

done 10/24/02 CS

Completed 11-06  
PJA

PROJECT NO. 1001912	APPLICATION NO. 02-01644
PROJECT NAME WELLS FARGO BANK	
EPC APPLICATION NO.	
APPLICANT / AGENT RHOMBUS PA.	PHONE NO. 881-6690
ZONE ATLAS PAGE G-16	10-24-02
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>			
PLANS DISAPPROVED <del>ADP</del>	DATE <del>10/25/02</del>	RD 10-25-02	DATE
PLANS APPROVED <del>CS</del>	DATE <del>10/25/02</del>		DATE
COMMENTS:			
Plat will need to be submitted			
<del>by 10/25/02</del>			
I identify the cross-access easements to drainage easement			

<b>UTILITY DEV (505) 924-3989</b>			
PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED <del>ADP</del>	DATE 10/28/02		DATE
COMMENTS:			

<b>HYDROLOGY DEV (505) 924-3986</b>			
PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED <del>ADP</del>	DATE 10/28/02		DATE
COMMENTS:			

<b>PARKS AND REC (505) 768-5328</b>			
PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED <del>CS</del>	DATE 10/24/02		DATE
COMMENTS:			

<b>PLANNING (505) 924-3858</b>			
PLANS DISAPPROVED	DATE		DATE
PLANS APPROVED <del>ADP</del>	DATE 11/6/2002		DATE
COMMENTS:			

(Return form with plat / site plan)

Completed 11-06  
1/1/02

PROJECT NO. 1001912	APPLICATION NO. 02+01586
PROJECT NAME MONTGOMERY HGTS. ADDN.	
EPC APPLICATION NO. 02-EPC 00640/00705	
APPLICANT / AGENT : VANGILBERT	PHONE NO. 247-9955
ZONE ATLAS PAGE G-1b	VAN GILBERT DI of DUSON
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CB	DATE 11/5/02	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Am	DATE 11/6/02	DATE
COMMENTS:		

(Return form with plat / site plan)

10



# DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01586

Project # 1001912

Project Name: MONTGOMERY HEIGHTS ADDN

EPC Application No.: Z-95-102,02EPC00640/00705

Agent: Van H Gilbert Architects

Phone No.: 247-9955 VAN GILBERT

DICK DAWSON

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

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: signed 11/5/02  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign) Jim 11/6/2002

See comments dated \_\_\_\_\_

EPC comments (name) \_\_\_\_\_

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.

Project Number 1001912

Referenced  
10/21/02  
Makita Hill

MEMORANDUM

To: Development Review Board  
From: Makita Hill, Planner, Advance Planning Division ~~WA~~  
Date: October 21, 2002  
Re: Comments on Project 1001912/02DRB-01586

Project 1001912, a request for a zone map amendment from SU-1 for Offices to SU-1 for ATM and Parking, and a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on June 20, 2002. The EPC voted to approve the request for site development plan for building permit with conditions as noted in the Official Notification of Decision. As it pertains to the portion of the request for a site development plan for building permit, I have reviewed the revised plans as submitted to the DRB, and the letter from the developer/architect Dick Dawson of the Van H. Gilbert Architect office dated October 14, 2002 designed to address the EPC's conditions of approval. I have the following comments:

- ✓ 1. The site is located within the Established Urban area of the Comprehensive Plan. The request is consistent with applicable policies addressing the need for compatibility with the existing neighborhood, focusing new growth in vacant areas with existing City services, and minimizing harmful effects of traffic on the existing neighborhood (Policies d, e, k).
- ✓ 2. The site is not located within a Rank 2 or Rank 3 planning area.
- ✓ 3. There were no conditions of approval for the zone map amendment as the new zoning is of a SU-1 category.
- ✓ 4. DPM standards pertaining to the overall site plan, traffic queuing analysis, and new sidewalk along Montgomery Boulevard (conditions 2, 5, 8) have been adequately addressed according to Tony Loyd of the Transportation Services Division. Provision of sidewalk along Montgomery Boulevard is consistent with Policy (a) of the Centers and Corridors component of the Comprehensive Plan in that the new sidewalk lines up with existing sidewalk and facilitates pedestrian circulation through the site.
5. The replat drawing of the two existing lots (condition 6) has not been submitted as of the date of the letter, however Mr. Gilbert has commented that the drawing is in process.
- ✓ 6. Landscape buffer and additional shade trees have been indicated as required by condition 3.
- ✓ 7. 16-foot light poles have been indicated on page C-100 DRB-1 of the site plans as required by condition 4.
- ✓ 8. All utility location and identification issues pertaining to condition 7 have been addressed, pending comments from the DRB.
- ✓ 9. All grading and drainage issues pertaining to condition 9 have been addressed, pending comments from the DRB.
- ✓ 10. A cross-access agreement has been established with the site of the existing Wells Fargo bank as required by condition 10.

Pending comments from the DRB related to utilities and grading/drainage, all other outstanding issues have been addressed in this DRB submittal. Upon resolution of utility and grading/drainage issues, staff recommends approval of this request.

XC: Dick Dawson, Van H. Gilbert Architect office, developer/architect



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 23, 2002                      9:00 a.m.

**MEMBERS:**

Roger Green, Action Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development                      Sheran Matson, Planning  
Brad Bingham, Alternate City Engineer                      Christina Sandoval, Parks & Recreation.

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**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 (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.

**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 BOARD SECRETARY 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 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1. **Project # 1000045**  
02DRB-01492 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 3A1-1A, 3A1-1B AND 3A4A, **RENAISSANCE CENTER**, zoned SU-1 special use zone, FOR C-2, located on ALEXANDER BLVD NW, between MISSION RD NW and RENAISSANCE BLVD NW containing approximately 3 acre(s). [REF: DRB-98-227, V-98-105, S-99-3, 00134-01273, 99440-00046, 01410-01463] (F-16) **A 4-MONTH EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 2/23/03.**

2. **Project # 1000269**  
02DRB-01491 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2B1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on MERCANTILE DR NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF: DRB-96-242/V-96-57, Z-71-150, 01410-01300, AX-71-34] (F-16) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 10/23/04.**

3. **Project # 1001463**  
02DRB-01494 Major-Vacation of Public  
Easements

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 6 acre(s). (C-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

02DRB-01365 Major-Preliminary Plat  
Approval  
02DRB-01366 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 5 acre(s). [DEFERRED FROM 9/25/02] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/23/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/8/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01549 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01550 Minor-SiteDev Plan  
BldPermit/EPC

BOB KEERAN, agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1,2, 3, 4, 5 and a portion of 6, Block 19, Unit 3, Tract 3, North Albuquerque Acres, **VENTURA VILLAGE SUBDIVISION**, zoned RD/SU2/RT, located on VENTURA NE, between HOLLY NE and CARMEL NE containing approximately 6 acres. [REF: 02EPC00148, 02EPC00150, 01460-01291, 01494] [Carmen Marrone, EPC Case Planner] (C-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**



4. **Project # 1001875**  
02DRB-01493 Major-Preliminary Plat  
Approval  
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] **[DEFERRED FROM 10/23/02] (F-11) DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.**

- Project # 1001875**  
02DRB-01507 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01508 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF NM, **WESTERN TRAILS SUBDIVISION**, zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] **[Debbie Stover, EPC Case Planner] [DEFERRED FROM 10/23/02] (F-11) DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.**

5. **Project # 1001979**  
02DRB-01496 Major-Bulk Land Variance  
02DRB-01497 Minor-Prelim&Final Plat  
Approval

AMERICAN ENGINEERING & SURVEYING, INC. agent(s) for RIO HOLDINGS, INC. request(s) the above action(s) for all or a portion of Tract(s) NN, OO PP, QQ-1, 15, 21-30, **ARROWOOD RANCH DEVELOPMENT**, zoned RLT, R-2/MH (18 du/ac), SU, C-1, located on DENNIS CHAVEZ BLVD SW, between GRACE VIGIL SW and 118TH ST. SW containing approximately 190 acre(s). **(P-9) BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

4. **Project # 1001875**  
02DRB-01493 Major-Preliminary Plat  
Approval  
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] [DEFERRED FROM 10/23/02] (F-11) DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.

- Project # 1001875**  
02DRB-01507 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01508 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF NM, **WESTERN TRAILS SUBDIVISION**, zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] [Debbie Stover, EPC Case Planner] [DEFERRED FROM 10/23/02] (F-11) DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.

5. **Project # 1001979**  
02DRB-01496 Major-Bulk Land Variance  
02DRB-01497 Minor-Prelim&Final Plat  
Approval

AMERICAN ENGINEERING & SURVEYING, INC. agent(s) for RIO HOLDINGS, INC. request(s) the above action(s) for all or a portion of Tract(s) NN, OO PP, QQ-1, 15, 21-30, **ARROWOOD RANCH DEVELOPMENT**, zoned RLT, R-2/MH (18 du/ac), SU, C-1, located on DENNIS CHAVEZ BLVD SW, between GRACE VIGIL SW and 118TH ST. SW containing approximately 190 acre(s). (P-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

6. **Project # 1002088**  
02DRB-01483 Major-Vacation of Pub  
Right-of-Way  
02DRB-01484 Major-Vacation of Public  
Easements

DORY WEGRZYN, agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-9, Block 005, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB 01063] (H-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002251**  
02DRB-01486 Major-Vacation of Pub  
Right-of-Way  
02DRB-01487 Major-Vacation of Public  
Easements  
02DRB-01488 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1B-P1, **WEST POINTE SUBDIVISION, UNIT 2**, zoned R-LT residential zone, located on CRIPPLE CREEK RD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 1 acre(s). [REF: 1000297/ 00440-01139 FPA ] (B-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

8. **Project # 1002141**  
02DRB-01230 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686, 02500-00489]. **[DEFERRED FROM 10/23/02] (J-17) DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

9. **Project # 1001997**  
02DRB-01398 Major-Preliminary Plat Approval  
02DRB-01399 Major-Vacation of Public Easements  
02DRB-01400 Minor-Vacation of Private  
02DRB-01401 Minor-Sidewalk Waiver  
02DRB-01402 Minor-Temp Defer SWK

BOHANNAN HUSTON, INC. agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the above action(s) for all or a portion of Tract(s) C, FINELAND DEVELOPMENT, (to be known as **MONTEREY PARK SUBDIVISION**, zoned R-LT residential zone, located north of MCMAHON BLVD NW east of UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 1000898, 1001997/ 02DRB-00853] [DEFERRED FROM 10/16/02] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/23/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/21/02 THE PRELIMINARY PLAT WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

10. **Project # 1001912**  
02DRB-01586 Minor-SiteDev Plan  
BldPermit/EPC

VAN H. GILBERT ARCHITECTS PC agent(s) for WELLS FARGO BANKS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 10, **MONTGOMERY HEIGHTS ADDITION**, zoned SU-1, located on MONTGOMERY BLVD NE, between CARLISLE NE and I-25 containing approximately 1 acre(s). [REF: Z-95-102, Z-88-105, 02EPC 00640/00705] [Makita Hill, EPC Case Planner] [DEFERRED FROM 10/23/02] (G-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/6/02.**

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

11. **Project # 1000267**  
02DRB-01554 Minor-Prelim&Final  
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for UPWEST CORPORATION C/O BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-P1, 2-P1 & 3-P1, **BREEZE @ SOUTH PEAK**, zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PK BLVD NE and EASTRIDGE DR NE containing approximately 1 acre(s). (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE LETTER OF ACCEPTANCE ON SIDEWALKS.**

02DRB-01555 Minor-Prelim&Final  
Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for UPWEST CORPORATION C/O BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 13-P1 & 14-P1, **BREEZE @ SOUTH PEAK**, zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PK BLVD NE and EASTRIDGE DR NE containing approximately 1 acre(s). [REF: 02DRB-00954 SIA, 00460-00223 SK, 00440-01100 FPA, 00410-00399 PPA] (J-22) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

12. **Project # 1000411**  
02DRB-01585 Minor-Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for SIVAGE THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 423 & 424, **COPPERWYND II SUBDIVISION**, zoned RD 9 du/acre, located on TOWER RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 11 acre(s). [REF: 02DRB 00552, 00114 00443/00110 00601] (L-10) **DELEGATED OFF THE AGENDA ON 10/22/02.**

13. **Project # 1000060**  
02DRB-01576 Minor-Prelim&Final  
Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) D, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located north of LOMAS BLVD NE, between MOUNTAIN RD NE and LOMAS BLVD NE containing approximately 10 acre(s). [REF: 02DRB-01534] [DEFERRED FROM 10/23/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/30/02.**

02DRB-01577 Minor-Prelim&Final  
Plat Approval

**THIS ACTION WAS DELEGATED OFF THE AGENDA 10/22/02.**

14. **Project # 1001191**  
02DRB-01588 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA, agent(s) for D. R. HORTON INC. request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-C, VISTA DEL NORTE (to be known as **PASEO DE ESTRELLA**), zoned SU-1 special use zone, R-1, located southeast of VISTA DEL NORTE NE and VISTA MONTE DR NE, between OSUNA RD NE and LAS LOMITAS DR NE containing approximately 40 acre(s). [REF: 02DRB-00784 Amd PP, 02DRB-00191&2, 02400-00189 PPA] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NEW EXHIBIT ON VACATION.**

15. **Project # 1001226**  
02DRB-01587 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C-1, **BERNARDO TRAILS, UNIT 3 SUBDIVISION**, zoned R-2, located on LAS LOMITAS DR NE, between OSUNA NE and EL PUEBLO NE containing approximately 8 acre(s).  
**(D-16) DELEGATED OFF THE AGENDA 10/22/02.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

**THERE ARE NO SKETCH PLATS THIS WEEK...**

16. Approval of the Development Review Board minutes for October 9, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:34 A.M.



**City of Albuquerque**  
 CITY OF ALBUQUERQUE  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001912

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan dated 9-11-02 is on file for site plan sign-off by the City Engineer / AMAFCA.

RESOLUTION:

*11-6-02  
for plat*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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: October 23, 2002





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001912

Item No. 10

Zone Atlas G-16

DATE ON AGENDA 10-23-02

INFRASTRUCTURE REQUIRED ( ) YES (x) 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
<input type="checkbox"/>	No adverse comment.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

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# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation  
 Variance (Non-Zoning)

Supplemental form  
**ZONING** **Z**  
 Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**SITE DEVELOPMENT PLAN** **P**  
 ...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...** **A**  
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: WELLS FARGO BANK NEW MEXICO, NATIONAL ASSOCIATION PHONE: 766-7301  
 ADDRESS: 40 WELLS FARGO BANK, CORPORATE PROPERTIES GROUP FAX: 766-7332  
 CITY: ALBUQUERQUE 200 LOMAS BVD NW STATE NM ZIP 87102 E-MAIL: garyd.williams@wellsfargo.com  
 Proprietary interest in site: OWNER  
 AGENT (if any): RHOMBUS P.A PHONE: 881-6690  
 ADDRESS: 2620 SAN MATEO N.E., SUITE B FAX: 881-6896  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: RHOMBUSE@NMIA.COM

DESCRIPTION OF REQUEST: CREATE ONE LOT OUT OF TWO LOTS

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. LOT B-A (PREVIOUSLY LOTS 7 & 8) Block: 10 Unit: \_\_\_\_\_  
 Subdiv. / Addn. MONTGOMERY HEIGHTS  
 Current Zoning: CU-1 FOR OFFICES Proposed zoning: C-1  
 Zone Atlas page(s): G-16 No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 0.4307 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_

UPC No. 101606049151411311, 101606049851411310 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SIDE OF MONTGOMERY BLVD NE, (3600+3608)  
 Between: TULANE DRIVE NE and CARLISLE BLVD

**CASE HISTORY:**

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

1-001912-02 DRB-01586

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

SIGNATURE Rita Guetschow DATE 10/24/02  
 (Print) RITA GUETSCHOW Applicant  Agent

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>02DRB - 01644</u>	<u>P&amp;PPA</u>	<u>5(3)</u>	<u>\$215.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>INT. RTNG.</u>				Total <u>\$215.00</u>

B. Schubert 10/24/02  
 Planner signature / date

Project # 1001912

Form revised September 2001

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- 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 Official D.R.B. Notice of approval
- 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.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies. *final*

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing

Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

Fee (see schedule)

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.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**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, 4 copies for internal routing.

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for 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 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.

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.

RITA GUETSCHOW

Applicant name (print)

Rita Guetschow

10/24/02  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
02DRB-01644  
 \_\_\_\_\_  
 \_\_\_\_\_

B. B. B. 10/24/02  
 Planner signature / date

Project # 1001912

Rita Guetschow  
RHOMBUS P.A., INC  
2620 San Mateo N.E. Suite B  
ph 505-881-6690  
e-mail ritaguet@nmia.com

October 22, 2002

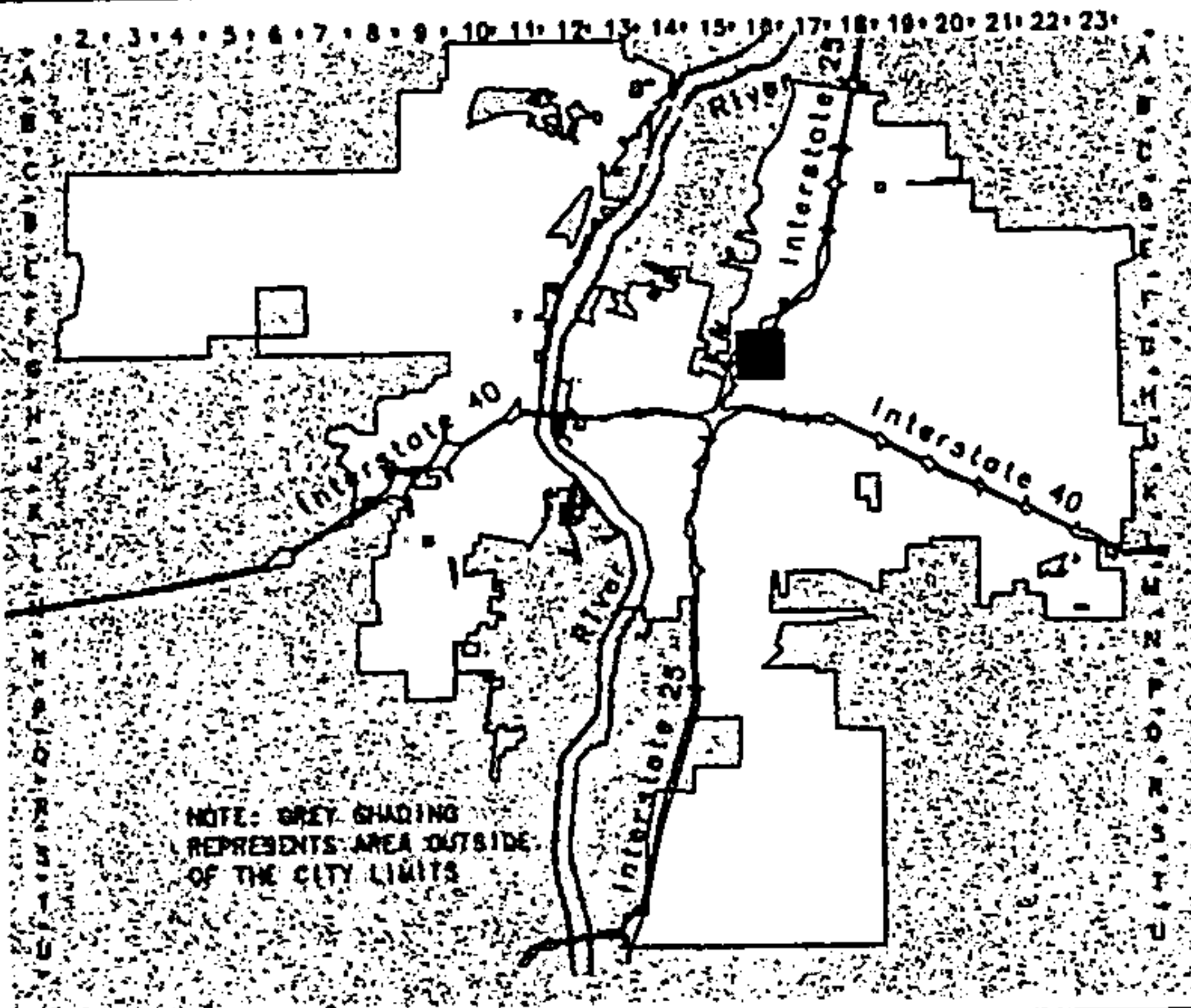
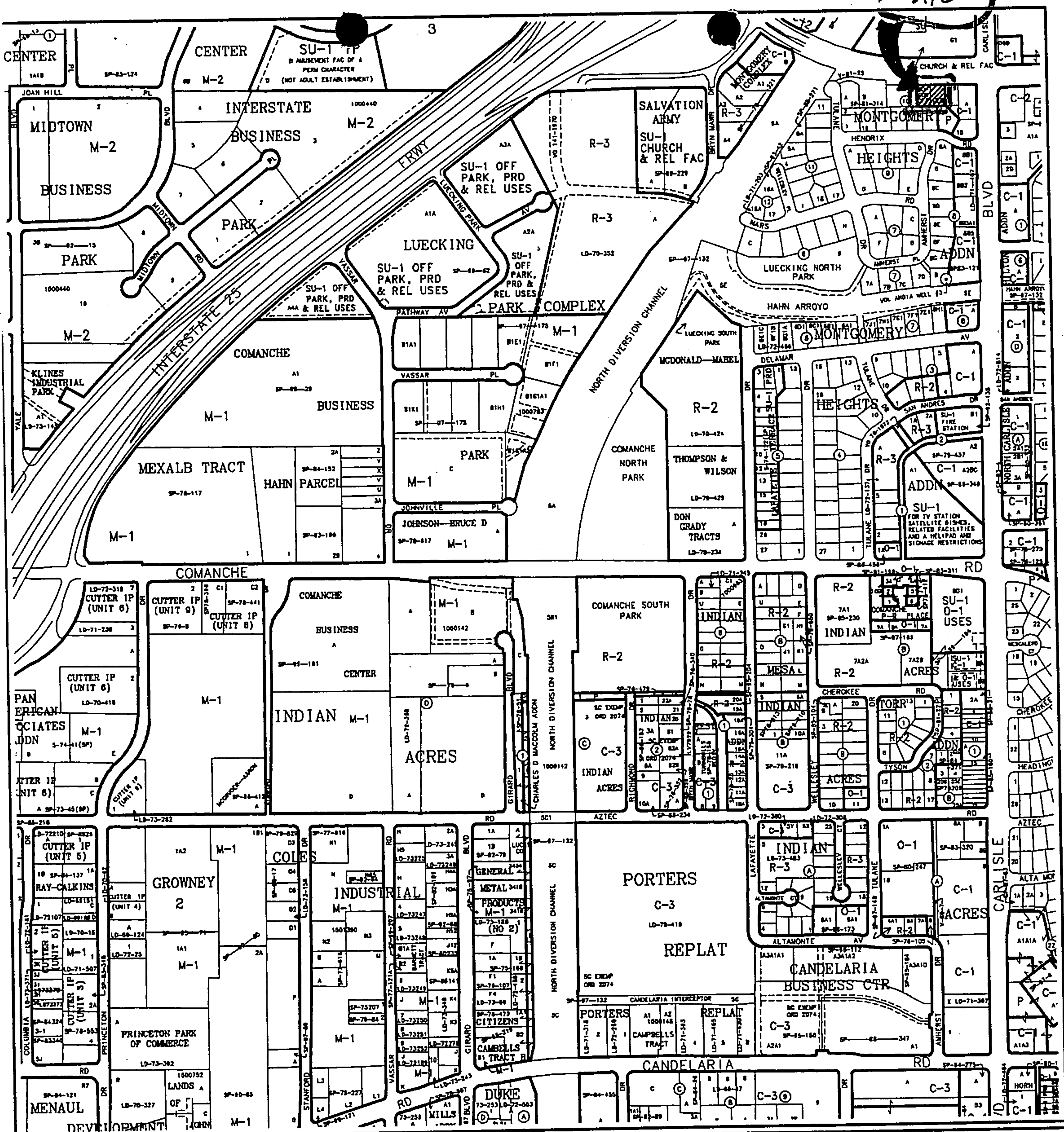
to: CITY OF ALBUQUERQUE

The purpose of the attached plat is to create one lot of the two lots, which were purchased by Wells Fargo Bank N.A., the owner of the adjacent Lot # 9. The intent of this expansion is to improve the parking capacity, vehicular traffic circulation patterns and the automatic teller services accessibility. The proposed improvement covers the two lots, the reason for eliminating the common lot line.

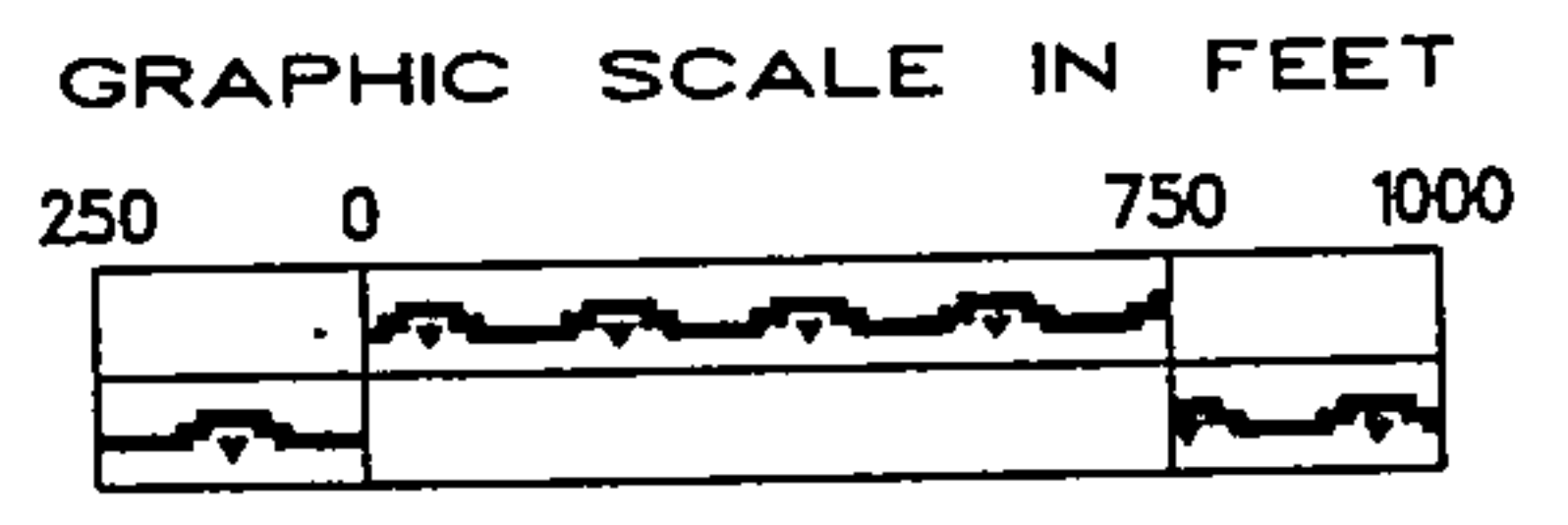
Sincerely

A handwritten signature in black ink, appearing to read "Rita Guetschow", with a long, sweeping flourish extending to the right.

Rita Guetschow



CITY OF  
**Albuquerque**  
 Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2002



**Zone Atlas Page**  
**G-16-Z**  
 Map Amended through April 03, 2002



## CROSS ACCESS EASEMENT

### BACKGROUND:

A. WELLS FARGO BANK NEW MEXICO, NATIONAL ASSOCIATION (herein "Wells Fargo") is the owner of Lots 9 and 10, and Tract A, in Block 10, of Montgomery Heights, as the same are shown on the plat recorded on June 5, 1952, in Map Book D1, Folio 54, records of Bernalillo County, New Mexico (herein "Easterly Parcel").

B. Wells Fargo is also the owner of Lots 7 and 8, in Block 10, of Montgomery Heights, as the same are shown on the plat recorded on June 5, 1952, in Map Book D1, Folio 54, records of Bernalillo County, New Mexico (herein "Westerly Parcel").

C. Wells Fargo desires to grant a cross - access easement between and for the benefit of the Easterly Parcel and the Westerly Parcel.

### GRANT:

1. Wells Fargo hereby grants, over and across the boundary line common to the aforementioned Lots 8 and 9, an easement for ingress and egress to and from the Easterly Parcel and the Westerly Parcel, over the portions of the other parcel from time to time improved as driveway area, to and from the public streets adjoining the parcels.
2. The owner of each of the parcels shall be responsible for maintaining the driveway areas located on its parcel in good and serviceable condition, at its own expense.
3. Notwithstanding anything herein to the contrary, the cost of any maintenance, improvement or repair necessitated by the negligent or intentional act or omission of any person or entity, shall be recoverable from such person or entity by the person or entity who pays for such maintenance, improvement or repair.
4. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.
5. Whenever a transfer of ownership of any portion of the Easement Area occurs, the transferor shall remain liable for breach of this agreement occurring prior to such transfer, but shall not be liable for any breach of this agreement occurring after such transfer.
6. If any party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strike, lockout, labor trouble,

inability to procure material, failure of power, restrictive governmental law or regulation, riot, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under this agreement, the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

7. This agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, supersedes all prior agreements, oral or written, pertaining to the subject matter hereof, may be modified only by an instrument in writing signed by the party to be charged, and will be governed as to validity, interpretation, effect, enforcement, and in all other respects in accordance with the internal (without resort to principles of conflict of laws) substantive and procedural laws of the State of New Mexico, except to the extent that the laws of the United States may prevail. In the event that any one or more of the provisions contained in this agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this agreement. Failure of any party to insist, in any one or more instances, upon strict performance of any term, provision, covenant or condition of this agreement, or to exercise any right, remedy or option herein contained, shall not be construed as a waiver, or a relinquishment for the future of such term, provision, covenant or condition, and the same shall continue and remain in full force and effect. Should any party bring any suit or action to enforce or related to this agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs as part of the judgment awarded therein, including fees and costs at trial and appellate levels.

October 15, 2002

WELLS FARGO BANK NEW MEXICO, N.A.

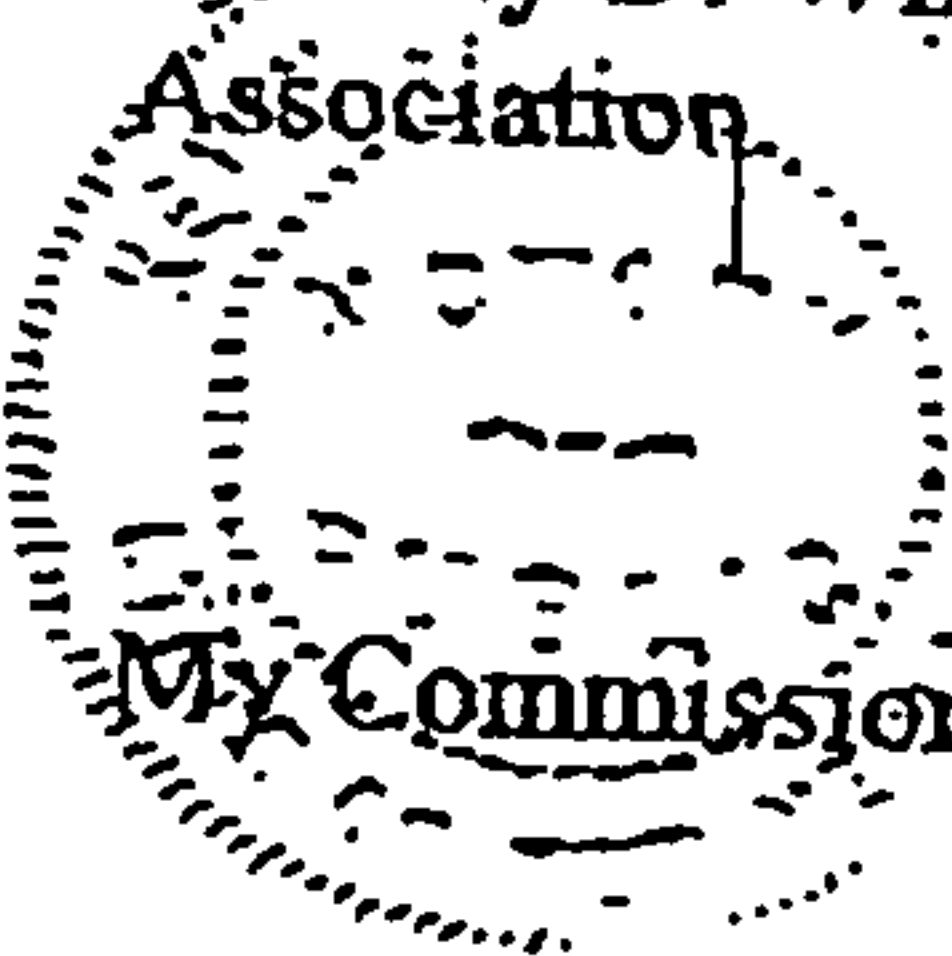
By: [Signature]  
Gary D. Williams, Sr. Vice President

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on October 15, 2002, by Gary D. Williams, Senior Vice President of Wells Fargo Bank New Mexico, National Association.

[Signature]  
NOTARY PUBLIC



My Commission Expires: 1-31-04



## CROSS ACCESS EASEMENT

### BACKGROUND:

A. WELLS FARGO BANK NEW MEXICO, NATIONAL ASSOCIATION (herein "Wells Fargo") is the owner of Lots 9 and 10, and Tract A, in Block 10, of Montgomery Heights, as the same are shown on the plat recorded on June 5, 1952, in Map Book D1, Folio 54, records of Bernalillo County, New Mexico (herein "Easterly Parcel").

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### GRANT:

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2. The owner of each of the parcels shall be responsible for maintaining the driveway areas located on its parcel in good and serviceable condition, at its own expense.
3. Notwithstanding anything herein to the contrary, the cost of any maintenance, improvement or repair necessitated by the negligent or intentional act or omission of any person or entity, shall be recoverable from such person or entity by the person or entity who pays for such maintenance, improvement or repair.
4. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.
5. Whenever a transfer of ownership of any portion of the Easement Area occurs, the transferor shall remain liable for breach of this agreement occurring prior to such transfer, but shall not be liable for any breach of this agreement occurring after such transfer.
6. If any party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strike, lockout, labor trouble,

inability to procure material, failure of power, restrictive governmental law or regulation, riot, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under this agreement, the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

7. This agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, supersedes all prior agreements, oral or written, pertaining to the subject matter hereof, may be modified only by an instrument in writing signed by the party to be charged, and will be governed as to validity, interpretation, effect, enforcement, and in all other respects in accordance with the internal (without resort to principles of conflict of laws) substantive and procedural laws of the State of New Mexico, except to the extent that the laws of the United States may prevail. In the event that any one or more of the provisions contained in this agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this agreement. Failure of any party to insist, in any one or more instances, upon strict performance of any term, provision, covenant or condition of this agreement, or to exercise any right, remedy or option herein contained, shall not be construed as a waiver, or a relinquishment for the future of such term, provision, covenant or condition, and the same shall continue and remain in full force and effect. Should any party bring any suit or action to enforce or related to this agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs as part of the judgment awarded therein, including fees and costs at trial and appellate levels.

October 15, 2002

WELLS FARGO BANK NEW MEXICO, N.A.

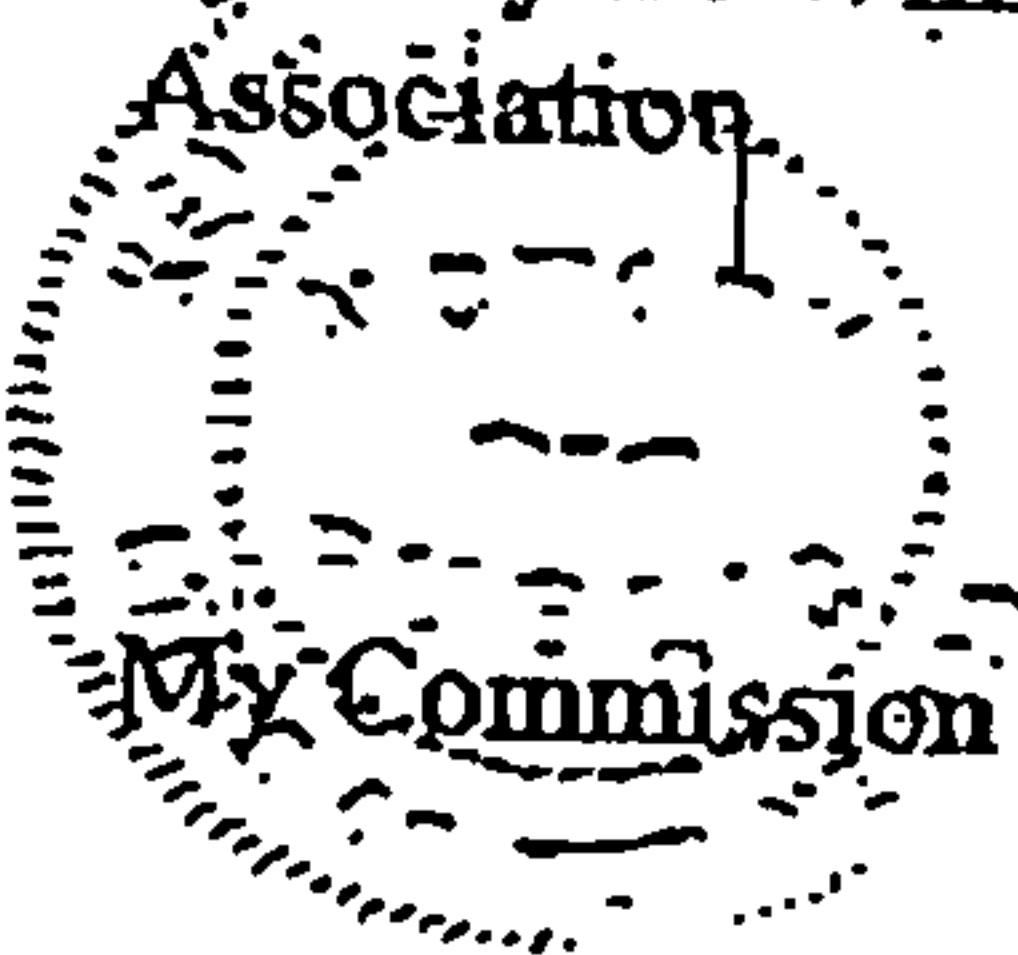
By: [Signature]  
Gary D. Williams, Sr. Vice President

**ACKNOWLEDGMENTS**

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

This instrument was acknowledged before me on October 15, 2002, by Gary D. Williams, Senior Vice President of Wells Fargo Bank New Mexico, National Association.

[Signature]  
NOTARY PUBLIC



My Commission Expires: 1-31-04

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...** **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: GARY D. WILLIAMS (WELLS FARGO BANKS) PHONE: 766-7301

ADDRESS: 200 LOMAS BLVD FAX: 766-7332

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): VAN H. GILBERT ARCHITECT PC PHONE: 247-9955

ADDRESS: 2428 BAYLOR DRIVE SE FAX: 247-1826

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: AMENDMENT TO SITE DEVELOPMENT PLAN 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. LOTS 7 & 8 Block: 10 Unit: \_\_\_\_\_

Subdiv. / Addn. MONTGOMERY HEIGHTS ADDITION

Current Zoning: SU-1 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): G-16-Z No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_

Total area of site (acres): .49ac 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 (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_

UPC No. 1-016-060-498-514-1-13-10-1-016-060-491-514-1-13-1 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: MONTGOMERY 1 BLK WEST OF CARLISLE

Between: CARLISLE NE and I-25

CASE HISTORY: Makota Hill (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.): Z-95-102

Z-88-105 Z-75-58 02EPC-00640 02EPC-00705

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

SIGNATURE Stanley R. Salazar DATE \_\_\_\_\_

(Print) STANLEY R. SALAZAR  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02008 - 01586</u>	<u>EPBP</u>	<u>(13)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Oct. 23, 2002</u>				Total \$ <u>0</u>

Paul Lindell 10/15/02 Project # 1001912

Planner signature / date

**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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - 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**

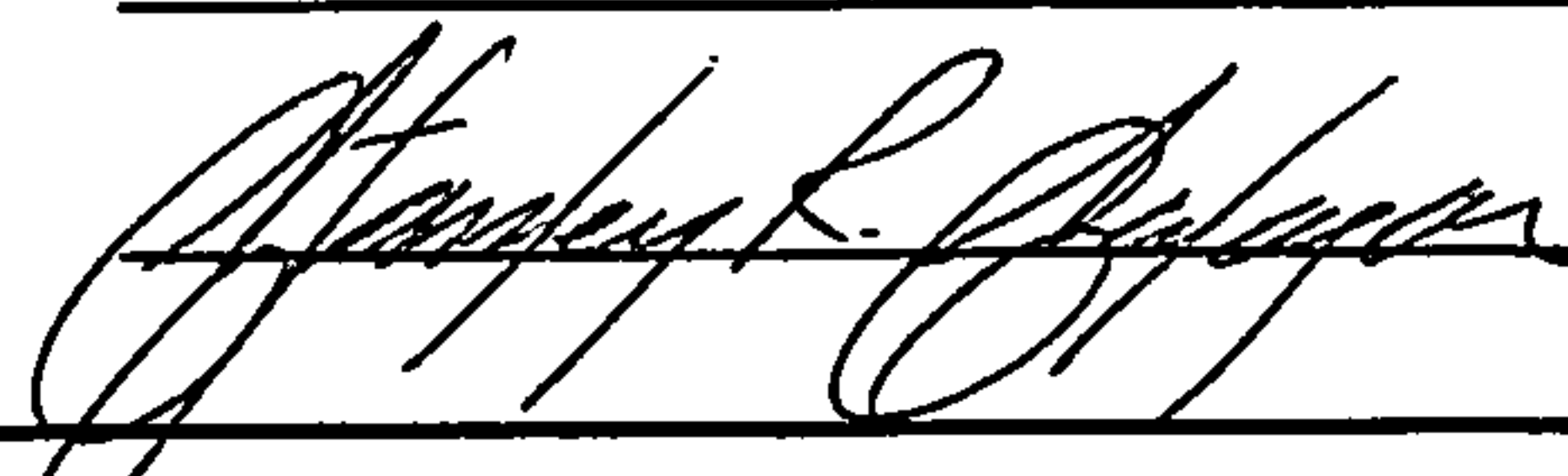
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - 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
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - 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.**

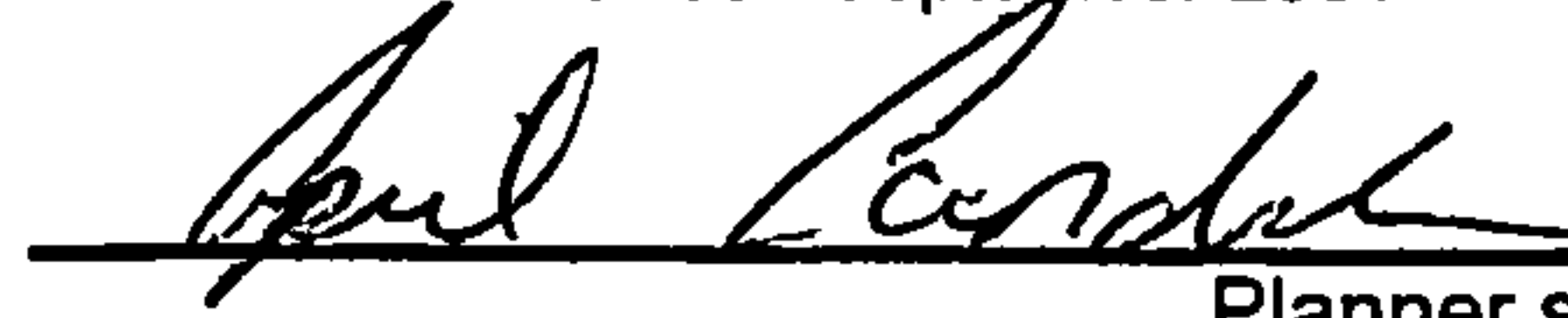
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

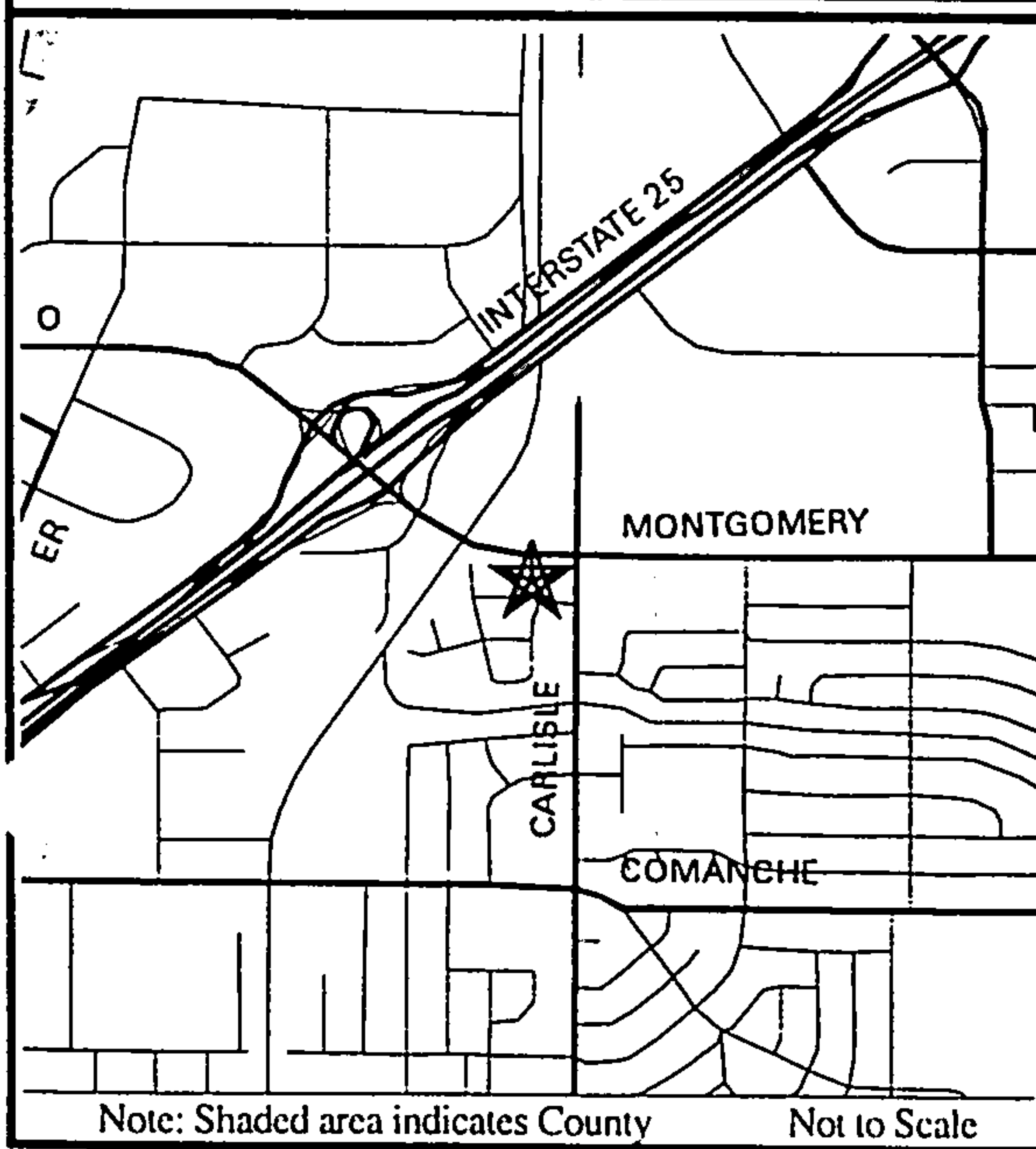
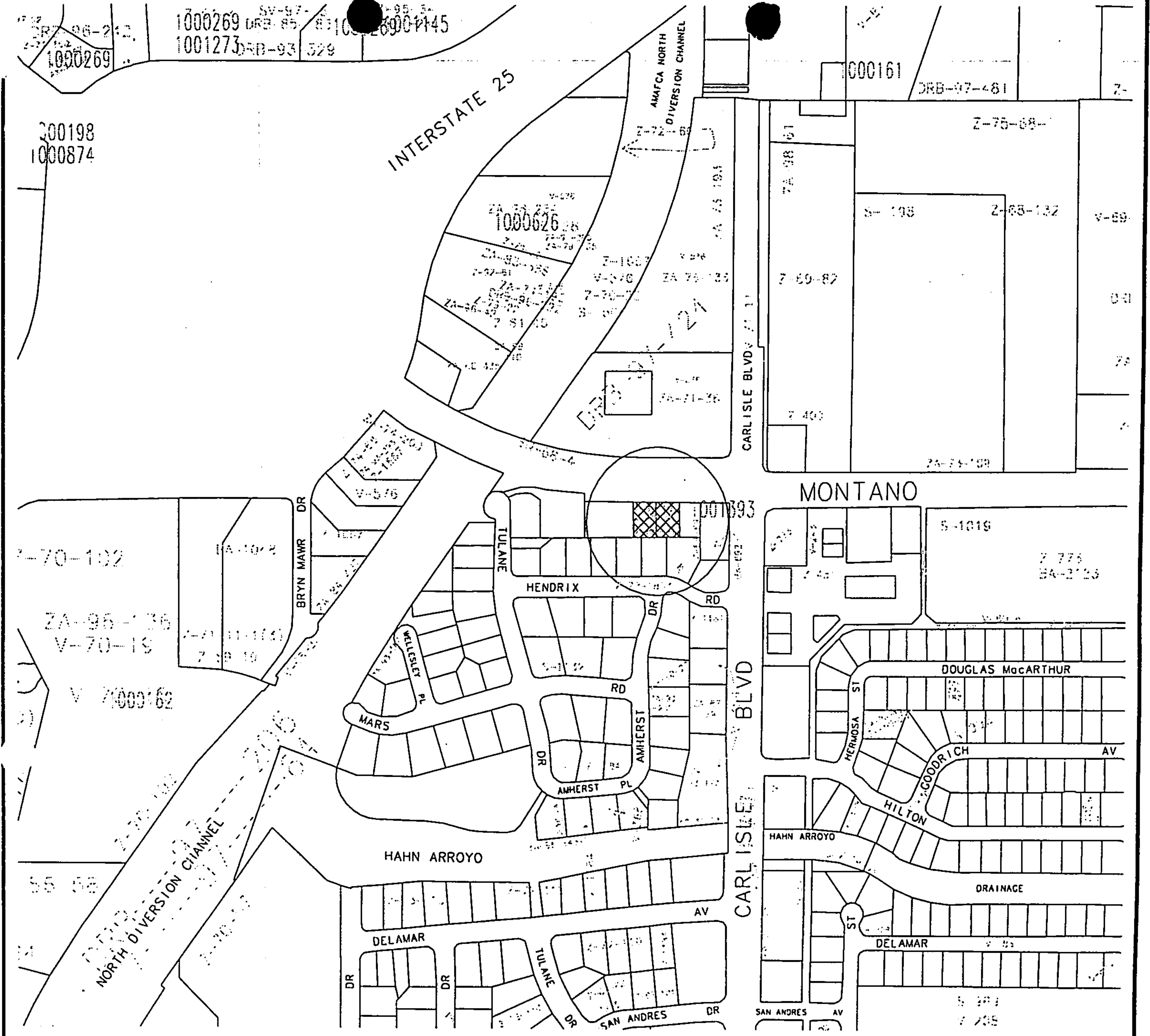
STANLEY R. SALAZAR  
 Applicant name (print)  
  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
02028 - - - 01586  
 - - - -  
 - - - -

  
 Planner signature / date  
**Project # 1001912**



### HISTORY MAP



Scale 1" = 477'

PROJECT NO. <b>1001912</b>
HEARING DATE <b>6-20-02</b>
MAP NO. <b>G-16</b>
ADDITIONAL CASE NUMBER(S) <b>02EPC-00640</b>

MANNY N. OHIRI  
C/o Dave Vincioni  
Berger Briggs Real Estate  
215 Third Street, SW  
Albuquerque, NM 87102  
505.247-0444

April 8, 2002

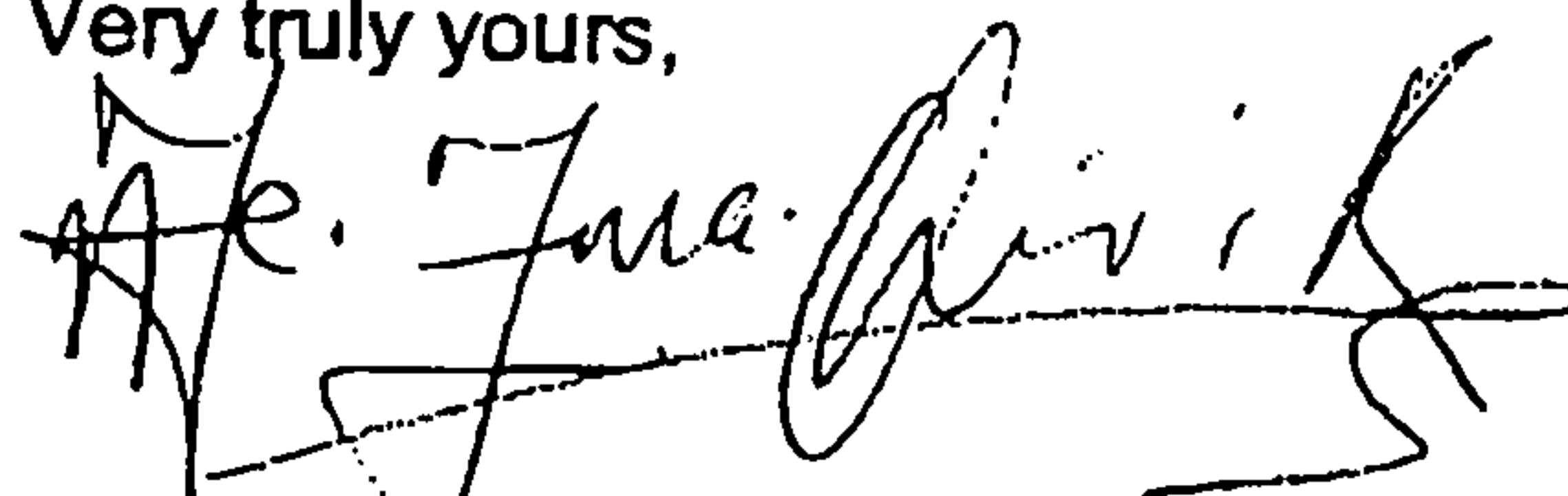
Mr. Alan Schwartz, Chair  
City of Albuquerque  
Environmental Planning Commission  
Plaza del Sol  
600 Second Street, N.W.  
Albuquerque, NM 98102

Re: EPC application - Lots 7 and 8 in Block 10, Montgomery Heights Addition

Dear Mr. Schwartz:

Please accept this letter as the appointment by the owner of Van H. Gilbert PC as its agent to process, sign and otherwise deal with all necessary applications, hearings, and related matters for the above referenced tracts. Please note that Wells Fargo Bank New Mexico, N.A. is the contract purchaser. If you have any questions, please contact me through Dave Vincioni. Thank you.


Very truly yours,



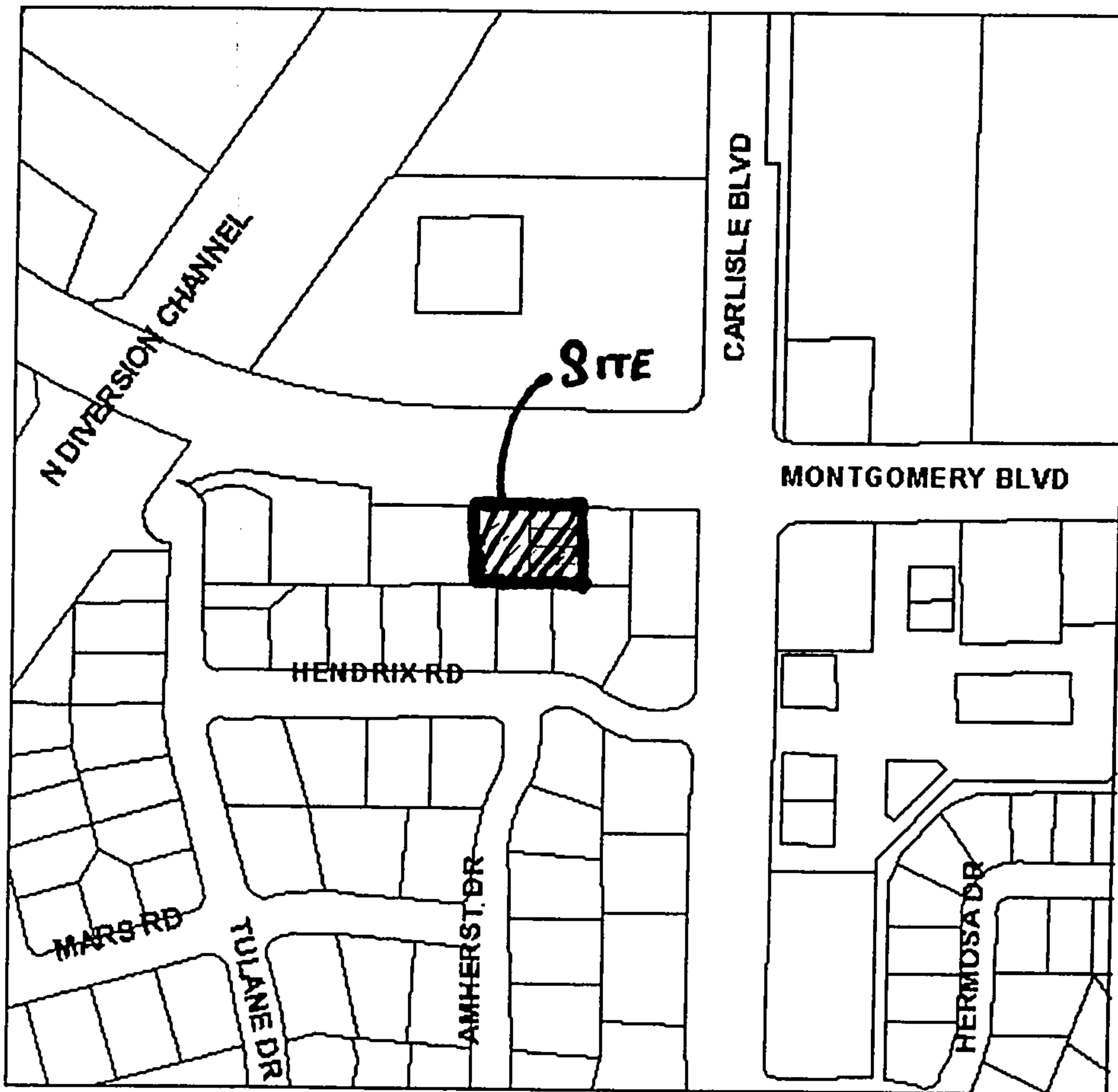
Manny Ohiri

Contract Purchaser

WELLS FARGO BANK NEW MEXICO, N.A.

By   
Gary D. Williams  
its Vice President

Zg16 montgomery



**Selected Address: 3608 MONTGOMERY BLVD NE**

**Zoning: SU-1 FOR OFFICES**

**Lot/Block/Subd: 8, 10, MONTGOMERY HEIGHTS ADDN**

**Council District/Name: TWO, V GRIEGO**

**County Commission: 3**

**Rep District/Sen District: 25, 13**

**Nbr Assoc: MONTGOMERY HEIGHTS R**

**Zoning: SU-1 FOR OFFICES**

**Voter Pct: 347**

**High Sch District: Del Norte**

**Mid Sch District: McKinley**

**Elem Sch District: Mission Ave.**

**ZoneMap Page: G16**

**Jurisdiction: CITY**

**Police Beat: 413/NORTHEAST**

**Flood Zone: Nothing Selected**

**Comm Plan Area: MID-HEIGHTS**

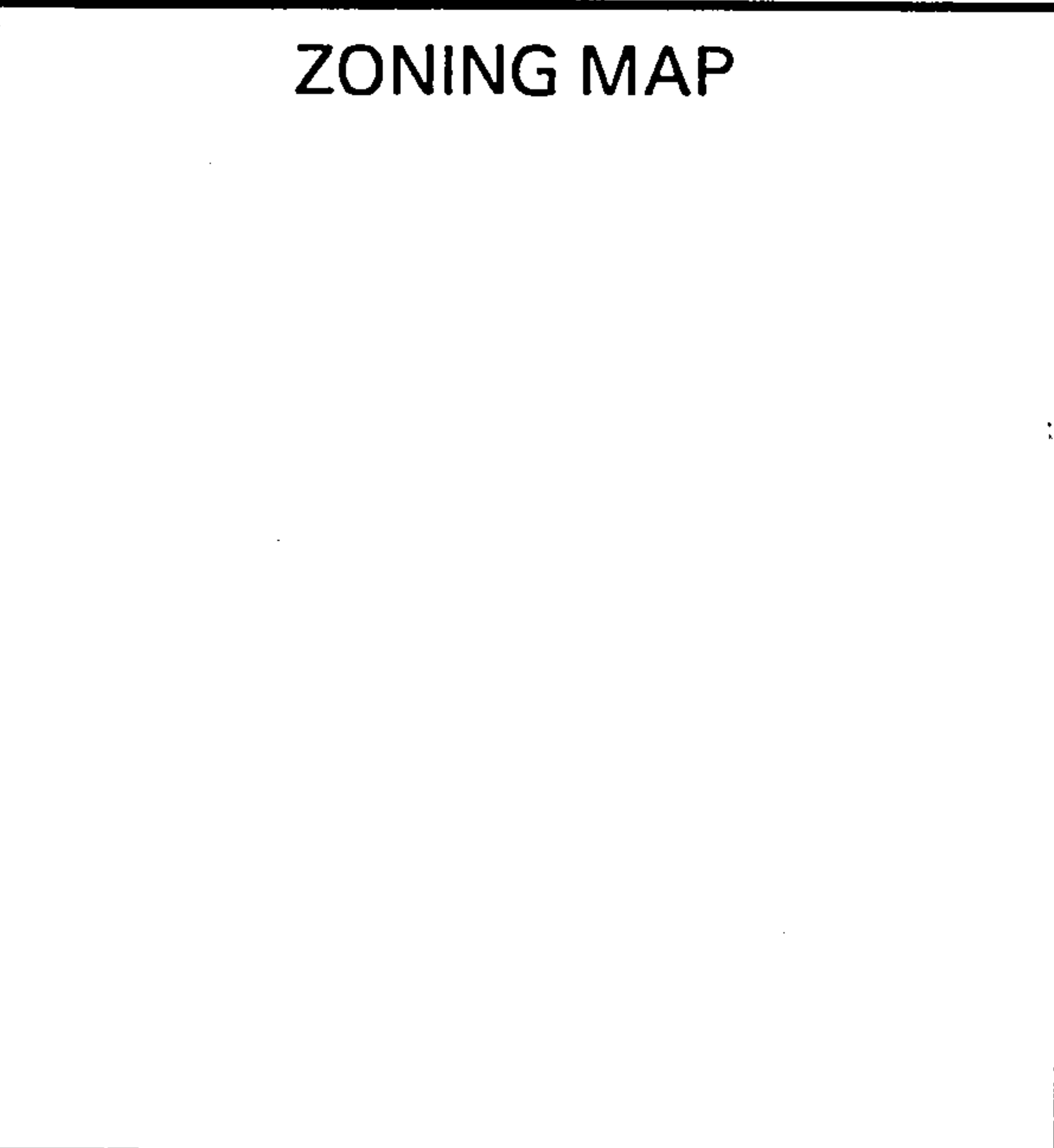
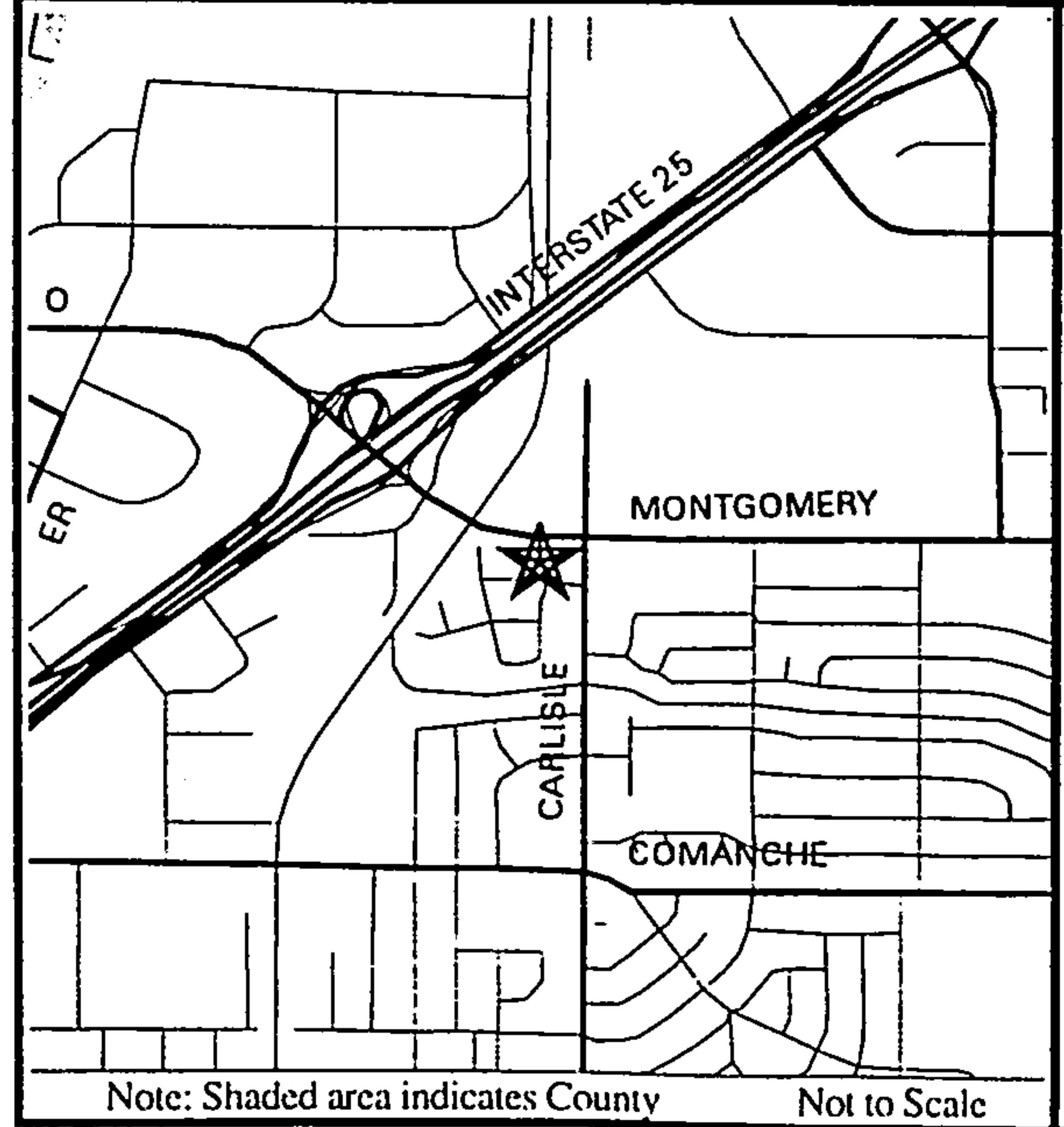
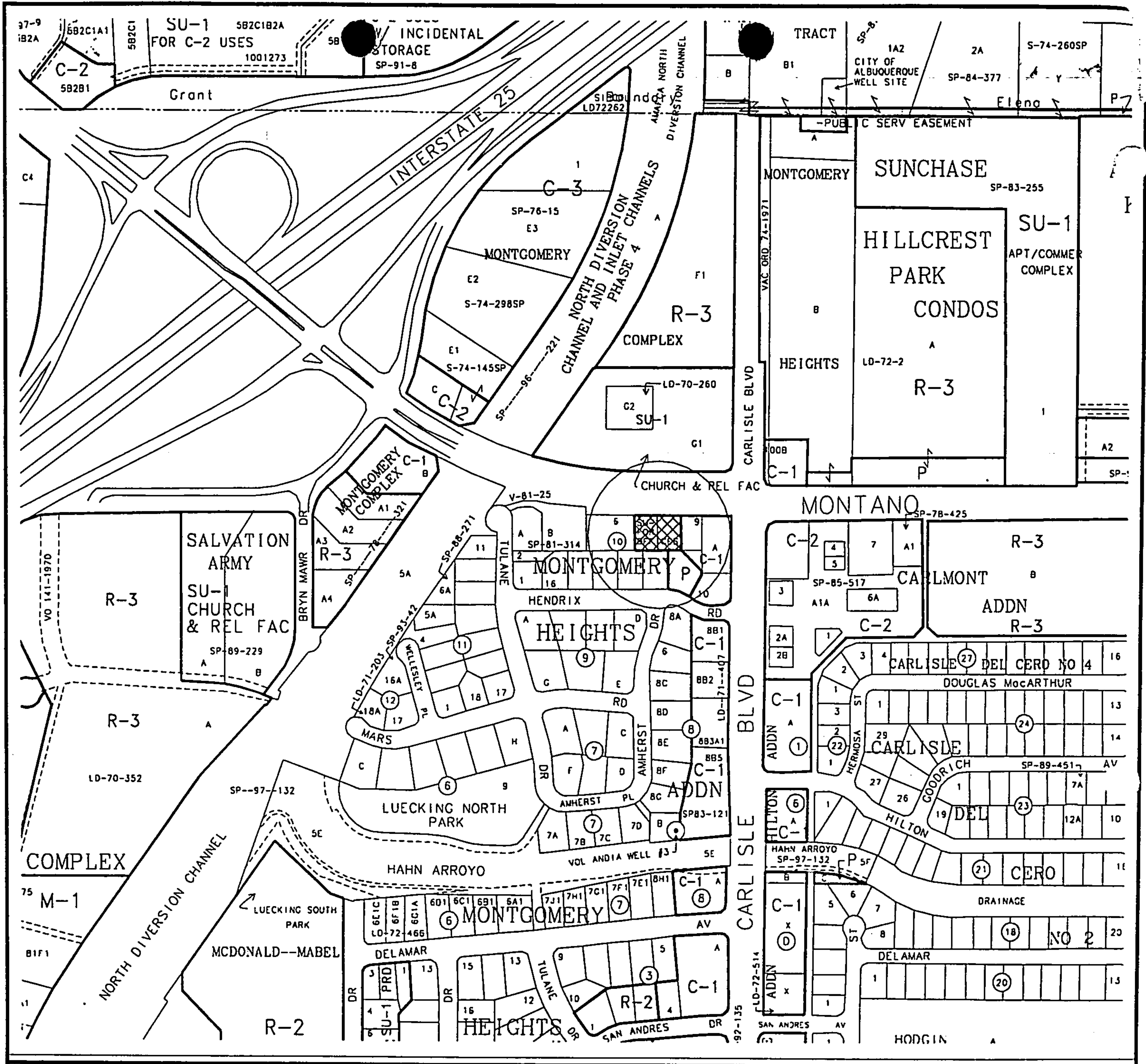
**UPC #: 101606049851411310**


**Owner Name: OHIRI MANNY N**

**Owner Street Adress: 2024 LAKEWOOD**

**Owner City/State/Zip: ALBUQUERQUE / NM / 87120 NM**

*Lot 7+8*



 <p>Scale 1"=477'</p>
<p>PROJECT NO. <b>1001912</b></p>
<p>HEARING DATE <b>6-20-02</b></p>
<p>MAP NO. <b>G-16</b></p>
<p>ADDITIONAL CASE NUMBER(S) <b>02EPC-00640</b></p>



# Van H. Gilbert Architect • PC

October 14, 2002

City of Albuquerque  
DRB Committee  
Albuquerque, NM 87102

Re: Wells Fargo Bank - Montgomery/Carlisle - Lot 7 & 8,  
Block 10, Montgomery Heights Addition - City Z-95-102  
DRB: 1001912/02EPC-00705

This is a letter to the DRB Committee specifying that the drawings have been reissued so they are in compliance with all conditions requested by the EPC.

The conditions are as follows:

Item 1: The site plan shall comply with and be designed per DPM standards: We have worked with Tony Loyd of the traffic department for the new curb cut location and standard radiuses. All radiuses within the site are per DPM and Fire Department standards. The sidewalk was moved per the City zoning requirements. All of the asphalt and concrete paving will be specified per the COA Standards.

Item 2: Provide a 10 foot buffer at the west property line: This has been done and is shown on Drawings #G-100 and DRB-1. Trees and shrubs are shown on Drawings L-1/DRB-6 are within the City zoning standards will achieve the zoning code, Section 14-16-3-10(4), as required.

Item 3: The proposed pole site lighting has been reduced from 25' to 16'. See Drawing C-700/DRB-1.

Item 4: A traffic queuing analysis has been done and submitted to Tony Loyd. A copy is enclosed.

Item 5: The replot drawing done by Rhombus, PA is included in the submittal. The drawing has not been recorded yet, but it is in the process.

Item 6: All of the existing utilities are in the public R.O.W. or within the recorded easements. There will be no new utilities to this site. All of the utilities necessary will come from the existing bank building. There will be irrigation water, telephone and electric. There will be no people occupied facilities on this site. It is to be used only for parking and drive-up ATM units.

Item 7: The new sidewalk locations has been modified and is now within the DPM and zoning requirements.

City of Albuquerque  
October 15, 2002  
Page 2

Item 8: The grading/drainage plan is complete and approved. The approval letter is enclosed in this submittal.

Item 9: A cross access agreement letter is enclosed with this submittal.

The Bank will work with the City to meet all requirements necessary. Any loose ends left will be picked up before plan check submittal and taken care of in that phase.

Sincerely,

Dick Dawson  
Representative for Wells Fargo Banks

cc Chuck Breitenbucker



DD:cj

Enclosures: Traffic Queuing Analysis  
Replot Drawing by Rhombus, PA  
Grading/Drainage Approval Letter  
Cross Access Agreement Letter

## CROSS ACCESS EASEMENT

### BACKGROUND:

A. WELLS FARGO BANK NEW MEXICO, NATIONAL ASSOCIATION (herein "Wells Fargo") is the owner of Lots 9 and 10, and Tract A, in Block 10, of Montgomery Heights, as the same are shown on the plat recorded on June 5, 1952, in Map Book D1, Folio 54, records of Bernalillo County, New Mexico (herein "Easterly Parcel").

B. Wells Fargo is also the owner of Lots 7 and 8, in Block 10, of Montgomery Heights, as the same are shown on the plat recorded on June 5, 1952, in Map Book D1, Folio 54, records of Bernalillo County, New Mexico (herein "Westerly Parcel").

C. Wells Fargo desires to grant a cross - access easement between and for the benefit of the Easterly Parcel and the Westerly Parcel.

### GRANT:

1. Wells Fargo hereby grants, over and across the boundary line common to the aforementioned Lots 8 and 9, an easement for ingress and egress to and from the Easterly Parcel and the Westerly Parcel, over the portions of the other parcel from time to time improved as driveway area, to and from the public streets adjoining the parcels.
2. The owner of each of the parcels shall be responsible for maintaining the driveway areas located on its parcel in good and serviceable condition, at its own expense.
3. Notwithstanding anything herein to the contrary, the cost of any maintenance, improvement or repair necessitated by the negligent or intentional act or omission of any person or entity, shall be recoverable from such person or entity by the person or entity who pays for such maintenance, improvement or repair.
4. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.
5. Whenever a transfer of ownership of any portion of the Easement Area occurs, the transferor shall remain liable for breach of this agreement occurring prior to such transfer, but shall not be liable for any breach of this agreement occurring after such transfer.
6. If any party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strike, lockout, labor trouble,

inability to procure material, failure of power, restrictive governmental law or regulation, riot, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under this agreement, the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

7. This agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, supersedes all prior agreements, oral or written, pertaining to the subject matter hereof, may be modified only by an instrument in writing signed by the party to be charged, and will be governed as to validity, interpretation, effect, enforcement, and in all other respects in accordance with the internal (without resort to principles of conflict of laws) substantive and procedural laws of the State of New Mexico, except to the extent that the laws of the United States may prevail. In the event that any one or more of the provisions contained in this agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this agreement. Failure of any party to insist, in any one or more instances, upon strict performance of any term, provision, covenant or condition of this agreement, or to exercise any right, remedy or option herein contained, shall not be construed as a waiver, or a relinquishment for the future of such term, provision, covenant or condition, and the same shall continue and remain in full force and effect. Should any party bring any suit or action to enforce or related to this agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs as part of the judgment awarded therein, including fees and costs at trial and appellate levels.

October 15, 2002

WELLS FARGO BANK NEW MEXICO, N.A.

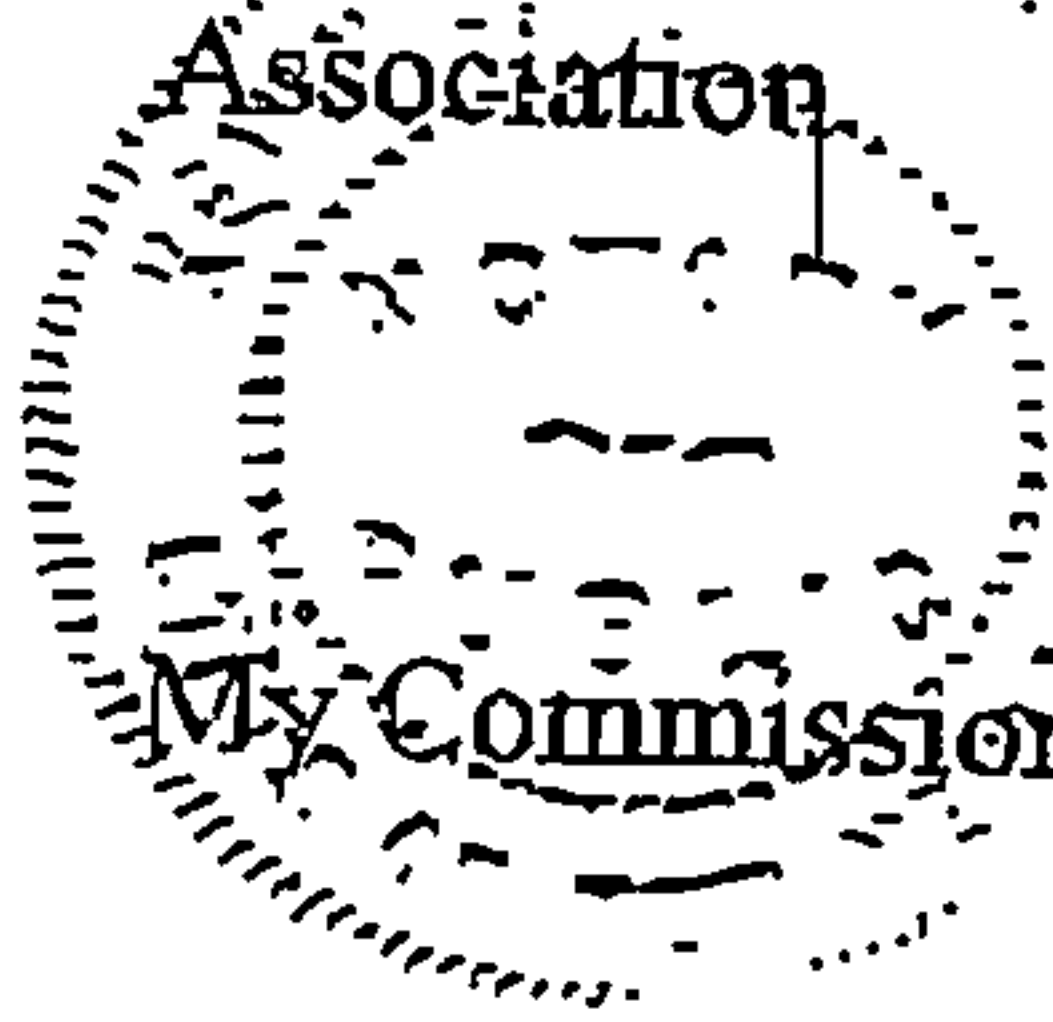
By: [Signature]  
Gary D. Williams, Sr. Vice President

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on October 15, 2002, by Gary D. Williams, Senior Vice President of Wells Fargo Bank New Mexico, National Association

[Signature]  
NOTARY PUBLIC



My Commission Expires: 1-31-04



**City of Albuquerque** RECEIVED

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

OCT 04 2002

VAN H. GILBERT  
Architect

September 27, 2002

Tucker Green, PE  
Per Se Engineering  
809 Valencia NE  
Albuquerque, NM 87108

**Re: Wells Fargo Parking Addition Grading and Drainage Plan  
Montgomery and Carlisle  
Engineer's Stamp dated 9-11-02 (G16/D108)**

Dear Mr. Green,

Based upon the information provided in your submittal dated 9-12-02, the above referenced plan is approved for Site Development Plan for Building Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

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

Sincerely,

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

C: file



RECEIVED

JUN 27 2002

VAN H. G.  
Architect

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

Date: June 21, 2002

### OFFICIAL NOTIFICATION OF DECISION

Gary D. Williams  
Wells Fargo Banks  
200 Lomas Blvd., NW  
Albuquerque, N.M. 87102

FILE: **Project 1001912**

02EPC-00640 SDP – Building Permit

02EPC-00705 Zone Map Amendment

LEGAL DESCRIPTION: Request the above action(s), a zone map amendment from SU-1 for Office to SU-1 for ATM and Parking, for all or a portion of Lot(s) 7 & 8, Block(s) 10, **Montgomery Heights Addition**, zoned SU-1 for Offices, located on MONTGOMERY BLVD. NE, between CARLISLE, NE and I-25, containing approximately 1 acre(s). (G-16) Makita Hill, Staff Planner

On June 20, 2002, the Environmental Planning Commission voted to Approve Project 1001912 / 02EPC-00705, a Zone Map Amendment from SU-1 for Offices to SU-1 for ATM and Parking, based on the following Findings:

#### FINDINGS:

1. This is a request for a zone map amendment from SU-1 for Offices to SU-1 for ATM and Parking for Lots 7 & 8, Montgomery Heights Addition, located near the intersection of Montgomery Blvd. and Carlisle Blvd.
  2. The request is consistent with the goals and policies of the Comprehensive Plan in that the proposed development will provide visual buffering for existing single family residences bordering the subject site to the south and west, thus respecting the existing neighborhood, as well as developing land which is currently vacant and adjacent to existing City services (Policies d, e, k, Established Urban Area). Also, proposed traffic for the site will not circulate through the existing neighborhood.
  3. The proposed zone map amendment for ATM and Parking meets the requirements of R-270-1980. The proposed zone map amendment will be more advantageous to the community as articulated in the Comprehensive Plan (Policies d, e, k, Established Urban Area). The existing zoning (SU-1 for Offices) was never developed and has resulted in a site which is currently vacant. Existing single family residences which border the site will be buffered with landscaping in the event that this proposal is approved.
-

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001912 / 02EPC-00640 & 02EPC-00705

June 21, 2002

Page 2

On June 20, 2002, the Environmental Planning Commission voted to Approve Project 1001912 / 02EPC-00640, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lots 7 & 8, Montgomery Heights Addition, located near the intersection of Montgomery Blvd. and Carlisle Blvd.
2. The request is consistent with the goals and policies of the Comprehensive Plan in that the proposed development will provide visual buffering for existing single family residences bordering the subject site to the south and west, thus respecting the existing neighborhood, as well as developing land which is currently vacant and adjacent to existing City services (Policies d, e, k Established Urban Area). Also, proposed traffic for the site will not circulate through the existing neighborhood.
3. The previous approval of SU-1 for Offices came with conditions regarding pedestrian linkages between Montgomery Blvd and the interior of the site, and landscape buffering which included a 5-foot landscape buffer along the western boundary of the site. The site will be connected to the Montgomery/Carlisle intersection by sidewalks, and both the southern and western boundaries of the site are buffered with trees, shrubs, and mulch groundcover.
4. The application is acceptable with minor modifications.
5. The site of the proposed zone map amendment/site development plan for building permit for ATM and Parking may operate independently from the adjacent site to the east. However, the proposed parking area may also be used for overflow parking for the adjacent site.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

*DRB*  
The site plan shall comply with and be designed per DPM standards. *SEE COPY, ATTACHED, 10/11/02*

*DRB*  
*C-100*  
*DRB-1*  
The applicant shall provide a 10-foot buffer along the western edge of the property. Landscape buffer areas on the southern and western edges of the property shall consist primarily of trees which shall be at least eight (8) feet high at the time of planting and capable of reaching a height at maturity of twenty-five (25) feet. Spacing of the trees shall be equal to 75% of the mature canopy diameter of the trees (Section 14-16-3-10(4) of the Zoning Code).

*DRB*  
The applicant shall lower the height of proposed on-site light poles from 25 feet to 16 feet as the site is within 150 feet of a residential area.

*C-100*  
*DRB-1*

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001912 / 02EPC-00640 & 02EPC-00705

June 21, 2002

Page 3

- cont copy 1522000*
- 5) The applicant shall provide a traffic queuing analysis for the proposed ATM drive-up lanes and meet with the approval of the Public Works Department, Transportation Development Services Division.
- 6) The applicant shall submit a replat of the two existing lots for review by the Development Review Board.
7. Existing utility facilities and conditions must be field verified prior to development. Locations of all utilities must be shown on the site plan prior to action by the Development Review Board.
- cont* Proposed new sidewalk shall comply with standards outlined in the DPM and the Sidewalk Ordinance, and shall comply with Policy (a), Corridor Policies, Centers and Corridors amendment to the Comprehensive Plan.
- prop* 9. A fully detailed grading and drainage plan is required for review by the Development Review Board. *done 1522000*
10. A cross-access agreement with the adjacent site to the east is required. *TALK TO GAN*

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 5, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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



EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001912 / 02EPC-00640 & 02EPC-00705

June 21, 2002

Page 4

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/MH/nat

cc: Van H. Gilbert Architect PC, c/o Dick Dawson, 2428 Baylor Drive SE, Albuquerque, NM 87106  
Bob Swartwood, Montgomery Heights N.A., 3517 Hendrix Road NE, Albuquerque, NM 87107  
Karen Schueler, Montgomery Heights N.A., 3504 Delamar NE, Albuquerque, NM 87107

192 CADISLE / MONTANA

# SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

## SHEET #1 - SITE PLAN

### A. General Information

1. Scale
- |   |           |
|---|-----------|
| Under 1.0 acre                                      | 1" = 10'  |
| <input checked="" type="checkbox"/> 1.0 - 5.0 acres | 1" = 20'  |
| Over 5 acres  | 1" = 50'  |
| Over 20 acres                                       | 1" = 100' |
| Other scales as approved by staff                   |           |

2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.
6. Property lines
7. Existing and proposed easement (identify each)

None

### B. Proposed Development

1. Structural
- A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
  - B. Square footage of each structure
  - C. Proposed of each structure
  - D. Temporary structures, sign and other improvements
  - E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.
  - F. Dimensions of all principal site elements
  - G. Loading facilities
  - H. Site lighting (height, type, and intensity)

## SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.  
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
  - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
  - C. Ponding areas either for drainage or landscaping/recreational use.
7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
8. Irrigation System
9. Planting Beds
10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
11. Responsibility for maintenance
12. Statement of Water Waste, etc.
13. Landscaped area requirement, in square feet and percent: \_\_\_\_\_
14. Landscaped area provided, in square and percent: \_\_\_\_\_

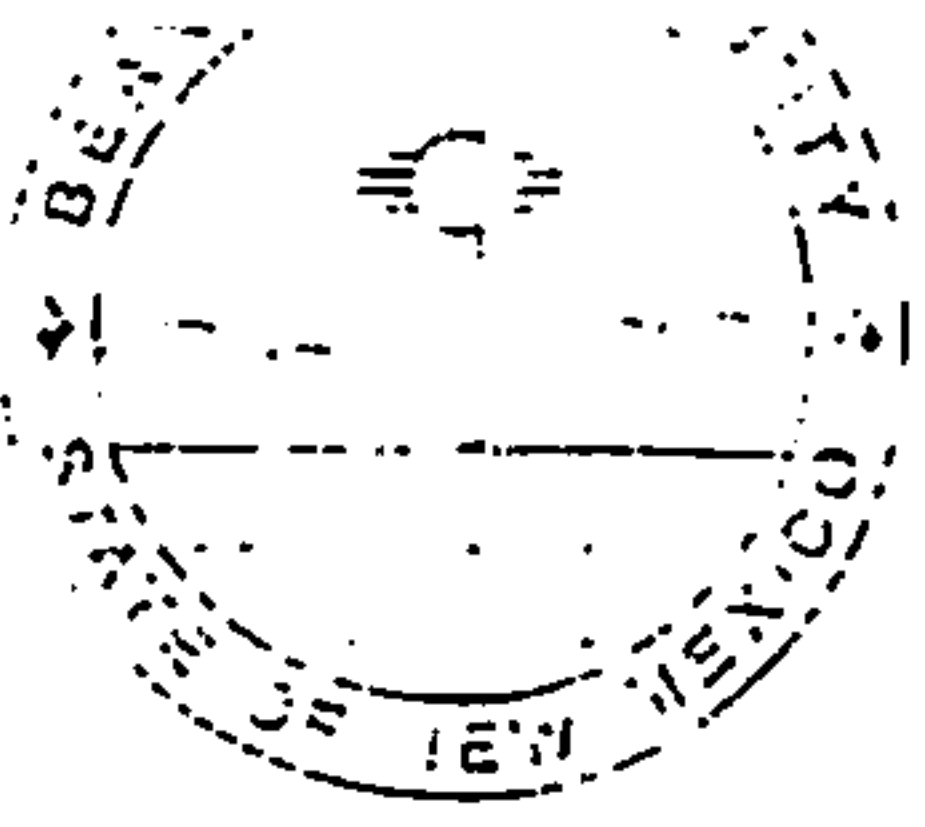
## SHEET #3 - GRADING PLAN

### A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
5. Property Lines
6. Existing and proposed easements
7. Proposed contours and/or spot elevations
8. Retaining walls

### B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
  - A. Conceptual grading and drainage plan
  - B. Drainage plan (maybe required for other submittals)
  - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections  
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point



County of Bernalillo  
Zoning, Building & Planning Department

600 Second Street NW • Suite 400 • Albuquerque, NM 87102 • (505) 924-3700 • Fax (505) 924-3750

*COPY TO*  
*George H. ...*  
*...*  
*Nick ...*  
*...*  
*...*  
*Mize, Jane - 1/1/1*  
*Claire, RJ, Joe, T.*  
*7-24-02*

July 22, 2002

Dear Sir or Madam:

The Bernalillo County Zoning, Building & Planning office is relocating. The new address is 111 Union Square SE. It is just southwest of Central & Broadway (map enclosed). Our office will be closed for the move on August 1 and 2. We will open for business in the new location on Monday August 5. The new telephone number is 314-0350.

We will still conduct inspections on August 1 and 2. They can be scheduled by calling the current phone number between 8:00 a.m. and 4:30 p.m. If you need any further information, please feel free to contact us at 924-3700 through Friday, August 2.

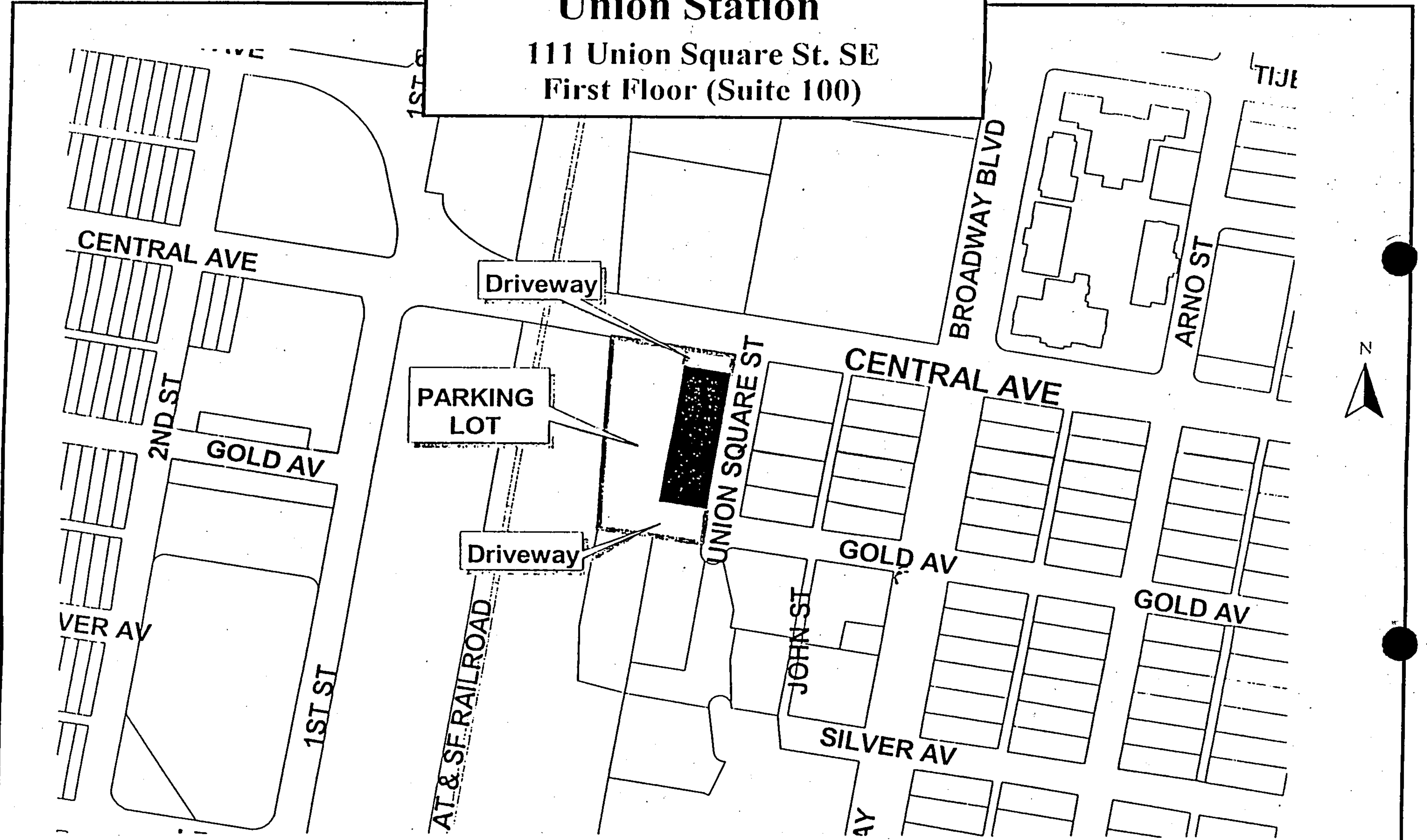
Sincerely,

Sanford Fish, AICP  
Director

Zoning, Building, and Planning

**Union Station**

111 Union Square St. SE  
First Floor (Suite 100)

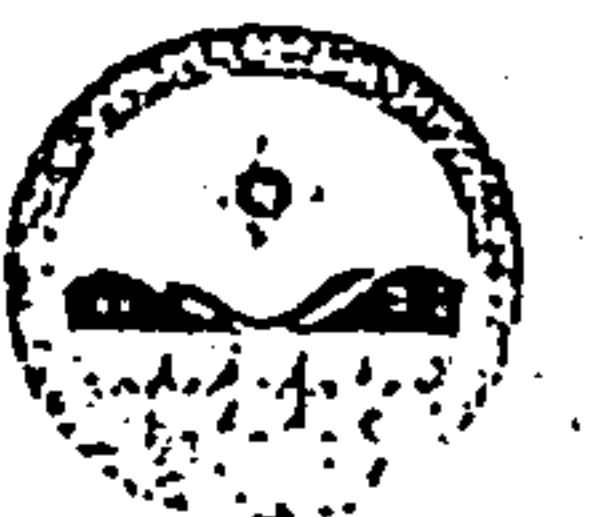


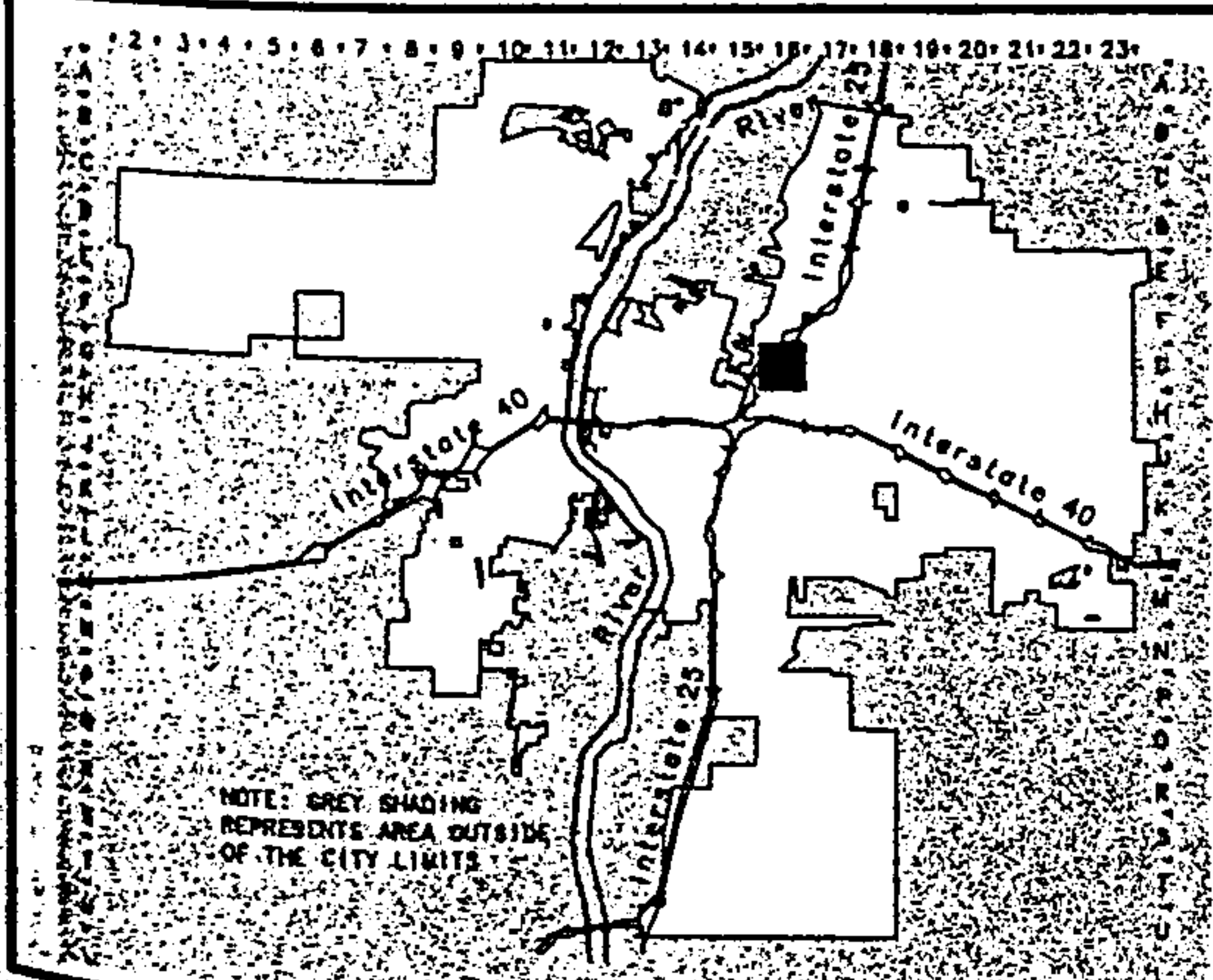
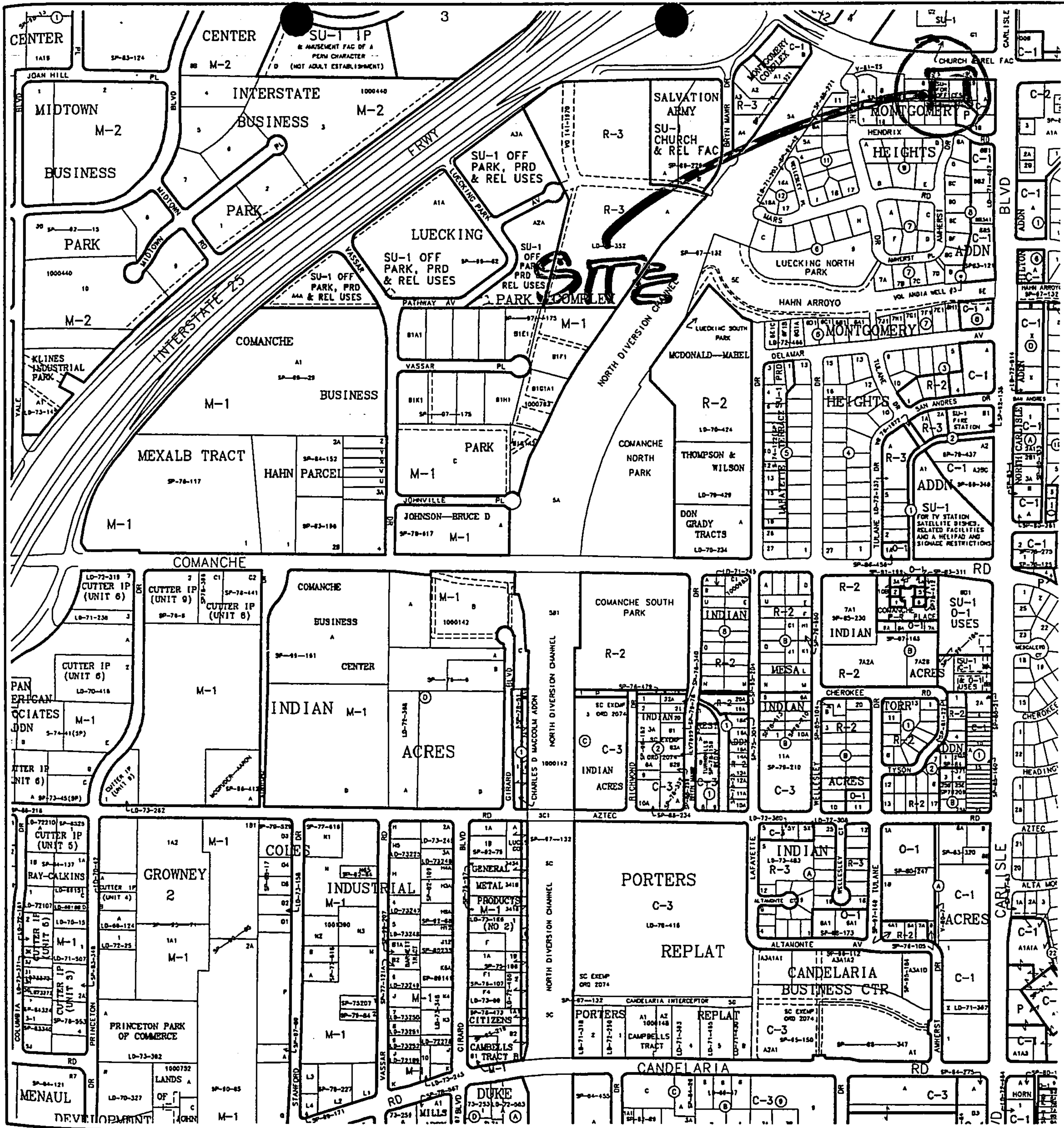
**Directions --**

**From Central Ave. (east or west): Turn South on Union Square St.**

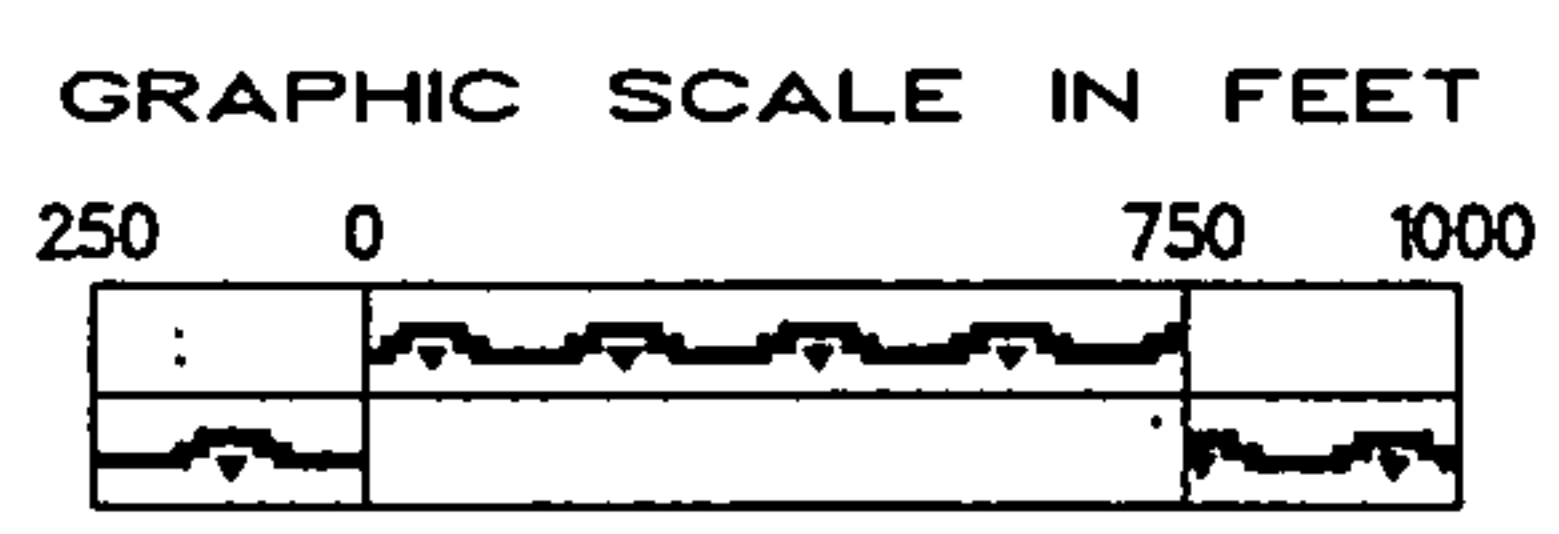
**From Broadway (north or south): Turn West on Gold Ave.**

**NOTE: Union Square St. is one-way South. All traffic must exit via Gold Ave.**





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

G-16-Z

Map Amended through April 03, 2002

# Van H. Gilbert Architect • PC

October 7, 2002

Environmental Planning Committee  
City of Albuquerque  
Albuquerque, NM 87102

Re: Wells Fargo Bank - Montgomery/Carlisle - Lot 7 & 8,  
Block 10, Montgomery Heights Addition - City Z-95-102

Wells Fargo, the new proposed Owner of the property to the south and east of the existing branch bank, would like the property for additional parking and two drive up ATM units. The property would be utilized for employees and customer overflow parking. The entrance would be a right-in/right-out only on Montgomery Boulevard. The existing site would be used as is with connections from the new property to the existing.

All the existing easements will be maintained. The existing 6'+ high CMU wall on the south property line would be left in place, and a new 6' CMU wall would be built along the west property line that will be 6' above the adjacent property.

The property on all four sides will have a landscape buffer. The landscaping is shown on the drawings. The landscape required by code is 15%, and the landscape provided will be 42%. The site is now vacant. Developing the site in this manner will help to reduce dust and trash and create a visual buffer north onto Montgomery Boulevard.

At this time, there will be no permanent buildings on the site. The site will be auxiliary space for parking and drive up ATM's as shown on the site development plan. The site includes two lots (7 & 8) in Block 10 of the Montgomery Heights addition.

Sincerely,



Dick Dawson, AIA  
Agent for Wells Fargo Bank

DD:sdl

Enclosures: Support letters from previous application  
Site development Plan - Zone location map

*Terry O. Brown, P.E.*

P. O. Box 92051  
Albuquerque, NM 87199-2051  
(505) 883-8807 - Voice  
(208) 975-6132 - FAX  
e-mail: tobe@swcp.com



Monday, April 15, 2002

**Tony Loyd**  
City of Albuquerque Transp Dev Section  
600 2nd St. NW  
Albuquerque, NM 87102

**Re: Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)**

Dear Tony:

Attached are the following items in response to your request for a traffic count and a queuing analysis for the existing Wells-Fargo Bank project at the southwest corner of Montgomery Blvd. / Carlisle Blvd.:

- 1) Aerial Photo of existing site
- 2) Architectural Plan of site showing proposed new ATM Drive-up Lanes (2)
- 3) Vicinity Map (Zone Atlas Page)
- 4) Trip Generation Summary Table and Worksheets showing increased number of trips resulting from new ATM Drive-Up Lanes
- 5) Traffic Count Data for existing driveways
- 6) Existing Traffic Count Data Map
- 7) AM Peak Hour Queuing Analysis for new Drive-up ATM Lanes
- 8) PM Peak Hour Queuing Analysis for new Drive-up ATM Lanes

The site currently has six drive-up lanes, but the trip generation rate for the facility more closely approximates that of a drive-up bank having two drive-up lanes. Therefore, the trip generation calculations for the facility utilized two drive-up lanes to calculate the number of trips generated by the existing facility and four drive-up lanes generated by the proposed new facility. The queuing analysis was performed utilizing only the increase number of trips. It is assumed that since this project consists only of the addition of two Drive-up ATM Lanes and some additional parking, then all of the increase in trips will utilize the new Drive-up ATM facility. The following assumptions were made in the queuing analysis:

Arrival Type – Single Channel, Single Phase  
Mean Arrival Rate – 27 (AM) and 64 (PM)  
Mean Service Rate – 70 vehicles per hour (35 vehicles per hour in each lane)  
Maximum Number Stored in System – 14 vehicles

The assumption to use Single Channel, Single Phase mean that there would be one line of vehicles waiting for each ATM and that no vehicle could change lanes once they got in the line. This would provide a conservative queuing analysis since it would actually help improve efficiency if a vehicle were to switch to a faster moving lane while waiting in the other line.



Page 2 of 2  
Tony Loyd  
Monday, April 15, 2002

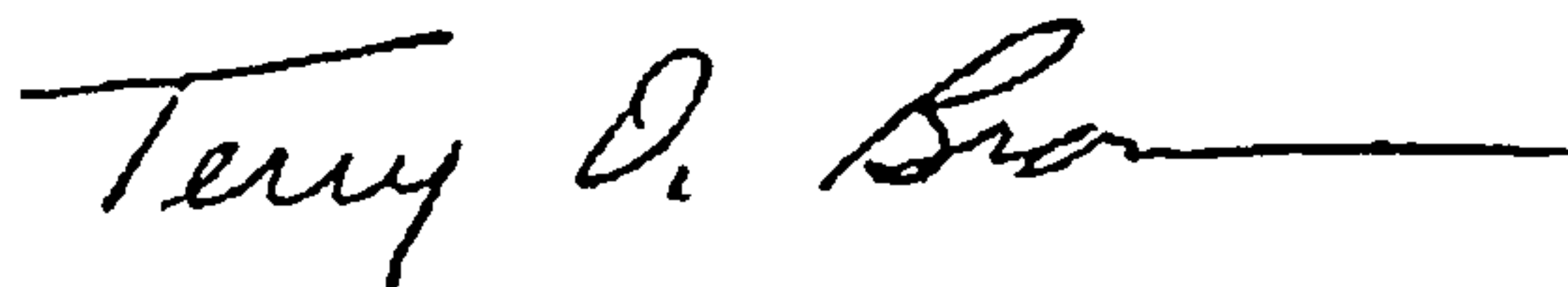
**Re: Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)**

The results of the queuing analysis was that the probability of vehicle queuing occurring beyond the storage capacity of the new facility (14 vehicles) during the AM Peak Hour is near zero and during the PM Peak Hour is 3.31%. In other words, the design of the facility is that it will contain the queued vehicles in the designated holding lanes for 100.00% of the time during the AM Peak Hour and 96.69% of the time during the PM Peak Hour.

This analysis finds the design of the queue storage to be adequate.

Please call if you have questions or need additional information.

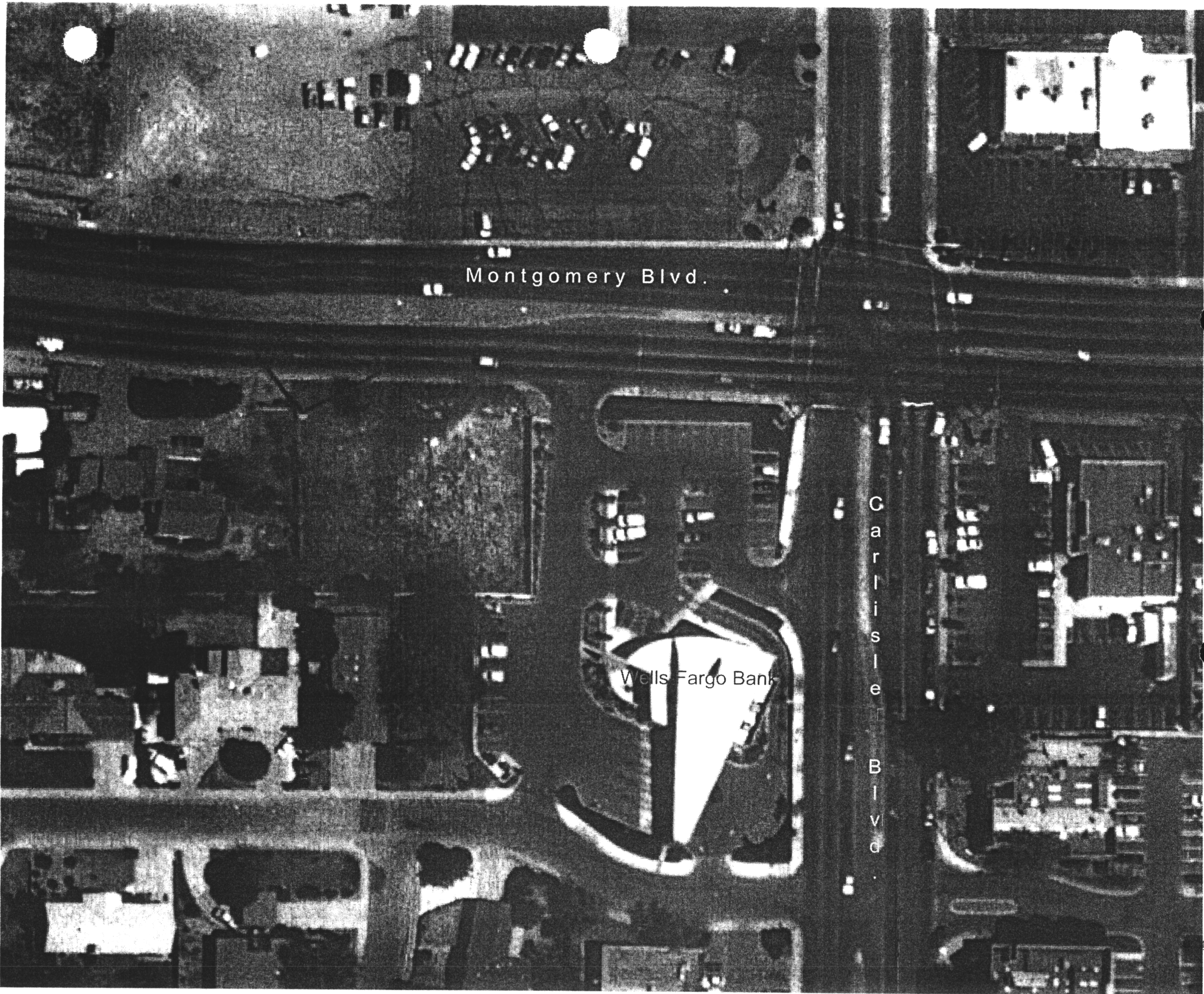
Sincerely Yours,

A handwritten signature in black ink that reads "Terry O. Brown". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Terry O. Brown

cc: Dick Dawson, Van Gilbert Architects

attachments as noted



Montgomery Blvd.

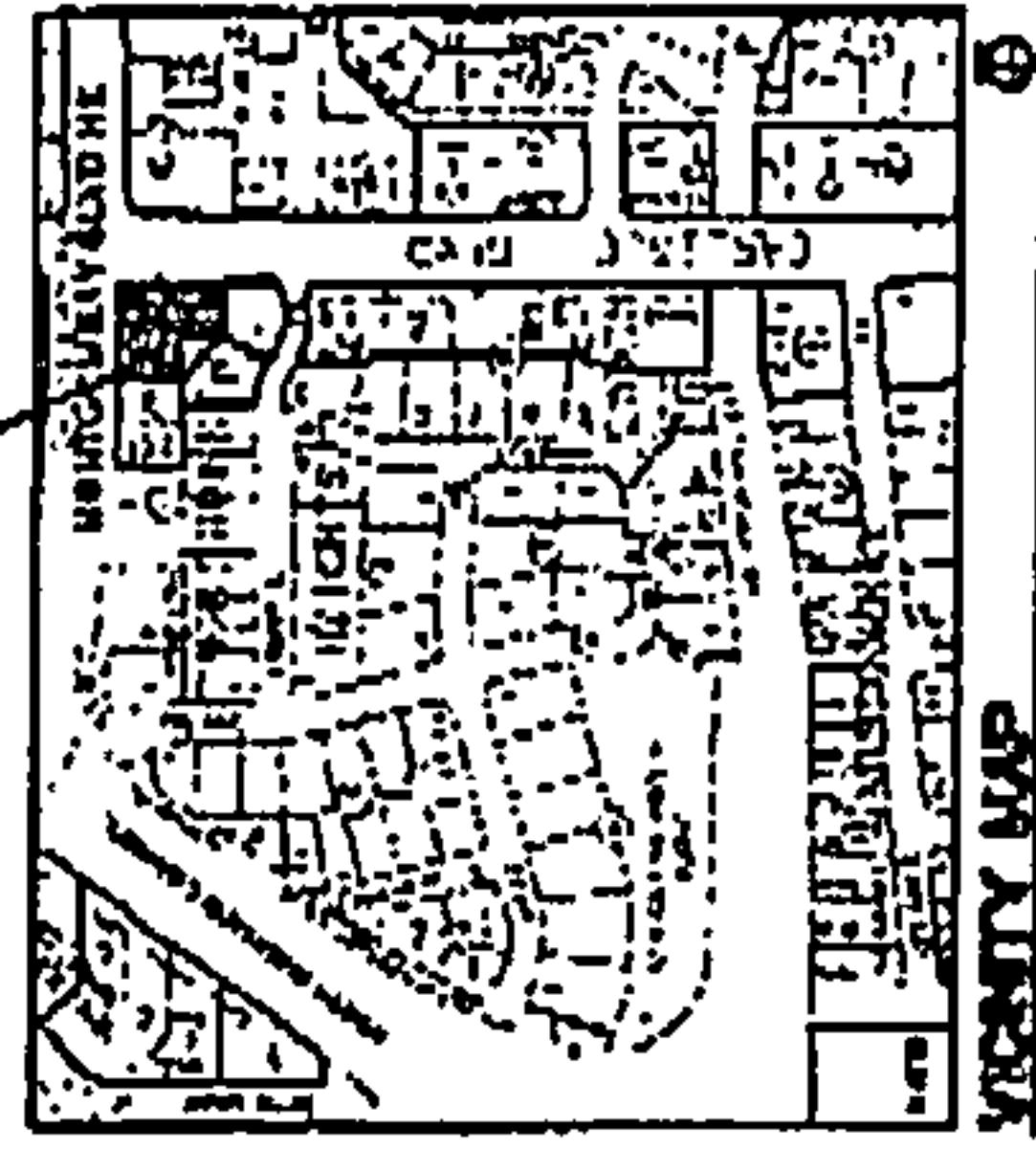
Wells Fargo Bank

Carrilsle Blvd.

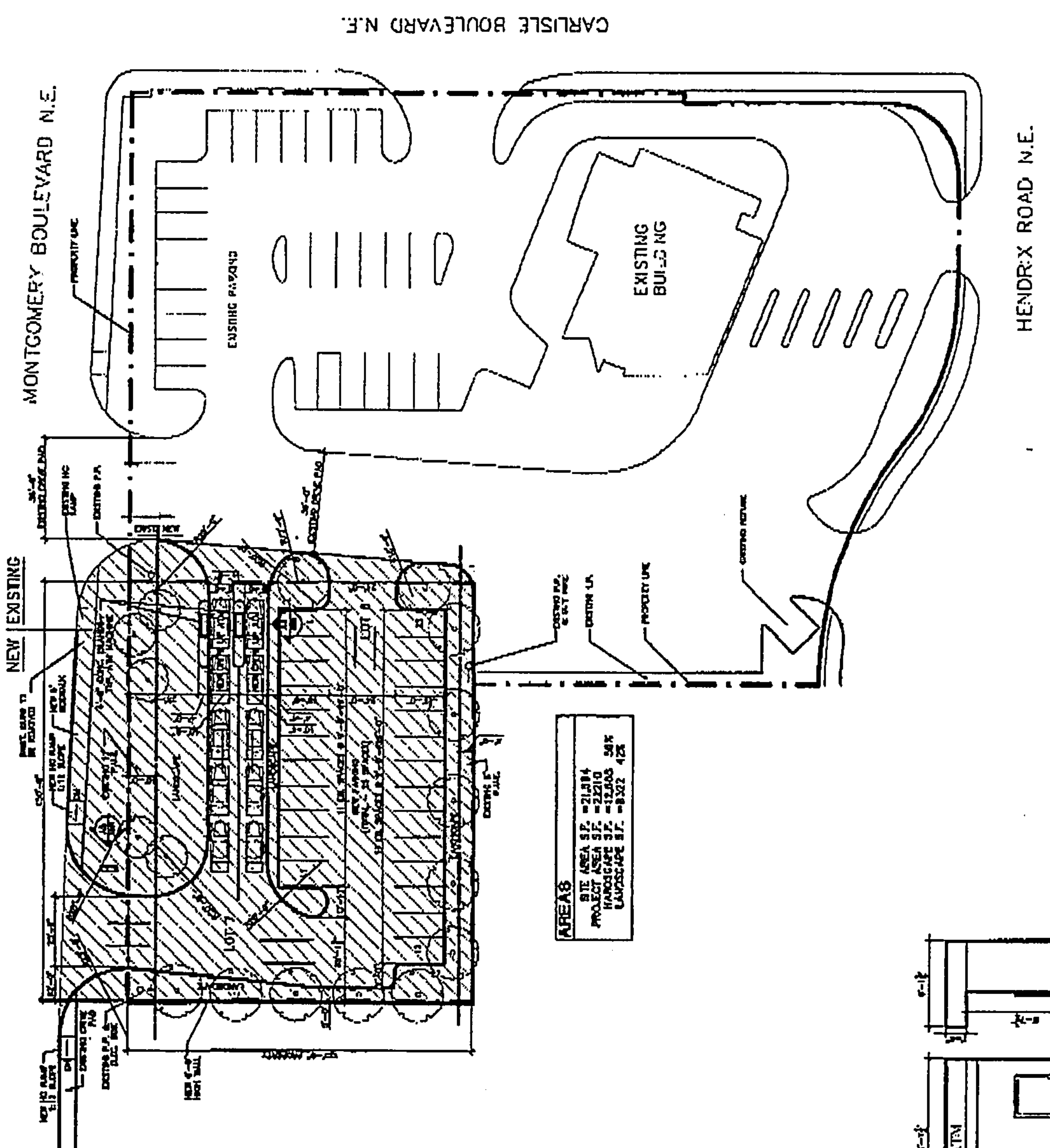
Copy of H37.max

A-1

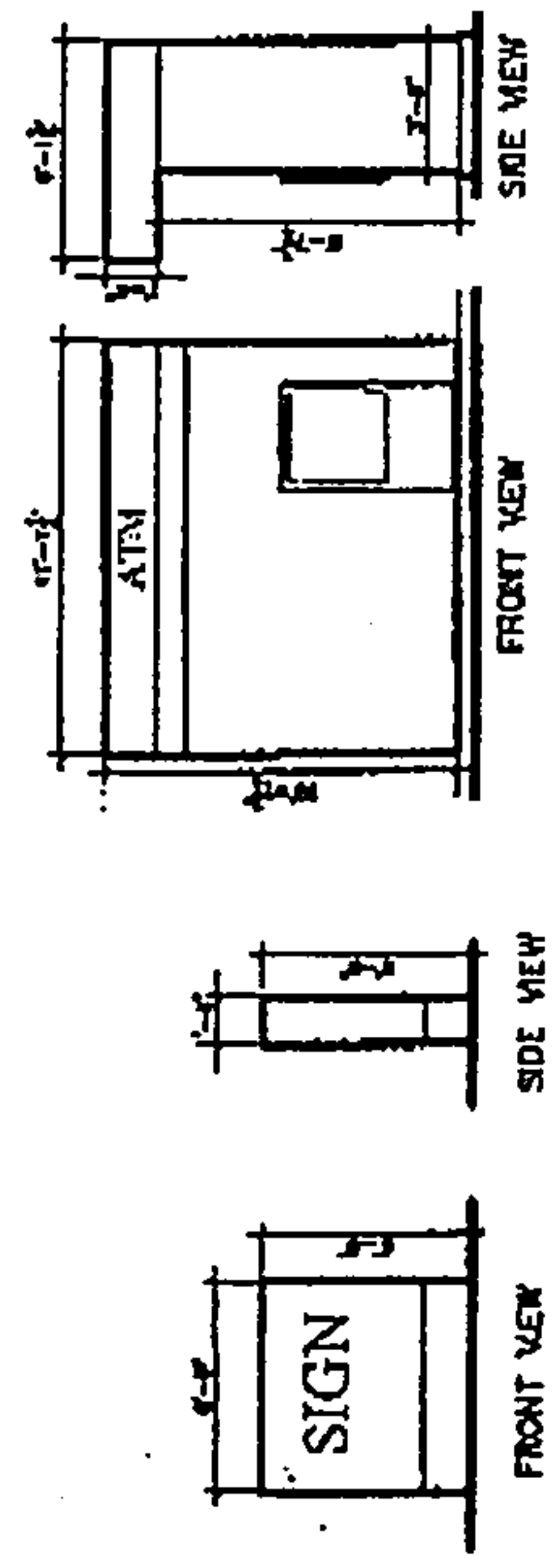
GENERAL NOTES  
A. SEE NOTES HERE



<b>WILLIAMS YARD BUILDING</b> ARCHITECTURE & INTERIORS ARCHITECTS 1000 W. 10TH ST. #100 DENVER, CO 80202			<b>PRELIMINARY -</b> <b>NOT FOR CONSTRUCTION</b>	<b>A001</b>
Van H. Gilbert Architect PC PROJECT ARCHITECT				
DATE	PROJECT NO.	SCALE		
SEE PLAN REFERENCE				



**AREAS**  
 SITE AREA S.F. = 21,584  
 PROJECT AREA S.F. = 2,210  
 HARDSCAPE S.F. = 12,505  
 LANDSCAPE S.F. = 8,302 428



**ELEVATION MONUMENT A5**  
 SCALE 1/8" = 1'-0"

**ELEVATION ATM MACHINE A4**  
 SCALE 1/8" = 1'-0"

**SITE PLAN A1**  
 SCALE 1" = 30'-0"

*Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)*  
**Trip Generation Data**

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT	
	<b>Summary Sheet</b>						
		Units					
Existing Facility	Drive-In Bank (911)	2.00	623	27	20	63	63
Proposed Facility	Drive-In Bank (911)	4.00	1,563	54	41	127	127
	Increase in Trips		940	27	21	64	64

## Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.) Trip Generation Data

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
<i>Drive-In Bank (911)</i>	2.00	623	27	20	63	63

Units

Drive-In Windows

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME);

$$\text{Ln}(T) = 1.326 \text{ Ln}(X) + 5.516$$

50% Enter,                      50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 23.67 (X) + 0$$

57% Enter,                      43% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 63.33 (X) + 0$$

50% Enter,                      50% Exit

**Comments:**

**Existing Facility**

## Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.) Trip Generation Data

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
<b>Drive-In Bank (911)</b>	4.00	1,563	54	41	127	127

Units

Drive-In Windows

**ITE Trip Generation Equations:**

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$\text{Ln}(T) = \begin{matrix} 1.326 & \text{Ln}(X) + & 5.516 \\ 50\% & \text{Enter,} & 50\% & \text{Exit} \end{matrix}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \begin{matrix} 23.67 & (X) + & 0 \\ 57\% & \text{Enter,} & 43\% & \text{Exit} \end{matrix}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \begin{matrix} 63.33 & (X) + & 0 \\ 50\% & \text{Enter,} & 50\% & \text{Exit} \end{matrix}$$

**Comments:**

**Proposed Facility**

## Traffic Count Data Sheet

Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)

Year Counts Taken: 2002

E-W Street: Montgomery Blvd.

Speed Limit (Montgomery Blvd.)= 45 MPH

N-S Street: Driveway "A"

Speed Limit (Driveway "A")= 25 MPH

Date of Count: 4/11/02

Begin Time	End Time	Eastbound (Montgomery Blvd.)			Westbound (Montgomery Blvd.)			Northbound (Driveway "A")			Southbound (Driveway "A")		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	4	0	2	0	0	0	0	0	2	0	0	0
7:15 AM	7:30 AM	0	0	4	0	0	0	0	0	4	0	0	0
7:30 AM	7:45 AM	0	0	2	0	0	0	0	0	4	0	0	0
7:45 AM	8:00 AM	0	0	4	0	0	0	0	0	4	0	0	0
8:00 AM	8:15 AM	0	0	10	0	0	0	0	0	2	0	0	0
8:15 AM	8:30 AM	0	0	6	0	0	0	0	0	1	0	0	0
8:30 AM	8:45 AM	0	0	6	0	0	0	0	0	2	0	0	0
8:45 AM	9:00 AM	0	0	4	0	0	0	0	0	2	0	0	0
<b>AM Peak Hour Volumes</b>		<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>
% of Total Traffic		0.0%	0.0%	79.2%	0.0%	0.0%	0.0%	0.0%	0.0%	20.8%	0.0%	0.0%	0.0%
% Directional			79.2%			0.0%			20.8%		0.0%		

Begin Time	End Time	Eastbound (Montgomery Blvd.)			Westbound (Montgomery Blvd.)			Northbound (Driveway "A")			Southbound (Driveway "A")		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	4	0	6	0	0	0	0	0	4	0	0	0
4:15 PM	4:30 PM	0	0	17	0	0	0	0	0	4	0	0	0
4:30 PM	4:45 PM	0	0	15	0	0	0	0	0	3	0	0	0
4:45 PM	5:00 PM	0	0	14	0	0	0	0	0	0	0	0	0
5:00 PM	5:15 PM	0	0	10	0	0	0	0	0	5	0	0	0
5:15 PM	5:30 PM	0	0	8	0	0	0	0	0	4	0	0	0
5:30 PM	5:45 PM	0	0	5	0	0	0	0	0	3	0	0	0
5:45 PM	6:00 PM	0	0	4	0	0	0	0	0	0	0	0	0
<b>PM Peak Hour Volumes</b>		<b>0</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>
% of Total Traffic		0.0%	0.0%	82.7%	0.0%	0.0%	0.0%	0.0%	0.0%	17.3%	0.0%	0.0%	0.0%
% Directional			82.7%			0.0%			17.3%		0.0%		

## Traffic Count Data Sheet

Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)

Year Counts Taken: 2002

E-W Street: Driveway "B"

N-S Street: Carlisle Blvd.

Speed Limit (Driveway "B")= 25 MPH

Speed Limit (Carlisle Blvd.)= 35 MPH

Date of Count: 4/11/02

Begin Time	End Time	Eastbound (Driveway "B")			Westbound (Driveway "B")			Northbound (Carlisle Blvd.)			Southbound (Carlisle Blvd.)		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	4
7:15 AM	7:30 AM	0	0	3	0	0	0	0	0	0	0	0	0
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	8:15 AM	0	0	3	0	0	0	0	0	0	0	0	1
8:15 AM	8:30 AM	0	0	1	0	0	0	0	0	0	0	0	1
8:30 AM	8:45 AM	0	0	3	0	0	0	0	0	0	0	0	0
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	3
<b>AM Peak Hour Volumes</b>		<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
% of Total Traffic		0.0%	0.0%	58.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	41.2%
% Directional			58.8%			0.0%			0.0%			41.2%	

Begin Time	End Time	Eastbound (Driveway "B")			Westbound (Driveway "B")			Northbound (Carlisle Blvd.)			Southbound (Carlisle Blvd.)		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	0	0	2	0	0	0	0	0	0	0	0	2
4:15 PM	4:30 PM	0	0	2	0	0	0	0	0	0	0	0	4
4:30 PM	4:45 PM	0	0	3	0	0	0	0	0	0	0	0	2
4:45 PM	5:00 PM	0	0	1	0	0	0	0	0	0	0	0	2
5:00 PM	5:15 PM	0	0	3	0	0	0	0	0	0	0	0	0
5:15 PM	5:30 PM	0	0	2	0	0	0	0	0	0	0	0	2
5:30 PM	5:45 PM	0	0	3	0	0	0	0	0	0	0	0	4
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0
<b>PM Peak Hour Volumes</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>
% of Total Traffic		0.0%	0.0%	44.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.6%
% Directional			44.4%			0.0%			0.0%			55.6%	



## Traffic Count Data Sheet

Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)

Year Counts Taken: 2002

E-W Street: Hendrix

N-S Street: Driveway "C"

Speed Limit (Hendrix)= 25 MPH

Speed Limit (Driveway "C")= 25 MPH

Date of Count: 4/11/02

Begin Time	End Time	Eastbound (Hendrix)			Westbound (Hendrix)			Northbound (Driveway "C")			Southbound (Driveway "C")		
		L	T	R	L	T	R	L	T	R	L	T	R
7:00 AM	7:15 AM	0	0	0	0	0	4	0	0	0	2	0	0
7:15 AM	7:30 AM	0	0	0	0	0	2	0	0	0	9	0	0
7:30 AM	7:45 AM	0	0	0	0	0	4	0	0	0	3	0	0
7:45 AM	8:00 AM	0	0	0	0	0	3	0	0	0	3	0	0
8:00 AM	8:15 AM	0	0	0	0	0	1	0	0	0	3	0	0
8:15 AM	8:30 AM	0	0	0	0	0	2	0	0	0	6	0	0
8:30 AM	8:45 AM	1	0	0	0	0	6	0	0	0	7	0	1
8:45 AM	9:00 AM	0	0	0	0	0	11	0	0	0	7	0	0
<b>AM Peak Hour Volumes</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>1</b>
% of Total Traffic		1.6%	0.0%	0.0%	0.0%	0.0%	45.3%	0.0%	0.0%	0.0%	51.6%	0.0%	1.6%
% Directional			1.6%			45.3%		0.0%			53.1%		

Begin Time	End Time	Eastbound (Hendrix)			Westbound (Hendrix)			Northbound (Driveway "C")			Southbound (Driveway "C")		
		L	T	R	L	T	R	L	T	R	L	T	R
4:00 PM	4:15 PM	0	0	0	0	0	4	0	0	0	4	0	0
4:15 PM	4:30 PM	0	0	0	0	0	2	0	0	0	9	0	6
4:30 PM	4:45 PM	1	0	0	0	0	5	0	0	0	6	0	0
4:45 PM	5:00 PM	0	0	0	0	0	5	0	0	0	9	0	2
5:00 PM	5:15 PM	1	0	0	0	0	3	0	0	0	9	0	1
5:15 PM	5:30 PM	0	0	0	0	0	4	0	0	0	6	0	0
5:30 PM	5:45 PM	0	0	0	0	0	2	0	0	0	5	0	0
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	3	0	0
<b>PM Peak Hour Volumes</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>9</b>
% of Total Traffic		3.5%	0.0%	0.0%	0.0%	0.0%	25.6%	0.0%	0.0%	0.0%	55.8%	0.0%	15.1%
% Directional			3.5%			25.6%		0.0%			70.9%		

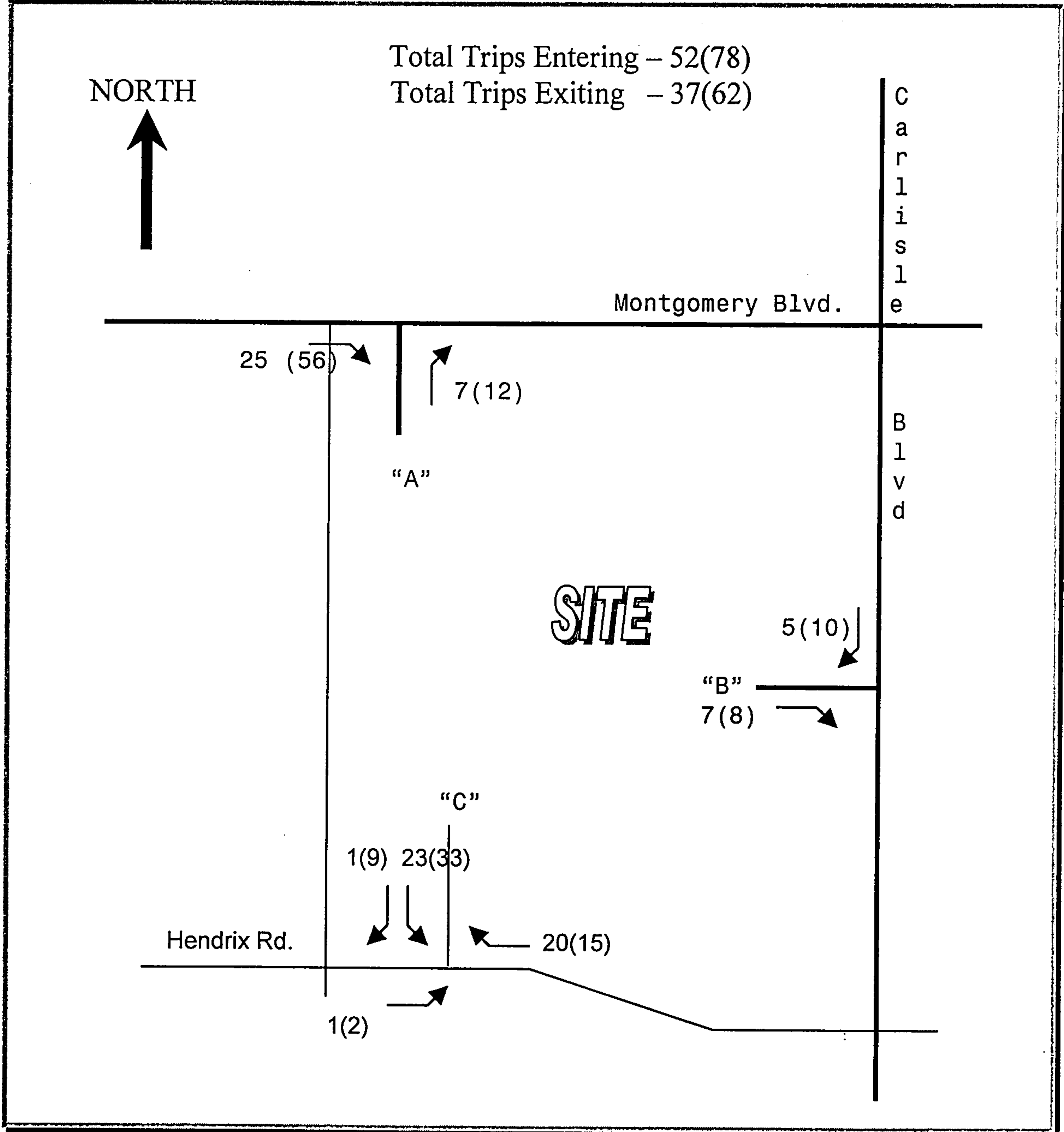
Terry O. Brown, P.E.

P. O. Box 92051  
Albuquerque, NM 87199-2051  
(505) 883-8807 (Voice)  
(208) 975-6132 (FAX)



Calculation Sheet:

Sheet \_\_\_ of \_\_\_



Date:	4/13/2002	Project:	Wells-Fargo Bank (Montgomery / Carlisle)
Calcs by:	tob	Description:	2002 Existing Driveway Counts

GENERAL PURPOSE QUEUEING MODEL

INPUTS

Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)  
Albuquerque, NM  
April, 2002  
AM Peak Hour Analysis

PROBLEM TYPE 5  
SINGLE-CHANNEL, SINGLE-PHASE  
Poisson Arrivals, Exponential Service Times, Finite Queue

Mean Arrival & Mean Service Rates are Cars per Hour  
Mean Arrival Rate = 27.  
Mean Service Rate = 70.

Maximum Number in the System = 14

OUTPUTS

PROBABILITY STATISTICS

Probability of Exactly N Units in the System

Number of Units (N)	Percent
0	61.429
1	23.694
2	9.139
3	3.525
4	1.360
5	.524
6	.202
7	.078
8	.030
9	.012
10	.004
11	.002
12	.001

Probability of Units Lost from the System = .00%

UNIT STATISTICS (Cars)

Mean Number of Units in the System = .63  
Mean Number of Units in Queue = .24

TIME STATISTICS (Hour)

Mean Time in the System = .02  
= 1.38 minutes  
Mean Wait Time = .01  
= .54 minutes

SERVICE FACILITY USE/IDLE STATISTICS

Use Percent = 38.6%  
Idle Percent = 61.4%

GENERAL PURPOSE QUEUEING MODEL

INPUTS

Wells-Fargo Bank (Montgomery Blvd. / Carlisle Blvd.)  
Albuquerque, NM  
April, 2002  
PM Peak Hour Analysis

PROBLEM TYPE 5  
SINGLE-CHANNEL, SINGLE-PHASE  
Poisson Arrivals, Exponential Service Times, Finite Queue

Mean Arrival & Mean Service Rates are Cars per Hour  
Mean Arrival Rate = 64.  
Mean Service Rate = 70.

Maximum Number in the System = 14

OUTPUTS

PROBABILITY STATISTICS

Probability of Exactly N Units in the System

Number of Units (N)	Percent
0	11.595
1	10.601
2	9.692
3	8.862
4	8.102
5	7.408
6	6.773
7	6.192
8	5.661
9	5.176
10	4.732
11	4.327
12	3.956
13	3.617
14	3.307

Probability of Units Lost from the System = 3.31%

UNIT STATISTICS (Cars)

Mean Number of Units in the System = 5.38  
Mean Number of Units in Queue = 4.49

TIME STATISTICS (Hour)

Mean Time in the System = .09  
= 5.22 minutes  
Mean Wait Time = .07  
= 4.38 minutes

SERVICE FACILITY USE/IDLE STATISTICS