO
COORS AND MONTANO

PROJECT MANAGER: William Suttles
JOB NO.: 0413
DRAWN BY: WRS

SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

DATE: 9.2.2005
SCALE: 1"=30'
SHEET: AS.2 of-

767581 SHEET 3 OF 6

F:\AUTODESK\AUTO31 shops @ montano\SITE PLAN\SAS2 (B).dwg, 5/22/2008 3:00:13 PM, SPC

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 07/02/03
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 08/24/05
Date Preliminary Plat Expires: 08/24/06
DRB Project No.: 1001720 ~~000000~~
DRB Application No. 05-01232

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

MONTAÑO RETAIL

PROPOSED NAME OF PLAT AND/~~OR SITE DEVELOPMENT PLAN~~

Lands of Joel P. Taylor Tracts 5-A-1-B-1 and 5-A-2-A-1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 appurtenant 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 appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. 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 Cnst Engineer
			WATER						
		~~8"~~	~~Water Line~~	~~Private Access Road~~	~~Winterhaven~~	~~Site~~ 1	/	/	/
			STORM DRAIN	15' Public Esmt.					
		18"-24"	Storm Drain	W. of Winterhaven Row	Private Access Rd	Existing 4' x 6' CBC	/	/	/

1 Water Infrastructure to include valves, fittings, and firehydrants.
2 Storm Drain Infrastructure to include appurtenances.
3 ~~Grading and Drainage certification required per DPM (prior to Release of financial guaranty).~~

AGENT / OWNER

SCOTT DAVIS
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/24/05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/24/05
DRB CHAIR - date

Christina Sandoval 8/24/05
PARKS & GENERAL SERVICES - date

8-24-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8/24/05
UTILITY DEVELOPMENT - date

_____ - date

8-24-05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-19-06		William J. Balch	

revised 07/01/01

1770

DXF Electronic Approval Form

DRB Project Case #: 1001770

Subdivision Name: TAYLOR--JOEL P TRACTS 5A1B1 & 5A2A1

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 12/21/2005 Hard Copy Received: 12/21/2005

Coordinate System: NMSP Grid (NAD 83)

Approved

12-22-2005

Date

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

AGIS Use Only

Copied fc **1770** to agiscov on **12/22/2005** Contact person notified on **12/22/2005**

Susan Martin
11-14-05

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

Montaño Retail CPN 767581

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 8th day of November, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and JPS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is 7620 Jefferson NE, Albuquerque, NM 87109 whose telephone number is 878-0001, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] SEE ATTACHED, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages ____ through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] JPS, LLC and Walgreens Hastings Co. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as MONTAÑO RETAIL describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th of September 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 767581.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

2005167967
6364019
Page: 1 of 9
11/10/2005 03:12P
Mary Herrera Bern. Co. AGRE R 25.00 Bk-A106 Pg-7514

"Susan Rasinski" <Susan@goodwinengineers.com>

12/05/2005 09:38 AM

To <CSenova@cabq.gov>

cc "Scott Davis" <Scott@goodwinengineers.com>, "John MacKenzie" <John@goodwinengineers.com>

bcc

Subject Montano Retail (1001770)

Claire:

We have been indefinitely deferred on this project. We would like to be put back on the Agenda for next week, December 14, 2005. Please see attached copy of recorded SIA.

Please call if you have any questions.

Susan Rasinski
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 fax
susan@goodwinengineers.com

website: www.goodwinengineers.com

Montano Retail.pdf

Current DRC
Project Number:_____

#6 ORIGINAL

FIGURE 12

Claire

Date Submitted: 07/02/03
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 08/24/05
Date Preliminary Plat Expires: 08/24/06
DRB Project No.: 1001770 ~~000000~~
DRB Application No. 05-01232

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

MONTAÑO RETAIL

PROPOSED NAME OF PLAT AND/~~OR SITE DEVELOPMENT PLAN~~

Lands of Joel P. Taylor Tracts 5-A-1-B-1 and 5-A-2-A-1
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			STORM DRAIN						
		18"-24"	Storm Drain	15' Public Esmt. W. of Winterhaven Row	Private Access Rd	Existing 4' x 6' CBC	/	/	/

1 Water Infrastructure to include valves, fittings, and firehydrants.
2 Storm Drain Infrastructure to include appurtenances.
3 ~~Grading and Drainage certification required per DPM (prior to Release of financial guaranty).~~

AGENT / OWNER

SCOTT DAVIS
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/24/05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/24/05
DRB CHAIR - date

Christina Sandoval 8/24/05
PARKS & GENERAL SERVICES - date

8-24-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

8/24/05
UTILITY DEVELOPMENT - date

_____ - date

8-24-05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
___ Major Subdivision action
_X_ Minor Subdivision action
_X_ Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
___ for Subdivision Purposes
___ for Building Permit
___ 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...
___ 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:

NAME: JPS, LLC PHONE: 878-0001
ADDRESS: 7620 Jefferson NE FAX: 878-0002
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Montano Retail - Preliminary Plat Approval, Vacation of Easements & Resub.

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

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

Lot or Tract No. Parcel 5-A1-B and 5-A2-A Block: Unit:
Subdiv. / Addn. Lands of Joel P. Taylor TBK Montano Retail
Current Zoning: C-2 Proposed zoning: C-2
Zone Atlas page(s): E-12-Z No. of **existing** lots: 2T No. of **proposed** lots: 2T
Total area of site (acres): 6.7266 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101206221216040208 / 101206225515840210 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Coors
Between: SE Corner of Montano and

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB00320,
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE Suzanne Vollmer DATE
(Print) Scott Davis, PE ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers		Action	S.F.	Fees
05DRB	01231	VPF		$ 45.00
05DRB	01232	P&F		$ 285.00
			CMF	$ 20.00
			ADV	$ 75.00
				$
				Total $ 425.00

Hearing date 8-24-05

7/29/05

Project # 1001770

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.**

X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
X 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application
X Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
N/A **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** → ~~At Final Plat~~

☐ **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.

Scott Davis 7-28-05
Applicant name (print)

Lorraine Vollmer
Applicant signature / date

Form revised **11/04**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - - 01232
- -
- -

Jim Sum 07/29/05
Planner signature / date

Project # 1001770

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE (PUBLIC HEARING CASE)

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

❑ VACATION OF PUBLIC RIGHT-OF-WAY
☒ VACATION OF PUBLIC EASEMENT

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** 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
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.

❑ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
❑ SIDEWALK DESIGN VARIANCE
❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

❑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

❑ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **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 vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed 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.

Scott Davis
Applicant name (print)

Lorraine Vollmer
Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
05DRB - - 01231
- -
- -

07/29/05
Planner signature / date

Project # 1001770

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

29 July, 2005

Sheran Matson – DRC Chair
Plaza del Sol
600 2nd St. NW
Albuquerque, NM 87102

Re: Montano Retail Center

Dear Ms. Matson:

We are submitting at this time the referenced project for minor subdivision, preliminary plat & final plat approval. The site is a currently undeveloped approximately 4 acre tract located at the NW corner of Winterhaven Rd. NW & Montano Blvd. NW. Current zoning for this site is C-2. The site is proposed to be developed into a retail/bank center.

With this platting action, a currently vacant parcel, immediately south, is being added to the site. The existing detention basin encumbering the original 4 acre parcel will be relocated to the south with this development. With that, this action also includes the vacation of the existing Public Drainage Easement from the original tract, and the creation of a new Public Drainage Easement on the new southerly portion. A new Public storm drain will be constructed with this project immediately west of the Winterhaven Rd. that will route Winterhaven storm flows to an existing box culvert located near the SW corner of the site.

Utility improvements associated with this project include a new water line extension from Winterhaven Rd. to the site, and sanitary sewer service connections to the main line located in Winterhaven.

We would be happy to answer any questions that DRB board members may have on this project prior to the scheduled hearing date.

Sincerely,

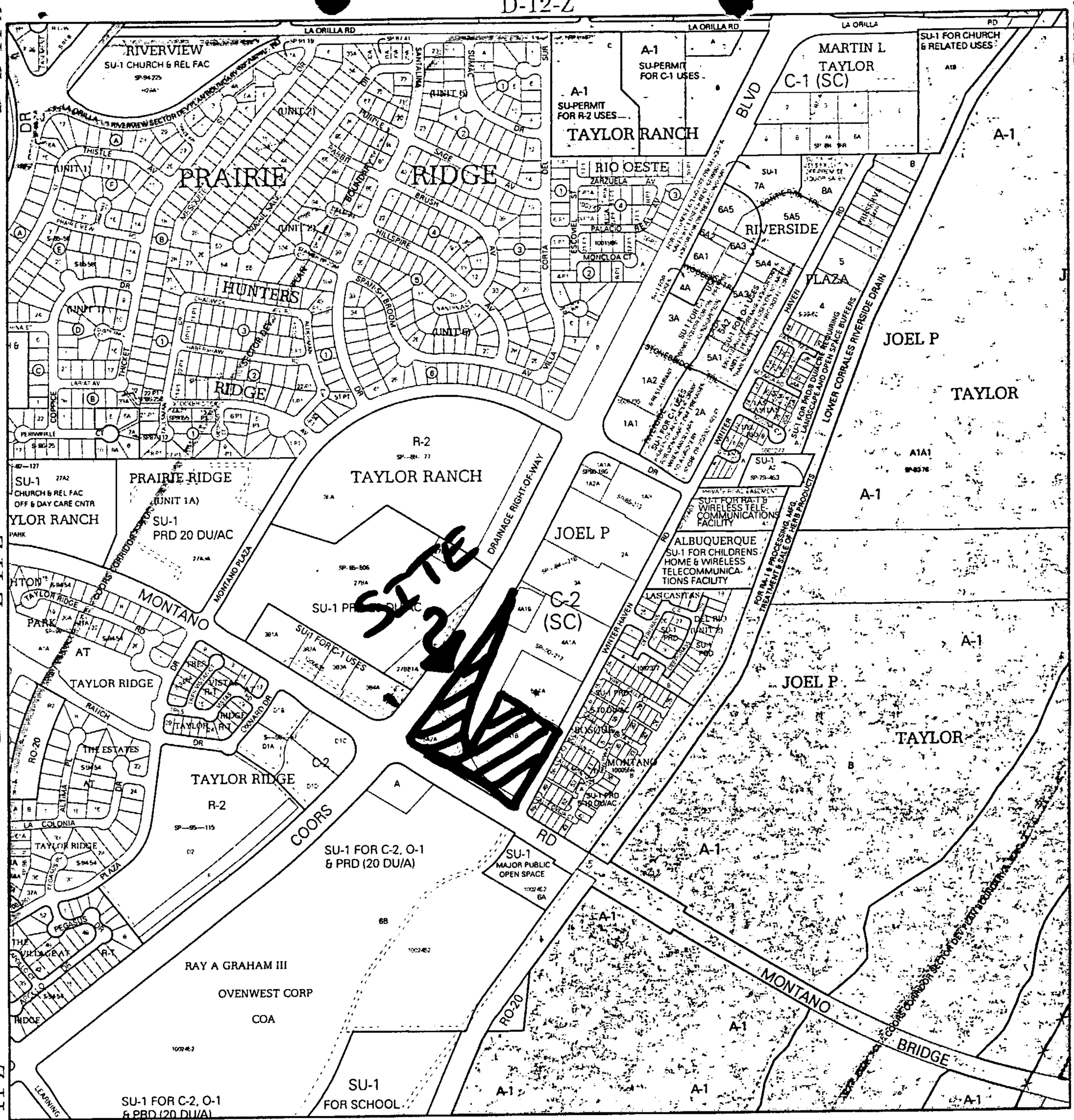
MARK GOODWIN & ASSOCIATES

Scott Davis
Project Engineer

D-12-Z

D-11-Z

D-13-Z



E-11-Z

E-13-Z

F-11-Z

F-12-Z

F-13-Z

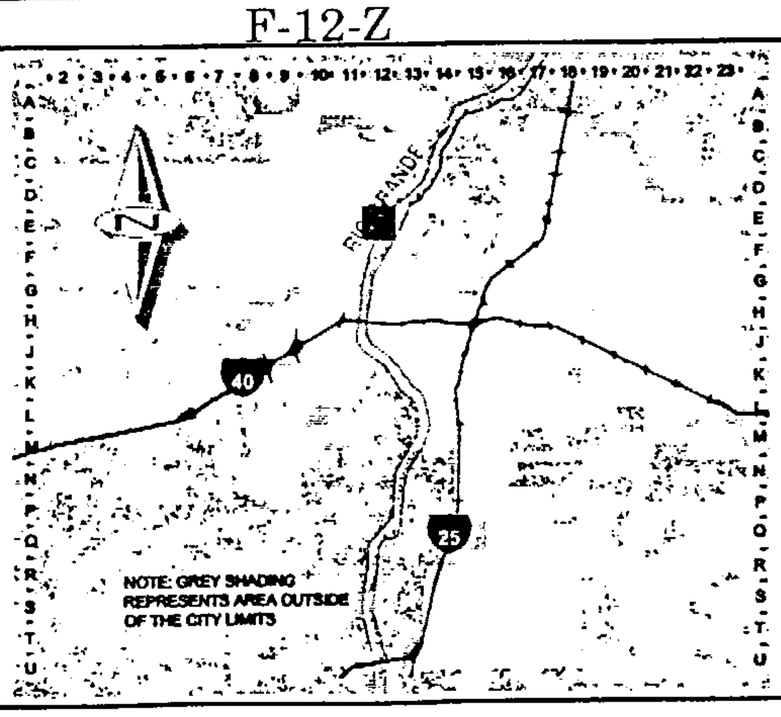
Zone Atlas Page: **E-12-Z**

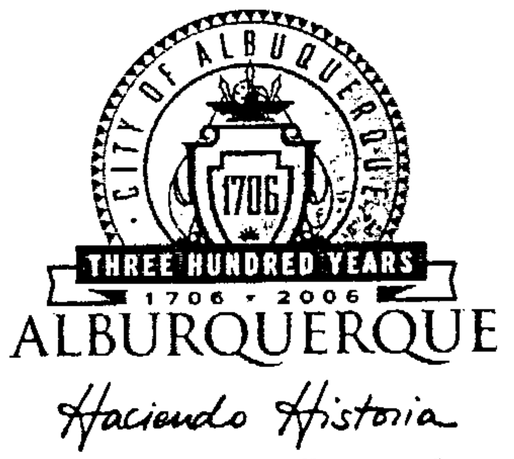
Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet





© Copyright 2004

PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
(505) 797-9539 fax
secretary@goodwinengineers.com

Mark Goodwin & Associates, PA

Fax

To:	Neighborhood Coordination	**From:**	Whitney L. Phillips
Fax:	924-3913	**Pages:**	2
Re:	Lands of Joel P. Taylor	**Date:**	7/13/2005

Please provide all recognized neighborhood associations for the referenced property. The legal is:

Tracts 5-A1-B and 5-A2-A Lands of Joel P. Taylor

Please contact our office if you have any questions.

FAXED
7/13/05
-WP

D-12-Z

D-11-Z

D-13-Z

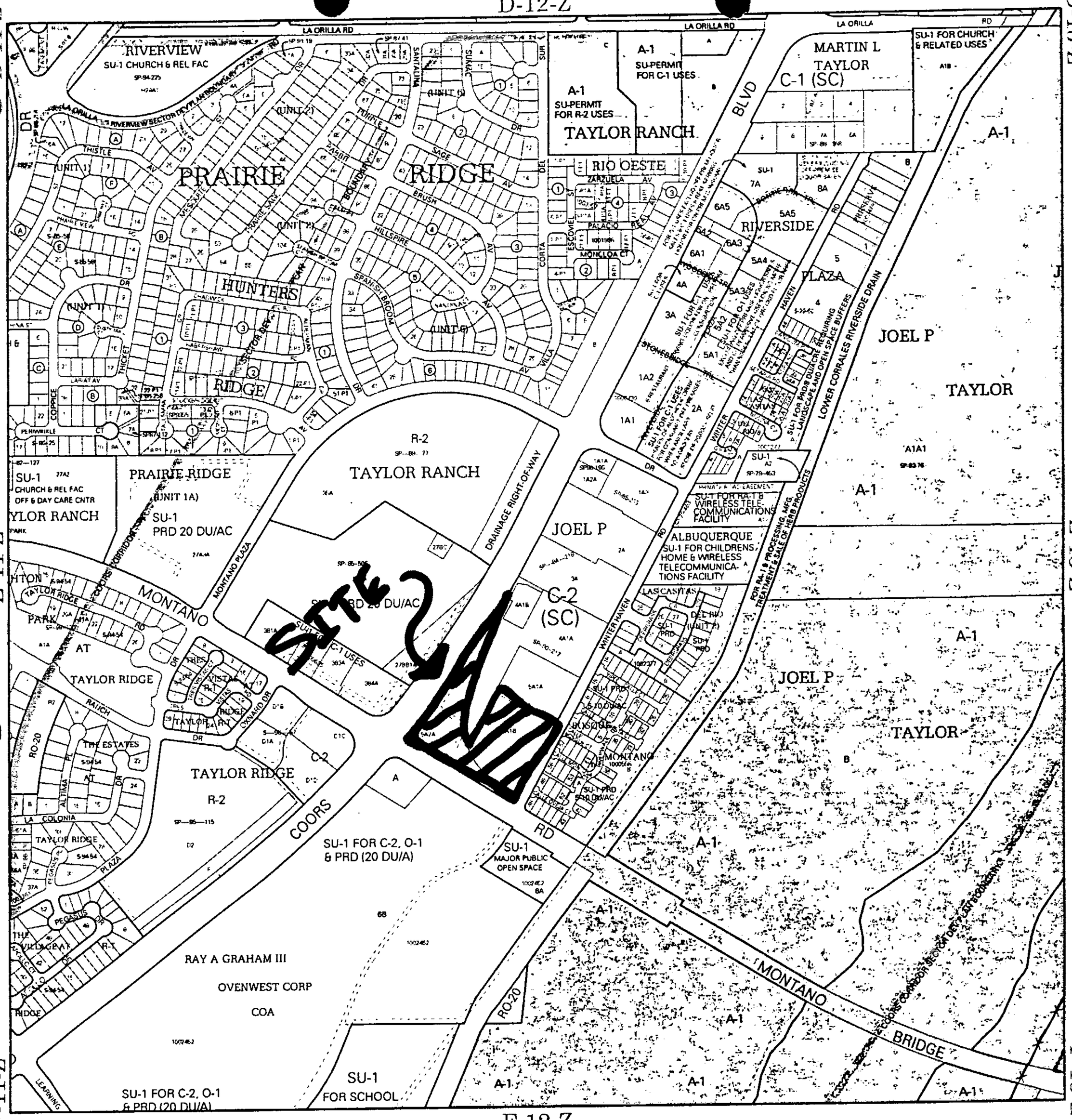
E-11-Z

E-13-Z

F-11-Z

F-13-Z

F-12-Z



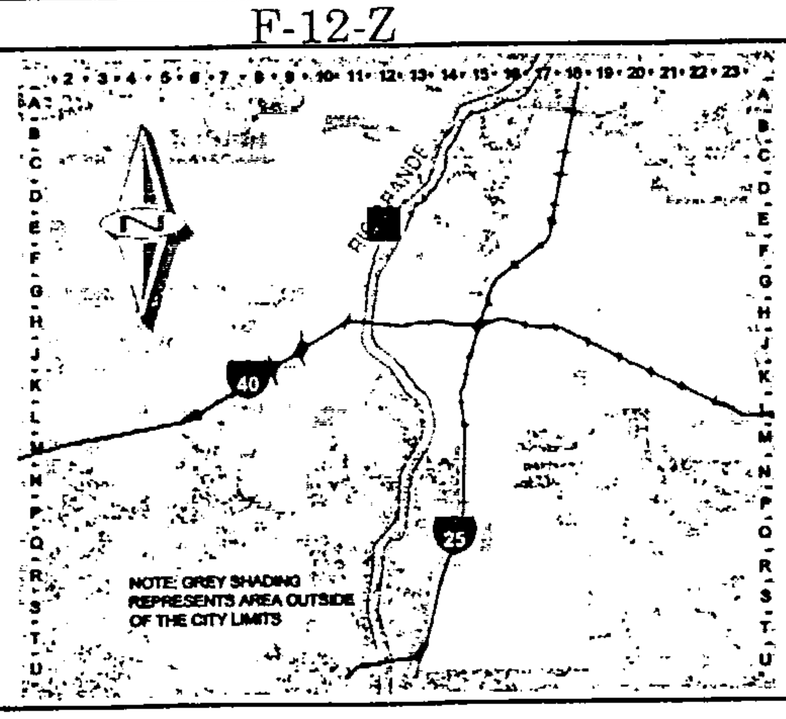
Zone Atlas Page: **E-12-Z**

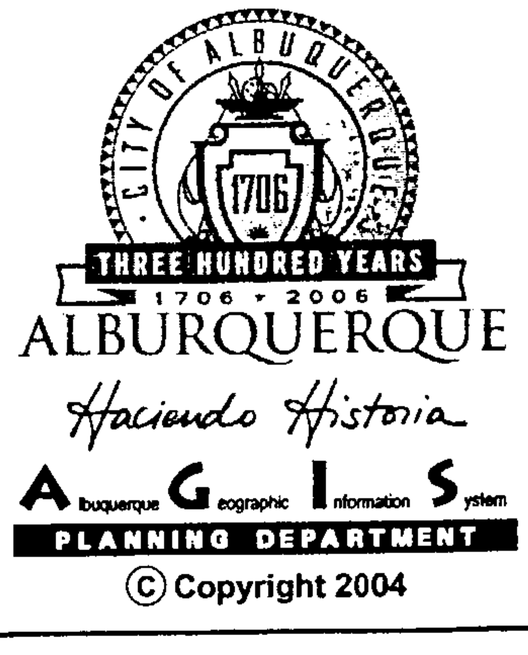
Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet





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ALBUQUERQUE
Making History

City of Albuquerque

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

July 13, 2005

Whitney L. Phillips
Mark Goodwin & Associates.
PO Box 90606 / 87199
Phone: 828-2200 /Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of **July 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 5-A1-B AND 5A2-A LANDS OF JOEL P. TAYLOR** zone map **E-12**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planning.recognized.na.form(10/14/04)

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 13, 2005

Ms. Rae Perls
La Luz Landowners Association
15 Tennis Court NW
Albuquerque, NM 87120

Mr. Bruce Masson
La Luz Landowners Association
13 Arco NW
Albuquerque, NM 87120

Re: Lands of Joel P. Taylor

Dear Ms. Rae Perls and Mr. Masson:

Enclosed please find a copy of the DRB Application for the Vacation of a Public Drainage and Utility Easement for the referenced project. The anticipated date to be heard is August 24, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips

Whitney L. Phillips
Administrative Assistant

Enclosure

F:\1-Projects\2004\A04028 - Montano Retail\neighborhood assoc ltr.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 13, 2005

Ms. Janet Laros
Coors Trail Neighborhood Association
2924 River Willow Tr. NW
Albuquerque, NM 87120

Ms. Alexandra Ostwald
Coors Trail Neighborhood Association
6423 Bosque Meadows NW
Albuquerque, NM 87120

Re: Lands of Joel P. Taylor

Dear Ms. Laros and Ms. Ostwald:

Enclosed please find a copy of the DRB Application for the Vacation of a Public Drainage and Utility Easement for the referenced project. The anticipated date to be heard is August 24, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips

Whitney L. Phillips
Administrative Assistant

Enclosure

F:\1-Projects\2004\A04028 - Montano Retail\neighborhood assoc ltr.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 13, 2005

Mr. Bill Jack Rodgers
Taylor Ranch Neighborhood Association
8308 Cedar Creek Dr.
Albuquerque, NM 87120

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque, NM 87120

Re: Lands of Joel P. Taylor

Dear Mr. Rodgers and Ms. Wolfley:

Enclosed please find a copy of the DRB Application for the Vacation of a Public Drainage and Utility Easement for the referenced project. The anticipated date to be heard is August 24, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips

Whitney L. Phillips
Administrative Assistant

Enclosure

F:\1-Projects\2004\A04028 - Montano Retail\neighborhood assoc ltr.doc

"Attachment A"

Date of Request: July 13, 2005
Name: Whitney L. Phillips
Phone: 828-2200 / Fax: 797-9539
Zone Map: E-12

COORS TRAIL N.A. (CRT) "R"
***Alexandra Ostwald**
6423 Bosque Meadows NW/87120 898-1915 (h)
Janet Laros
2924 River Willow Tr. NW/87120 890-0657 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"
***Rae Perls**
15 Tennis Court NW/87120 898-8833 (h)
Bruce Masson
13 Arco NW/87120 898-1299 (h)

TAYLOR RANCH N.A. (TRN) "R"
Bill Jack Rodgers
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley
6804 Staghorn Dr. NW/87120 890-9414 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The 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 description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant **and** "Attachment A" *(if there are associations).* A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning/ONC

7002 3150 0000 5093 6474

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OFFICIAL USE

ALBUQUERQUE, NM 87120

Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

ALBUQUERQUE NM 87109 ACADEMY STA
UNIT ID: 0109
JUL 29 2005
Postmark Here
Clerk: KFXFS
USPS
07/29/05

Sent To Rae Perls - La Luz Landowners Assoc.
Street, Apt. No.; or PO Box No. 15 Tennis Court NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5093 7839

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE, NM 87120

Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

ALBUQUERQUE NM 87109 ACADEMY STA
UNIT ID: 0109
JUL 29 2005
Postmark Here
Clerk: KFXFS
USPS
07/29/05

Sent To Ms. Janet Laros - Coors Trail N.A.
Street, Apt. No.; or PO Box No. 2924 River Willow Tr. NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	$ 0.37
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ALBUQUERQUE NM 87109 ACADEMY STA
UNIT ID: 0109
JUL 29 2005
Postmark Here
Clerk: KFXFS
USPS
07/29/05

Sent To Mr. Bruce Masson - La Luz Landowners Assoc.
Street, Apt. No.; or PO Box No. 13 Arco NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5093 7846

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Postage	$ 0.37
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ALBUQUERQUE NM 87109 ACADEMY STA
UNIT ID: 0109
JUL 29 2005
Postmark Here
Clerk: KFXFS
USPS
07/29/05

Sent To Alexandra Ostwald - Coors Trail N.A.
Street, Apt. No.; or PO Box No. 6423 Bosque Meadows NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

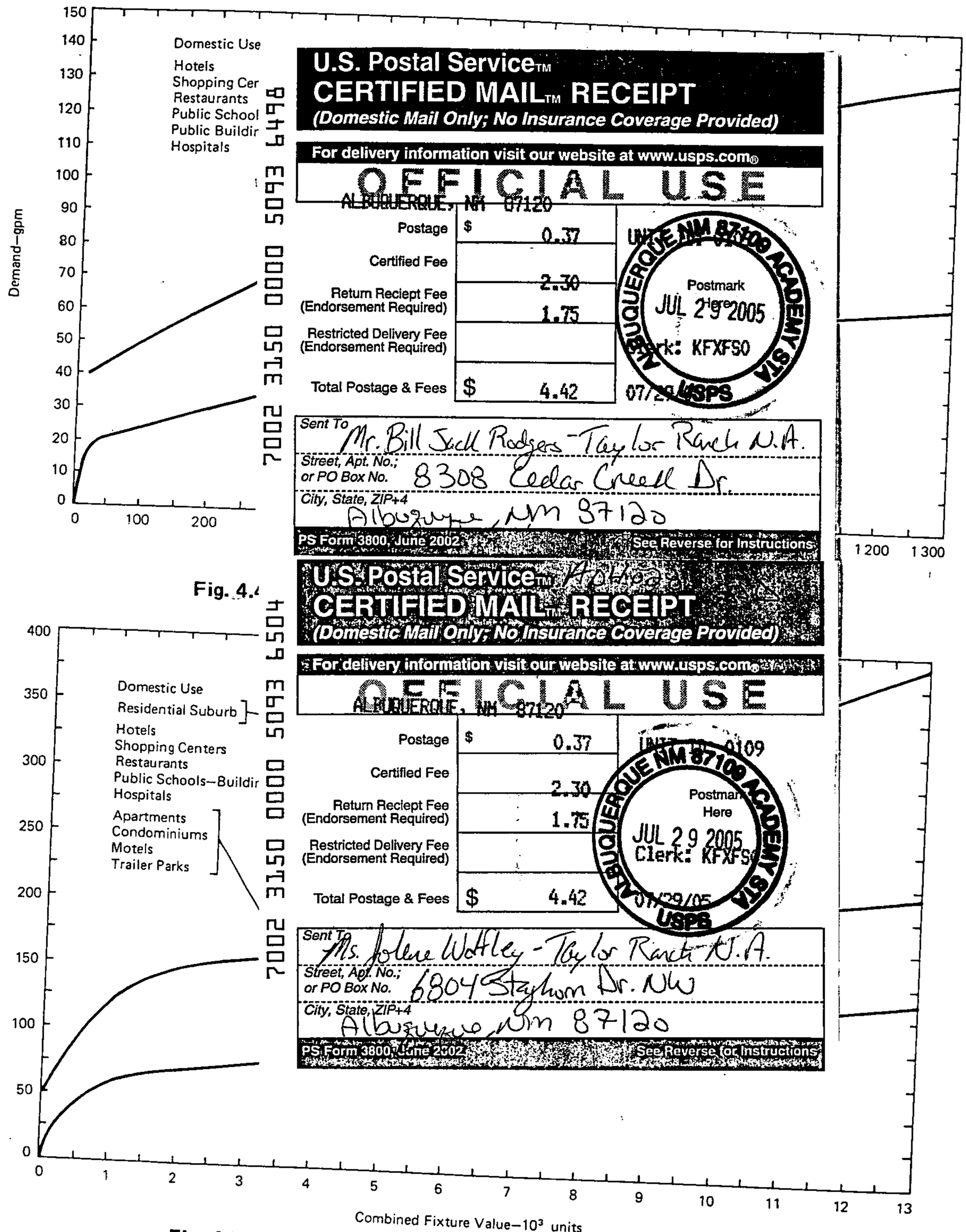


Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

detailed lists of fixtures before estimates can be prepared. If the structure is in the planning stage, the mechanical engineer or architect is the best source of information, and, if construction is underway, the plumbing contractor or the building permits section of the city will have the information. Field trips by the estimator are often necessary to assist the customer as well as to properly assess the project when

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

PAID RECEIPT

APPLICANT NAME JPS Inc

AGENT Mark Goodwin & Assoc

ADDRESS

PROJECT & APP # 1001770/05DRB01231/05DRB01232

PROJECT NAME Montano Retail

$ 20.00 441032/3424000 Conflict Management Fee

$ 330.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 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

$ 425.00 TOTAL AMOUNT DUE

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

DUPLICATE
Treasury Division

7/29/2005 11:37AM LOC: ANNX
RECEIPT# 00046939 WS# 007 TRANS# 0026
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $425.00
J24 Misc
$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

7/29/2005 11:38AM LOC: ANNX
RECEIPT# 00046940 WS# 007 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $425.00
J24 Misc
$330.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

7/29/2005 11:38AM LOC: ANNX
RECEIPT# 00046941 WS# 007 TRANS# 0026
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt $425.00
J24 Misc
$75.00
CK $425.00
CHANGE $0.00
Thank You

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of $3.75 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 at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be 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 a 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 August 9, 2005 To August 24, 2005

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Lorraine Dais 7-28-05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 07/29/2005 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001770

Rev. 1/11/05

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

PAID RECEIPT

APPLICANT NAME _____

AGENT GEORGE RAINHART

ADDRESS _____

PROJECT & APP # 1001770

PROJECT NAME LANDS OF JOEL TAYLOR

$ _____ **441032/3424000 Conflict Management Fee**

$ 50.00 **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

$ 50.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

8/16/2005 12:23PM LOC: ANNX
RECEIPT# 00047853 WS# 007 TRANS# C013
Account 441006 Fund 0110
Activity 4983000 TRSLOS
Trans Amt $50.00
J24 Misc
$50.00
CK $50.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S Z V P L A D

SUBDIVISION
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision Purposes
- ✓ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

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)

APPEAL / PROTEST of...
- ___ 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:

NAME: ~~William Suttles~~ Pete Daskalos PHONE: ~~884-9110 x1 112~~
ADDRESS: ~~2325 San Pedro NE, Suite B~~ FAX: ~~857-9877~~
CITY: Albuquerque STATE NM ZIP ~~87110~~ E-MAIL:
Proprietary interest in site: List all owners:
AGENT (if any): George Rainhart Architects & Assoc PHONE: 884-9110 xt. 112
ADDRESS: 2325 SAN PEDRO NE, SUITE B FAX:
CITY: Albuquerque STATE N ZIP 87110 E-MAIL:
DESCRIPTION OF REQUEST: Submittal to DRB for Building Permit

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. E-A1-B & 5A2-A Block: Unit:
Subdiv. / Addn. Lands of Jose Taylor
Current Zoning: C-2 Proposed zoning: C-2 (SC)
Zone Atlas page(s): E-12-Z No. of existing lots: No. of proposed lots: 2
Total area of site (acres): 4.5 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ___Yes. No ✓, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101206231313340301 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: ~~Corner of Coors & Montano~~ Calle Ovja Ct NW
Between: Coors NW and Montano NW

CASE HISTORY: Elena Lopez, EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04EPC 01722
04EPC 01721

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

SIGNATURE DATE 2.22.05
(Print) William R Suttles ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB-00320	SBP	P(3)	$ 0
	CMF		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date 3-2-05

2-22-05
Planner signature / date

Project # 1001770

SITE PLAN

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ 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) 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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ 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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ 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) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ 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)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ 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 (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
NA Infrastructure List, if relevant to the site plan
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Applicant name (print)

Applicant signature / date

Form revised October 2004

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

Application case numbers
05 DRB - ____ - 00320
____ - ____ - ____
____ - ____ - ____

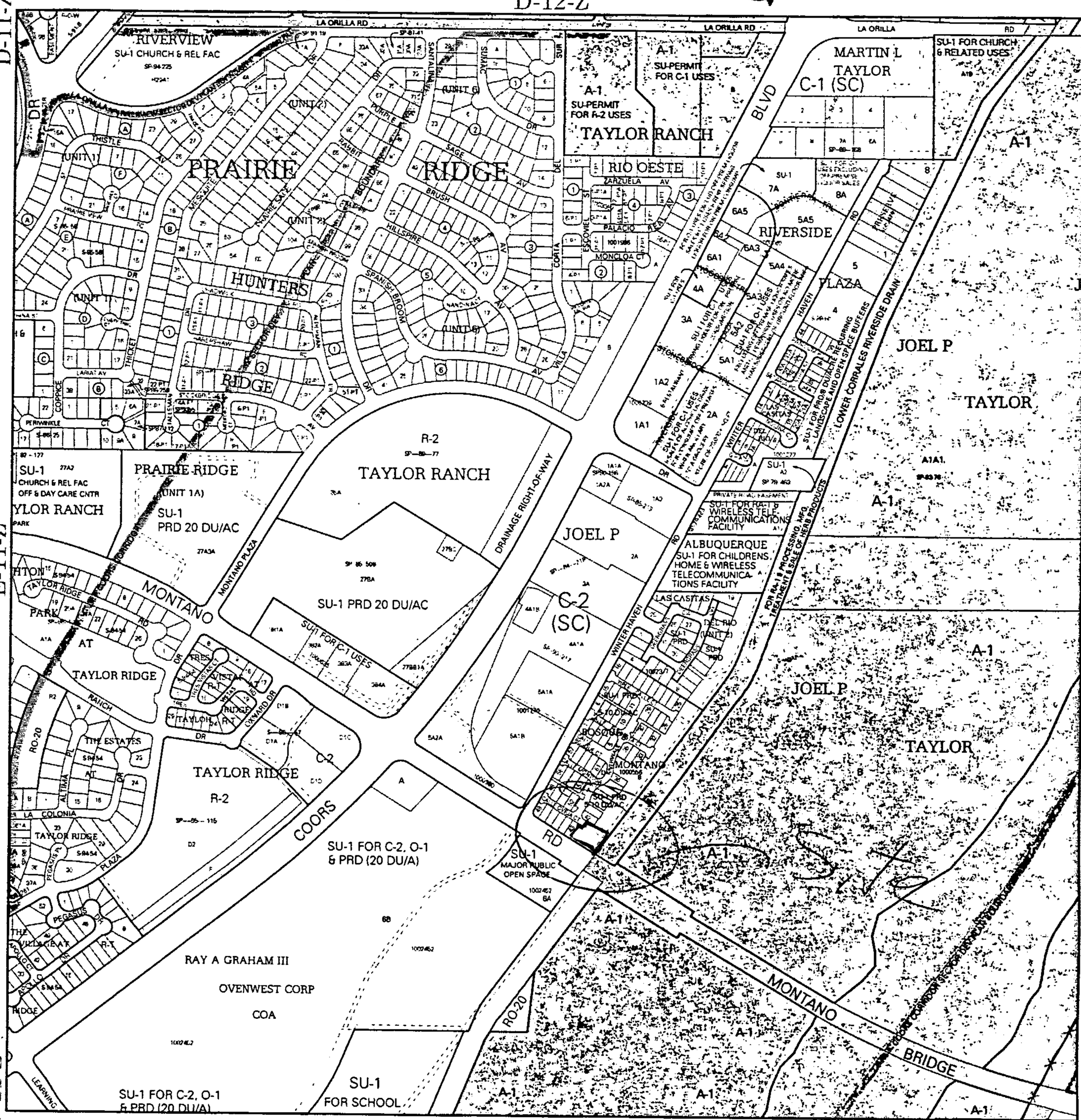
2-22-05
Planner signature / date

Project # 1001770

D-12-Z

D-11-Z

D-13-Z



E-11-Z

E-13-Z

F-11-Z

F-13-Z

F-12-Z

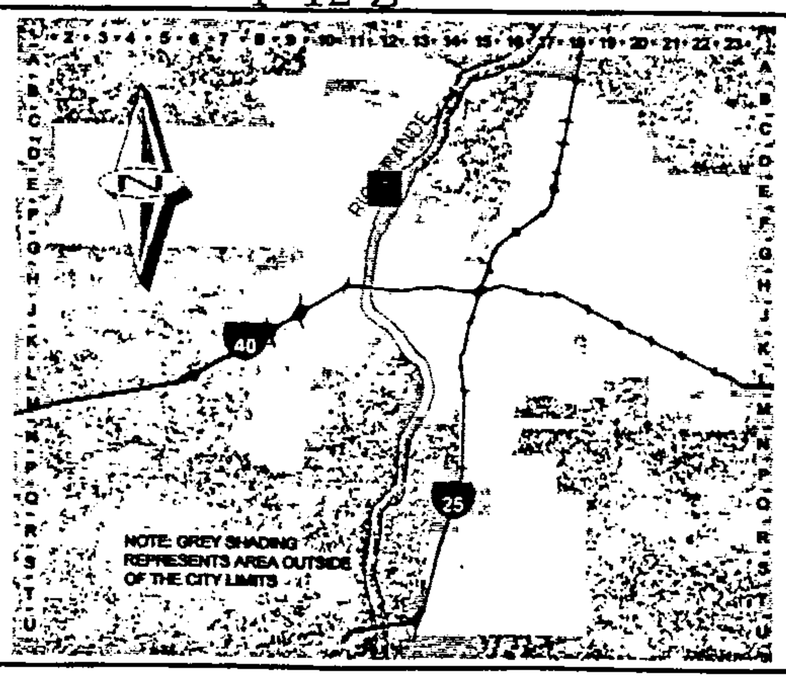
Zone Atlas Page: **E-12-Z**

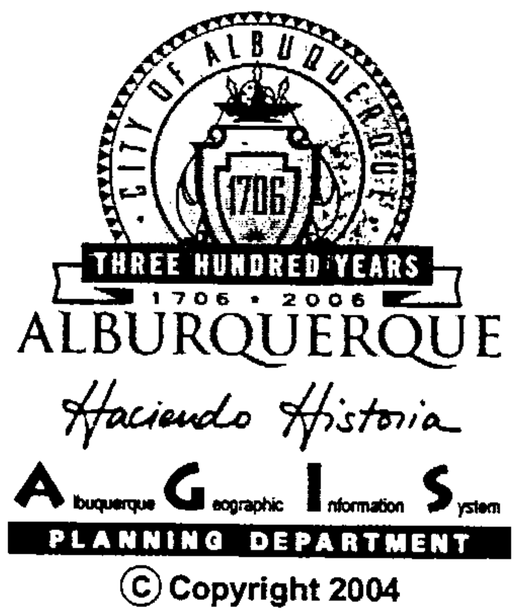
Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet





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CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

February 4, 2005

D. Mark Goodwin, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Montano Retail Drainage Report
Engineer's Stamp dated 1-27-05 (E12/D3E)

Dear Mr. Goodwin,

Based upon the information provided in your submittal dated 1-28-05, the above referenced report is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

The existing pond is in a public drainage easement and must be vacated and rededicated to fit the new configuration. Plus, the new pond must be incorporated into your lot or a three-party maintenance agreement must be executed. This must be done prior to C.O.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER E-12 **REFERRAL #** _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT S-A1-B

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING _____

INSTATANEOUS FLOW REQUIRED 1976 gpm

SQUARE FOOTAGE – LARGEST BUILDING _____

TYPE CONSTRUCTION II N SPR.

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

☒ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 2-22-05

FIRE DEPARTMENT INSPECTOR: [signature]

RECEIVED BY: [signature] TELEPHONE: 884-9110 x1. 112

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE – INDIVIDUAL YELLOW - FILE

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

PAID RECEIPT

APPLICANT NAME Pete DASKIOS

AGENT George Rainhart

ADDRESS 2325 San Pedro

PROJECT & APP # 1001771 / 05DRB 00320

PROJECT NAME Lands of Joel B. Taylor

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

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

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001770***
04EPC-01722 EPC Site Development Plan-Subdivision
04EPC-01721 EPC Site Development Plan-Building Permit

JASPEG, LLC
5321 Menaul Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 5-A1-B and 5-A2-A, **Lands of Joel B. Taylor**, zoned C-2 (SC), located on MONTANO RD, between WINTERHAVEN RD. and COORS BLVD., containing approximately 5 acres. (E-12) Elvira Lopez, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001770/ 04EPC 01722, approval of site development plan for subdivision, for all or a portion of lots 5-A1-B and 5-A2-A, zoned C-2 (SC), based on the following Findings and subject to the following:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for lots 5-A1-B and 5-A2-A, an approximately 4.5 acre site, zoned C-2 (SC) and located on Montano Road SW, between Coors Boulevard SW and Winter Haven Road SW. The subject site is undeveloped.

2. This request furthers applicable policies for Developing Urban Areas of the Comprehensive Plan. The location, intensity, and design of the subject request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern (Policy 5d). New growth will be accommodated on vacant land that is contiguous to existing and programmed urban facilities and services; the integrity of existing neighborhoods can be ensured on the subject site (Policy 5e). Employment and service uses will be located to complement residential areas; proposed development will be sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i). New commercial development will be located in an existing commercially zoned site that is designated as a Community Activity Center (Policy 5j). Land adjacent to arterial streets will be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods will be protected in transportation planning and operations (Policy 5k).

received
12-22-04

3. The subject request furthers policies 3.12 and 3.16 for the Taylor Ranch Community of the West Side Strategic Plan (WSSP). The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services (WSSP, Policy 3.12). Commercial and employment uses are particularly appropriate on the subject site given that it is located within a Community Activity Center. Vehicular and pedestrian access will be incorporated into the design of the subject site (WSSP, Policy 3.16).

4. The subject site is located within the Montano/Coors Community Activity Center. With some modifications, the subject proposal is consistent with applicable master plan policies for Community Activity Centers. This project will provide a variety of commercial uses in conjunction with community-wide services, employment and the most intense lands uses within the community. The subject site will be accessible to the automobile and located on a minor arterial. The interior of the center will be accommodating to the pedestrian, even within the predominantly off-street parking areas (Comprehensive Plan, Policy 7a, Table a; West Side Strategic Plan, Policies 1.5, 1.12, 1.13, and 1.14, page 41).

5. With some modifications, the subject request furthers applicable policies of the Coors Corridor Plan. Separate pedestrian and vehicular access will be provided; pedestrian connections between uses in commercial developments will be emphasized (Policy 7, Access, page 96).

6. La Luz Landowners Association and Taylor Ranch are two recognized neighborhood associations affected by this request. There is no known neighborhood opposition.

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. Conditions from the City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.
   b. Is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. 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. Traffic Impact Study (TIS) is required and has been submitted.
d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
e. Provide accurate dimensioning of site plan.
f. Internal parking spaces not separated by a pedestrian walkway should be 20'. Check 18' spaces with respect to overhang in pedestrian walkways and landscaped areas. Adjust accordingly.
g. Provide 24' drive aisles throughout parking areas.
h. Re-align first site driveway (north of Montano on main drive aisle) with the Walgreen's main driveway on the westside of site. Dumpster and enclosure will need to be re-located. If this cannot be accomplished then delete this driveway.
i. Provide truck circulation route. Demonstrate how trucks will access service area from Winterhaven (i.e. direction and turning templates).
j. Site plan shall comply and be designed per DPM Standards.
k. The utility plan must be approved prior to DRB site plan approval. That submittal must include a statement of the Fire Marshal's flow requirements.
l. Vacation of the pond easement (if appropriate) and the subsequent re-plat must be a concurrent DRB action.

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001770/ 04EPC 01721, a approval of a site development plan for building permit, for all or a portion of lots 5-A1-B and 5-A2-A, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for lots 5-A1-B and 5-A2-A, an approximately 4.5 acre site, zoned C-2 (SC) and located on Montano Road SW, between Coors Boulevard SW and Winter Haven Road SW. The subject site is undeveloped and the applicant proposes to build a bank and retail shops.

2. This request furthers applicable policies for Developing Urban Areas of the Comprehensive Plan. The location, intensity, and design of the subject request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern (Policy 5d). New growth will be accommodated on vacant land that is contiguous to existing and programmed urban facilities and services; the integrity of existing neighborhoods can be ensured on the subject site (Policy 5e). Employment and service uses will be located to complement residential areas; proposed development will be sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i). New commercial development will be located in an existing commercially zoned site that is designated as a Community Activity Center (Policy 5j). Land adjacent to arterial streets will be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods will be protected in transportation planning and operations (Policy 5k).

3. The subject request furthers policies 3.12 and 3.16 for the Taylor Ranch Community of the West Side Strategic Plan (WSSP). The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services (WSSP, Policy 3.12). Commercial and employment uses are particularly appropriate on the subject site given that it is located within a Community Activity Center. Vehicular and pedestrian access will be incorporated into the design of the subject site (WSSP, Policy 3.16).

4. The subject site is located within the Montano/Coors Community Activity Center. With some modifications, the subject proposal is consistent with applicable master plan policies for Community Activity Centers. This project will provide a variety of commercial uses in conjunction with community-wide services, employment and the most intense lands uses within the community. The subject site will be accessible to the automobile and located on a minor arterial. The interior of the center will be accommodating to the pedestrian, even within the predominantly off-street parking areas (Comprehensive Plan, Policy 7a, Table a; West Side Strategic Plan, Policies 1.5, 1.12, 1.13, and 1.14, page 41).

5. With some modifications, the subject request furthers applicable policies of the Coors Corridor Plan. Buildings will be located and designed to provide a pleasing and functional relationship to the roadway, the site and to adjacent buildings and structures (Policy 2, Building Setback, Height, and Bulk, page 88). Landscape design and improvements are complimentary to the individual site and to the overall appearance of the corridor in accordance with design regulations and guidelines (Policy 4, Site Landscaping, page 92). Off-street parking facilities are located in the interior of the subject site; this allows street frontages to be devoted to building architecture and landscaping (Policy 5, Off-Street Parking, page 94). Separate pedestrian and vehicular access will be provided; pedestrian connections between uses in commercial developments will be emphasized (Policy 7, Access, page 96). Site area lighting will be carefully designed and located to minimize glare on any public right-of-way or adjacent premises (Policy 9, Site Lighting).

6. La Luz Landowners Association and Taylor Ranch are two recognized neighborhood associations affected by this request. There is no known neighborhood opposition.

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. General
   a. The plan shall indicate the proposed lot line for lot 5-A1-B. The boundary lines shown on the legend shall match the site plan illustration.
   b. The vicinity map on sheet AS.1 shall indicate the subject site and parcels in the immediate vicinity. The vicinity map can identify the names of parcels and their zoning.
   c. Existing easements shall be clearly identified on Sheet AS.1.
   d. An elevation drawing of the proposed refuse container shall be included in the detail drawings. The colors and materials of proposed refuse container walls and gates shall be indicated on the elevation drawing.

3. Walls/Fences
   a. The height, length, colors and materials for the proposed retaining wall shall be indicated.
   b. All walls shall be consistent with the General Height and Design Regulations for Walls, Fences and Retaining Walls (Section 14-16-3-19).
   c. The location of the proposed retaining wall shall also be indicated on the site plan, sheet AS.1.

4. Vehicular Access, Circulation and Parking
   a. Parking calculations shall be corrected to include the 7,000 SF Checker building.
   b. Disabled parking are shown as 8' wide and shall be at least 8.5 feet width (Section 14-16-3-1, (E)(8)(b)).

5. Pedestrian and Bicycle/Access and Circulation, Transit Access
   a. Pedestrian walkways shall be lined with adjacent shade trees spaced approximately 25-feet on center within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet (Section 14-16-3-1 (G) (1)).
   b. A pedestrian connection shall be provided to the adjacent commercial uses to the west. The pedestrian connection to the north shall be relocated to provide a more direct connection.
   c. An existing public sidewalk next to Montano Road shall be indicated on the plan. The Zoning Code requires a pedestrian connection from the public sidewalk along Montano to the principal customer entrance of all proposed buildings on the subject site (Section 14-16-3-1 (G) (2)).

6. Lighting and Security
   a. All lighting shall be consistent with the Area Lighting Regulations of the Zoning Code (Section 14-16-3-9), Night Sky Ordinance and the Coors Corridor Plan.
   b. The maximum height of a light pole, measured from the finished grade to the top of the pole within 100 feet of a residential zone shall be 16 feet. The maximum height of light poles measured from the finished grade to the top of the pole shall be 20 feet (Section 14-16-3-9 (D); Coors Corridor Plan, Site Lighting Design Regulation 2, page 98, R-458, Enactment No. 163-1989).

7. Landscaping
   a. The proposed lot line for lot 5-A1-B shall be shown on the landscaping plan. Property lines shall be clearly indicated.
   b. Landscaping calculations shall assume a 4.5-acre site.
   c. Calculations shall be corrected for required and provided landscaping.

d. The applicant shall provide at least the minimum required landscaping on the subject site (22,050 SF) per Section 14-16-3-10 (E) (1).
e. The plan shall demonstrate that the required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs or flowers, over at least 75% of the required landscape area (Section14-16-3-10 (G) (3)).
f. The plan shall indicate the width dimensions of proposed landscape buffer areas to ensure that the site complies with standard landscape buffer requirements of the Zoning Code (14-16-3-10 (C) (3) and (E) (3)). The applicant shall demonstrate that at least a 6' wide buffer landscape area is provided along the southeastern property line adjacent to Winter Haven Road.
g. An area labeled "Future Expansion Area" shall be treated with temporary landscaping or paving.
h. The pond located adjacent to Montano Road shall be identified to reflect the conceptual grading and drainage plan.
i. An existing public sidewalk next to Montano Road shall be shown on the landscaping plan. All landscaping placed over the public sidewalks shall be relocated to areas where walkways are not proposed.
j. Change the Coral Honeysuckle to a Hall's Honeysuckle as the latter will provide for greater ground coverage.
k. The applicant shall utilize a groundcover that is consistent with landscaping requirements of the Coors Corridor Plan. Gravel, colored rock, bark and similar materials are not acceptable (CCCP, Policy 4. Regulation 2., page 93).

8. Public Outdoor Space
   a. According to Section 14-16-3-18 (C) (3), at least one of the facades of the retail building shall incorporate outdoor seating, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

9. Architecture and Signage
   a. To comply with the Section 14-16-3-18 (C)(5), the applicant shall screen the service area from the Winter Haven Road and the residentially-zoned property located east of the subject site. To screen the service area, the applicant shall: 1) provide a solid wall that is a minimum of 6' in height along the southeastern boundary next to the service area and 2) provide evergreen plants that can reach a mature height of 30' to 36' in height within the landscape strip adjacent to the southeastern boundary line and next to the service area. A combination of evergreen and deciduous trees shall also be provided within the landscape buffer along this boundary line.

10. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

11. The applicant shall coordinate with the Refuse Division to provide a refuse enclosure to City Standards. The site may require a double enclosure or two single enclosures due to the size of the complex.

12. Conditions from the City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for, if applicable.
    b. Is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. 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. Traffic Impact Study (TIS) is required and has been submitted.
    d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
    e. Provide accurate dimensioning of site plan.
    f. Internal parking spaces not separated by a pedestrian walkway should be 20'. Check 18' spaces with respect to overhang in pedestrian walkways and landscaped areas. Adjust accordingly.
    g. Provide 24' drive aisles throughout parking areas.
    h. Re-align first site driveway (north of Montano on main drive aisle) with the Walgreen's main driveway on the westside of site. Dumpster and enclosure will need to be re-located. If this cannot be accomplished then delete this driveway.
    i. Provide truck circulation route. Demonstrate how trucks will access service area from Winterhaven (i.e. direction and turning templates).
    j. Site plan shall comply and be designed per DPM Standards.
    k. The utility plan must be approved prior to DRB site plan approval. That submittal must include a statement of the Fire Marshal's flow requirements.
    l. Vacation of the pond easement (if appropriate) and the subsequent re-plat must be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** 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. IT I S 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.

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 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).

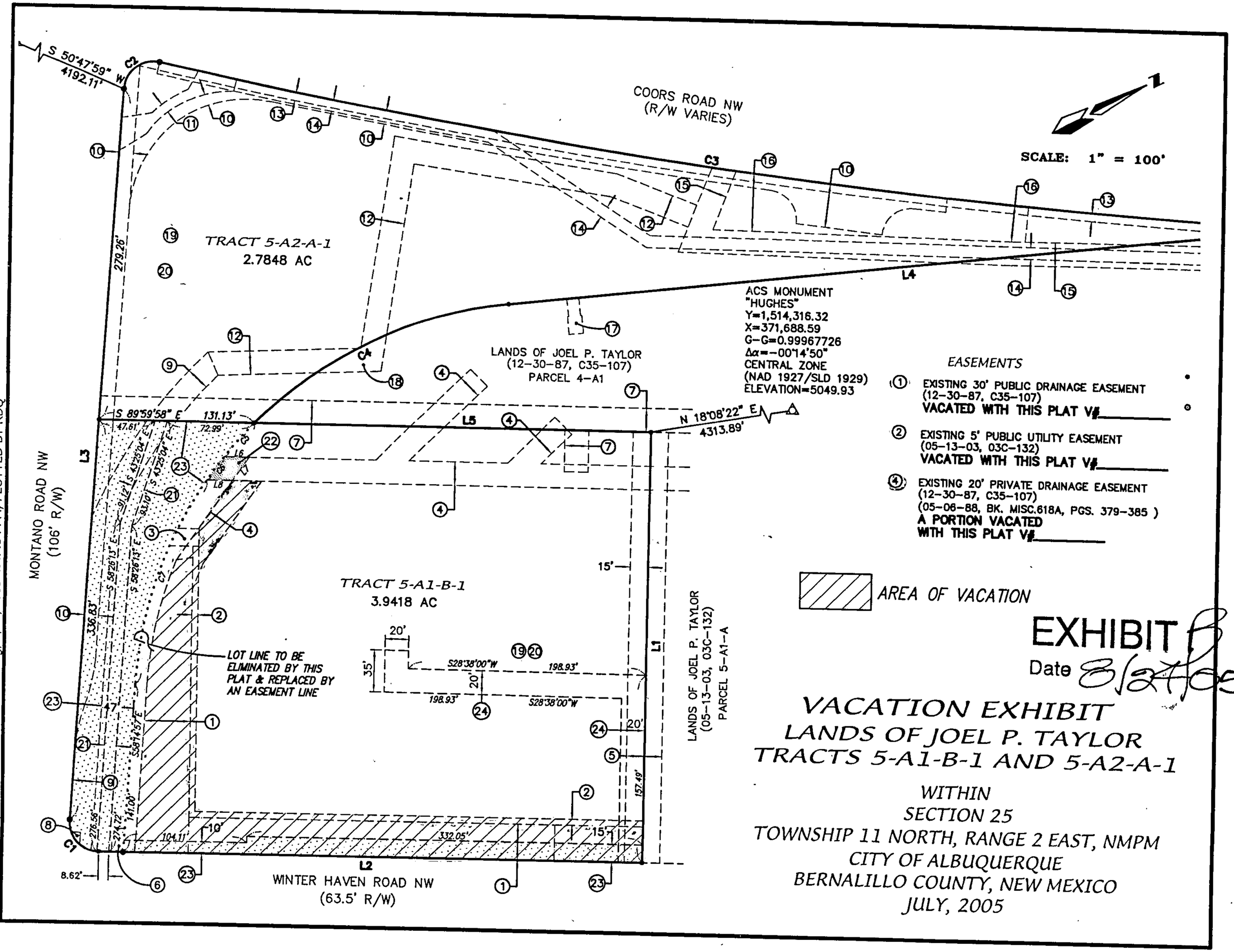
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/EL/ac

cc: George Rainhart & Assoc., 2325 San Pedro NE, STE 2B, Albuq. NM 87110
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuq. NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuq. NM 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuq. NM 87120
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste. J, Albuq. NM 87114



VACATION EXHIBIT
LANDS OF JOEL P. TAYLOR
TRACTS 5-A1-B-1 AND 5-A2-A-1

WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

F:\A04JOBS\A4028\plat\VACATION-ESHIBIT.dwg, 7/28/2005 4:47:34 PM, PLOTTED BY RDQ

8840272

DRAINAGE COVENANT 379

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] Joel P. Taylor and Nina Mae Taylor (Husband and Wife) ("Owner"), whose address is Route 3, Box 3019A, Albuquerque, New Mexico, 87120, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Easement.

and DON L. KILLOUGH, TRUSTEE under that certain trust entitled Joel P. Taylor and Nina Mae Taylor Trust Agreement, dated April 24, 1979, whose address is Box 955, Carman, Manitoba, Canada, ROG 0J0 (collectively hereinafter called "Owner")

1. Recital. Owner is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Parcel 5-A1, Lands of Joel P. Taylor in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this agreement to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standards, plans and specifications approved by the City: Work Order Number 3450: the detention and sedimentation pond with retaining walls, run downs, and private storm drain systems

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at Owner's cost in accordance with the approved Drainage Report and plans. Maintenance to be limited to the removal of accumulated silt within the drainage facility.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within 90 days ("Deadline") of receipt of the Notice, as provided in Section 12, and the Owner will comply promptly with the requirements of

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as to form only-5/28/86)

the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the Owner for the cost of the work and for any other expenses or damages which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.

8. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Owner harmless from any and all liability arising from the City's negligent use of the Drainage Facility. The City does not agree to save Owner harmless from any liability which may arise from Owner's use of the Drainage Facility and the Property.

9. Cancellation of Agreement and Release of Covenant. This agreement may be cancelled and Owner's covenants released by the City following by the City's mailing to the Owner notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or in the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

10. Assessment. Nothing in this agreement shall be construed to relieve the Owner, his heirs, assigns and successors from an assessment against Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the (Drainage Facility) will not reduce the amount assessed by the City.

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11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

Johnson Properties, Ltd., LV
3001 Louisiana NE
Albuquerque, New Mexico 87110

Notice may be given to the Owner either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within 6 days after the notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by certified mail, return receipt requested, to the City Public Works Department, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This agreement shall continue until terminated by the City pursuant to Section 7 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, his heirs, assigns and successors and on Owner's Property and constitute covenants running the Owner's Property until released by the City.

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

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

16. 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.

17. 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.

18. Form Not Changed. Owner agrees that changes to the wording of this form are not binding upon the City unless initialed by the Owner and approved and signed by the City Legal Department in writing on this form.

OWNER:

By: [signature]
Its: owner
Dated: 13 April 1988

(Approved by Legal Dept.
as to form only-5/28/86)

Province ~~STATE OF~~ MANITOBA)
City ~~COUNTY~~ OF WINNIPEG) ss

The foregoing instrument was acknowledged before me this 15th day of April, 1988, by [name of person signing:] DON L. KILLOUGH, [title or capacity, for instance, "President" or "Owner":] TRUSTEE of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

Notary Public

My Commission Expires:

_____

CITY OF ALBUQUERQUE:

Approved:

By:
Title: Acting West Diagonal Engineer
Dated: 4-20-88

[EXHIBIT A ATTACHED]

(Approved by Legal Dept.
as to form only-5/28/86)

OWNER:

By _____
JOEL P. TAYLOR

By _____
NINA MAE TAYLOR

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was duly acknowledged before me this 18th day of April, 1988, by JOEL P. TAYLOR and NINA MAE TAYLOR, his wife.

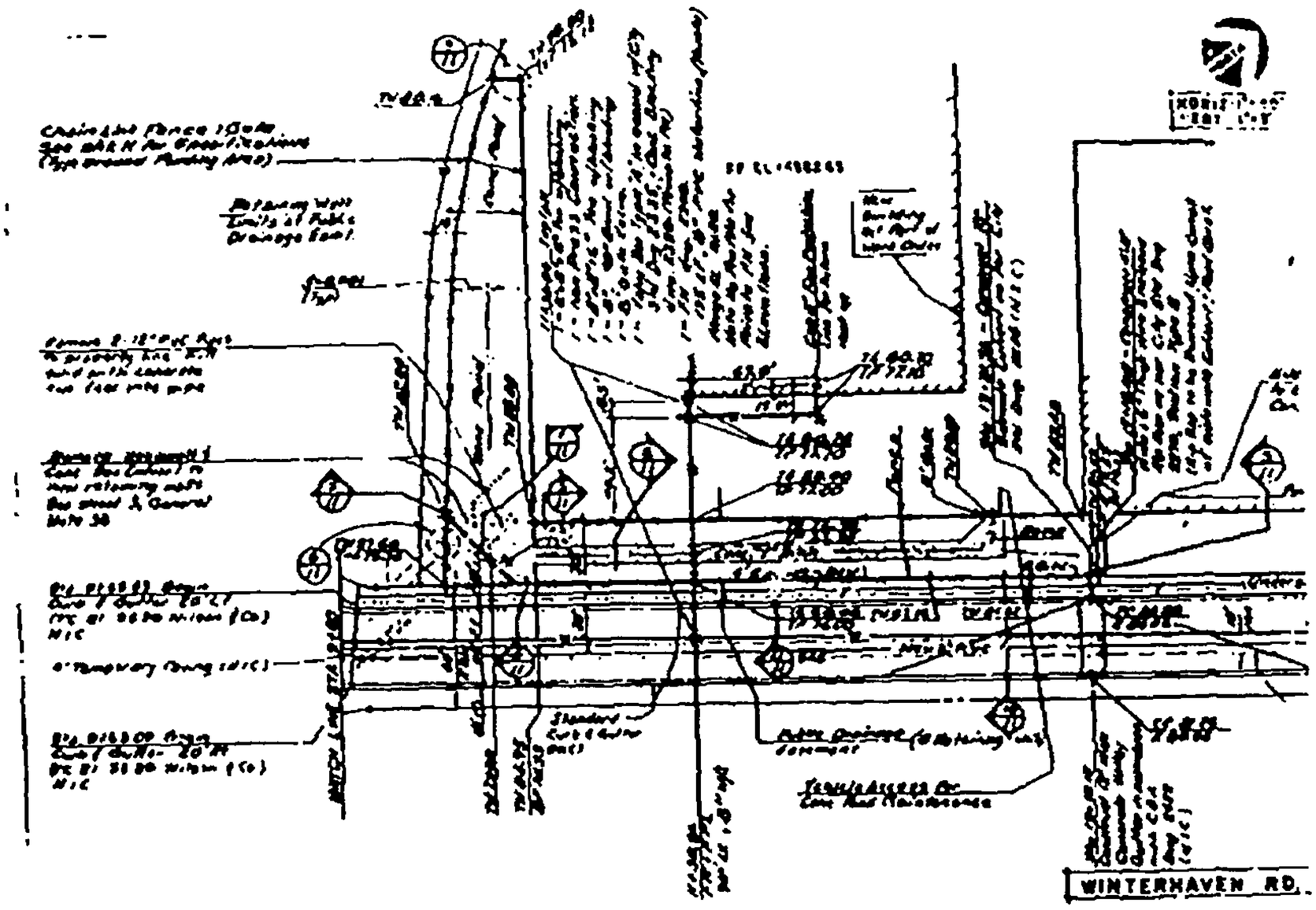
Jeanie Baxter
NOTARY PUBLIC

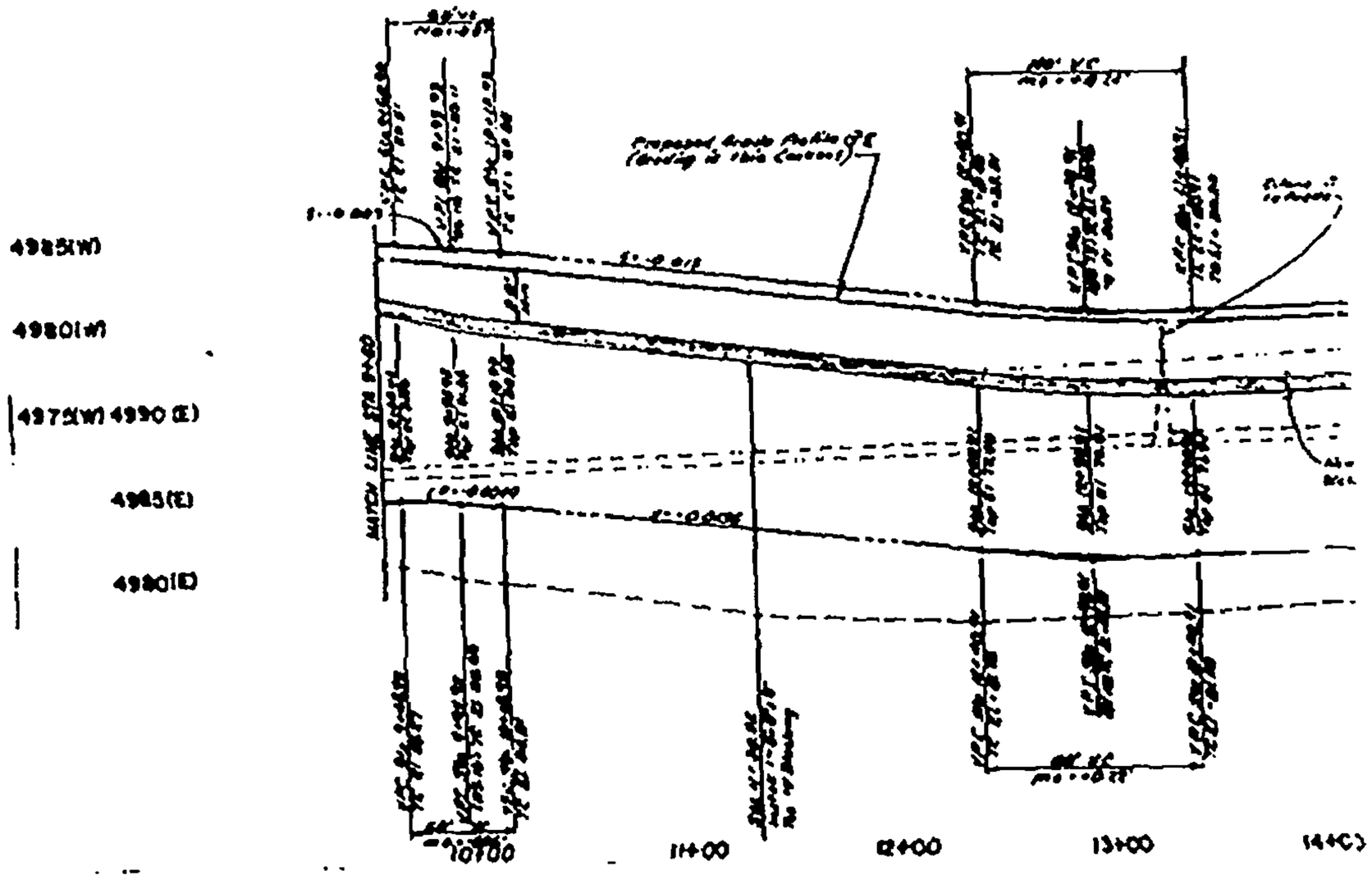
My Commission Expires:

_____

OFFICIAL SEAL
JEANIE BAXTER
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires: 8-30-88

88 MAY -6 PM 2:52
M5618A 379-385
GLADYS M. DAVIS
COUNTY CLERK





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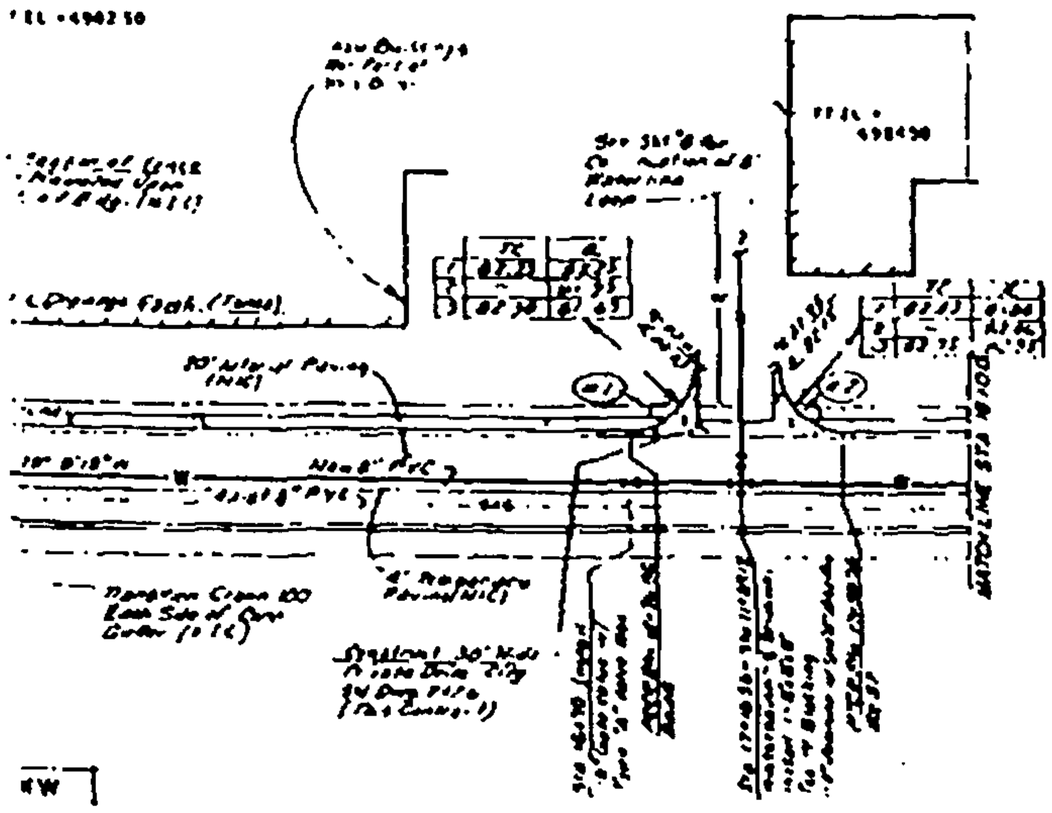

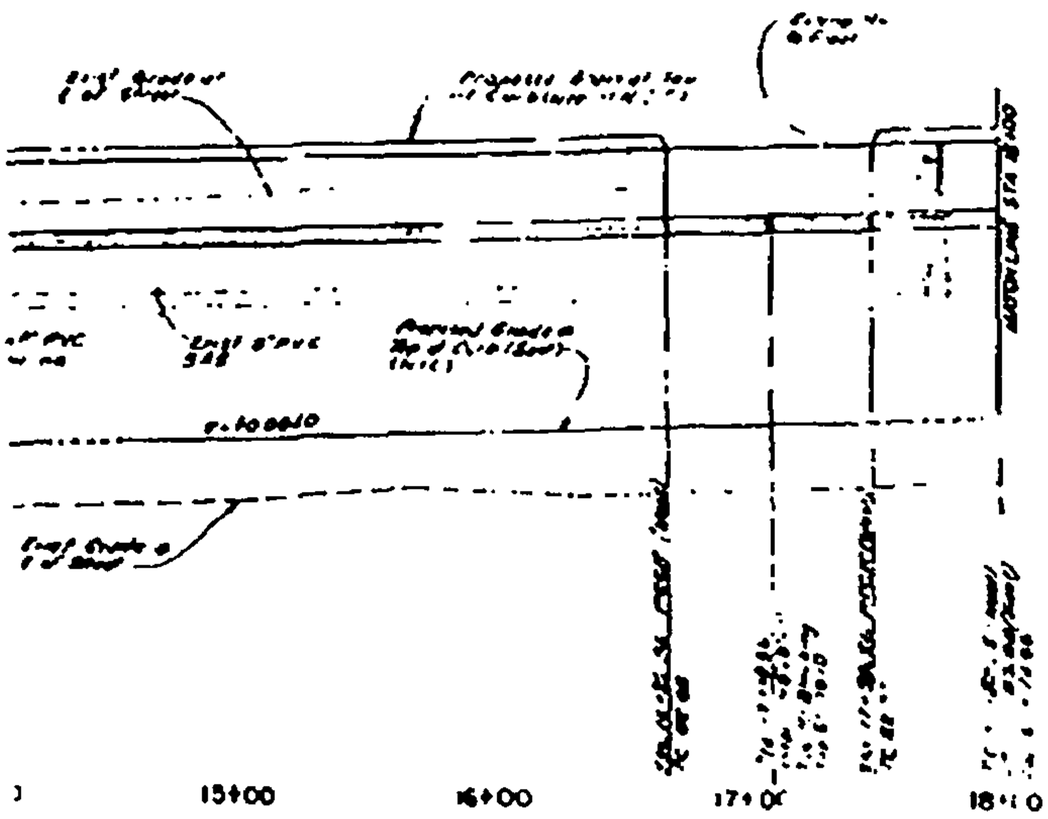

EXHIBIT A

MONTAÑO PLAZA – ADDITION (PHASE I
WINTERHAVEN RD.

3450

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