#12

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00557 (P&F)** Project # **1001946**
Project Name: **LOS ANGELES CENTER**
Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 4-13-05 by the DRB with delegation of signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AEHD sig.

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

Project Number 1001946

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

APRIL 13, 2005 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:12 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

| | | |
|---|---|---|
| 1. | **Project # 1002315**<br>05DRB-00477 Major-One Year SIA | BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.** |

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

052

3. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] *[Deferred from 4/6/05 & 4/13/05]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

**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.

7. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s).[REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**
05DRB-00558 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5,** zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] **[Stephanie Shumsky, EPC Case Planner]** (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**

10. **Project # 1000560**
05DRB-00546 Minor-Amnd SiteDev Plan Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between PASEO DEL NORTE NE and JEFFERSON ST NE containing approximately 6 acre(s). (D-17) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). *[Deferred from 4/6/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, REDIVISION OF **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64$^{TH}$ ST NW, between MILNE RD NW and TIERRA PRIETTA NW containing approximately 4 acre(s). (F-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001946**
05DRB-00557 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS-TARGET CORP request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 13 acre(s). [REF: 04DRB01176, 04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176] (D-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**
05DRB-00562 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION,** zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1004088**
05DRB-00555 Minor-Prelim&Final Plat Approval

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION,** zoned C-3, located west of 4$^{TH}$ ST NW and MONTANO NW and containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

15. **Project # 1004089**
05DRB-00556 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION,** zoned C-2, located on 2$^{ND}$ STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] (F-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**
04DRB-00927 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA]* (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**
05DRB-00559 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**
05DRB-00563 Major-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3,** zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**
05DRB-00564 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION,** zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2,** zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] *[Deferred from 3/16/05]* (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS,** zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] *[Indef. Deferred on 3/16/05]* (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). *[Indefinitely deferred for the SIA]* (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

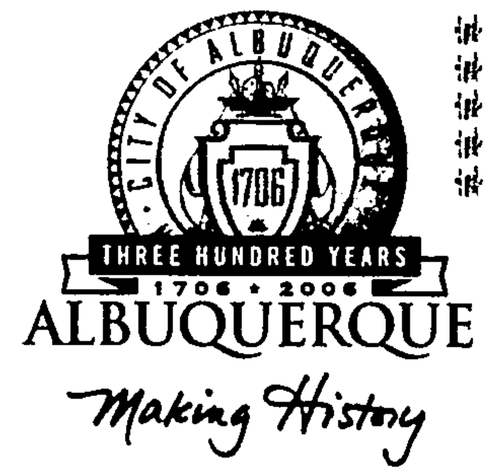
PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

**THERE ARE NO SKETCH PLATS THIS WEEK**

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

# CITY OF ALBUQUERQUE




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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Minor comment.

**RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED _____; 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**: April 13, 2005

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**April 13, 2005**
**DRB Comments**

**ITEM # 12**

**PROJECT # 1001946** **APPLICATION # 05-00557/minor plat**

**Re: Los Angelas Center/minor plat**

**There are no objections to this request.**

**AGIS dxf is on file.**

for Andrew Garcia

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

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

# MEMORANDUM

DATE: April 12, 2005

TO: Sheran Matson, Planning Department
Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
James Topmiller, Bohannan Huston, Inc.

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project No. 1001946, 05DRB-00557, Tracts A-1-A-1 and A-1-E-1 of the Los Angeles Center, Southeast Corner of I-25 and Paseo Del Norte, Albuquerque, New Mexico

---

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Sacramento Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plat(s)/Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

#12

1946

# DXF Electronic Approval Form

DRB Project Case #: 1001946

Subdivision Name: LOS ANGELES CENTER TRACTS A-1-A-1 & A-1-E-1

Surveyor: THOMAS G KLINGENHAGEN

Contact Person: DARRELL YABENY

Contact Information: 823-1000

DXF Received: 4/6/2005 Hard Copy Received: 4/6/2005

Coordinate System: Ground rotated to NMSP Grid

Approved Date

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

## AGIS Use Only

Copied cov **1946** to agiscov on **4/6/2005** Contact person notified on **4/6/2005**

#8

complete 4-4-05 BJ

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

REVISED 2/5/04

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

DRB Application No.: **05DRB-00492 (SBP)** Project # **1001946**

Project Name: **LOS ANGELES CENTER**

Agent: George Rainhart Architects & Assoc. Phone No.: 884-9110

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 3/30/05 by the DRB with delegation of signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 3 copies of SPBP
  - Utility Plan - "FL (PRIVATE)" SHOULD BE "FH (PUBLIC)" at south entrance
  - Landscape Plan - REMOVE Tree that is in Public water easement.

☐ **Planning must record this plat. Please submit the following items:**
- -The original plat and a mylar copy for the County Clerk.
- -Tax certificate from the County Treasurer.
- -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- -Tax printout from the County Assessor.

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

Project Number 1001946

#8

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

REVISED 2/5/04

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

DRB Application No.: **05DRB-00492 (SBP)** Project # **1001946**

Project Name: **LOS ANGELES CENTER**

Agent: George Rainhart Architects & Assoc. Phone No.: 884-9110

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 3/30/05 by the DRB with delegation of signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): 3 copies of SP BP
- ☐ • Utility Plan - "FL (PRIVATE)" SHOULD BE "FH (PUBLIC)" at South entrance
- ☐ • Landscape Plan - REMOVE Tree that is in Public water easement.
- ☐

- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1001946

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

March 30, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

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

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

1. **Project # 1001569**
05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II,** zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, O4AA00223, 03AA02031] (F-17) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JUNE 1, 2006.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524
Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81$^{ST}$ ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

3. **Project # 1002636**
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] *[Deferred from 3/30/05]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

**Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). *[Deferred from 3/16/05 & 3/30/05]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

4. **Project # 1003790**
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18) **THE BULK LAND VARIANCE WAS APPROVED.**

| | | |
|---|---|---|
| | 05DRB-00490 Minor-Amnd Prelim Plat Approval | BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790 ] (B-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMNARY PLAT.** |
| **5.** | **Project # 1003821**<br>05DRB-00334 Major-Preliminary Plat Approval<br>05DRB-00335 Minor-Temp Defer SDWK | ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.** |

6. **Project # 1003822**
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED 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.

7. **Project # 1003761**
05DRB-00491 Minor-SiteDev Plan BldPermit/EPC

BRISCOE ARCHITECTS, PC agent(s) for VAUGHN EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15 and 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2/ MIXED USE, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE containing approximately 3 acre(s). **[Carmen Marrone, EPC Case Planner]** (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS AND DRAINAGE EASEMENTS, PARKING STALL COUNT, ISLAND RADIUS AND STRIPING ON HOLLY AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-00210 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05] [Final Plat was Indefinitely Deferred for the SIA 2/23/05]* (C-20) **FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1001946**
05DRB-00492 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for WALGREENS CO. request(s) the above action(s) for all or a portion of LOT A, **LOS ANGELES CENTER**, zoned M-1, located on the southwest corner of PASEO DEL NORTE NE and SAN PEDRO NE and containing approximately 2 acre(s). [REF: 05EPC-00176] **[Makita Hill, EPC Case Planner]** (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN – FIRELINE (PRIVATE) SHOULD BE FIRE HYDRANT (PUBLIC) AT SOUTH ENTRANCE AND LANDSCAPE PLAN – REMOVE TREE THAT IS IN PUBLIC WATER EASEMENT AND TO PLANNING FOR MAKITA HILL'S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN.**

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

9. **Project # 1003573**
05DRB-00481 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 05DRB01417] (C-20) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
05DRB-00488 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, MESA @ ANDERSON HILLS, UNIT 1, (to be known as **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s).(P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1000440**
05DRB-00487 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROBERT A. RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5-A, **INTERSTATE BUSINESS PARK,** zoned M-2, located on, between and containing approximately 5 acre(s). [REF: DRB97-362, 05DRB-00089] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER EASEMENT ACROSS 5A1 FOR 5A2's PRIVATE SEWER WITH MAINTENANCE AND BENEFICIARY LANGUAGE AND THEY NEED A SHARED SEWER AGREEMENT.**

12. **Project # 1000676**
05DRB-00489 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FIFTEEN FOOTHILL INVESTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1/ IP USES, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04DRB-01822, 04DRB-01823, 04EPC-01345, 04EPC-01353] (A-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003615**
05DRB-00494 Minor-Prelim&Final Plat Approval

JEAN MC MANUS request(s) the above action(s) for all or a portion of Lot(s) 29A and 29B, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, located on TRELLIS DR NW, between CAMPBELL RD NW and CASTANEDA NW containing approximately 1 acre(s). [REF: 04ZHE01262] (G-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A VARIANCE TO LOT SIZE.**

14. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

15. **Project # 1004036**
05DRB-00446 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL,** zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

17. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION **(to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION,** zoned SU-2 FOR RT, located on CANDELARIA NW, between 10$^{TH}$ STREET NW and 7$^{TH}$ STREET NW containing approximately 1 acre(s).[REF: 03DRB00683, 03DRB02124] *[Deferred from 3/30/05]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

18. **Project # 1002802**
05DRB-00496 Minor-Prelim&Final Plat Approval

RHOMBUS P.A. INC. agent(s) for GORDON LAND AND CATTLE, TOM GORDON request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF J.W. JONES, (to be known as **GORLAND SQUARE)** zoned C-3, located on SUSAN AVE SE, between WYOMING BLVD SE and MOON AVE SE containing approximately 3 acre(s). [REF: 03DRB-01141] (L-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1003231**
05DRB-00483 Minor-Amnd Prelim Plat Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, LANDS OF SALAZAR/QUATRO/JSJ/HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT, located on 98$^{TH}$ ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB-00261, 04DRB-00263] (N-9) **WITH THE APPROVAL OF THE AMENDED GRADING PLAN DATED 3/21/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

**20. Project # 1004058**
05DRB-00486 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SANDIA FOUNDATION / PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, **LOMAS AND BROADWAY, UNIT 2,** and Tract(s) P-1, **LANDS OF NEW MEXICO CREDIT CORPORATION, UNIT 2,** zoned SU-2, M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: DRB-90-186, DRB-93-164] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**21.** Approval of the Development Review Board Minutes for March 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 16, 2005 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

# *DEVELOPMENT REVIEW BOARD*
# *TRANSPORTATION DEVELOPMENT*
## *Standard Comment Sheet*

**DRB- 1001946 Item No. 8 Zone Atlas D-18**
**DATE ON AGENDA 3-30-05**
**INFRASTRUCTURE REQUIRED (X)YES ( )NO**
**CROSS REFERENCE: _____**
**_____**

**TYPE OF APPROVAL REQUESTED:**
( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
(X)SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| 1) | Where is letter explaining the conditions? |
| 2) | Typical parking stalls are 8.5′ x 20′. |
| 3) | Need a separate exhibit showing the site plan with the most recent approved plat shown. I believe there was dedication along San Pedro that is not being shown and may affect the site. |
| 4) | Ensure that sight distance requirements (AASHTO) are being preserved at the street corners with respect to landscaping. |
| 5) | Where is the signature block? |
| 6) | Where are the parking calculations? |

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

#8

**MEMORANDUM**

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Monday, March 28, 2005
Re: Comments on Project 1001946 05DRB-00492

Project 1001946, case number 05DRB-00492, is a request for approval for a site development plan for building permit for Tract A-1-C, Los Angeles Center, zoned M-1/Shopping Center (SC). Tract A-1-C was created as a part of a Final Plat that was approved by the DRB in August 2004 (04DRB-01965). The EPC approved a site development plan for subdivision for this site, including Tract A-1-C, in March 2005 (05EPC-00176). Among the EPC Conditions of Approval was the delegation of approval of site development plans for building permit for parcels less than 5 acres to the DRB (EPC Condition #8). Tract A-1-C is approximately 2 acres.

I have reviewed the site development plan for building permit as submitted to the DRB, and I have the following comments regarding this request:

1. The site plan indicates a free-standing pylon sign to be placed at the corner of Paseo Del Norte and San Pedro, however the site plan does not include an illustration of the sign. The EPC-approved site development plan for subdivision for this site indicates a 20-foot pylon sign at this location, and includes an illustration of the sign. The applicant must insure that the signage installed at this location is consistent with the EPC-approved site development plan for subdivision, or submit an administrative amendment to the site plan for subdivision for a different sign.

2. EPC Condition #6 calls for a 20-foot landscaped buffer to be placed along Paseo Del Norte and San Pedro, consistent with Section 14-16-3-10, Landscape Regulations, City Zoning Code. While the right-turn lane on the east edge of the site does not leave sufficient space for this buffer, the buffer is proposed for Paseo Del Norte and the northeast and southeast edges of the site. The proposed landscaping meets the intent of EPC Condition #6. The Landscape Regulations in the Zoning Code also require screening of parking areas that abut a public street that are greater than 100 linear feet, for sites that require 50 parking spaces or more (Section 14-16-3-1-E4, City Zoning Code). The screening is to be provided in the form of a wall, earth berm, evergreen landscaping, or a combination of these. The applicant is required to install sceening of parking areas that abut Paseo Del Norte, San Pedro, and screening of those parking spaces that face the Paseo Del Norte/San Pedro intersection.

3. Section 14-16-3-1, Off-Street Parking Regulations, City Zoning Code, establishes standards for pedestrian walkways through parking areas and walkways that abut proposed buildings. The proposed parking area walkways are required to be a minimum 6 feet in width: the site plan indicates a 5-foot

width for these walkways. The walkways abutting the building on the north and east sides of the building that abut parking areas are shown to be 10 feet in width, which meets Zoning Code standards. The zig-zag walkways at the northeast and southeast areas of the site must also be a minimum 6 feet in width.

4. The proposed site lighting suggests that light poles will direct light on the Walgreens building as well as the parking area. The applicant has noted on the site plan that the lighting will meet all national, state, and local codes and ordinances. The proposed lighting should be given additional review by Building Permit staff to insure compliance with Section 14-16-3-9, Area Lighting Regulations, City Zoning Code.

Should you have any questions on these or related matters, please let me know.

XC: George Rainhart Architects & Associates

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

# MEMORANDUM

DATE: March 29, 2005

TO: Sheran Matson, Planning Department, Design Review Board (DRB)

COPY: Marcia A. Pincus, P.E., Environmental Health Department
Kevin Curran, Legal Department
Ailene O'Byrne, George Rainhart Architects & Associates

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No. 1001946, 05DRB-00492 Minor-Site Development Plan-Building Permit (Lot A, Los Angeles Center)

---

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former landfill. The Albuquerque Environmental Health Department (AEHD) is looking into the matter now and will inform you of their findings.

In the meantime and until further notice, the developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

Martin J. Chávez, Mayor

# City of Albuquerque
## Environmental Health Department

Alfredo R. Santistevan, Director

March 29, 2005

**To:** **Zoning Enforcement/Building Permit Review and Plan Check, Planning Dept.**

**From:** **Marcia A. Pincus, Environmental Health Department**

**Subject:** **Building Plans for Walgreen's Store 9608 Located at Paseo del Norte NE**

The above referenced site is **exempt** from having to follow the Interim Guidelines for Development within City Designated Landfill Buffer Zones, because it appears the present Lowe's Center location is no longer a landfill and the adjacent Holly Avenue Landfill has been removed.

The project may proceed through the Planning Department process assuming all other Planning Department requirements have been met.

cc: Kevin Curran, Legal Department
File

#19 Complete 1/26/05 Ag

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01965 (FP)** Project # **1001946**

Project Name: **Los Angeles Center**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/29/04 by the DRB with delegation of signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

☒ TRANSPORTATION: – EXHIBIT of SAN PEDRO IMPROV. w/ NEW R/W DEDICATION ✓ OK WM
– EASEMENT THRU CONCO SITE ✓ 1-24-05

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): Sign off file

☒ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☒ **Property Management's signature must be obtained prior to Planning Department's signature.**

☒ **AGIS DXF File approval required.**

☒ **Copy of recorded plat for Planning.**

Project Number 1001946

1946

# DXF Electronic Approval Form

DRB Project Case #: 1001946

Subdivision Name: LOS ANGELES CENTER TRACTS A1A THRU A1E

Surveyor: THOMAS G KLINGENHAGEN

Contact Person: STEPHANIE STRATTON

Contact Information:

DXF Received: 1/4/2005 Hard Copy Received: 12/14/2004

Coordinate System: Ground rotated to NMSP Grid

Approved 1/4/05 Date

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

## AGIS Use Only

Copied cov **1946** to agiscov on **1/4/2005** Contact person notified on **1/4/2005**

#19

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01965 (FP)** Project # **1001946**

Project Name: **Los Angeles Center**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 12/29/04 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

☒ TRANSPORTATION: – EXHIBIT of SAN PEDRO IMPROV. of NEW R/W DEDICATION

– EASEMENT THRU CEMCO SITE

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): Sign off file

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

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

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

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☒ **Property Management's signature must be obtained prior to Planning Department's signature.**

☒ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Project Number 1001946

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

December 29, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:35 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000676**
   04DRB-01822 Major-Vacation of Public Easements
   04DRB-01823 Minor-Sketch Plat or Plan

   JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, MARK & JEAN BERNSTEIN, request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1 IP, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001370**
04DRB-01857 Major-Bulk Land Variance
04DRB-01858 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002134**
04DRB-01804 Major-Preliminary 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) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] *[Deferred from 12/29/04]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

04DRB-01967 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION,** zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/29/04]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

4. **Project # 1000965**
04DRB-01848 Major-Bulk Land Variance
04DRB-01854 Major-Preliminary Plat Approval
04DRB-01850 Major-Vacation of Public Easements
04DRB-01849 Major-Vacation of Pub Right-of-Way
04DRB-01851 Minor-Vacation of Private Easements
04DRB-01853 Minor-Sidewalk Waiver
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11) **BULK LAND VARIANCE WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION: THERE ARE NO OTHER APPROVALS THAN THOSE GRANTED ON 10/29/03. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

6. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

## SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

7. **Project # 1003826**
04DRB-01905 Minor-SiteDev Plan Su`bd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY,** zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

8. **Project # 1003829**
04DRB-01911 Minor-SiteDev Plan BldPermit

SMPC ARCHITECTS agent(s) for QWEST COMMUNICATIONS request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 IP, located on 94$^{TH}$ ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1 acre(s). [REF: Z-81-22] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO ADDRESS COMMENTS.**

9. **Project # 1001043**
04DRB-01971 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE,** zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] **[Russell Brito for Debbie Stover, EPC Case Planner]** (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**
04DRB-01972 Minor-SiteDev Plan BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 12/29/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

11. **Project # 1000602**
01DRB-00160 Major-Vacation of Plat

Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**

12. **Project # 1001764**
04DRB-01908 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION,** zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1003705**
04DRB-01956 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION.** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003782**
04DRB-01909 Minor-Prelim&Final Plat Approval
04DRB-01910 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for WALTON CHAPMAN BUILDERS CO INC request(s) the above action(s) for all or a portion of Tract(s) 12□1, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 2 acre(s). [REF: DRB-95-268, 04DRB01773] (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES ON THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1001021**
04DRB-01968 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for PIERRE J AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1-B-1 and C-1-B-2, **IRVING LAND PARTNERS,** zoned M-1 light manufacturing zone, located on IRVING BLVD NW, between SIERRA HILL NW and NEW VISTAS NW containing approximately 7 acre(s). [REF: 01DRB01591, 01DRB00095, 03DRB00221, 03DRB00222] (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI SIGNATURE AND AMAFCA'S SIGNATURE AND TO PLANNING FOR THE AGIS DXF FILE.**

16. **Project # 1001438**
04DRB-01898 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) 349A TOWN OF ATRISCO GRANT, (to be known as **KENSINGTON, UNIT 5**, zoned RD, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 03DRB00079, 04DRB00872, 04DRB00872, 04DRB0074, 04DRB00876, 04DRB00878] (H-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

17. **Project # 1003235**
04DRB-01899 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET, LLC request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6)** zoned RD, located on 72$^{ND}$ ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [Project #1003304 issued in error] [REF: 04DRB00362] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND NOTE ON THE PLAT.**

18. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS,** zoned R-1 residential zone, located on MENAUL BLVD NW, between 8$^{TH}$ ST NW and 10$^{TH}$ ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04]* (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH THE CONDITION THAT IT WON'T PRECLUDE FUTURE PLACEMENT OF SIDEWALK. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

19. **Project # 1001946**
04DRB-01965 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LOWE'S COMPANIES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C, A-1-D and A-1-E, **LOS ANGELES CENTER,** zoned M-1, located on I-25 NE, between PASEO DEL NORTE NE and SAN PEDRO BLVD NE containing approximately 34 acre(s). [REF: 02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 04DRB01177, 04DRB01178, 04DRB01670] (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXHIBIT OF SAN PEDRO IMPROVEMENT OF NEW RIGHT-OF-WAY DEDICATION AND EASEMENT THRU CEMCO SITE AND TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1003855**
04DRB-01966 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MICHAEL DEWITTE request(s) the above action(s) for all or a portion of Lot(s) 57-A, **THE OVERLOOK @ HIGH DESERT, UNIT 2,** zoned SU-2 HD RLT, located on HIGH DESERT RD NE, between OSAGE ORANGE RD NE and RED YUCCA AVE NE containing approximately 1 acre(s).(E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HOME OWNERS ASSOCIATION SIGNATURE.**

21. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68$^{TH}$ ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04, 12/8/04 & 12/29/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

22. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION,** zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Deferred from 12/29/04]* (K-20) **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

24. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION,** zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] *[Deferred from 12/29/04]* (G-21) **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

25. **Project # 1003828**
04DRB-01907 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 and 114A, **MRGCD MAP # 34,** zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: Z-70-114] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003856**
04DRB-01969 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, **DON FELIPE NO. 02,** zoned RA-2 residential and agricultural zone, located on WEST GLENN SW & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). (Q-10/Z-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003857**
04DRB-01973 Minor-Sketch Plat or Plan

PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) D, C1, C2 and 31B1, LANDS OF BROMO GONZALES, (to be known as **BARELAS TOWN HOMES**, zoned SU-2 NCR AND SU-2 RT, located on SIMPIER LN SW, between 8$^{TH}$ ST SW and 4$^{TH}$ ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for December 8 and December 15, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 8 AND DECEMBER 15 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:35 P.M.

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 8**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED ____; 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**: March 30, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 19**

**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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

**RESOLUTION:**

APPROVED ✓; DENIED ____; DEFERRED ____; 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**: December 29, 2004

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**DECEMBER 29, 2004**
**DRB Comments**

**ITEM # 19**

**PROJECT # 1001946** **APPLICATION # 04-01965**

**RE: all or a portion of Tracts A1A, A1B, A1C, A1D, and A1E, Los Angeles Center / Minor Final Plat Approval**

1. Need Environmental Health to sign off
2. Need Disclosure Statement regarding landfill situation
3. Need AGIS dxf file

Carmen for

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

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**
**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

December 15, 2004 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 1:15 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04, 12/1/04 & 12/15/04]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

2. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION)** zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061]*[Deferred from 12/1 & 12/8/04]*(M-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE FINAL PLAT CAN NOT BE APPROVED UNTIL THE CITY HAS ACCEPTED DRC PROJECT #705581 WHICH CONSTRUCTED THE PUBLIC LINES IN COORS. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002397**
04DRB-01784 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

5. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2$^{ND}$ ST NW and 3$^{RD}$ ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04 & 12/15/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

7. **Project # 1003384**
04DRB-01874 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) MM-1A, SEVEN BAR RANCH, (to be known as **IRONSTONE BANK**) zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX85-28 Z-85-34-1(2), 04EPC01035] **[Juanita Garcia, EPC Case Planner]** (B-14) **THE INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR EASEMENT THROUGH TRACT MM-1-B AND UNIDIRECTIONAL RAMPS.**

8. **Project # 1000134**
04DRB-01867 Minor-SiteDev Plan BldPermit/EPC

ALEX HARRISON, ARCHITECT agent(s) for TEAM SPECIALTY PRODUCTS request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 1-A-1, **SANDIA RESEARCH PARK,** zoned SU-1, IP, located on EUBANK RD SE, between DEVELOPMENT SE and RESEARCH SE containing approximately 2 acre(s). [REF: 02EPC00451, DRB-99-351, Z-99-122, 00DRB00061] **[Makita Hill, EPC Case Planner]** (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WIDTH AND DRIVE LOCATION.**

9. **Project # 1003816**
04DRB-01879 Minor-SiteDev Plan BldPermit
04DRB-01878 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY FOR JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-6-A & 2-F-1, **ATRISCO BUSINESS PARK, UNIT 3,** zoned SU-1 PLANNED IP, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 5 acre(s). [REF: Z-92-57, AA-97-45] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1000676**
04DRB-01798 Minor-SiteDev Plan Subd/EPC
04DRB-01800 Minor-SiteDev Plan BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER,** zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/1/04]* (A-14) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI APPROVAL AND REVISED LANDSCAPING PLAN AND CITY ENGINEER FOR SIA AND COORDINATION OF ENTRANCE WITH NMDOT AND SITE PLAN FOR BUILDING PERMIT TITLE.**

11. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE.**

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

12. **Project # 1000029**
    04DRB-01873 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1A-1 **DUKE CITY LUMBER COMPANY** AND LOT D-1-A OF **ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785,03DRB01786] (H-13) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1000922**
    04DRB-01880 Major-Amnd Prelim Plat Approval
    04DRB-01881 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). (C-10/11, D-10/11) **AN AMENDED INFRASTRUCTURE LIST DATED 12/15/04 AND AN APPROVED AMENDED GRADING PLAN ENGINEER STAMP DATED 12/7/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1002194**
04DRB-01836 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] *[Deferred from 12/15/04]* (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

15. **Project # 1003188**
04DRB-01876 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 144-B-1,145-A, 145-A-2, MRGCD MAP 31, **LUKE ADDITION,** zoned RA-2, located on SAN MARTIN PL NW, between GRIEGOS NW and MILLER CIRCLE NW containing approximately 2 acre(s). [REF: 04DRB-00038] (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

16. **Project # 1003568**
04DRB-01877 Minor-Prelim&Final Plat Approval

RHOMBUS, PA INC agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS,** zoned SU-1 FOR PRD, located on NARCISCO ST NE, between LOMAS NE and MONTE VERDE NE containing approximately 1 acre(s). [REF: Z-81-46, DRB-94-135, DRB-83-391, V-88-6] (J-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

18. **Project # 1003814**
04DRB-01870 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Tract(s) H-1, **LANDS OF LOS ANGELES INVESTORS,** zoned SU-2, M-1, located on WASHINGTON ST NE, between PASEO DEL NORTE NE and ALAMEDA NE containing approximately 5 acre(s). [REF: 02DRB00491] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003815**
04DRB-01871 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned IP, located on SAN MATEO BLVD NE, between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1001043**
04DRB-01872 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **STONEBRIDGE POINTE SUBDIVISION,** zoned SU-1 for R-2, located on MCMAHON BLVD NW, between BANDELIER DR NW and MCMAHON NW containing approximately 9 acre(s). [REF: 04EPC01209, 04EPC01210, 03DRB01288, 01289, 01290 & 01377] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003442**
04DRB-01864 Minor-Sketch Plat or Plan

WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, W7 located on CAMPBELL RD NW, between GLENWOOD NW and TRELLIS NW containing approximately 2 acre(s). [REF: 04ZHE00742, 04ZHE00744] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003811**
04DRB-01865 Minor-Sketch Plat or Plan

MORRIS R GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, **BEL-AIR SUBDIVISION,** zoned C-1, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003612**
04DRB-01868 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT, (to be known as **SUNDORO, UNIT 9,** zoned A-1, located on LADERA DR NW, between 98$^{TH}$ ST NW and GAVIN RD NW containing approximately 7 acre(s) REF: 04EPC01552, 04EPC01259, O4EPC01550, 04EPC01652] (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003813**
04DRB-01869 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-2, Lot(s) 24 & 25, TOWN OF ATRISCO GRANT, GURULE ESTATES, (to be known as **SUNDORO, UNIT 8**), zoned SU-2 RLT, located on LADERA DR NW, between 98$^{TH}$ ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for December 1, 2004. **THE DRB MINUTES FOR DECEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 1:15 P.M.

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

REVISED 2/5/04

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

DRB Application No.: **04DRB-01670 (SBP)** Project # **1001946**

Project Name: **LOS ANGELES CENTER**

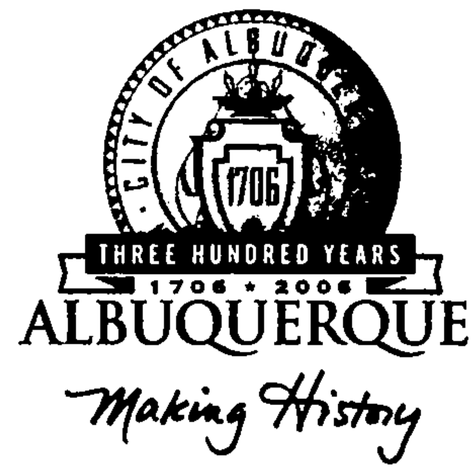
Agent: WADE-TRIM Phone No.:

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12/15/04 by the DRB with delegation of signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): For 3 copies of site plan Marci's signature
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan ~~along with the originals~~.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1001946

# CITY OF ALBUQUERQUE




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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 11**

**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 Dev. Plan |
| **(04)** Preliminary Plat | **(09)** Infrastructure List | **(14)** Cost Allocation Plan |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED ____; 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**: Fred J. Aguirre
City Engineer/AMAFCA Designee

**DATE**: December 15, 2004

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

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

November 17, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000029**
04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2,** zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE,** zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/11/04]* (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97$^{TH}$ ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS 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 ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98$^{TH}$ ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

7. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK,** zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98$^{TH}$ ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE,** zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO* 11/17/04] **[Makita Hill, EPC Case Planner]** (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1,** zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION,** zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2, located on 72$^{ND}$ PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely. Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD,** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION,** zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

November 3, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 11:40 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

## CASES WHICH REQUIRE PUBLIC NOTIFICATION

## MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003571**
   04DRB-01517 Major-Vacation of Public Easements
   04DRB-01518 Major-Preliminary Plat Approval
   04DRB-01519 Minor-Sidewalk Waiver
   04DRB-01520 Minor-Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98$^{TH}$ ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01570 Minor-Ext of SIA for Temp Defer SDWK (WITHDRAWN)
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**
04DRB-01566 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH,** zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81$^{ST}$ ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION,** zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**
04DRB-01565 Major-Vacation of Pub Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION,** zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04,10/6/04 & 11/3/04]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

9. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506]**[Chris Hyer, EPC Case Planner]** *[Deferred from 10/27/04 & 11/3/04]* (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

10. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

11. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**

04DRB-01665 Minor-Prelim&Final Plat Approval

Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA,** zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

13. **Project # 1002711**
04DRB-01646 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES,** zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**

14. **Project # 1002948**
04DRB-01669 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, LANDS OF JACK F CULLY (to be known as **VISTA FAISAN SUBDIVISION,** zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

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

17. **Project # 1003748**
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH,** zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

**RESOLUTION:**

11-17-04

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**: November 3, 2004

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

# CITY OF ALBUQUERQUE

defer 12/15/04

$100.00 due

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

**RESOLUTION:**

12-15-04

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**: November 17, 2004

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

**Sheran A. Matson**

11/16/04 12:51 PM

To: Claire A. Senova/PLN/CABQ@COA
cc:
Subject: Fw: DRB

Please make copy of this e-mail for each case file. Thanks.
----- Forwarded by Sheran A. Matson/PLN/CABQ on 11/16/04 12:50 PM -----

**Marcia A. Pincus**

11/16/04 09:58 AM

To: Sheran A. Matson/PLN/CABQ@COA
cc: jjoseph@intera.com, Makita Hill/PLN/CABQ@COA
Subject: DRB

**1. Project #1001946 Target at Paseo Del norte**

They have fulfilled the requirements of the Landfill Gas Assessment. EHD will still need to reveiw the Building Plan Set **BEFORE** the set goes to Bullding Permit.
As you know I do not like to sign the DRB Site Plan at this point because Building Permit Section thinks everything is cleared and they accept the Building plans before I get to see them.

**2. Project #1002786 Lots 2 and # Block 5 Tract A North ABQ Acres (Jim Miller/Deke Noftsker)**

They are missing a number of items. I cannot let them proceed to get a Building Permit until these issues are resolved. I spoke to Mr. Miller about them.

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

# MEMORANDUM

DATE: October 27, 2004

TO: Sheran Matson, DRB Chair, Planning Department

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Paul Baginski, P.E., Kleinfelder, Inc.
Fred Schelby, P.E., Kleinfelder, Inc.
Mitch Cribbs, Target Corporation
Makita Hill, City Planning Department

FROM: Stacy Sabol, INTERA Inc.

SUBJECT: Approval of Landfill Gas Assessment for the Proposed Target Store, SEC Paseo Del Norte and I-25. Albuquerque, New Mexico

---

INTERA Incorporated (INTERA), in its role as the Albuquerque Environmental Health Department (AEHD) landfill gas contractor, has reviewed reports and documents associated with the Landfill Gas Assessment completed for the above referenced development. INTERA has found that the recommendations made by Kleinfelder, Inc. (Kleinfelder) in their report entitled *Limited Phase II Environmental Site Assessment, Proposed Target Store, Southeast Corner of I-25 and Paseo Del Norte, Albuquerque, New Mexico*, dated September 29, 2004 and the September 28, 2004 and October 27, 2004 correspondence received from Kleinfelder satisfy AEHD's concern that associated potential risk, both present and future, from landfill gases has been addressed.

Because the above issues have been addressed, the AEHD supports approval of the landfill gas recommendations. The development may proceed through the Planning Department process assuming all other Planning Department requirements have been met. The AEHD suggests that the above-referenced documentation be attached to the plat/site development.

**BEFORE BUILDING PERMITS CAN BE SUBMITTED TO BUILDING PERMIT AND PLAN REVIEW SECTION, THE PLANS MUST BE SUBMITTED TO AEHD FOR REVIEW AND APPROVAL. BOTH SETS OF PLANS MUST BE SUBMITTED TO AEHD. A LANDFILL DISCLOSURE STATEMENT AND SIGNATURE BLOCK FOR AEHD SHOULD BE INCLUDED ON BOTH SETS OF PLANS ON THE FIRST SHEET.**

Also, in order for a certificate of occupancy to be issued by the City's Planning Department, the AEHD must first receive a stamped certification letter from a New Mexico professional engineer stating that the construction of the project has been completed in compliance with the risk abatement measures as detailed on approved construction plans.

Any changes in the original design of the risk abatement measures (as approved by the AEHD) shall be coordinated with the landfill gas professional engineer and AEHD **prior** to construction of the change.

Copies of the landfill certification documentation will be submitted to the City's Environmental Health and maintained in their files.

**AEHD request that Target Corporation submit a revised Letter of Commitment that post-dates this memorandum and that Mr. Baginski sign and stamp a copy of the Kleinfelder letter dated October 27, 2004.**

# DEVELOPMENT REVIEW BOARD (DRB)
# CITY OF ALBUQUERQUE

## REVIEW COMMENTS
**By the**

## UTILITY DEVELOPMENT SECTION (WATER & SEWER)

**DEVELOPMENT & BUILDING SERVICES DIVISION**
**PUBLIC WORKS DEPARTMENT**
**PHONE 924-3989 Roger Green**
**924-3988 Nancy Musinski**

---

**D.R.B. CASE NO.:** 1001946 **DATE:** 11/3/04 **ITEM NO.:** 10

**ZONE ATLAS PAGE:** D-18 **LOCATION:** NW corner Lowe's site

**REQUEST FOR:** Site Plan for Bldg Permit

---

**COMMENTS:**

1.) Need the public waterline on Infrastructure list + financial guarantee.

2) What's the meter size? Meters greater than 2-inch require minimum 35' x 35 public water easement for the vault.

3) Need fire Marshal's flow calcs for fire demand. ~~and~~ (Have fire Marshal's approval on Site Plan)

**SIGNED:** Nancy Musinski **DATE:** 10/29/04

***DEVELOPMENT REVIEW BOARD***

***TRANSPORTATION DEVELOPMENT***

***Standard Comment Sheet***

**DRB- 1001946 Item No. 10 Zone Atlas D-18**

**DATE ON AGENDA 11-3-04**

**INFRASTRUCTURE REQUIRED (X)YES ( )NO**

**CROSS REFERENCE: _____**

**_____**

**TYPE OF APPROVAL REQUESTED:**

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

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

(X)SITE PLAN FOR BUILDING PERMIT

No. Comment

1) Where is signature block? Sheet C8.0 should be used as site plan with signature for transportation C.O. purposes.
2) Label out the roadway to be shown as an easement on the plat for access purposes.
3) Cross-access easement needs to be completed for the proposed lot split.
4) Either an infrastructure list is needed for the bike trail or the alignment needs to be finalized and shown.
5) The infrastructure list for the platting action needs to be financially guaranteed or else the same list needs to be tied to this action.
6) Compact spaces are typically 8.0′ x 15.0′. These spaces need to be labeled on the pavement.
7) The parking spaces with the aisles need to be 20.0′. Use of bumpers are allowed to prevent 2.0′ overhang within a 20.0′ stall.

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

# CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

**RESOLUTION:**

12-15-04

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**: November 17, 2004

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

#10

**MEMORANDUM**

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Monday, November 1, 2004
Re: Comments on Project 1001946 04DRB-01670

Project 1001946, a request for approval of a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on August 19, 2004. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plan for building permit as submitted to the DRB, and the letter from agent Charles Christy of Wade-Trim, Inc dated October 26, 2004 designed to address the EPC's conditions of approval.

I have the following comments regarding this request:

1. Regarding EPC condition #3(h), the agent's letter states that a 12-foot bicycle trail along the south side of the proposed building has been incorporated into the plans. The bicycle trail location is not clear. Please address.

2. Regarding EPC condition #5, the additional pedestrian walkway for the west side of the parking lot has been provided. While not spelled out in this condition, staff would prefer that this walkway connect to the façade of the building with a pavement treatment similar to that of the west walkway pavement.

3. Regarding EPC condition #11, the Environmental Assessment Report for the Target site has been approved by the City's Environmental Health Department (EHD) as stated in a letter from Intera Incorporated dated October 27, 2004.

Should you have any questions on these or related matters, please let me know.

XC: Charles Christy, Wade-Trim, Inc.

Wade-Trim

*Building relationships on a foundation of excellence*

October 26, 2004

City of Albuquerque
600 2nd Street NW, Suite 300
Albuquerque, NM 87102

Attention: Mr. Russell Brito, Senior Planner

Re: Project #1001946 - Final DRB Submittal

Dear Mr. Brito:

Enclosed herewith please find:

- Six copies of the Site Plan and related drawings for the D.R.B. Final Sign-Off,
- A Drainage Report for the property, dated December 15, 2003, has been submitted previously by Bohannan Houston,
- Site Plan signed by the Solid Waste Management Division,
- Copy of the Zone Atlas map,
- An explanation of how each EPC condition has been met is detailed further in this letter,
- There is no infrastructure list for this project,
- Two copies of the conceptual (preliminary) utility plans,
- Site Plan signed by the Fire Marshal,
- Signed application with related file numbers indicated.

CONDITIONS:

1. Acknowledged.

2. Acknowledged. The design and permitting of the proposed access road alignment from the existing Interstate 25 frontage road is being completed by Bohannan Houston.

3. Acknowledged.
   a. Acknowledged
   b. The improvements to Paseo del Norte are being designed and permitted by others. Both Target and Lowe's are sharing in the cost of constructing these improvements.
   c. Noted.
   d. As determined by the Traffic Impact Study, the connector road to Interstate 25 frontage road and the traffic signal on San Pedro will be completed. The design of these improvements are by others. The cost for constructing these improvements are being shared by Target and Lowe's.
   e. The road way connector between the development and the Interstate 25 frontage road is shown on the Overall Site Plan, Sheet C5.0.
   f. A cross access agreement between the tracts will be provided. This cross access agreement will be in the form of an Operation and Easement Agreement (OEA) between Lowe's and Target. This document will, in part, allow cross access and it will be recorded at the county. This document is typically not executed by both parties until the land transaction takes place. Until that time, Target would have no need to execute such a document.

g. The Site Plan and all related improvements have been designed in accordance with the DPM Standards. Reference to standard details, specifications, and materials is made on the cover sheet of the plans.
h. A 12 ft. wide bicycle trail along the south side of the proposed building has been incorporated into the plans.
i. The proposed site improvements will be coordinated with NMDOT.

4. A 30" tall masonry wall screen has been provided along the parking spaces fronting the Interstate 25 frontage road and Paseo del Norte.

5. An additional pedestrian walkway has been provided in the western portion of the parking lot. A walkway linking the Target store and the Lowe's store has been provided by means of cross walk striping.

6. A 5 ft. wide walk has been provided along the south side of the Target store.

7. A walkway linking the north façade of the Target store to the North side of the Lowe's store has been provided by means of cross walk striping.

8. The site lighting plans have been revised to indicate that the maximum height of the fixtures and poles will be 30 ft. In addition, the fixtures are specified as 'full-cut off'.

9. The public open space area in front of the store has been identified on the Landscape Plan. The public area has a total area of 2,304 sft, 3 planters with a total area of 250 sft, and 5 benches for a seating capacity of 15. The planters are raised and can also serve as seating areas for the public.

10. Acknowledged.

11. Remediation measures for the site in order to ventilate and monitor methane gas have been designed by Kleinfelder. Kleinfelder has submitted plans to the City's Environmental Health Department for review and approval.

We hope that the conditions of the Official Notification of Decision have been met and we respectfully request to be placed on the next agenda for the DRB.

Sincerely,

WADE-TRIM, INC.

Charles J. Christy, PE
Associate

CJC:jmm
TAR 5002-02E
P:\TAR5002\02e\Admin-support\Correspondence\Final DRB Submittal 10-26-2004.doc
Enclosures

cc: Mr. Mitch Cribbs, Target Corporation (enc)

Wade-Trim

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

Date: August 20, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1001946***
04EPC-01032 EPC Site Development Plan-
Building Permit

Target Corp.
1000 Nicollet Mall, TPN-12E
Minneapolis, MN 55403

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1, **Los Angeles**, zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO DR. NE, containing approximately 31 acres. ( D-18) Makita Hill, Staff Planner

On August 19, 2004 the Environmental Planning Commission voted to approve Project 1001946/ 04EPC-01032, a request for approval of a site development plan for building permit for Tract A-1, Los Angeles Center Addition, located on Paseo del Norte between Interstate 25 and San Pedro Drive, zoned M-1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for building permit for Tract A-1, Los Angeles Center Addition, located on Paseo del Norte between Interstate 25 and San Pedro Drive. The subject site is an 11-acre portion of an approximately 32-acre site, currently zoned M-1.

2. The subject site meets the definition of a Shopping Center site as established in the Zoning Code as the site is zoned M-1 and contains the minimum required 5 acres.

3. The purpose of the application is to facilitate development of a Target retail store. The proposed Target retail store is a permitted use under the existing M-1 zone.

4. The subject site is a portion of Tract A-1, Los Angeles Center Addition. This portion is the subject of a proposed site development plan for subdivision that is scheduled for review by the Development Review Board (DRB) tentatively for late August 2004. The proposed site plan draft is included in this report as an exhibit, and also shows the approximate location of the access road to the site that connects to the frontage road along Interstate 25 near Paseo del Norte.

5. The request is consistent with the Established Urban Area policies of the Comprehensive Plan. The subject site is surrounded on all sides by nonresidential zoning and development, however there is an existing single-family residential area off of San Pedro Drive south of San Bernadino Street. Traffic mitigation measures recommended by the Public Works Department will insure that the request will have a minimal impact on nearby residential areas (Policy d, e, i). The request proposes development of a retail store on vacant land near existing City services (Policy e) on a site with an existing commercial/retail use (Policy j). The request also meets the intent of the Centers and Corridors development form policies regarding sidewalk width, building setback, and parking location.

6. Modifications are needed to bring the site plan into full compliance with Zoning Code and City access design standards, and to provide a more balanced pedestrian circulation throughout the site.

7. The Jade Park Neighborhood Association was contacted regarding this request, and the association did not have any concerns about the proposed Target store. There is no known opposition to this request.

8. The utility planning for the subject site was handled separately due to the site's location near former landfill sites to the north, northeast, and southwest. The site's location in relation to the former landfills requires remediation measures to ventilate and monitor methane gas from underground. The remediation plans submitted by the applicant must meet the requirements of the Environmental Health Department. The size location in relation to the former landfills requires remediation measures related to landfill buffer proximity.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan for building permit to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The application for approval of a site development plan for subdivision, with the proposed access road alignment from the existing Interstate 25 frontage road, must be reviewed and approved by the Development Review Board (DRB) as a condition of their final sign-off of this site development plan for building permit.

3. Conditions of approval for the proposed Site Development Plan for Building Permit from the Public Works Department, Transportation Development Division, and NMDOT, shall include:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Traffic Impact Study is required and has been submitted.
d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. All street improvements recommended in the Traffic Impact Study (TIS), including the roadway connection between the development and the Interstate 25 frontage road and the proposed traffic signal on San Pedro).
e. Show the roadway connection between the development and the Interstate 25 frontage road on the Site Plan.
f. Provide cross access agreement between tracts.
g. Site plan shall comply and be designed per DPM Standards.
h. Provision for a bicycle trail on the South Domingo Baca Arroyo alignment along the southern boundary of the site as designated on the Long Range Bikeways System.
i. Access coordination with NMDOT required.

4. The applicant shall provide a earth berm screen wall or other measure minimum 30 inches tall but not to exceed 36 inches tall, for parking areas that face Paseo del Norte and the Interstate 25 off-ramp, as established in Section 14-16-3-1, Off-Street Parking Regulations, of the City Zoning Code.

5. The applicant shall provide an additional pedestrian walkway through the west side of the parking area, and a walkway linking the Target store with the existing Lowe's store, consistent with the design standards in Section 14-16-3-1, Off-Street Parking Regulations, (G) Pedestrian Connections, in the City Zoning Code.

6. The applicant shall provide a walkway on the south side of the building consistent with the design standards in Section 14-16-3-1, Off-Street Parking Regulations, (G) Pedestrian Connections, in the City Zoning Code.

7. The applicant shall provide a walkway linking the north façade of the Target store with the north façade of the existing Lowe's store consistent with the design standards in Section 14-16-3-1, Off-Street Parking Regulations, (G) Pedestrian Connections, in the City Zoning Code.

8. The applicant shall revise the site plan to indicate a maximum height of 30 feet for all light fixtures, and full-cut off fixture design, as established in Section 14-16-3-9, Area Lighting Regulations, City Zoning Code.

9. The applicant shall provide a minimum of 1,600 square feet of public open space, a minimum of 15 outdoor seats, and an additional 91 square feet of landscaping, in the form of outdoor seating areas with raised planters along the north front façade of the building, consistent with public open space and outdoor seating requirements in Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses, (3) Major Facades, (4) Public Space, and consistent with landscaping requirements established in Section 14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development, City Zoning Code.

10. The applicant shall develop utility extensions for the subject site consistent with requirements of the City's Public Works and Environmental Health Departments.

11. The applicant shall install remediation measures to ventilate and monitor methane gas from surrounding former landfill sites consistent with the requirements of the City's Environmental Health Department.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 3, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAB BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

For Richard Dineen
Planning Director

RD/MH/ac

cc: Karen Casaus, Jade Park NA, 6708 San Bernardino NE, Albuq. NM 87109
John Stutzman, Jade Park NA, 6800 Jade Park NE, Albuq. NM 87109
Stacy Sabul, Intera Inc., One Park Square #820, Albuq. NM 87110

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

#12

# MEMORANDUM

DATE: April 12, 2005

TO: Sheran Matson, Planning Department
Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
James Topmiller, Bohannan Huston, Inc.

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project No. 1001946, 05DRB-00557, Tracts A-1-A-1 and A-1-E-1 of the Los Angeles Center, Southeast Corner of I-25 and Paseo Del Norte, Albuquerque, New Mexico

---

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Sacramento Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plat(s)/Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

| | Supplemental form | | Supplemental form |
|---|---|---|---|
| **SUBDIVISION** | **S** | **ZONING & PLANNING** | **Z** |
| ☐ Major Subdivision action | | ☐ Annexation | |
| ☒ Minor Subdivision action | | ☐ County Submittal | |
| ☐ Vacation | **V** | ☐ EPC Submittal | |
| ☐ Variance (Non-Zoning) | | ☐ Zone Map Amendment (Establish or Change Zoning | |
| **SITE DEVELOPMENT PLAN** | **P** | ☐ Sector Plan (Phase I, II, III) | |
| ☐ ...for Subdivision Purposes | | ☐ Amendment to Sector, Area, Facility or Comprehensive Plan | |
| ☐ ...for Building Permit | | ☐ Text Amendment | |
| ☐ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: LOWE'S HOME CENTERS/ TARGET CORPORATION PHONE: 612-761-5201
ADDRESS: 1000 NICOLLET MALL FAX: ____
CITY: MINNEAPOLIS STATE MN ZIP55403 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

**DESCRIPTION OF REQUEST:** PRELIMINARY/FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACTS A-1-A-1 & A-1-E-1 Block: ____ Unit: ____

Subdiv. / Addn. LOS ANGELES CENTER

Current Zoning: M-1 Proposed zoning: ____

Zone Atlas page(s): D-18 No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres): 12.1254 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? NO

UPC No. 101806317546920804 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE BLVD. NW
Between: I-25 and SAN PEDRO 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.): DRB# 1001946
04DRB 01176, 04DRB01177, 01178, 05EPC 00176, 05DRB 00492
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE for Stephanie Stratton DATE 4/4/2005

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

**FOR OFFICIAL USE ONLY** Form revised 10/03

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 05DRB - - 00557 | PE, F | (3) | $ 285.00 |
| - - | CMF | | $ 20.00 |
| - - | | | $ |
| - - | | | $ |
| - - | | | $ |
| | | | Total |
| Hearing date 4-13-05 | | | $ 305.00 |

4-5-05
Planner signature / date

**Project #** 1001946

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

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

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

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

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

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

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

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

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

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA 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
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
Pend **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

.

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

James Topmiller
Applicant name (print)

for Stephanie Stratton 4-4-05
Applicant signature / date

Form revised 8/04 & 1/05

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

Application case numbers
05DRB-_____-00557
_____-_____-_____
_____-_____-_____

4-5-05
Planner signature / date

Project # 1001946

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

**voice:** 505.823.1000
**facsimile:** 505.798.7988
**toll free:** 800.877.5332

April 4, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Tracts A-1-A-1 & A-1-E-1 Los Angeles Center
DRB#1001946

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of $ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The original replat of these Lowe's properties occurred only a month or so ago. However, Target Corporation purchased the larger original Tract A-1-A from Lowe's and seeks to add a small portion of the adjacent Lowe's Tract A-1-E at this time. This replat request simply resubdivides the property and relocates the tract line.

Please place this item on the DRB Agenda to be heard on April 13, 2005. If you have any questions or require additional information, please contact me.

Sincerely,

for Stephanie Stratton

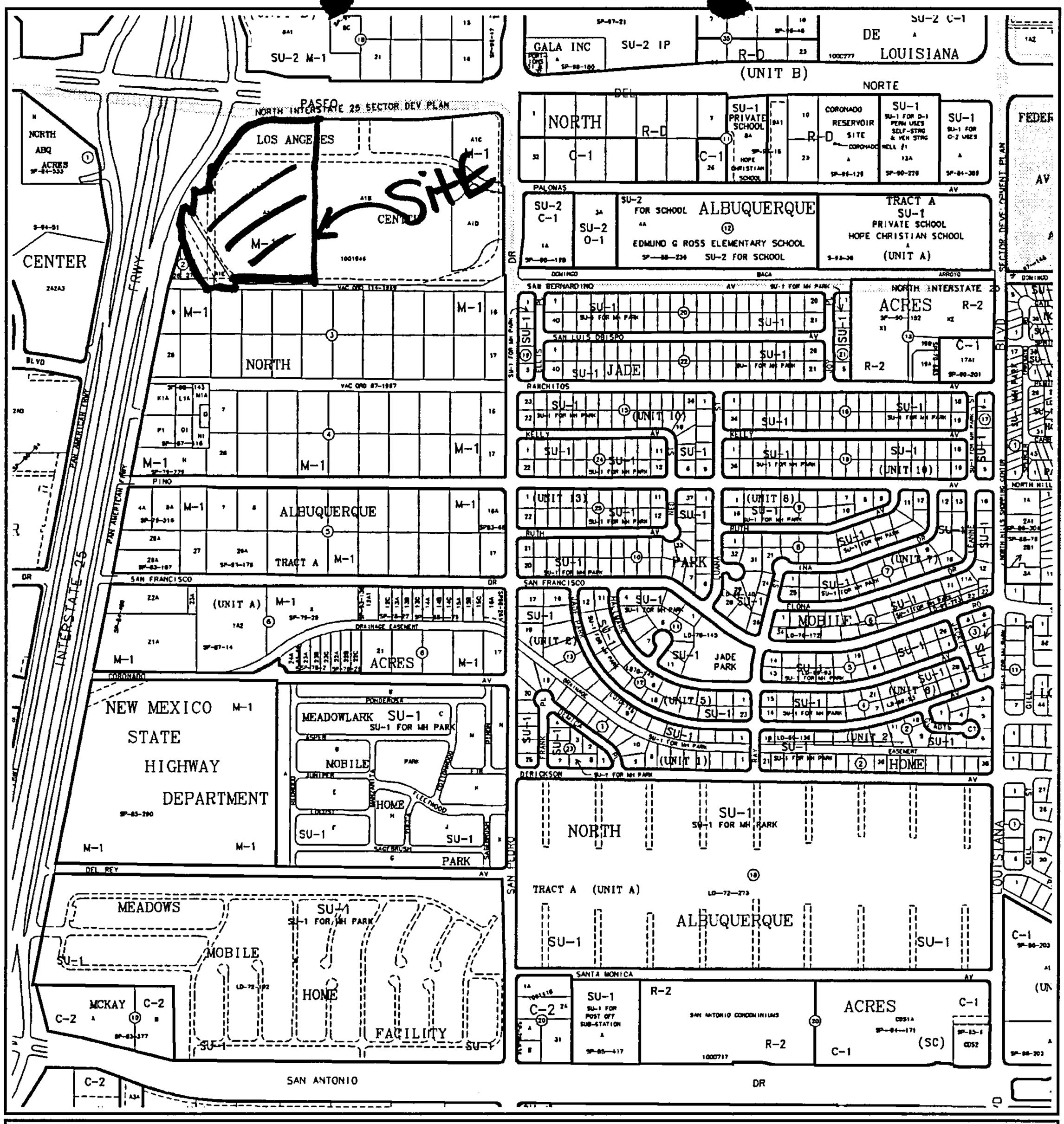
James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

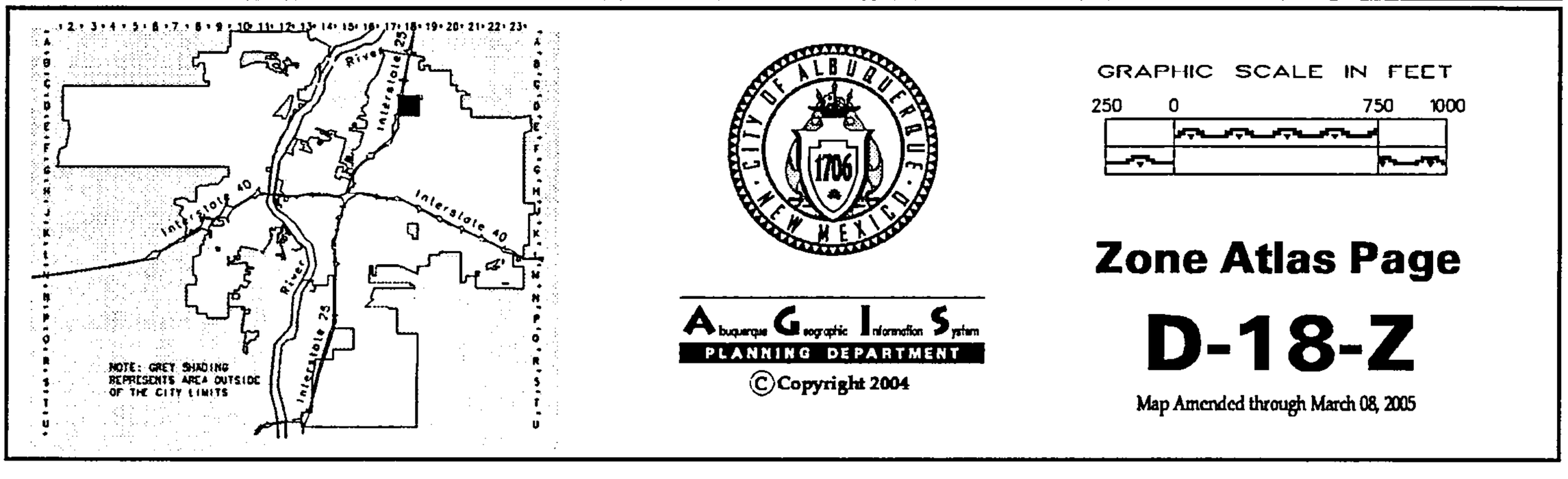
ss
Enclosure

Cc: John Grimes, Target Corporation
Neal Hamilton, Lowe's Home Centers
Charles Christy, Wade-Trim, Inc.
Bob Gonella, Target Corporation



ENGINEERING △
SPATIAL DATA △
ADVANCED TECHNOLOGIES △




# Zone Atlas Page

# D-18-Z

Map Amended through March 08, 2005

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

# PAID RECEIPT

APPLICANT NAME Lowe's Home Centers

AGENT Bohannan Huston

ADDRESS

PROJECT & APP # 1001946/05DRB00557

PROJECT NAME Los Angeles Center

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 305.00 TOTAL AMOUNT DUE

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

---

Bohannan Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
(505.823.1000

4/4/2005 8:55AM
RECEIPT# 000384 LOC:
ACCOUNT 441032 WS# 006
ACTIVITY 3424000 TRANS# 0
Fund 0110
Thank You
$305.00 TRSEJA
$285.00
$305.00
$0.00

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

133925

4/4/2005

NO. 133925

City Of Albuquerque
Treasury Division

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1313
Albuquerque, NM 87103-1313 US

**********305 DOLLARS & **********00 CENTS

$ **********305.00

4/5/2005 8:55AM LOC: ANNX
RECEIPT# 000384 BOHANNAN-HUSTON INC.
Account 441032 Fund 0110
Activity 3424000 TRSEJA
$20.00

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈133925⑈ ⑆107000327⑆ 0028653994 04⑈

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

V P L D A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Walgreens Co. PHONE: 847-315-4018
ADDRESS: 200 Wilmot Road FAX: 847-315-4901
CITY: Deerfield STATE Ill ZIP 60015 E-MAIL:
Proprietary Interest in site: List all owners: Walgreens
AGENT (if any): George Rainhart Architect & Associates PHONE: 505-884-9110
ADDRESS: 2325 San Pedro NE, Suite 2B FAX: 505-837-9877
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL:
DESCRIPTION OF REQUEST: New pharmacy

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

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

Lot or Tract No. Portion of Lot A Los Angeles Center Block: Unit:
Subdiv. / Addn.
Current Zoning: M-1 Proposed zoning:
Zone Atlas page(s): D-18-Z No. of existing lots: 1 No. of proposed lots:
Total area of site (acres): 2 AC Density if applicable: dwellings per gross acre: N/A dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? YES
UPC No. 101806317546920804 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: (SWC) Paseo del Norte & San Pedro NE
Between: and

CASE HISTORY: Mariette 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.):
05EPC 00176 PROJECT #1001946

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:
SIGNATURE Eileen O'Byrne DATE 3-22-05
(Print) ___ Applicant X Agent

**FOR OFFICIAL USE ONLY** Form revised 4/04

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 05DRB - - 00492 | SBP | | $ 385.00 |
| ☑ All fees have been collected | - - | CMIE | | $ 20.00 |
| ☑ All case #s are assigned | - - | | | $ |
| ☐ AGIS copy has been sent | - - | | | $ |
| ☑ Case history #s are listed | - - | | | $ |
| ☐ Site is within 1000ft of a landfill | - - | | | $ |
| ☐ F.H.D.P. density bonus | | | | Total |
| ☐ F.H.D.P. fee rebate | Hearing date 3-30-05 | | | $ 405.00 |

3-22-05
Planner signature / date

Project # 1001946

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

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

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

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

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

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

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

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

E. ALLENE O'BYRNE
Applicant name (print)

E Allene O'Byrne 3/22/05
Applicant signature / date

Form revised October 2004

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

Application case numbers
05DRB - - 00492
- -
- -

3-22-05
Planner signature / date

Project # 1001946

City of Albuquerque
Planning Department
Development Review Board

22 March 2005

600 2nd St. NW
Albuquerque, NM 87103

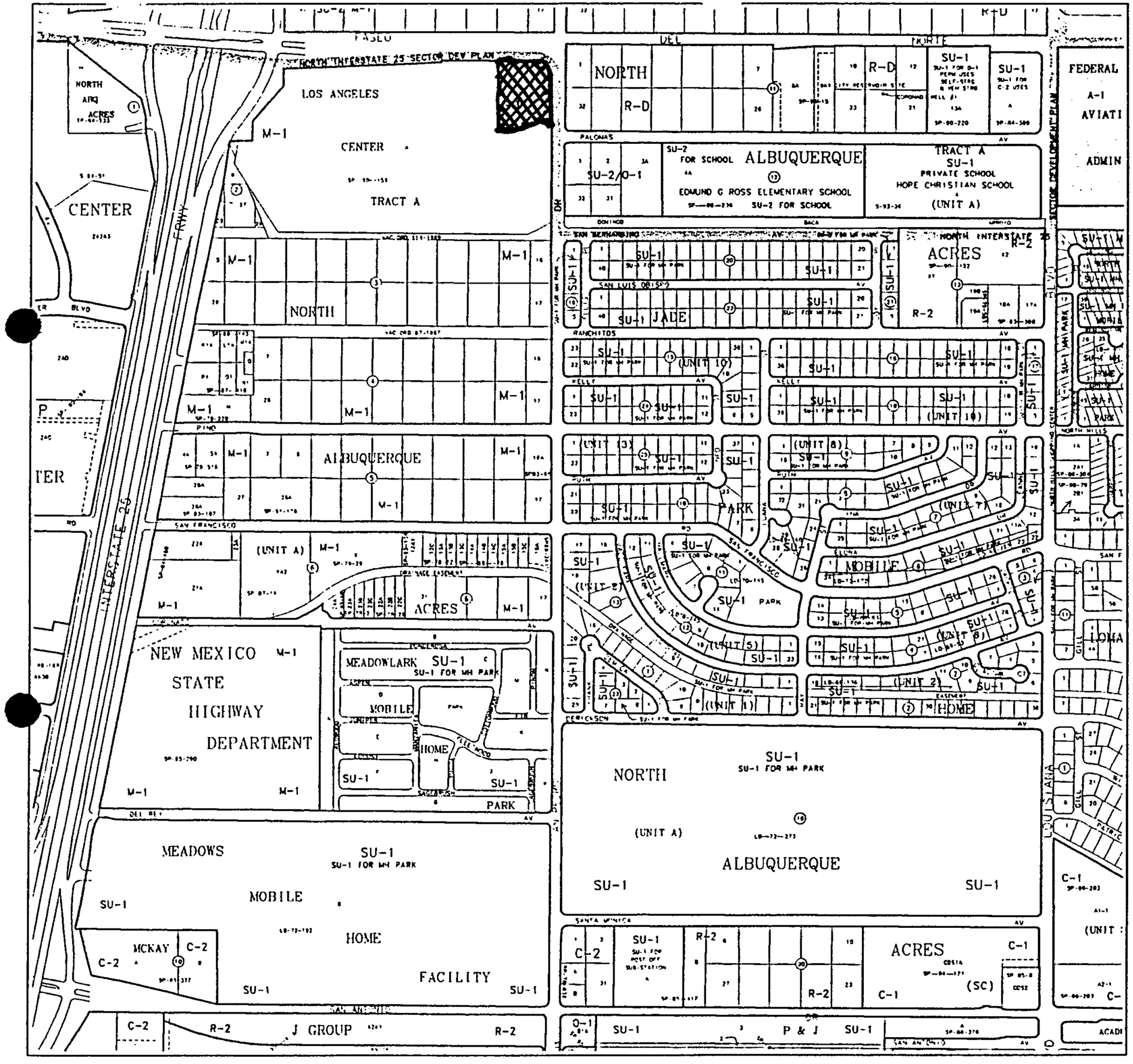
To Whom It May Concern:

This is request to build a new pharmacy building at the Southwest Corner of Paseo del Norte and San Pedro. These plans meet all previously stipulated conditions and City of Albuquerque ordinances. It will provide retail and pharmaceutical services not yet in this area.

Sincerely,

E. Ailene O'Byrne, AIA

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com




GRAPHIC SCALE IN FEET

250 0 500 1000

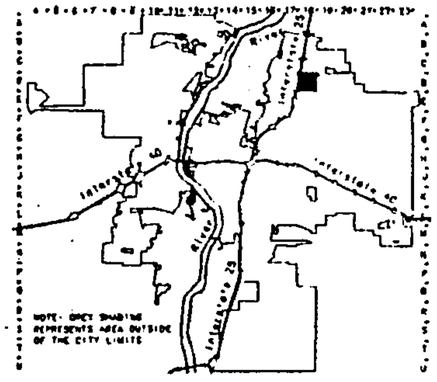
CITY OF Albuquerque

AGIS

PLANNING DEPARTMENT

©Copyright 1996

Map Amended through February 20, 1996



LEGAL DESCRIPTION

T11N

R3E

SEC 24

UNIFORM PROPERTY CODE

1-018-068

# D-18-Z

Walgreens

MARCH 21, 2005

Development Review Board
City of Albuquerque, Planning Department
600 2nd St. NW
Albuquerque, NM 87103

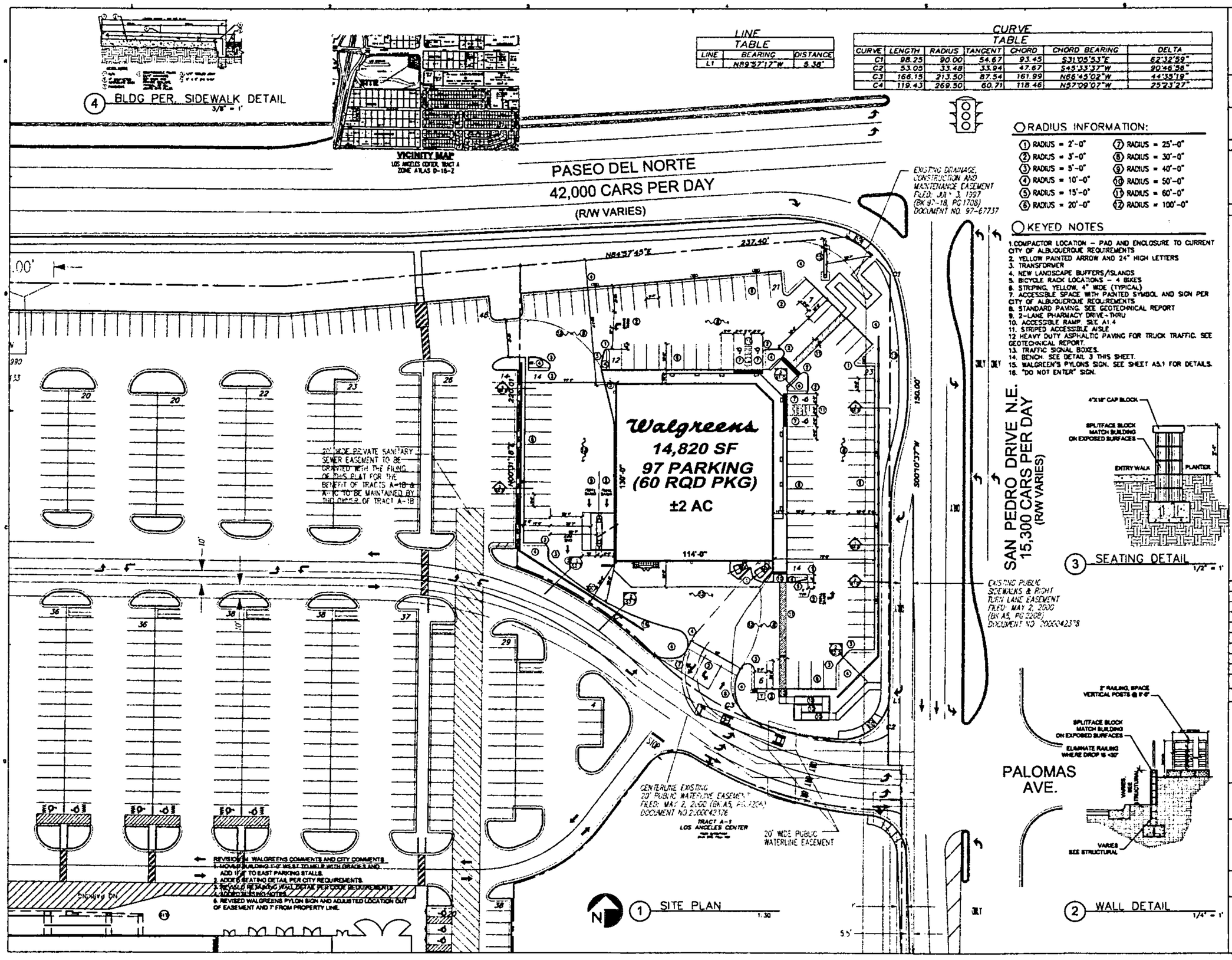
Re: WALGREENS PROJECT
SWC PASEO DEL NORTE & SAN PEDRO
ALBUQUERQUE

To Whom It May Concern,

I hereby authorize George Rainhart Architect & Associates to act as our Agent before the Development Review Board of Albuquerque in connection with the meeting to be held on March 30, 2005 regarding the Walgreens project referenced above.

Sincerely,

Brian J. Bevan, Project Architect




LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N89°37'17"W | 5.38' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 98.25 | 90.00 | 54.67 | 93.45 | S31°05'53"E | 62°32'59" |
| C2 | 53.05 | 33.48 | 33.94 | 47.67 | S45°33'37"W | 90°46'58" |
| C3 | 166.15 | 213.50 | 87.54 | 161.99 | N66°45'02"W | 44°35'19" |
| C4 | 119.43 | 269.50 | 60.71 | 118.46 | N37°09'07"W | 25°23'27" |

## RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

## KEYED NOTES

1. COMPACTOR LOCATION – PAD AND ENCLOSURE TO CURRENT CITY OF ALBUQUERQUE REQUIREMENTS
2. YELLOW PAINTED ARROW AND 24" HIGH LETTERS
3. TRANSFORMER
4. NEW LANDSCAPE BUFFERS/ISLANDS
5. BICYCLE RACK LOCATIONS – 4 BIKES
6. STRIPING, YELLOW, 4" WIDE (TYPICAL)
7. ACCESSIBLE SPACE WITH PAINTED SYMBOL AND SIGN PER CITY OF ALBUQUERQUE REQUIREMENTS
8. STANDARD PAVING. SEE GEOTECHNICAL REPORT
9. 2-LANE PHARMACY DRIVE-THRU
10. ACCESSIBLE RAMP. SEE A1.4
11. STRIPED ACCESSIBLE AISLE
12. HEAVY DUTY ASPHALTIC PAVING FOR TRUCK TRAFFIC. SEE GEOTECHNICAL REPORT.
13. TRAFFIC SIGNAL BOXES.
14. BENCH. SEE DETAIL 3 THIS SHEET.
15. WALGREEN'S PYLON'S SIGN. SEE SHEET AS.1 FOR DETAILS.
16. "DO NOT ENTER" SIGN.

**Walgreens**

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD — DEERFIELD, IL 60015
708-940-2800

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY
☐ WALGREENS' CONSULTANT
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY
☐ WALGREENS' CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | | BUILDING | |
|---|---|---|---|
| NEW | ■ | NEW | ■ |
| REMODELING | ☐ | EXISTING | ☐ |
| RELOCATION | ☐ | NEW SHELL ONLY | ☐ |
| OTHERS | ☐ | | |

PROJECT INFOMATION

LOCATION: DEVELOPMENT IS LOCATED AT THE SOUTHWEST CORNER OF PASEO DEL NORTE AND SAN PEDRO NE ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:

ARCHITECTS:
GEORGE RAINHART ARCHITECT & ASSOCIATES, P.C.
2325 SAN PEDRO NE SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110

| | |
|---|---|
| ZONING | M-1 |
| OCCUPANT LOAD: | 413 OCCUPANTS |
| OCCUPANCY GROUP: | M (MERCANTILE) |
| TOTAL ACREAGE: | 2 AC |
| CONSTRUCTION TYPE: | II-B SPRINKLERED |
| TOTAL BUILDING AREA: | 14,820 SQUARE FEET |

PARKING ANALYSIS

REQUIRED: 1 SPACE PER 200 SF OF GROSS FLOOR AREA LESS 20 % OF FLOOR AREA FOR STORAGE
16,510 SF x 80 %=11,856 SF SALES AREA
11,856 SF/200=60 REQUIRED SPACES

PROVIDED: 97 SPACES INCLUDING 93 STANDARD SPACES AND 4 ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE)

| NO | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 4 | 3/8/05 | AOB | WALGREEN/CITY COMMENTS | |
| 3 | 10/23/04 | AOB | UPDATED SITEFORMAT | |
| 2 | 7/23/04 | BJ | ADD SITE INFO | |
| 1 | 09/18/03 | MPB | STORN DRIVE AISLE 10'-0" | |

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SHOWN BY MY HAND AND SEAL

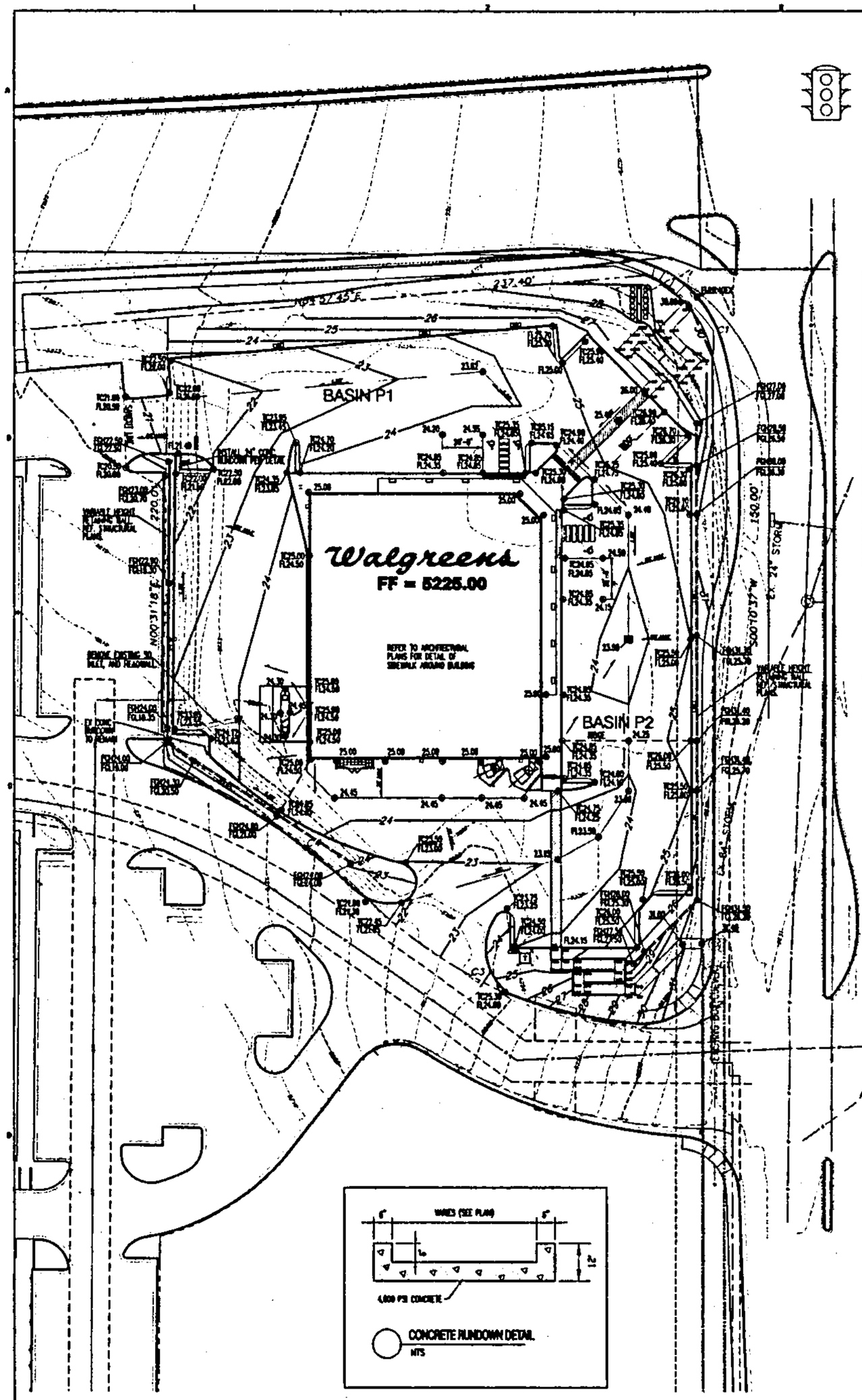
STATE OF NEW MEXICO — GEORGE R. RAINHART — NO. 3890 — REGISTERED ARCHITECT

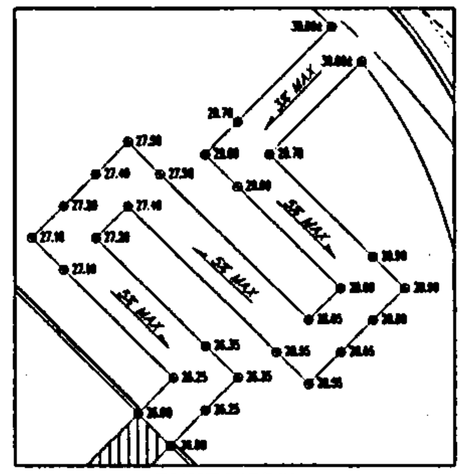
PROJECT NAME
WALGREENS STORE
(SWC) SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9677
www.gra-arch.com

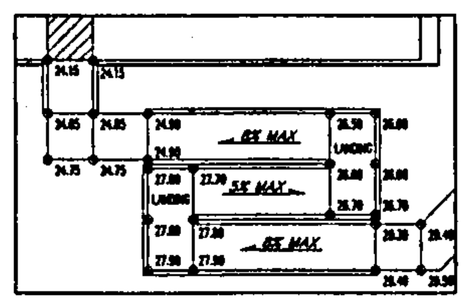
DRAWING TITLE
SITE PLAN

| | | | |
|---|---|---|---|
| DATE 7-16-03 | STORE NO 9938 | DRAWING NO. | |
| DRAWN BY MPB | SCALE 1:30 | A1.0 | |
| REVIEWED BY | RELEASED TO CONSTRUCTION | OF DWGS. | |




ENLARGED RAMP PLAN
SCALE: 1"=10'




ENLARGED RAMP PLAN
SCALE: 1"=10'

## GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ARRANGEMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TRAFFIC DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

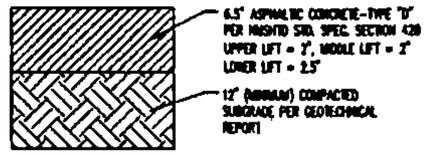
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

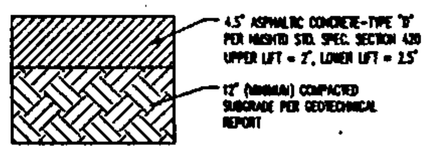
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

## LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- ELEV — PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE FG=GRADE AT TOP OF WALL, FG=GRADE AT BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE
- SLOPE — PROPOSED DIRECTION OF FLOW
- PROPOSED RETAINING WALL
- PROPOSED CONTOURS




HEAVY-DUTY ASPHALT PAVEMENT SECTION
SEE GEOTECHNICAL REPORT FOR APPROVED ALTERNATE PAVING SECTIONS.




LIGHT-DUTY ASPHALT PAVEMENT SECTION
SEE GEOTECHNICAL REPORT FOR APPROVED ALTERNATE PAVING SECTIONS.

NOTE: REFERENCE SITE PLAN FOR LIMITS OF PAVEMENT SECTIONS.

## GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

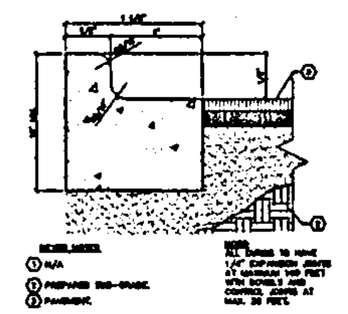
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND RETAINING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

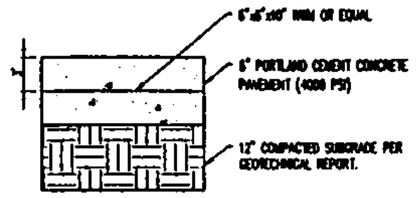
8. PARKING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

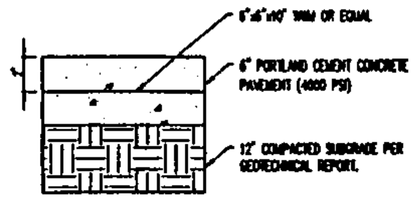



COMBINED CURB & GUTTER
NOT TO SCALE




NOTE: ALL CONSTRUCTION AND SAWED 'DUMMY' JOINTS SHALL BE INSTALLED PER PORTLAND CEMENT ASSOCIATION (PCA) RECOMMENDATIONS.

CONCRETE PAVEMENT SECTION
NOT TO SCALE




NOTE: ALL CONSTRUCTION AND SAWED 'DUMMY' JOINTS SHALL BE INSTALLED PER PORTLAND CEMENT ASSOCIATION (PCA) RECOMMENDATIONS.

SIDEWALK PAVEMENT SECTION
NOT TO SCALE




CONCRETE RUNDOWN DETAIL
NTS

NOTES:
1. MAXIMUM CROSS SLOPE ON ALL SIDEWALKS IS 2%.
2. MAXIMUM SLOPE BETWEEN 5'x5' LANDINGS ON ACCESSIBLE ROUTE IS 5%. MAXIMUM CROSS SLOPE IS 2%.
3. MAXIMUM SLOPE BETWEEN 5'x5' LANDINGS ON ACCESSIBLE ROUTE WITH HANDRAILS IS 8%. MAXIMUM CROSS SLOPE IS 2%.
4. MAXIMUM SLOPE ON ACCESSIBLE RAMPS IS 8%.
5. MAXIMUM SLOPE IN HANDICAP PARKING IS 2% IN ALL DIRECTIONS.

# GRADING PLAN

SCALE: 1"= 30'-0"

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Walgreens

FACILITIES PLANNING AND DESIGN
300 WILMOT ROAD DEERFIELD, IL
708-940-3000 60015

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS CONSULTANT
■ LANDLORDS CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS CONTRACTOR
■ LANDLORDS CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | BUILDING |
|---|---|
| NEW ■ | NEW ■ |
| REMODELING ☐ | EXISTING ☐ |
| RELOCATION ☐ | NEW SHELL ● |
| OTHER ☐ | |

PROJECT INFORMATION

| NO. | DATE | BY | DESCRIPTION | CONSTR. |
|---|---|---|---|---|
| 9 | | | | |
| 7 | | | | |
| 6 | | | | |
| 5 | | | | |
| 4 | | BJS | | |
| 3 | 10/05/04 | ACB | UPDATED BFB/FORMAT | |
| 2 | 7/08/04 | BJ | ADD SITE INFO | |
| 1 | 03/16/03 | MPS | WIDEN DRIVE AISLE TO 40' | |

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SHOWN BY MY HAND AND SEAL.

BRUCE A. STONEHOCKER NEW MEXICO 14008 PROFESSIONAL ENGINEER

2/15/05

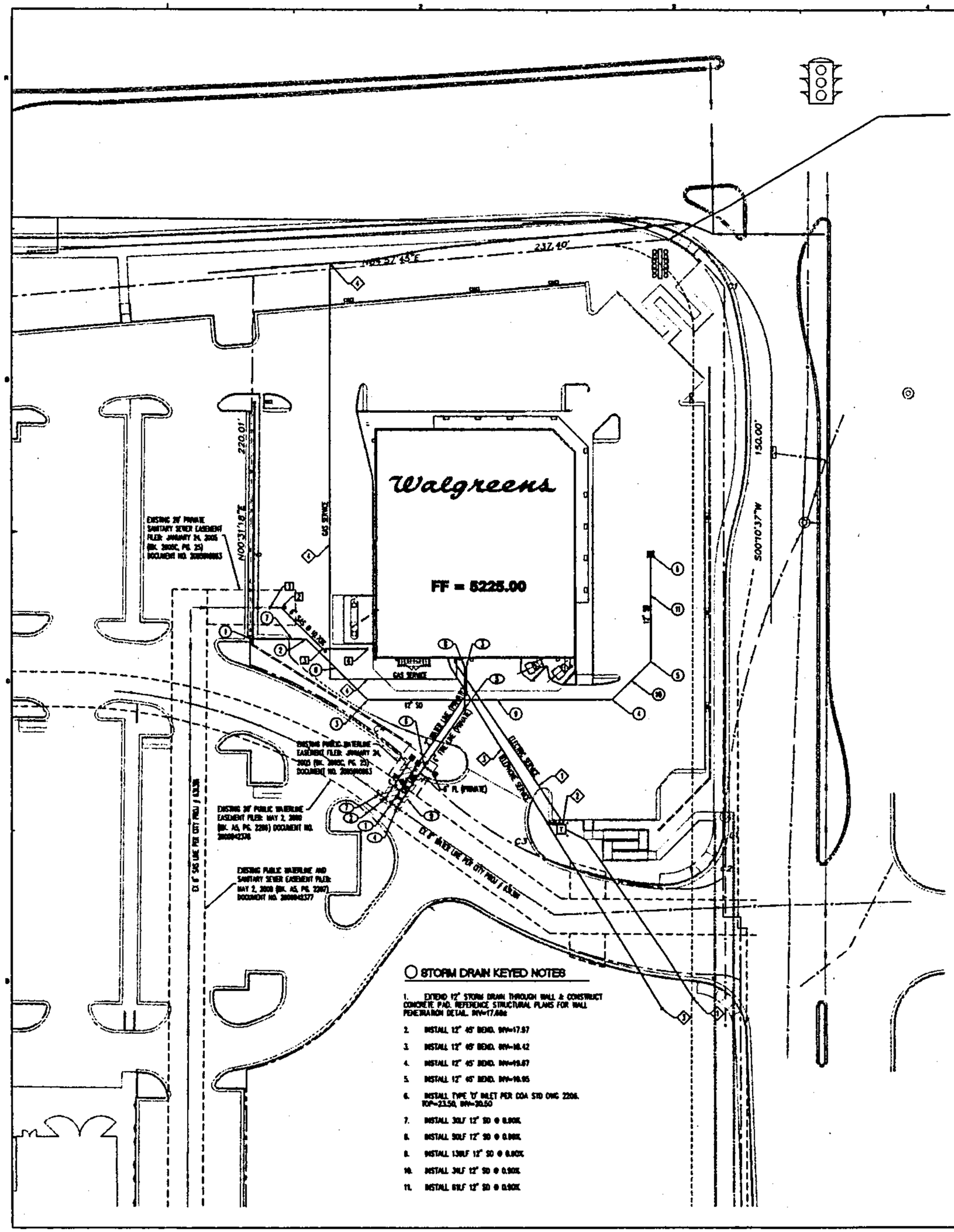
PROJECT NAME
WALGREENS STORE
(SWC) SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE
GRADING PLAN

| DATE 02-15-05 | STORE NO. 8906 | DRAWING NO. |
|---|---|---|
| DRAWN BY: JTW | SCALE: 1:30 | C1.0 |
| REVIEWED BY: BJS | RELEASED TO CONSTRUCTION: | OF DWGS. |

P:\050208\pdb\general\050208gr01.dwg, WALGREEN SITE




## GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

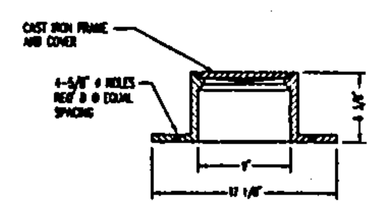
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE ADJACENT PROPERTY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT PROPERTY.

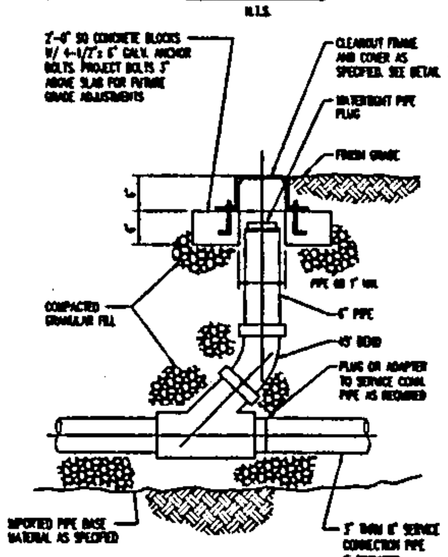
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.




CLEANOUT FRAME & COVER
N.T.S.




CLEANOUT
N.T.S.

## UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NPMO UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.

7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2533.

8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PROMATA AND OTHER SPECIAL ASSESSMENTS.

10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

11. CONTRACTOR SHALL PREPARE ALL SUBMITTAL MATERIALS & PAY APPLICABLE FEES REQUIRED TO OBTAIN THE "MINI WORK ORDER" REQUIRED FOR CONNECTION TO THE EXISTING CITY WATER MAIN AND OTHER "PUBLIC" WATER LINE CONSTRUCTION.

## WATERLINE KEYED NOTES

1. INSTALL 2" METERED DOMESTIC WATER SERVICE AS PER COA STD DWG 2363. CONTRACTOR SHALL PAY ALL CITY FEES ASSOCIATED WITH WATER SERVICE INSTALLATION. (SEE UTILITY NOTE #11)

2. INSTALL 1" METERED IRRIGATION WATER SERVICE AS PER COA STD DWG 2362. CONTRACTOR SHALL PAY ALL CITY FEES ASSOCIATED WITH WATER SERVICE INSTALLATION. VERIFY METER SIZE. BACKFLOW PREVENTER INSTALLATION WITH LANDSCAPE/IRRIGATION PLANS. (SEE UTILITY NOTE #11). WALGREEN'S REQUIRES SEPARATE METER LOCATED INSIDE BUILDING (SEE PLUMBING PLANS).

3. REFERENCE MEP PLANS FOR CONTINUATION OF 2" WATER LINE.

4. INSTALL 8"x8" TEE AND 8" GATE VALVE. GATE VALVE PER COA STD DWGS 2326 & 2326. (SEE UTILITY NOTE #11)

5. INSTALL 8" 45° BEND WITH BLOCKING.

6. INSTALL 8"x8" TEE, 6" GATE VALVE, FIRE HYDRANT, AND 8"x6" REDUCER PER COA STD DWGS. FH PER COA STD DWG 2340, WITH 4 FT BURY AND FULLY RESTRAINED. (SEE UTILITY NOTE #11)

7. INSTALL NEW 8" GATE VALVE ON EXISTING 8" WATER LINE. (SEE UTILITY NOTE #11)

8. REFERENCE MEP PLANS FOR CONTINUATION OF 6" FIRE LINE. BACKFLOW PREVENTION INSIDE BUILDING.

9. SAWCUT, REMOVE, AND REPLACE EXISTING PAVEMENT TO MEET OR EXCEED EXISTING CONDITIONS.

## SANITARY SEWER KEYED NOTES

1. TIE PROPOSED 6" SANITARY SEWER SERVICE INTO EXISTING 8" SANITARY SEWER LINE. INV=5212.00±.

2. INSTALL WYE AND CLEANOUT (SEE DETAIL THIS SHEET). INV=5212.00.

3. INSTALL WYE AND CLEANOUT (SEE DETAIL THIS SHEET). INV=5216.23.

4. SEE MEP PLANS FOR CONTINUATION OF 6" SANITARY SEWER SERVICE. INV=5219.00± (VERIFY WITH MEP PLANS PRIOR TO CONSTRUCTION).

## UTILITY KEYED NOTES

1. UNDERGROUND ELECTRICAL SERVICE. REFER TO MECHANICAL, ELECTRICAL, OR PLUMBING (MEP) PLANS.

2. PAD MOUNTED TRANSFORMER AND METER PER LOCAL UTILITY COMPANY DESIGN STANDARDS. REFER TO MEP PLANS.

3. UNDERGROUND TELEPHONE SERVICE. REFER TO MEP PLANS.

4. PROPOSED GAS SERVICE. REFER TO MEP PLANS.

## STORM DRAIN KEYED NOTES

1. EXTEND 12" STORM DRAIN THROUGH WALL & CONSTRUCT CONCRETE PAD. REFERENCE STRUCTURAL PLANS FOR WALL PENETRATION DETAIL. INV=17.66±
2. INSTALL 12" 45° BEND. INV=17.57
3. INSTALL 12" 45° BEND. INV=16.42
4. INSTALL 12" 45° BEND. INV=15.87
5. INSTALL 12" 45° BEND. INV=16.95
6. INSTALL TYPE 'D' INLET PER COA STD DWG 2206. TOP=23.50, INV=20.50
7. INSTALL 30LF 12" SD @ 0.80%
8. INSTALL 50LF 12" SD @ 0.80%
9. INSTALL 130LF 12" SD @ 0.80%
10. INSTALL 34LF 12" SD @ 0.90%
11. INSTALL 61LF 12" SD @ 0.90%

# UTILITY PLAN

SCALE: 1" = 30'-0"

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
708-940-3000

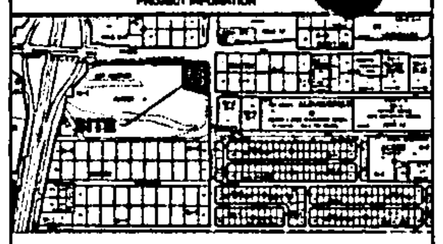
PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK/LABOR NOTED OTHERWISE, BY:
☐ WALGREENS' CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | BUILDING |
|---|---|
| NEW ■ | NEW ■ |
| REMODELING ☐ | EXISTING ☐ |
| RELOCATION ☐ | NEW SHELL ☐ |
| OTHER ☐ | |

PROJECT INFORMATION



VICINITY MAP
LOS ANGELES CENTER, LOT AL, BLOCK 0000
6200 PASEO DEL NORTE NE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

| APPROVALS FOR: | NAME | DATE |
|---|---|---|
| DESIGN: UTILITY DEVELOPMENT | | |
| CONSTRUCTION: CONSTRUCTION ENGINEER | | |
| ACCEPTANCE: CONSTRUCTION INSPECTOR | | |

City Project No. Zone Atlas No. -Z

| NO. | DATE | BY | DESCRIPTION | CONST. |
|---|---|---|---|---|
| 8 | | | | |
| 7 | | | | |
| 6 | | | | |
| 5 | | | | |
| 4 | | | | |
| 3 | 10/08/04 | AOB | UPDATED SITE/FORMAT | |
| 2 | 7/02/04 | BJ | ADD SITE INFO | |
| 1 | 09/16/03 | MPS | WIDEN DRIVE AISLE TO 40' | |

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS STAMPED BY MY HAND AND SEAL.

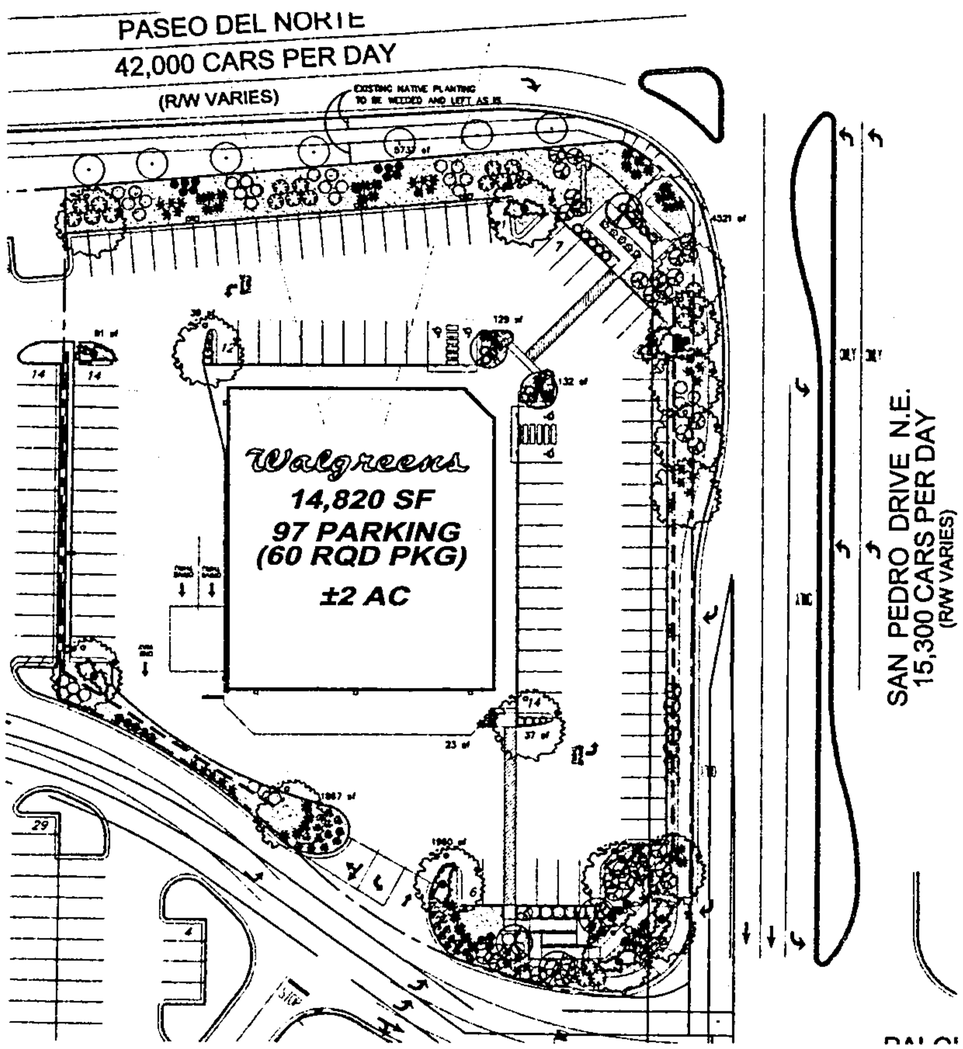
2/15/05

PROJECT NAME
WALGREENS STORE
(SWC) SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0877
www.gra-arch.com

DRAWING TITLE
UTILITY PLAN

| DATE 02-15-05 | STORE NO. 0000 | DRAWING NO. |
|---|---|---|
| DRAWN BY: JTW | SCALE: 1:30 | C2.0 |
| REVIEWED BY: BJB | RELEASED TO CONSTRUCTION: | OF SHEETS |




## PLANT LEGEND

EXISTING TREE 2

EXISTING DESERT WILLOW 7

ASH (H) OR HONEY LOCUST (M) 15
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal. 60' Tall , 60' Canopy

FLOWERING PEAR (M+) 6
Pyrus calleryana
2" Cal. 20-25' Tall , 10-15' Canopy

APACHE PLUME (L) 40
Fallugia paradoxa
5 Gal. 25sf

ROSEMARY (M) 20
Rosmarinus officionalis
2 Gal. 9sf

POTENTILLA (M) 18
Potentilla fruticosa
2 Gal.

HALL'S HONEYSUCKLE (M) 41
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover

RED YUCCA (L) 44
Hesperaloe parviflora
5 Gal. 9sf

CHAMISA (L) 28
Chrysothamnus nauseosus
1 Gal. 25sf

MAIDENGRASS (M) 33
Miscanthus sinensis
5 Gal. 16sf

REGAL MIST (M) 24
Muhlenbergia capillaris
5 Gal. 9sf

THREADGRASS (M) 40
Stipa tennuissima
1 Gal. 4sf

GREYLEAF COTONEASTER (M) 24
Cotoneaster bundfolius
5 Gal. 81sf
Symbol indicates 3 plants

NATURAL EDGE

3/4" GRAY GRAVEL
WITH FILTER FABRIC

## LANDSCAPE CALCULATIONS

| | | |
|---|---|---|
| TOTAL LOT AREA | 83169 | square feet |
| TOTAL BUILDINGS AREA | 14820 | square feet |
| OFFSITE AREA | 0 | square feet |
| NET LOT AREA | 68349 | square feet |
| LANDSCAPE REQUIREMENT | 15% | |
| TOTAL LANDSCAPE REQUIREMENT | 10252 | square feet |
| TOTAL BED PROVIDED | 14536 | square feet |
| GROUNDCOVER REQ. | 75% | square feet |
| TOTAL GROUNDCOVER REQUIREMENT | 10902 | square feet |
| TOTAL GROUNDCOVER PROVIDED | 11100 | square feet |

STREET TREE REQUIREMENTS

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

Paseo del Norte
Trees Required#7/Existing # 7

San Pedro
Required#11/Existing # 2/Provided#9/Total#11

PARKING LOT TREE REQUIREMENTS

Parking Lot Trees required under the City Of Albuquerque Ordinance are as follows:

1 Shade Tree per 10 Spaces
Trees Required#10/Trees Provided#10/Total#10

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

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

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

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

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

Gray Gravel over Filter Fabric shall be placed in all landscape areas as designated.

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

2-14-05

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

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
708-940-2500

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
☐ WALGREENS' CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | BUILDING |
|---|---|
| NEW ■ | NEW ■ |
| REMODELING ☐ | EXISTING ☐ |
| RELOCATION ☐ | NEW SHELL ONLY ☐ |
| OTHERS ☐ | |

PROJECT INFOMATION

| NO. | DATE | BY | DESCRIPTION | CONST. |
|---|---|---|---|---|
| 8 | | | | |
| 7 | | | | |
| 6 | | | | |
| 5 | | | | |
| 4 | | | | |
| 3 | | | | |
| 2 | | | | |
| 1 | | | | |

REVISIONS

CERTIFICATION AND SEAL

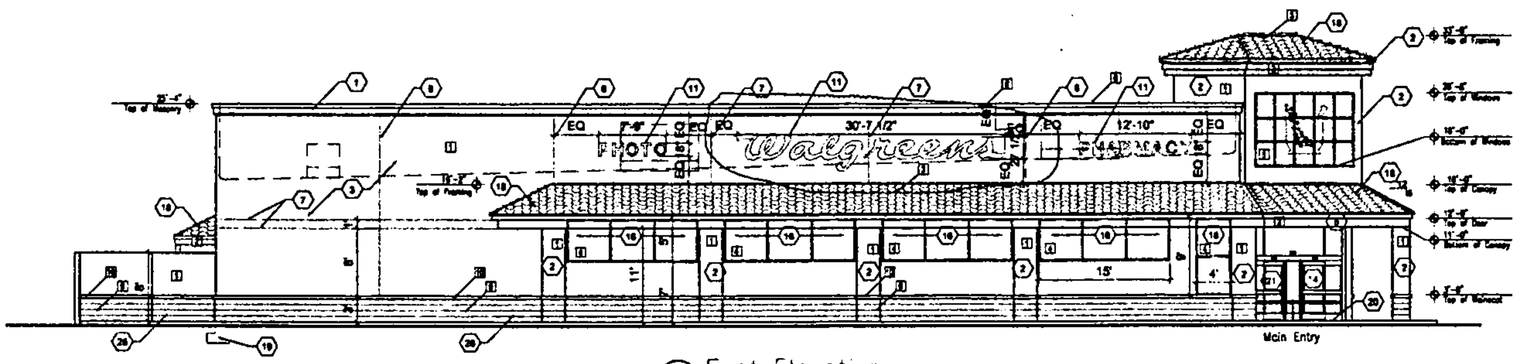
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS EVIDENCED BY MY HAND AND SEAL.

PROJECT NAME
WALGREENS STORE
(SWC) SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO

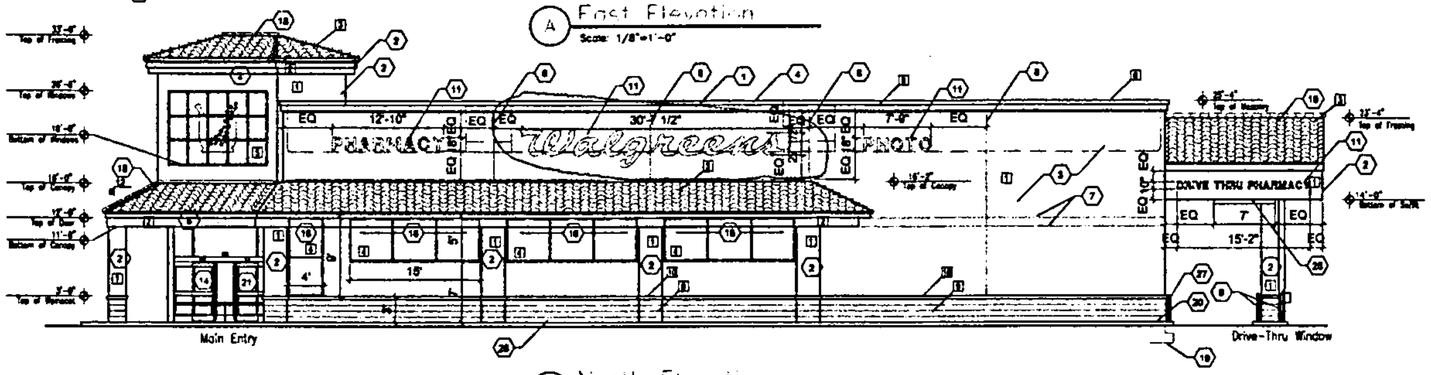
GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-8110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE
LANDSCAPE PLAN

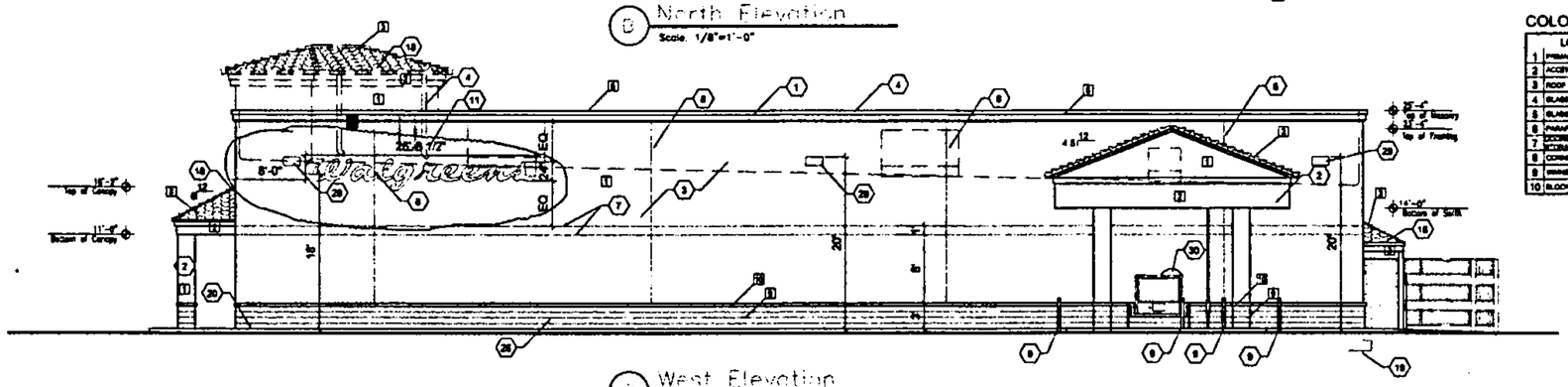
| | | |
|---|---|---|
| DATE 12-16-04 | STORE NO. 9608 | DRAWING NO. |
| DRAWN BY: dlr | SCALE: 1:30 | L1.0 |
| REVIEWED BY: | RELEASED TO CONSTRUCTION: | OF DWGS. |



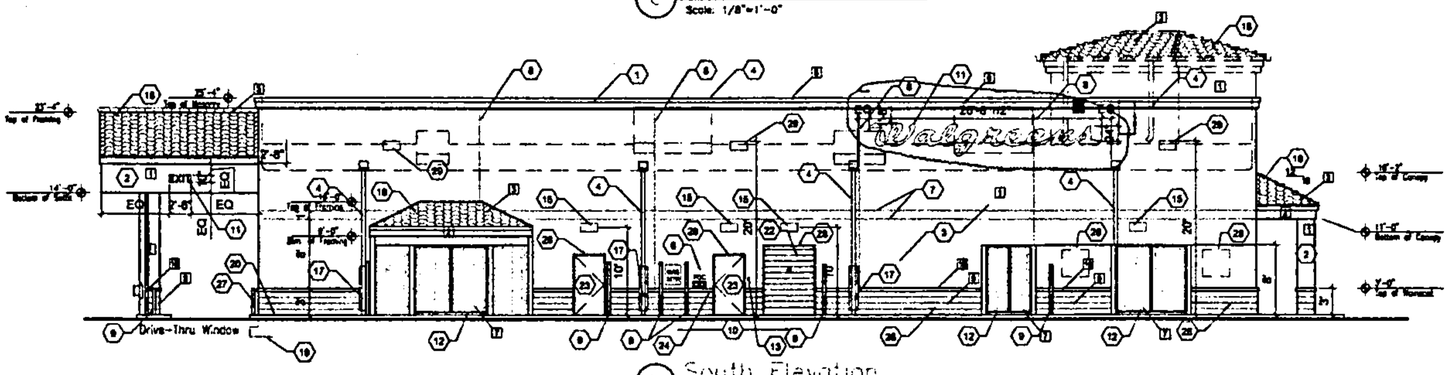

A East Elevation
Scale: 1/8"=1'-0"




B North Elevation
Scale: 1/8"=1'-0"




C West Elevation
Scale: 1/8"=1'-0"




D South Elevation
Scale: 1/8"=1'-0"

## KEYED NOTES

1. EIFS FINISH OVER FOAM CORNICE. MED. SAND FINISH. SEE 6A2.2.
2. TWO-COAT STUCCO SYSTEM OVER LATH AND BUILDING PAPER OVER 5/8" SHEATHING ON METAL STUDS. PAINTED.
3. 2-COAT STUCCO SYSTEM OVER CMU
4. PREFINISHED SHEET METAL COPING, GUTTERS AND DOWNSPOUT. COLOR TO MATCH UNA-CLAD "ALMOND".
5. BUILDING ADDRESS NUMBERS PER CITY OF ALBUQUERQUE F.P.D. 8" MIN. HEIGHT
6. APPROVED KEY BOX PER CITY OF ALBUQUERQUE F.P.D.
7. DECORATIVE CONTROL JOINT
8. MASONRY CONTROL JOINT. SEE STRUCTURAL FOR LOCATIONS
9. STEEL PIPE BOLLARDS. SEE DETAIL 5/A1.4.
10. RECEIVING AREA CONCRETE SLAB.
11. TENANT SIGNAGE. PROVIDE ELECTRICAL JUNCTION BOXES. INDIVIDUAL LETTERS ILLUMINATED. SEE ELECTRICAL.
12. TOTE STORAGE ENCLOSURE AND COMPACTOR WITH METAL GATES. PAINT TO MATCH BM HC-46 "BROADSTREET BEIGE"
13. DOOR BELL AT 48" A.F.F.
14. AUTOMATIC SLIDING DOOR ENTRANCE/EXIT. SEE DETAILS 9/6 & 9/A6.3
15. LIGHT FIXTURE. SEE ELECTRICAL. TYPICAL MOUNTING HEIGHT 10' A.F.F.
16. CLEAR ANODIZED STOREFRONT SYSTEM WITH 1" TINTED, LOW-E, INSULATING GLAZING
17. 1/8" THICK BENT STEEL PLATE (TO PROTECT DOWNSPOUT) BOLTED TO MASONRY. COPE AROUND BULLNOSE. SEE DETAIL 6/A1.3
18. CONCRETE ROOF TILE ON 30# FELT. SEE SHEET A2.3
19. LINE OF FOUNDATION.
20. LINE OF FINISH FLOOR
21. TEMPERED GLASS
22. STEEL ROLLING DOOR
23. PAINTED HOLLOW METAL DOOR AND FRAME. MATCH BM#1032
24. FIRE DEPARTMENT CONNECTION
25. CLEARANCE SIGN. SEE DETAIL SHEET A5.2
26. INTEGRAL COLOR CMU WAINSCOT. SEE COLOR CHART.
27. 36" FLEXIBLE DELINEATION POST. FASTEN TO CONCRETE WITH BOLTS.
28. DRIP CAP
29. AREA LIGHT. SEE ELECTRICAL. MOUNT AT 20'-0" A.F.F.
30. DRIVE THRU LIGHT. SEE A4.4 FOR DETAILS.

## COLOR CHART

| | LOCATION | COLOR |
|---|---|---|
| 1 | PRIMARY COLOR | BM 951 "BONE WHITE" |
| 2 | ACCENT STUCCO | BM HC-46 "BROADSTREET BEIGE" |
| 3 | ROOF | WESTILE, SIERRA MISSION-SLURRY "HARVEST BLEND" (011133) |
| 4 | GLASS | 1" INSUL. BRONZE, LOW E GLASS W/ CLEAR ANOD. FRAMES |
| 5 | GLASS | 1/4" CLEAR |
| 6 | PARAPET CAP | UNA CLAD "ALMOND" |
| 7 | STONE VENEER (NOTE) | BM HC-46 "BROADSTREET BEIGE" |
| 8 | CORNICE | BM HC-46 "BROADSTREET BEIGE" |
| 9 | WAINSCOT BLOCK | SPLIT FACE INTEGRAL COLOR "EL PASO BUFF" RINKER |
| 10 | BLOCK CAP | INTEGRAL COLOR "EL PASO BUFF" RINKER |

**Walgreens**

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD
708-948-3000
DEERFIELD, IL
60015

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY
☐ WALGREENS' CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | | BUILDING | |
|---|---|---|---|
| NEW | ■ | NEW | ■ |
| REMODELING | ☐ | EXISTING | ☐ |
| RELOCATION | ☐ | NEW SHELL | ☐ |
| OTHERS | ☐ | | |

PROJECT INFORMATION

Walgreens

EAST ELEVATION

| | |
|---|---|
| 30'-7 1/2" x 27 1/2" WALGREENS SCRIPT SIGN | 80.32 SF |
| 18" PHARMACY | 18.20 SF |
| 18" PHOTO | 11.60 SF |
| | 111.12 SF |

SOUTH ELEVATION

| | |
|---|---|
| 26'-8 1/2" x 24" WALGREENS SCRIPT SIGN | 56.79 SF |

NORTH ELEVATION

| | |
|---|---|
| 30'-7 1/2" x 27 1/2" WALGREENS SCRIPT SIGN | 80.32 SF |
| 18" PHARMACY | 18.20 SF |
| 18" PHOTO | 11.60 SF |
| | 111.12 SF |

WEST ELEVATION

| | |
|---|---|
| 26'-8 1/2" x 24" WALGREENS SCRIPT SIGN | 56.79 SF |
| BUILDING TOTAL | 333.83 SF |
| UPPER CABINET | 88.85 SF |
| LOWER CABINET | 23.11 SF |
| | 111.96 SF |
| PYLON TOTAL | |
| SIGNAGE TOTAL | 445.79 SF |

DIRECTIONAL SIGNS AT DRIVE THRU

| | |
|---|---|
| 18" DRIVE THRU PHARMACY | 12.6 SF |
| 18" EXIT | 2.1 SF |

WALGREENS: SEE SIGN ANALYSIS SHEET

SIGNAGE BY SEPARATE PERMIT

SIGN CODE SUMMARY
ALBUQUERQUE PERMIT OFFICIAL: ZONE ____ PLOT ____
BUILDING SIGNAGE IS BASED ON A PERCENTAGE OF THE BUILDING FACE. SEE ATTACHED SIGN CODE SUMMARY

| NO | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|
| 8 | | | | |
| 7 | | | | |
| 6 | | | | |
| 5 | | | | |
| 4 | | | | |
| 3 | | | | |
| 2 | | | | |
| 1 | 3/4/05 | AOB | WALGREEN/CITY COMMENTS | |

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.

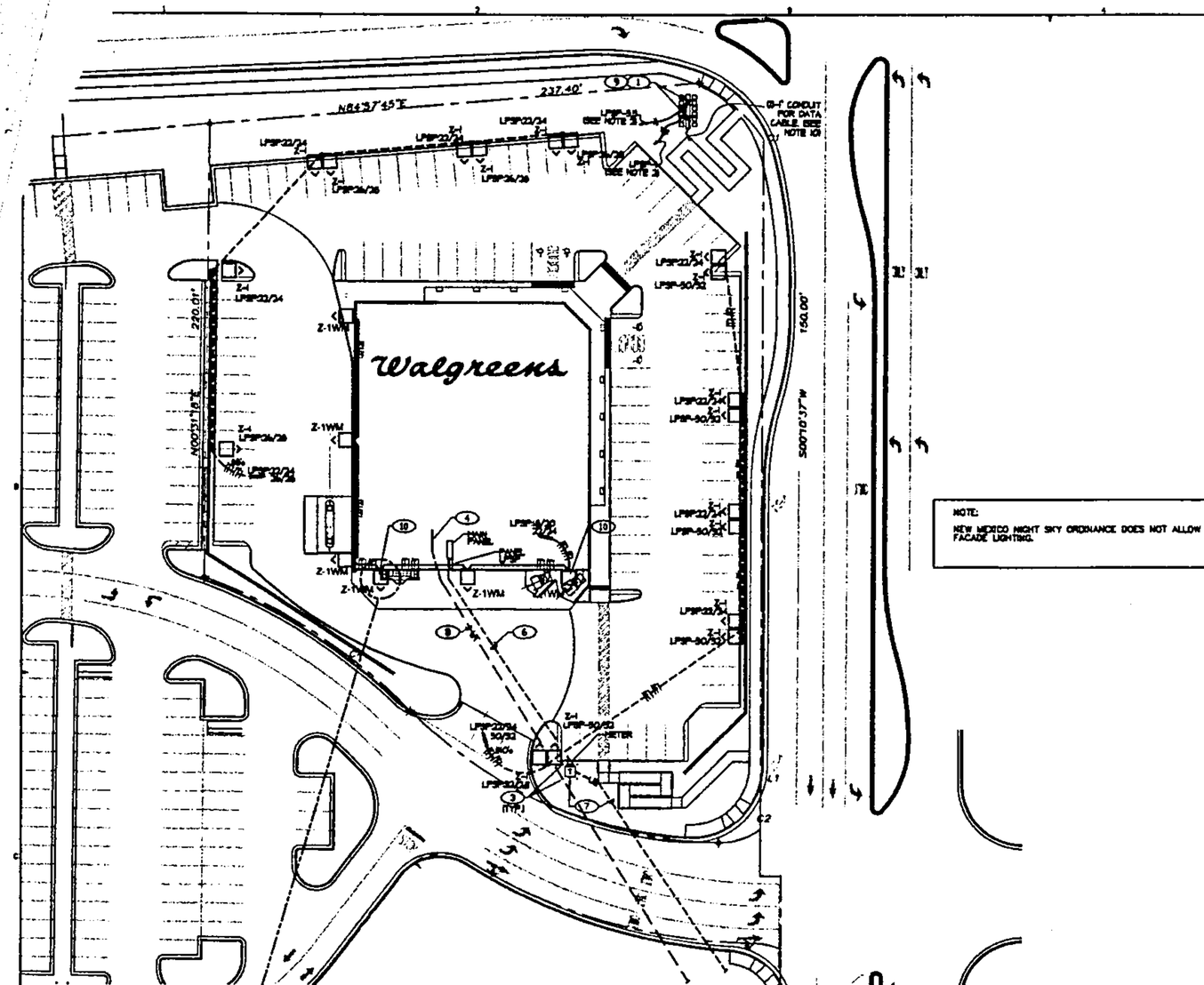
STATE OF NEW MEXICO
GEORGE R. RAINHART
No. 5360
REGISTERED ARCHITECT

PROJECT NAME
WALGREENS STORE
(SWC) SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE
ELEVATIONS

| | | |
|---|---|---|
| DATE 11/22/04 | STORE NO. 9913 | DRAWING NO. |
| DRAWN BY AOB | SCALE: 1/8"=1'-0" | A2.1 |
| REVIEWED BY | RELEASED TO CONSTRUCTION: | OF DWGS |



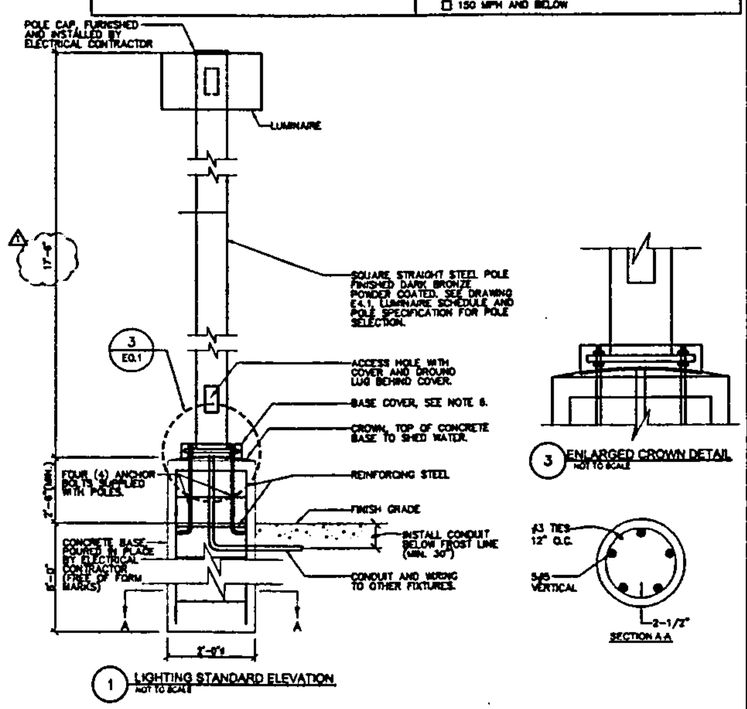

NOTE:
NEW MEXICO NIGHT SKY ORDINANCE DOES NOT ALLOW FACADE LIGHTING.

## NOTES

1. ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, ETC.
2. FOR WALGREENS STANDARD PYLON SIGN, PROVIDE (1) 20A, 120V CIRCUIT FROM PANEL "LP-SP" TO PYLON SIGN FOR PRIMARY PANEL (18'-8" X 3'-4"). POWER REQUIREMENTS FOR LED READERBOARD SHALL BE BASED ON PYLON SIGN ELECTRICAL DATA SHOWN BELOW.
3. FURNISH AND INSTALL THE DRIVE ALARM SENSOR, WITH CABLE ROUTED BACK TO THE CONTROL PANEL, WHICH IS MOUNTED ON THE INTERIOR WALL OF THE DRIVE-THRU WINDOW UNIT. SEE DRAWING E1.2 FOR ELECTRICAL REQUIREMENTS.
4. SEE LUMINAIRE SCHEDULE ON DRAWING E4.1 FOR LUMINAIRE INFORMATION.
5. THE SITE LIGHTING IS BASED ON:
   - ☐ McGRAW-EDISON
   - ■ LITHONIA
6. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER. IF WATERSHED IS NOT PROVIDED, THEN GROUTING WITH A NON-SHRINK GROUT IS REQUIRED. PROVIDE WEEP HOLES FOR DRAINAGE.
7. ~~FACADE ACCENT FIXTURE BRACKET SHALL BE 3" SQUARE STRUCTURAL TUBING WELDED TO STEEL MOUNTING PLATE WITH 2" TENON AND FRICTION FIT STEEL END CAP. BRACKET MOUNTING HARDWARE SHALL INCLUDE (2) 3/4"-13 NC, STAINLESS STEEL THRU-BOLTS, NUTS AND LOCKWASHERS. (UTILIZE ONLY WITH CANOPY ELEVATIONS).~~
8. ~~THE POLE HOLDING THE "W-1" OR THE "W-2" FACADE ACCENT FIXTURE SHALL BE LOCATED AT THE PERIMETER OF THE SITE WITHIN 80 FEET OF THE CENTERLINE OF THE "WALGREENS" LOGO SCRIPT SIGN ON THE FACADE. (UTILIZE ONLY WITH CANOPY ELEVATIONS).~~
9. GROUP B, DRAWING E2.1A OF CONTROL SCHEDULE CONTROLS LIGHTS REQUIRED TO ILLUMINATE PATH OF TRAVEL FROM THE STORE ENTRANCE TO THE DESIGNATED EMPLOYEE PARKING SPACES, ACCORDING TO SPECIFIC LAYOUT SHOWN ON CRITERIA DRAWING E0.1. LIGHTS ON THREE POLES ARE INCLUDED IN GROUP B. SELECTION OF POLES IS BASED ON THE FOLLOWING LOGIC:

   POLE 1 – CLOSEST TO INTERSECTION
   POLE 2 – NEXT TO THE CLOSEST TO INTERSECTION ON STREET WITH HIGHER TRAFFIC COUNT (MAIN STREET)
   POLE 3 – TWO FOLLOWING OPTIONS ARE CONSIDERED FOR POLE LOCATION:
   1. ALONG PROPERTY LINE IF PARKING STALLS ARE PRESENT AND NON-RESIDENTIAL
   2. ALONG STREET WITH LOWER TRAFFIC COUNT.

   NOTE THAT THE SPECIFIC LIGHTING SCHEME OUTLINED ABOVE APPLIES ONLY TO THE PROTOTYPICAL SITE PLAN SHOWN HEREIN. FOR OTHER SITE LAYOUTS, PLEASE CONSULT WITH THE WALGREENS PROJECT ARCHITECT TO DETERMINE WHICH POLES SHALL BE PART OF GROUP B. IN THE CASE OF 24 HOUR STORES, POLES DESIGNATED TO BE PART OF GROUP B MUST STILL BE INCLUDED, SINCE THE 24 HOUR DESIGNATION MIGHT CHANGE.
10. PROVIDE A MINIMUM OF TWO (2) 1" DIAMETER PVC CONDUITS TO PYLON SIGN(S) TO SEPARATE DATA CABLE AND POWER CIRCUITS. 2"-0" SEPARATION SHALL BE MAINTAINED BETWEEN POWER AND DATA CONDUITS. RUN DATA CONDUIT (WITH #12 WIRE FOR PULL STRING) TO OFFICE SPACE. SEE DRAWING E1.3 – ETHERNET SYSTEM, FOR EXACT LOCATION. ALL CONDUIT AND POWER SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. PYLON DATA CABLE FURNISHED AND INSTALLED BY WALGREEN CONTRACTOR.
11. THE SITE LIGHTING POLE SHALL BE USED WITH A WIND SPEED OF:
    - ■ 90 MPH AND BELOW
    - ☐ 120 MPH AND BELOW
    - ☐ 150 MPH AND BELOW



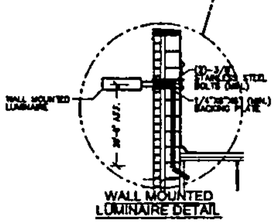

1 LIGHTING STANDARD ELEVATION
NOT TO SCALE

3 ENLARGED CROWN DETAIL
NOT TO SCALE

30 0 15 30 60 120

# SITE ELECTRICAL PLAN 2

SCALE 1"=30'-0"



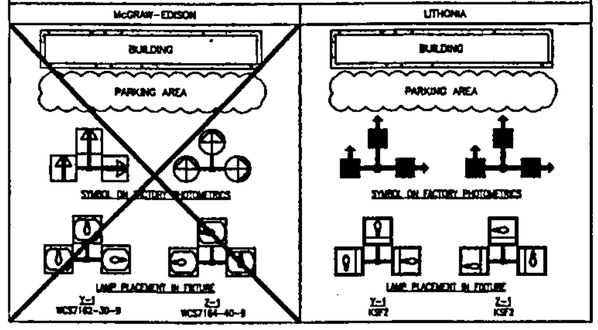

WALL MOUNTED LUMINAIRE DETAIL

## PYLON SIGN ELECTRICAL DATA

| | LAMPS | DESCRIPTION | BALLAST | AMPS | V.A. | CIRCUITS | CIRCUIT ORIGIN |
|---|---|---|---|---|---|---|---|
| PRIMARY PANEL | (18) 60" T-12 CWHO | —— | (2) 236-472 (1) 236-472 | 8.6 3.7 | 1080.8 324.0 | (1)-20AMP, 120V | SIGN PANEL "LP-SP" |
| LED READER-BOARD (WHERE ARE WOOD FACES ON TYPICAL READER-BOARD) | LED (OPTION #1) | NEX FULL COLOR & RED | —— | —— | 1350 (PER FACE) | (1)-20AMP, 120V (PER FACE) | SIGN PANEL "LP-SP" |
| | LED (OPTION #2) | WHITE ONLY | —— | —— | 900 (PER FACE) | (1)-20AMP, 120V (PER FACE) | SIGN PANEL "LP-SP" |
| | LED (OPTION #3) | 5'-6"W'-2" FULL COLOR | —— | —— | 2300 (PER FACE) | (1)-20AMP, 120V, 1Ø (PER FACE) | SIGN PANEL "LP-SP" |
| | LED (OPTION #4) | 5'-6"W'-2" FULL COLOR | —— | —— | 3600 (PER FACE) | (2)-20AMP, 120V, 1Ø (PER FACE) | SIGN PANEL "LP-SP" |

ONLY OPTIONS APPLICABLE TO PARTICULAR STORE SHALL BE SHOWN ON CONSULTANT'S DRAWING

## REFLECTOR ORIENTATION LEGEND




Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
847-940-2500

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
- ☐ WALGREENS' CONSULTANT
- ■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE, BY:
- ☐ WALGREENS' CONTRACTOR
- ■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

| STORE | BUILDING |
|---|---|
| NEW ■ | NEW ■ |
| REMODELING ☐ | EXISTING ■ |
| RELOCATION ☐ | NEW SHELL ■ |
| OTHERS ☐ | |

## KEYED NOTES

1. WALGREENS PYLON SIGN. SEE NOTE 2.
2. SEE NOTES NUMBER 5 THIS SHEET.
3. BOLLARD (TYPICAL).
4. MAIN TELEPHONE TERMINAL BOARD
5. NOT USED.
6. ELECTRICAL SERVICE REFER TO POWER RISER DIAGRAM ON DRAWING NO. E2.1.
7. PAD MOUNTED TRANSFORMER, METER AND 4" PRIMARY UNDERGROUND CONDUIT PER LOCAL UTILITY COMPANY DESIGN STANDARDS. SERVICE ENTRANCE SHALL BE PER LOCAL UTILITY COMPANY DESIGN STANDARDS. COORDINATE INSTALLATION WITH LOCAL UTILITY PRIOR TO ROUGH-IN. UNDERGROUND CONDUIT INSTALLED BY ELECTRICAL CONTRACTOR, CONDUCTORS INSTALLED BY LOCAL UTILITY.
8. 5" PVC CONDUIT FOR TELEPHONE SERVICE. VERIFY EXACT LOCATION OF STUB OUT WITH LOCAL TELEPHONE COMPANY. COORDINATE INSTALLATION OF 50 PAIR MINIMUM TELEPHONE CABLE FOR SERVICE WITH LOCAL TELEPHONE PROVIDER.
9. PROVIDE NEMA 3R JUNCTION BOX FOR SIGN AND MAKE REQUIRED CONNECTIONS. VERIFY EXACT LOCATION IN FIELD PRIOR TO ROUGH IN.
10. THIS FIXTURE SHALL BE AT 16'-0" A.F.G. TO AVOID CONFLICT WITH "WALGREENS" SIGN.

| NO. | DATE | BY | DESCRIPTION | CONST. |
|---|---|---|---|---|
| 1 | 8/11/05 | SED | Walgreens Comments | |

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.

MANUEL GABALDON NEW MEXICO 8507 REGISTERED PROFESSIONAL ENGINEER 2/14/05

PROJECT NAME
WALGREENS STORE
CSVC SAN PEDRO AND PASEO DEL NORTE
ALBUQUERQUE, NEW MEXICO

GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-0110 FAX (505) 837-0677

DRAWING TITLE
SITE ELECTRICAL PLAN

| DATE 11/17/04 | STORE NO. 9608 | DRAWING NO. |
|---|---|---|
| DRAWN BY SED | SCALE: AS NOTED | E0.1 |
| REVIEWED BY | RELEASED TO CONSTRUCTION | OF DWGS. |

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

*Revised: 1/10/2005*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

Eugene O'Byrne 3.22.05

**Applicant or Agent Signature / Date**

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

**Accompanying Material**

___ A. 8-1/2" x 11" reduction for each plan sheet.

___ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

___ 1. Date of drawing and/or last revision

___ 2. Scale:

| | |
|---|---|
| 1.0 acre or less | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |

*[Other scales as approved by staff]*

___ 3. Bar scale

___ 4. North arrow

___ 5. Scaled vicinity map

___ 6. Property lines (clearly identify)

___ 7. Existing and proposed easements (identify each)

___ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

___ 2. Pedestrian trails and linkages
___ 3. Bus facilities, including routes, bays and shelters existing or required

**4. Utilities**

___ 1. Fire hydrant locations, existing and proposed.
___ 2. Distribution lines
___ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
___ 4. Existing water, sewer, storm drainage facilities (public and/or private).
___ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

**5. Phasing**

___ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

**Landscaping may be shown on sheet #1 with written approval from Planning Department staff.**

___ 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 (pavement, 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 type, location and size of plantings (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. Describe irrigation system
___ 9. Planting Beds, indicating square footage of each bed
___ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
___ 11. Responsibility for Maintenance (statement)
___ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
___ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
___ 14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

**A. General Information**

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Building footprints
___ 7. Location of Retaining walls

**B. Grading Information**

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
___ 3. Identify ponding areas, erosion and sediment control facilities.
___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

**A. General Information**

___ A. Scale (minimum of 1/8" or as approved by Planning Staff).
___ B. Bar Scale
___ C. Detailed Building Elevations for each facade
___ 1. Identify facade orientation
___ 2. Dimensions of facade elements, including overall height and width
___ 3. Location, material and colors of windows, doors and framing
___ 4. Materials and colors of all building elements and structures

___ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

**B. Signage**

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

***Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.***

## B. Proposed Development

### 1. Structural

___ A. Location of existing and proposed structures (distinguish between existing & proposed)
___ B. Square footage of each structure
___ C. Proposed use of each structure
___ D. Temporary structures, signs and other improvements
___ E. Walls, fences, and screening: indicate height, length, color and materials
___ F. Dimensions of all principal site elements or typical dimensions thereof
___ G. Loading facilities
___ H. Site lighting (indicate height & fixture type)
___ I. Indicate structures within 20 feet of site
___ J. Elevation drawing of refuse container and enclosure, if applicable.

### 2. Parking and Internal Circulation

___ A. Parking layout with spaces numbered per aisle and totaled.
___ 1. **Location and typical dimensions**, including handicapped spaces

___ 2. **Calculations:** spaces required: _____ provided: _____

Handicapped spaces required: _____ provided: _____

___ B. Bicycle parking & facilities
___ 1. Bicycle racks, spaces required: _____
provided: _____

___ 2. Other bicycle facilities, if applicable

___ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
___ 1. Ingress and egress locations, including width and curve radii dimensions
___ 2. Drive aisle locations, including width and curve radii dimensions
___ 3. End aisle locations, including width and curve radii dimensions
___ 4. Location & orientation of refuse enclosure, with dimensions
___ 5. Curb cut locations and dimensions

___ D. Pedestrian Circulation
___ 1. Location and dimensions of all sidewalks and pedestrian paths
___ 2. Location and dimension of drive aisle crossings, including paving treatment
___ 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

___ A. Locate and identify adjacent public and private streets and alleys.
___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
___ 3. Location of traffic signs and signals related to the functioning of the proposal
___ 4. Identify existing and proposed medians and median cuts
___ 5. Sidewalk widths and locations, existing and proposed

___ B. Identify Alternate transportation facilities within site or adjacent to site
___ 1. Bikeways and bike-related facilities

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

## PAID RECEIPT

3/22/2005 10:41AM LOC: ANNX
RECEIPT# 00039315 WS# 007 TRANS# 0006
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $405.00
J24 Misc $20.00
City of Albuquerque
Treasury Division
Thank You

**APPLICANT NAME** _____

**AGENT** George Rainhart Architect & Associates

**ADDRESS** 2325 San Pedro NE Suite 2B

**PROJECT & APP #** 1001946 / 05DRB00492

**PROJECT NAME** Walgreens Co.

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 385.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 405.00 **TOTAL AMOUNT DUE**

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

Security enhanced document. See back for details.

**GEORGE R. RAINHART**
**ARCHITECT & ASSOCIATES, P.C.**
2325 SAN PEDRO NE SUITE 2B
ALBUQUERQUE, NM 87110
PH. 505-884-9110

2655

95-78/1070
893

DATE 3-22-05

PAY TO THE ORDER OF City of Albuquerque $ 405.00/xx

FOUR HUNDRED AND FIVE ONLY DOLLARS

Security features are included. Details on back.

**Compass Bank**
Albuquerque, New Mexico

3/22/2005 10:42AM
RECEIPT# 00039316 WS# 007 TRANS# 0006
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $405.00

FOR #0339 - DRB fees

Dally Rainhart

$385.00 MP
$405.00
$0.00

⑈002655⑈ ⑆107000783⑆ 001257985⑈

GUARDIAN ® SAFETY ©Clarke American BA

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

Lowe's Inc.
P.O. Box 1111
North Wilkesboro, NC 28656

Date: March 18, 2005

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1001946***
05EPC-00176 EPC Site Development Plan-Subdivision

LEGAL DESCRIPTION: for Lot A (Los Angeles Center); Remainder 26, 27, 28 & 6, Block 2; Lot 5, 6, 7, 27 & 28, Block 3, NAA Tr. A, Unit A, zoned M-1, located on PASEO DEL NORTE NE, between INTERSTATE 25 and SAN PEDRO DR., containing approximately 37.7 acres. (D-18) Makita Hill, Staff Planner

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1001946/ 05EPC-00176, a site development plan for subdivision for Lot A (Los Angeles Center); Remainder 26, 27, 28 & 6, Block 2; Lot 5, 6, 7, 27 & 28, Block 3, NAA Tr. A Unit A, located on Paseo del Norte between Interstate 25 and San Pedro Drive, zoned M-1/Shopping Center, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for subdivision for Lot A (Los Angeles Center); Remainder 26, 27, 28 & 6, Block 2; Lot 5, 6, 7, 27 & 28, Block 3, NAA Tr. A Unit A, located on Paseo del Norte between Interstate 25 and San Pedro Drive. The subject site contains approximately 38 acres. The acreage of the proposed site plan area gives the area a "Shopping Center" designation to the M-1 zoning (Section 14-16-1-5, Definitions, City Zoning Code), and is therefore subject to site plan review by the EPC (Section 14-16-3-2, Shopping Center Regulations City Zoning Code).

2. The purpose of the request is to facilitate a process of unified development of the area with regard to land subdivision, landscaping, signage, and lighting. The site plan proposes to create four new lots and to modify an existing lot.

3. In August 2004, a Final Plat was approved by the Development Review Board (DRB) that created four lots from Tract A-1, (A-1-A, A-1-B, A-1-C, A-1-D, A-1-E) and a road easement connecting Tract A-1-A to the Interstate 25 Frontage Road (DRB 1001946 04DRB-01965). The submitted site plan for subdivision is consistent in configuration with the DRB-approved Final Plat.

4. In August 2004, a site development plan for building permit was approved by the EPC for Tract A-1-A for a Target store (1001946 04EPC-01032). This lot is proposed to be modified and designated as Tract A-1-A-1 under this site plan for subdivision.

5. The request is consistent with the Established Urban Area policies of the Comprehensive Plan. The subject site is surrounded on all sides by nonresidential zoning and development, however there is an existing single-family residential area off of San Pedro Drive south of San Bernadino Street. Traffic mitigation measures recommended by the Traffic Impact Analysis (TIA) for the subject site will insure that the request will have a minimal impact on nearby residential areas (Policy d, e, i). The request proposes commercial development on vacant land near existing City services (Policy e) on a site with an existing commercial retail use (Policy j). The request also meets the intent of the Centers and Corridors development form policies regarding sidewalk width, building setback, and parking location.

6. A Declaratory Ruling made in September 1987 establishes that Shopping Center regulations cannot restrict the size and number of signs that are allowed under the signs regulations of the underlying zone for a given site. The Ruling establishes that, while the EPC is authorized to grant sign standards based on the underlying zone, the EPC may also choose to enforce the Shopping Center sign regulations. The Ruling also establishes that this is not the subject of a variance process. A copy of this ruling is included in this report. The M-1 zone is the underlying zone for this site, and the M-1 zone utilizes C-2 zone standards for signage. The proposed 250 square-foot signs are in conformance with C-2 on-premise sign regulations for an Established Urban Area site (Section 14-16-2-17-A(9). City Legal staff views the Ruling as a valid tool for administration of this process.

7. Modifications are needed to bring the site plan into full compliance with Zoning Code design standards.

8. The Jade Park Neighborhood Association was contacted regarding this request. The association did not have any concerns about the proposed site plan, and did not seek a facilitated meeting. There is no known opposition to this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan for subdivision to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. A Traffic Impact Study is required (has been submitted).
   c. Completion of the required TIS mitigation measures (including NMDOT requirements), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS) including the roadway connection between the development and the Interstate 25 frontage road).
   d. Construction (including right-of-way if necessary) of a bicycle trail on the South Domingo Baca Arroyo alignment along the southern boundary of the site, between San Pedro and I-25 frontage road, as designated on the Long Range Bikeways System.
   e. Site plan shall comply and be designed per DPM Standards.
   f. Platting must be a concurrent DRB action.

3. The applicant shall further elaborate on architectural design criteria in the site plan by providing specific descriptions of colors, materials, and other elements, to demonstrate the coordination of elements that is referenced, and also include a statement of compliance with Section 14-16-3-18, General Building and Site Design Regulations for Non- Residential Uses, City Zoning Code on the site plan.

4. The applicant shall amend the Pedestrian Pathways and Plazas section of the site plan to include a statement of compliance with Section 14-16-3-1(G), Pedestrian Connections, and Section 14-16-3-18, General Building and Site Design Regulations for Non- Residential Uses, in the City Zoning Code. The applicant shall delete stated numeric standards on the site plan for pedestrian walkways (minimum 6 feet in width for perimeter walkways) and plaza areas (minimum 400 square feet with a minimum width of 15 feet) as these standards may not be applicable in all instances.

5. The applicant shall delete statements regarding City of Albuquerque Dark Skies requirements, as the City currently does not have such requirements. The applicant shall also include a statement of compliance with Section 14-16-3-9, Area Lighting Regulations, City Zoning Code, on the site plan, and reference compliance with the State Statute on Dark Skies lighting requirements.

6. The applicant shall amend the landscape plan to include a statement of compliance with Section 14-16-3-10, Landscape Regulations, City Zoning Code. Consistent with this section, the applicant shall change the landscape buffer width for the South Domingo Baca Arroyo at the rear of Tracts A-1-A-1 and A-1-B from 5 feet to 6 feet, and establish a 20-foot landscape buffer along the north edge of Tracts A-1-A-1 and A-1-B, and along the east edge of Tracts A-1-C and A-1-D adjacent to San Pedro Drive. The applicant shall also include a statement of compliance with the City's Water and Wastewater Ordinance on the site plan (Section 6-1-1-1).

7. All previous conditions of approval by the EPC for the Target store site (Project 1001946 04EPC-01032), designated as Tract A-1-A-1 under this site plan, shall be fulfilled as a component of full development of the subject site.

8. The EPC delegates approval authority of future site development plans for building permit for lots under 5 acres in this site development plan for subdivision to the DRB.

9. In the meantime and until further notice, the developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zons." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be requried by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

For Richard Dineen
Planning Director

RD/MH/ac

cc: Denish + Kline Associates, Inc., P.O. Box 2001, Albuq. NM 87103
Karen Casaus, Jade Park NA, 6708 San Bernardino NE, Albuq. NM 87109
John Strutzman, Jade Park NA, 6800 Jade Park NE, Albuq. NM 87109
Joe Yardumian, 7801 RC Gorman NE, Albuq. NM 87122

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

# MEMORANDUM

DATE: January 20, 2005

TO: Sheran Matson, Planning Department
Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Jana Bean, Target Corporation
Paul Baginski, Kleinfelder

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project No. 1001946, Design Review Board Plans, Proposed Target Store, Southeast Corner of I-25 and Paseo Del Norte, Albuquerque, New Mexico

---

INTERA Incorporated (INTERA), in its role as the Albuquerque Environmental Health Department's (AEHD's) landfill gas contractor, has reviewed the plans prepared for the Design Review Board (DRB) that were provided by the Target Corporation through their agent Kleinfelder, Inc. for the above-referenced development proposed on the southeast corner of Interstate 25 and Paseo del Norte NE. INTERA, in conjunction with the opinions of Ms. Pincus of the AEHD, has determined that the plans meet requirements of the City's *Interim Guidelines* and that the project can proceed through DRB and the permit process if all other City requirements are met.

Any changes in the original design of the risk abatement measures (as approved by the AEHD) shall be coordinated with the landfill gas professional engineer and AEHD **prior** to construction of the change.

Please note that in accordance with the *Interim Guidelines*, a New Mexico professional engineer must inspect the construction of the landfill gas mitigation structures/devices and provide a stamped certification letter stating that the construction of the project has been completed in compliance with the risk abatement measures as detailed on approved construction plans. A certificate of occupancy will not be issued without this certification.

Copies of the landfill certification documentation will be submitted to the City Planning Department and maintained in its files.

Please return to Rio Grande Tit
Attn: Shawndy
File # 02501023

FILE 1001946

# EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made this 30 day of December, 2004, by and among NEIL REED HISE and TY JUANA HISE, his spouse, Trustees under the NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT, as amended ("HISE"), LOWE'S HOME CENTERS, INC., a North Carolina corporation ("LOWE'S") and TARGET CORPORATION, a Minnesota corporation ("TARGET").

## Recitals

A. HISE is the owner of the real property more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "HISE Property").

B. LOWE'S is the owner of the real property located to the north of the HISE Property, which real property is more particularly described in Exhibit B attached hereto and incorporated herein by reference (the "LOWE'S Property"). Such LOWE'S Property is also known as (and is hereinafter also collectively referenced as) Tract A-1-A, A-1-B, A-1-C, A-1-D and A-1-E on the Plat of Tracts A-1-A, A-1-B, A-1-C, A-1-D and A-1-E (a replat of Tract A-1 Los Angeles Center and Domingo Baca Arroyo together with vacated San Bernadino Avenue NE North Albuquerque Acres (the "Plat") which Plat is to be recorded prior to the sale of Tract A-1-A to TARGET as referenced hereinbelow.

C. TARGET is in the process of initially acquiring from LOWE'S a portion of the LOWE'S Property which is Tract A-1-A of the Plat and eventually a portion of Tract A-1-E of the Plat (collectively, the "TARGET Property").

D. LOWE'S and TARGET as its partial successor in interest, desire to obtain an easement over, upon, under, and across the HISE Property to provide for pedestrian and vehicular ingress and egress over the HISE Property and for other purposes, as more fully set forth herein.

E. HISE desires to obtain an easement over, upon, under and across a portion of Tract A-1-E of the LOWE'S Property to provide for pedestrian and vehicular ingress and egress over such portion of the LOWE'S Property, as more fully set forth herein.

F. The parties have agreed upon the terms of the access easement as reflected herein.

2005010485
6206526
Page: 1 of 17
01/21/2005 03:04P
Mary Herrera Bern. Co. AGRE R 41.00 Bk-A91 Pg-458 36



Lowe's Store Location: NE Albuquerque, NM

THEREFORE, for good and valuable consideration, the adequacy and receipt of which the parties hereby acknowledge, the parties agree as follows:

**1. Grant of Easement by HISE.** HISE hereby grants and conveys to LOWE'S and its tenants, subtenants, suppliers, contractors, invitees, licensees, customers, agents, employees, successors, successors-in-title, in whole or in part (including TARGET), assigns, and any other persons having contact with the activities being conducted on the Lowe's Property a non-exclusive perpetual easement (the "Easement") over, upon, under, and across the HISE Property for the purpose of constructing, reconstructing, installing, repairing, operating, and maintaining a paved roadway in order to provide pedestrian and vehicular ingress and egress from the LOWE'S Property to public rights of way. The Easement shall be sixty (60) feet wide by approximately four hundred sixty (460) feet long. The Easement is more particularly described in Exhibit C attached hereto and incorporated herein by reference and identified as "Access Easement" on the Site Plan which is attached hereto and incorporated by reference as Exhibit D ("Site Plan"). LOWE'S expressly acknowledges that the HISE Property is currently subdivided and will be developed in the future, and that the Easement will be used to provide pedestrian and vehicular ingress and egress from such subdivided HISE Property to public rights of way.

**2. Benefited Property/Burdened Property.** The benefit of the easements granted herein shall be appurtenant to the LOWE'S Property, shall run with the land, and the benefit shall inure to the owner of such real property, its tenants, subtenants, suppliers, contractors, invitees, customers, agents, employees, successors, successors-in-title, in whole or in part, assigns, and any other persons having contact with the activities being conducted on the LOWE'S Property. The burden of the easement created in this Agreement shall be appurtenant to the HISE Property, shall run with the land, and the burden shall be binding upon its owners, their successors and assigns. Said easement shall be unaffected by any change in the ownership of the HISE Property or the LOWE'S Property or any portion of the HISE Property or the LOWE'S Property or by any change of use, demolition, reconstruction, expansion or other circumstances, except as may be provided herein. The owners of the HISE Property, or any portions thereof, and their business invitees, shall be entitled to access the Easement from the individual parcels of the HISE Property.

**3. Improvement of the Easement.** Within ninety (90) days of the date hereof, LOWE'S, at its sole expense, shall improve the Easement by the commencement of construction of a permanent road sixty (60) feet in width, with curb and gutter, and the extension of utility services to the northern border of the Easement. LOWE'S shall diligently pursue the construction of said road until completion. Subsequently, the owners of the individual parcels of the HISE Property shall be entitled to install, at their sole cost and expense, and subject to appropriate City of Albuquerque approval, driveways from their parcels into the Easement ("Connection Segment"). The construction of any Connection



2005010485 36
6206526 IM
Page: 2 of 17
01/21/2005 03:04P
Mary Herrera Bern. Co. AGRE R 41.00 Bk-A91 Pg-458

Segment (and any related construction to interconnect a Connection Segment to the Easement) shall be based on plans and specifications reviewed and approved in writing in advance by LOWE'S, not to be unreasonably withheld or delayed. HISE shall be responsible for all costs related to the repair and maintenance of the Connection Segment. HISE warrants and guarantees first-class quality construction and proper drainage of the Connection Segment, shall obtain all necessary permits, licenses, and approvals required for construction, shall at all times conduct any work on the Connection Segment in conformity with the applicable laws, rules, and regulations of all federal, state, municipal, and other public authorities, shall not, in connection with any such work, interfere with the use of the LOWE'S Property, and shall complete all such work within sixty (60) days after the commencement of the initial construction thereof.

**4. Construction Easement.** HISE grants and conveys to LOWE'S a temporary easement over, upon, under, and across the HISE Property for the initial construction of the roadway to be constructed as referenced in Section 3 above.

**5. Utility Easement.** HISE grants and conveys to LOWE'S, its successors, successors-in-interest, in whole or in part, and assigns a non-exclusive perpetual easement over, upon, under, and across the HISE Property necessary for the installation, operation, flow, passage, use, maintenance, connection, repair, relocation, and removal of utility lines as may be required by the City of Albuquerque to service the Easement. In addition, if requested by LOWE'S, HISE shall grant similar easement rights to any public or private utility provider, the granting of such rights not to be unreasonably withheld, conditioned, or delayed. The initial location of any utility line shall be subject to the prior written approval of HISE, which approval shall not be unreasonably withheld, conditioned, or delayed.

**6. Maintenance Costs of Easement.** LOWE'S and its successors, successors-in-interest, and assigns shall maintain the Easement. HISE grants and conveys to LOWE'S, its successors, successors-in-interest, in whole or in part, and assigns a non-exclusive perpetual easement over, upon, under, and across the HISE Property necessary for the maintenance and repair of the Easement. LOWE'S and TARGET, and their successors, successors-in-interest, in whole or in part, and assigns shall share on a pro rata basis (pro rata based on the square footage of Tract A-1-B of the LOWE'S Property and the TARGET Property respectively in comparison to the entirety of Tract A-1-B of the LOWE'S Property and the TARGET Property) in the maintenance cost of the Easement until such time as HISE completes a sale or lease of one or more parcels of the HISE Property. From and after the closing of such sale or lease, HISE, its successors, successors-in-interest, in whole or in part, and assigns shall share on a pro rata basis (pro rata based on the square footage of each parcel of property of the HISE Property, Tract A-1-B of the LOWE'S Property, and the TARGET Property respectively in comparison to the entirety of the HISE



2005010485
6206526
Page: 3 of 17
01/21/2005 03:04P
Bk-A91 Pg-458
Mary Herrera Bern. Co. AGRE R 41.00

Property, Tract A-1-B of the LOWE'S Property, and the TARGET Property in the maintenance cost of the Easement. LOWE'S shall be reimbursed for its maintenance costs within thirty (30) days of written demand of HISE and TARGET.

**7. Use Restrictions.**

(a) During the term of this Agreement no portion of the HISE Property may be used for any of the following purposes without the written consent of LOWE'S:

(i) A tavern, bar, nightclub, cocktail lounge, discotheque, dance hall, or any other establishment selling alcoholic beverages for on-premises consumption; provided, however, the foregoing shall not prohibit the operation of a restaurant where the sale of alcoholic beverages therein comprises less than thirty (30%) percent of the restaurant's gross revenues.

(ii) A bowling alley, billiard parlor, bingo parlor, arcade, game room or other amusement center.

(iii) A theater (motion picture or live performance).

(iv) A health club, gymnasium or spa.

(v) A service station, automotive repair shop or truck stop.

(vi) A flea market or pawn shop.

(vii) A training or educational facility (including without limitation, a school, college, reading room or other facility catering primarily to students and trainees rather than customers).

(viii) A car wash.

(ix) A medical clinic or office.

(x) A dry cleaning plant, central laundry or Laundromat.

(xi) An establishment for sale of automobiles, trucks, mobile homes, recreational motor vehicles.

(xii) A child day care facility.

(xiii) A hotel or motel.

(xiv) A storage or mini-warehouse facility.

(xv) Governmental offices.

(b) During the term of this Agreement no portion of the HISE Property may at any time be used for any of the following uses whatsoever:

(i) An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene materials (including without limitation: magazines, books, movies, videos, photographs or so called "sexual toys") or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts).

(ii) A massage parlor.

(iii) A skating rink.

(iv) A mortuary, crematorium or funeral home.

(v) A mobile home or trailer court, labor camp, junkyard or stockyard.

(vi) A landfill, garbage dump or other such facility for the dumping, disposing, incineration or reduction of garbage.

(vii) A telephone call center.

(viii) A gambling establishment or betting parlor.

(ix) Veterinary hospital or animal raising or keeping facilities.

(x) Assembling, manufacturing, industrial, distilling, refining or smelting facility.

(xi) A hardware store or center:

(xii) An appliance, home electronics and/or lighting store or center.

(xiii) A nursery and/or lawn and garden store or center.

(xiv) A paint, wallpaper, tile, flooring, carpeting and/or home decor store or center.

(xv) A retail and/or warehouse home improvement center, lumber yard, building materials supply center, home improvement service center

and/or other stores or centers similar to those operated by or as Lowe's, Home Depot, Home Depot Expo, Villagers Hardware, 84 Lumber, Wickes, Hughes Lumber, McCoys, Menard's, Sears Hardware, Sears Appliance and Hardware, Great Indoors, Sutherlands, Scotty's and/or Orchard Supply.

**8. Enforcement.** Any party hereto may enforce this instrument by appropriate action; provided, however, enforcement shall be sought solely against the then owner of the property or parcel (or owner of an interest in such property or parcel) alleged to be in default.

**9. Amendment to Agreement.** This Agreement may be amended only by written agreement executed by each of the parties, or their successors or successors-in-interest, in whole or in part, or their assigns and properly recorded in the Bernalillo County Registry.

**10. Recording.** The parties acknowledge that this Agreement will be recorded in the Bernalillo County Registry.

**11. Notices.** Any notices, requests or other communications required or permitted to be given hereunder shall be in writing and shall be delivered by a widely recognized national overnight courier service (subject to a written confirmation thereof) or mailed by United States registered or certified mail, return receipt requested, postage prepaid and addressed to each party at its address as set forth below:

To HISE: c/o Neil Hise
80 Don Luis Trujillo Blvd
Belen, NM 87002

cc: Robert J. Muehlenweg
Rammelkamp, Muehlenweg & Cordova, P.A.
P.O. Box 25127
Albuquerque, NM 87125-5127

To LOWE'S: Lowe's Home Centers, Inc.
P.O. Box 1111
(Highway 268 East, North Wilkesboro, NC 28659)
North Wilkesboro, NC 28656-0001
Attention: Neal Hamilton, Real Estate Manager

Mary Herrera Bern. Co. AGRE R 41.00
2005010485
8296528
Page: 6 of 17
01/21/2005 03:04P
Bk-A91 Pg-458

cc: Lowe's Home Centers, Inc.
P.O. Box 1111
(Highway 268 East, North Wilkesboro, NC 28659)
North Wilkesboro, NC 28656
Attention: Katie Perkins, Counsel (REO)

To TARGET: Target Corporation
Property Development
Attn: Property Administration
1000 Nicollet Mall
Minneapolis, MN 55403

Any such notice, request or other communication shall be considered given or delivered, as the case may be, on the date of overnight courier delivery or upon deposit in the United States mail as provided above. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, request or other communication. By giving at least five (5) days prior written notice thereof, either party may from time to time at any time change its mailing address hereunder.

**12. Miscellaneous.** This Agreement shall be construed under New Mexico law. The captions are used only as a matter of convenience and are not to be considered part of this Agreement or to be used in determining the intent of the parties. All recitals contained at the beginning of this Agreement are an integral part of this Agreement and are fully incorporated into the body of this Agreement.

(Remainder of page intentionally left blank; signature page follows.)

2005010485
6206526
Page: 7 of 17
01/21/2005 03:04P
Bk-A91 Pg-458
Mary Herrera Bern. Co. AGRE R 41.00

SIGNATURE PAGE
FOR
EASEMENT AGREEMENT
BY AND AMONG
NEIL REED HISE AND TY JUANA HISE, TRUSTEES UNDER THE NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT,
LOWE'S HOME CENTERS, INC., AND
TARGET CORPORATION

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date stated above.

HISE:

NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT, as amended

By: _____
Mr. Neil Hise, Trustee

By: _____
Ty Juana Hise, Trustee

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

This Easement Agreement was acknowledged before me on December 30, 2004, by Neil Hise and Ty Juana Hise, Trustees of the NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT, as amended , on behalf of said Trust.

_____
NOTARY PUBLIC

My Commission Expires:

Dec 7, 2005

2005010485
6206526
Page: 8 of 17
01/21/2005 03:04P
Bk-A91 Pg-458



Lowe's Store Number: 1636
Lowe's Store Location: NE Albuquerque, NM

SIGNATURE PAGE
FOR
EASEMENT AGREEMENT
BY AND AMONG
NEIL REED HISE AND TY JUANA HISE, TRUSTEES UNDER THE NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT,
LOWE'S HOME CENTERS, INC., AND
TARGET CORPORATION

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date stated above.

LOWE'S:

LOWE'S HOME CENTERS, INC., a
North Carolina corporation

By: David E Shelton
Its: David E. Shelton
Senior Vice President

STATE OF NORTH CAROLINA )
) ss.
COUNTY OF WILKES )

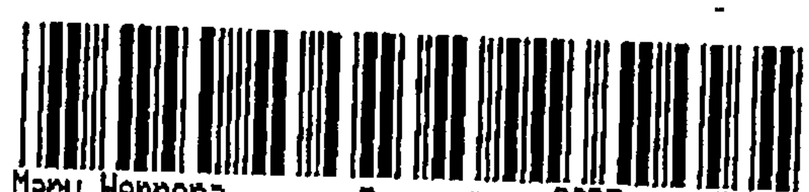
This Easement Agreement was acknowledged before me on December 28, 2004, by David E. Shelton, Sr. Vice President of LOWE'S HOME CENTERS, INC., a North Carolina corporation, on behalf of said corporation.

Sheila H. Mastin
NOTARY PUBLIC

OFFICIAL SEAL
North Carolina - Wilkes County
SHEILA H. MASTIN
Notary Public
My Commission Expires 10-6-08

My Commission Expires:

10-6-08



2005010485
6286526
Page: 9 of 17
01/21/2005 03:04P
Mary Herrera Bern. Co. AGRE R 41.00 Bk-A91 Pg-458



ore Number: 1636
Lowe's Store Location: NE Albuquerque, NM

SIGNATURE PAGE
FOR
EASEMENT AGREEMENT
BY AND AMONG
NEIL REED HISE AND TY JUANA HISE, TRUSTEES UNDER THE NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT,
LOWE'S HOME CENTERS, INC., AND
TARGET CORPORATION

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date stated above.

TARGET:

TARGET CORPORATION, a Minnesota corporation

By: _____
Its: _____
Scott Nelson
Vice President
Target Corporation

STATE OF MINNESOTA )
) ss.
COUNTY OF HENNEPIN )

This Easement Agreement was acknowledged before me on December 23, 2004, by Scott Nelson, Vice President of TARGET CORPORATION, a Minnesota corporation, on behalf of said corporation.

_____
NOTARY PUBLIC

My Commission Expires:

1-31-05

MARLYS JEAN BRANDELL
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

2005010485
6206526
Page: 10 of 17
01/21/2005 03:04P
Mary Herrera Bern. Co. AGRE R 41.00 Bk-A91 Pg-458



Lowe's Store Number: 1636
Lowe's Store Location: NE Albuquerque, NM

Exhibit A

Parcel 1:

A parcel of Land situate in the Northwest 1/4 of Section 24, T. 11 N., R. 3 E., N.M.P.M., within the ELENA GALLEGOS GRANT, Bernalillo County, New Mexico, said parcel land being all of Lot 6 and portions of Lots 5 and 7, Block 3, Tract "A", Unit "A", NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937, along with a portion of San Bernadino Avenue N.E., vacated by Vacation Ordinance No. 114-1969, filed in the office of the City Commission of Albuquerque, New Mexico on August 25, 1965, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 7, Block 3 of said NORTH ALBUQUERUE ACRES, said corner being a 5/8" rebar with aluminum survey cap; thence N. 89° 38' 40" W., 448.69 feet to the southwest corner, said corner being a 5/8" rebar with aluminum survey cap on the southerly line of Lot 5, Block 3, of said NORTH ALBUQUERQUE ACRES, and on the easterly right-of-way line of I-25 (Pan American Freeway); thence N. 10° 32' 45" E., 268.14 feet along said right-of-way line to the northwest corner, said corner being a 5/8" rebar with aluminum survey cap on the easterly right-of-way line of said I-25 (Pan American Freeway) and on the westerly line of said Vacation Ordinance No. 114-1969; thence S. 89° 38' 40" E., 221.58 feet to a corner, said corner being a 5/8" rebar with an aluminum survey cap on the westerly portion of San Bernadino Avenue N.E., excluded in said Vacation Ordinance No. 114-1969, thence S. 23° 43' 00" E., 32.86 feet to the northeast corner of Lot 6, Block 3, of said NORTH ALBUQUEQUE ACRES, said corner being a 5/8" rebar with aluminum survey cap on the westerly line of Quitclaim Deed No. 374-66603, as the same is shown and designated on Deed filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 19, 1970; thence S. 00° 02' 41" W., 40.00 feet along the easterly line of Lot 6, Block, 3, of said NORTH ALBUQUERQUE ACRES, to a corner, said corner being a 5/8" rebar with aluminum survey cap and the southwest corner of said Quitclaim Deed No. 374-66603; thence S. 89° 38' 40" E., 165.00 feet along the southerly line of said Quitclaim Deed 374-66603 to the northeast corner, said corner being a 5/8" rebar with aluminum survey cap on the easterly line of Lot 7, Block 3, of said NORTH ALBUQUERQUE ACRES and the southeast corner of said Quitclaim Deed No. 374-66603; thence S. 00° 02' 41" W., 193.915 feet along the easterly line of Lot 7, Block 3, of said NORTH ALBUQUERQUE ACRES, to the point of beginning.

Parcel 2:

All of Lot 27 and that portion of Lot 28, all in Block Three (3) of Tract A, Unit A of the NORTH ALBUQUERQUE ACRES, and within Section 24, T. 11 N. R. 3 E., of the New Mexico Principal Meridian, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937, described as follows:

Beginning for a tie at a point on the north line of Lot 5 of Block 3 distant 44.84 feet west from the northeast corner of said Lot 5; thence S. 10° 34' W. along a line to a point of intersection with the north line of said Lot 28 which point of intersection is the point and place of beginning of the tract described herein; thence S. 10° 34' W. along a line to the point of intersection with the south line of said Lot 28; thence east along the south line of said Lot 28 to the southeast corner of said Lot 28; thence north along the east line of said Lot 28 to the northeast corner of said Lot 28; thence west along the north line of said Lot 28 to the point of beginning.

ALSO that portion of vacated Ranchitos Road adjacent to Lots 27 and 28 by Vacating Ordinance 67-1967.

EXHIBIT B
(Page 1 of 3)

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract A-1-A, as the same is shown and designated on the Plat of TRACTS A-1-A, A-1-B, A-1-C, A-1-D & A-1-E, LOSANGELES CENTER, recorded in the office of the County Clerk of Bernalillo County, New Mexico on _____ in Book _____, page _____, as Document Number _____ and being more particularly described by New Mexico Grid Bearings (Central Zone, NAD 1927) and ground distances as follows:

BEGINNING at a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at a point on the southerly right-of-way line of Paseo del Norte and the northeast corner of said Tract A-1-A, whence the City of Albuquerque survey monument "9-C18" a brass tablet set in concrete, having New Mexico State Plane Grid Coordinates, (Central Zone, NAD 1927): X=402,255.61 and Y=1,521,435.09, bears N20°45'29"E, a distance of 2963.60 feet; thence along the easterly boundary line of said Tract A-1-A,
S00°31'18"W a distance of 880.01 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at the southeast corner of said Tract A-1-A, thence along the southerly boundary line of said Tract A-1-A,
N89°28'42"W a distance of 435.56 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at the southwest corner of said Tract A-1-A; thence along the westerly boundary line of said Tract A-1-A,
N32°30'17"W a distance of 440.98 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at a point on the easterly right-of-way line of the Interstate Highway 25 (I-25) Pan American Freeway; thence along the said Highway right-of-way line and the said westerly boundary line of Tract A-1-A,
N10°33'06"E a distance of 123.70 feet to a found 5/8 inch rebar tagged with a brass survey disk stamped "PS 5978"; thence,
S89°42'36"E a distance of 74.06 feet to a found 5/8 inch rebar with a survey cap stamped "LS 8478"; thence,
N00°14'12"E a distance of 101.44 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence,
N40°53'44"E a distance of 316.18 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at a point on the said southerly right-of-way line of Paseo Del Norte N.E. and the said northerly boundary line of Tract A-1-A; thence along the said southerly right-of-way line and also along the said northerly boundary line,
N76°52'49"E a distance of 195.00 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence,
S89°26'20"E a distance of 186.50 feet to the point and place of beginning.

This tract contains 10.8752 acres, more or less.

2005010485
6206526
Page: 12 of 17
01/21/2005 03:04P
Mary Herrera Bern. Co. AGRE R 41.00 Bk-A91 Pg-458

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tracts A-1-B, A-1-C, and A-1-D as the same are shown and designated on the Plat of TRACTS A-1-A, A-1-B, A-1-C, A-1-D & A-1-E, LOS ANGELES CENTER, recorded in the office of the County Clerk of Bernalillo County, New Mexico on _____ in Book _____, page _____, as Document Number _____ and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 1927) and ground distances as follows:

BEGINNING at a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at the northeast corner of said Tract A-1-C, said point also being a point on the southerly right-of-way line of Paseo del Norte, whence the City of Albuquerque survey monument "9-C18" a brass tablet set in concrete, having New Mexico State Plane Grid Coordinates, (Central Zone, NAD 1927): X=402,255.61 and Y=1,521,435.09, bears N01°32'16"E, a distance of 2741.78 feet; thence along the westerly right-of-way line San Pedro Drive N. E. and the easterly boundary line of said Tract A-1-C,
41.85 feet along the arc of a curve to the right having a radius of 90.00 and a chord bearing S48°56'27"E a distance of 41.48 feet; thence along the said westerly right-of-way line San Pedro Drive N. E.,
S00°10'37"W a distance of 358.05 feet; thence,
S89°28'42"E a distance of 9.92 feet; thence,
S00°02'43"W a distance of 474.86 feet to a point on the southerly boundary line of said Tract A-1-B and the northerly right-of-way line of the Domingo Baca Arroyo, thence along said southerly boundary line and said northerly right-of-way line,
S63°17'37"W a distance of 130.02 feet; thence,
N89°28'42"W a distance of 908.40 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at the southwest corner of said Tract A-1-B, thence along the westerly boundary line of said Tract A-1-B,
N00°31'18"W a distance of 880.01 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at the northwest corner of said Tract A-1-B; thence along the said southerly right-of-way line of Paseo del Norte,
S89°26'20"E a distance of 568.50 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence,
N84°57'45"E a distance of 409.89 feet to the point and place of beginning.

This tract contains 20.6686 acres, more or less.

Mary Herrera Bern. Co. AGRE R 41.00
2005010485
6286526
Page: 13 of 17
01/21/2005 03:04P
Bk-A91 Pg-458

A certain tract of land situate within the Elena Gallegos Grant, within the Northwest quarter (NW1/4) of projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being the Domingo Baca Arroyo, being Parcel 2 as described in CV No. 8-73-09298, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 18, 1973, together with a southerly and northerly portion of San Bernardino Avenue NE, Vacation Ordinance No. 114-1969 on August 25, 1969, comprising a portion of the plat of TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume D, Folio 129 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a point on the easterly right-of-way line of Interstate 25 (I-25), also being a point on the westerly boundary line of said Parcel 2, whence the Albuquerque City Survey (ACS) Monument "I-25-14", a standard NMSHC Brass Cap set in top of a concrete post, having New Mexico State Plane Coordinates Central Zone (NAD 1927) of X=399,828.26 and Y=1,514,860.92 bears S10°58'12"W, a distance of 3309.52 feet and from said point of beginning running thence along the westerly boundary line of said Parcel 2 and also along said right-of-way line,
N12°57'31"E, a distance of 98.58 feet to the most northerly corner of said Parcel 2, thence leaving said right-of-way line and running thence along the easterly boundary line of said Parcel 2,
S51°34'58"E, a distance of 44.26 feet to a point; thence,
S32°30'17"E, a distance of 496.41 feet to a point on the southerly right-of way line of vacated San Bernadino Avenue NE, thence running along said vacated right-of-way line,
N89°28'42"W, a distance of 161.66 feet to the southwest corner of the tract herein described; thence running along the westerly boundary line of the tract herein described,
N23°35'02"W, a distance of 32.86 feet to a point on the centerline of said vacated San Bernadino Avenue NE, thence running along said centerline,
N89°28'42"W, a distance of 22.37 feet to a point on the westerly boundary line of said Parcel 2, thence running along the westerly boundary line of said Parcel 2,
N21°39'19"W, a distance of 342.46 feet to the point and place of beginning.

Tract contains 1.2502 acres, more or less.

A. Dwain Weaver

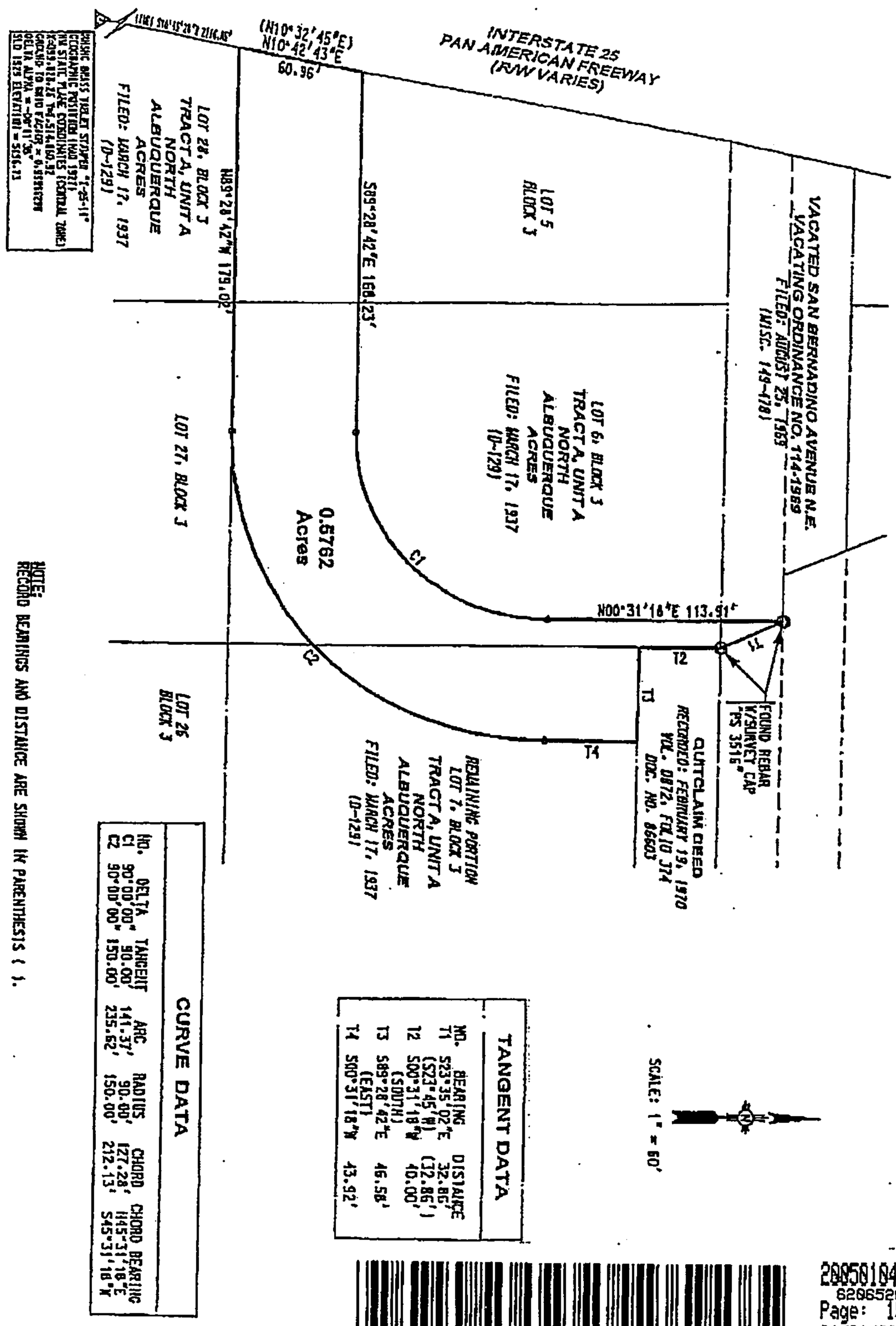
A. Dwain Weaver
N.M.P.S. No. 6544

Date: July 30, 2004

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

2005010485
6206526
Page: 14 of 17
01/21/2005 03:04P
Bk-A91 Pg-458
Mary Herrera Bern. Co. AGRE R 41.00

# EXHIBIT C
(Page 1 of 2)




| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | TANGENT | ARC | RADIUS | CHORD |
| C1 | 90°00'00" | 90.00' | 141.37' | 90.00' | 127.28' |
| C2 | 90°00'00" | 150.00' | 235.62' | 150.00' | 212.13' |

| TANGENT DATA | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| T1 | S23°35'02"E (S23°45'W) | 32.86' (32.86') |
| T2 | S00°31'18"W (SOUTH) | 40.00' |
| T3 | S89°28'42"E (EAST) | 46.58' |
| T4 | S00°31'18"W | 43.92' |

NOTE: RECORD BEARINGS AND DISTANCE ARE SHOWN IN PARENTHESIS ( ).

2005010485
6206526
Page: 15 of 17
01/21/2005 03:04P
Mary Herrera Bern. Co. AGRE R 41.00 Bk-A91 Pg-458

**Bohannan ▲ Huston** INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



P:\03005I\Survey\008\graphics\03005ISITE06.dgn
18-AUG-2004
08:41
dyobeny

JOB NUMBER 03005I 008

# EXHIBIT C
(Page 2 of 2)

## DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant within the Northwest quarter (NW1/4) of projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being a portion of Lots 5, 6 and 7, Block 3, of the plat of TRACT A -UNIT A, NORTH ALBUQUERQUE ACRES, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume D, Folio 129, together with a portion the South one-half (S1/2) of vacated San Bernardino Avenue NE (vacated by City Ordinance Number 114-1969), and being more particulary described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point of intersection of the southerly boundary line of said Lot 5 and the easterly right-of-way line of Interstate 25 (I-25) whence the Albuquerque City Survey (ACS) Monument "I-25-14", a standard NMSHC brass cap set in top of a concrete post, having New Mexico State Plane Coordinates Central Zone (NAD 1927) of X=399,828.26 and Y=1,514,660.92 bears S10°45'28"W, a distance of 2716.85 feet and from said point of beginning running thence along the westerly boundary line of the tract herein described and also along said right-of-way line,
N10°42'43"E, a distance of 60.96 feet to a point, thence leaving said right-of-way line and running thence along the westerly boundary line of the tract herein described,
S89°28'42"E, a distance of 168.23 feet to a point of curvature; thence,
141.37 feet along the arc of a curve to the left having a radius of 90.00 feet and a chord which bears N45°31'18"E, a distance of 127.26 feet to a point of tangency; thence,
N00°31'18"E, a distance of 113.91 feet to the most northerly corner of the tract herein described, a point on the centerline of said vacated San Bernadino Avenue NE, thence running along the northerly boundary line of the tract herein described,
S23°35'02"E, a distance of 32.86 feet to the northeast corner of said Lot 6, thence running along the easterly boundary line of said Lot 6,
S00°31'18"W, a distance of 40.00 feet to a point; thence,
S89°28'42"E, a distance of 46.58 feet to the northeast corner of the tract herein described, thence running along the easterly boundary of the tract herein described,
S00°31'18"W, a distance of 43.92 feet to a point of curvature; thence,
235.62 feet along the arc of a curve to the right having a radius of 150.00 feet and a chord which bears S45°31'18"W, a distance of 212.13 feet to a point of tangency on the southerly boundary line of said Lot 6, thence running along the southerly boundary line of said Lots 6 and 5,
N89°28'42"W, a distance of 179.02 feet to the point and place of beginning.

Tract contains 0.5762 acre, more or less.

A. Dwain Weaver
N.M.P.S. No. 6544

Date: August 17, 2004

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL SURVEYOR

Mary Herrera Bern. Co. AGRE R 41.00

2005010485
6206526
Page: 16 of 17
01/21/2005 03:04P
Bk-A91 Pg-458

**Bohannan ▲ Huston** INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

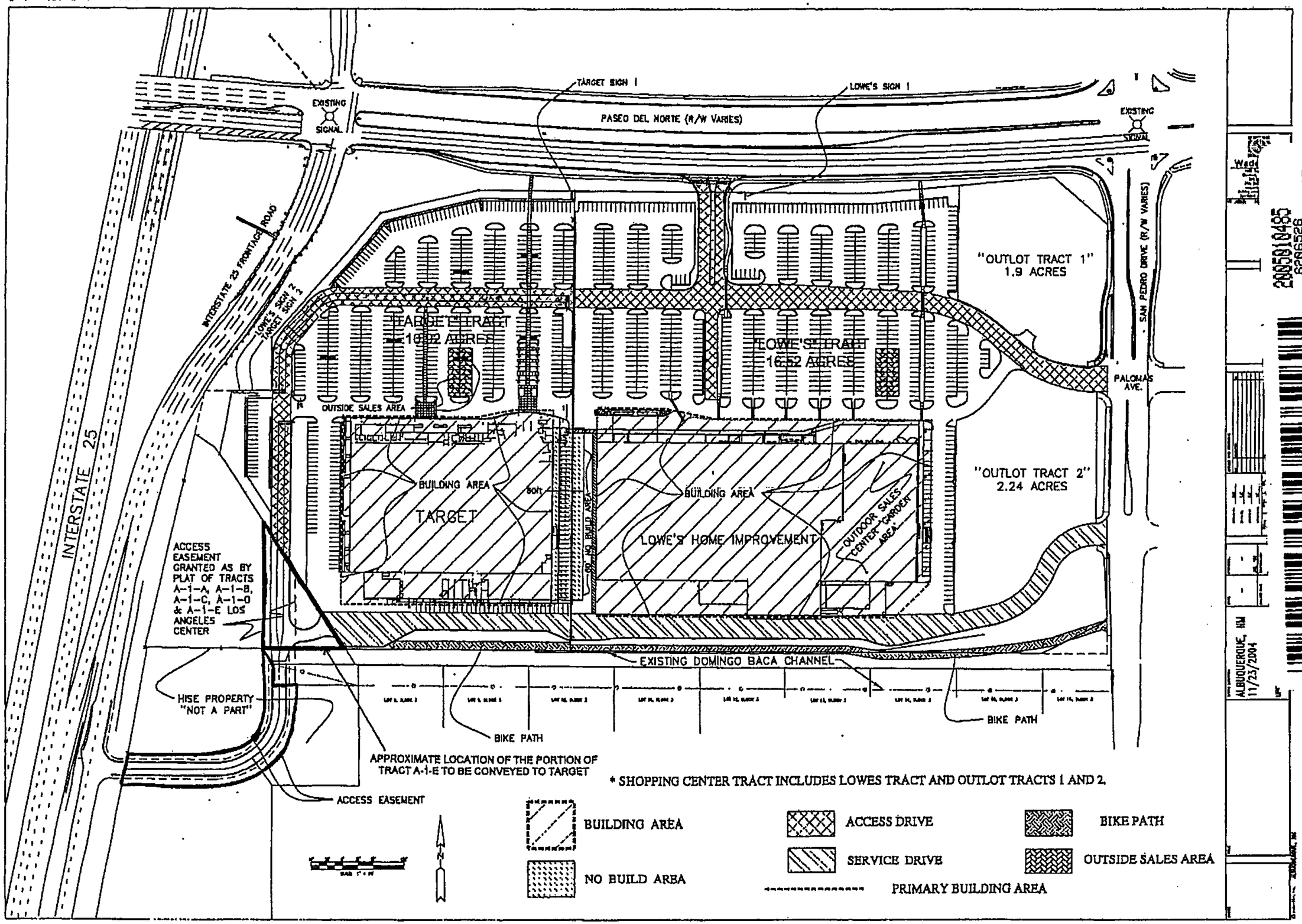
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



P:\030051\Survey\008\graphics\030051SITE06.dgn
18-AUG-2004
08:44
dyabany

JOB NUMBER 030051.008

EXHIBIT D




200501010485
6266526
Page: 17 of 17
01/21/2005 03:04P
Bern. Co. AGRE R 41.00 BK-A91 Pg-458
Mary Lavadas

PLEASE RETURN TO RIO GRANDE [illegible]TLE
ATTEN SHAWNDY BEHNE FILE # 02501023

2

200501048 6
629852 7
Page: 1 of 2
01/21/2005 03:04P
Bk-A91 Pg-459
R 11.00
AGRE
Bern. Co.
Mary Herrera

# SUBORDINATION AGREEMENT

**THIS SUBORDINATION AGREEMENT** executed on January 19, 2005 by CEMCO, INC., a New Mexico corporation (hereinafter referred to as "Tenant").

*Recitals:*

A. Tenant is tenant under a lease agreement ("Lease") dated January 1, 2001 under which NEIL REED HISE and TY JUANA HISE, his spouse, Trustees under the NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST AGREEMENT ("Landlord") is the landlord, covering the real property described in the attached Exhibit A (the "Leased Premises"), which Lease is evidenced by a Memorandum of Lease dated January 12, 2001 and filed in the office of the Clerk of Bernalillo County, New Mexico on January 16, 2001 as Document No. 2001004616 in Bk A14 , Pg 3196.

B. Landlord has agreed to grant an easement over a portion of the Leased Premises, as more fully described in the attached Exhibit B (the "Easement Property") in favor of Lowe's Home Centers, Inc., and its tenants, subtenants, suppliers, contractors, invitees, licensees customers, agents, employees, successors, successors-in-title, in whole or in part, and assigns ("Benefited Parties") pursuant to an Easement Agreement ("Easement Agreement") dated December 30, 2004, which Easement Agreement was filed in the office of the Clerk of Bernalillo County, New Mexico on January 21, 2005 as Document No. 2005010486 in Bk A91, Pg 458.

C. Lanbdlord has requested that Tenant subordinate the Lease to the interests of the Benefited Parties under the Easement Agreement, which Tenant is willing to do.

## AGREEMENT

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Tenant hereby agrees as follows:

1. Subject to the terms and conditions hereof, Tenant does hereby subordinate its interest in the Easement Property as granted by the Lease to the Easement Agreement. Tenant agrees that its interest in the Easement Property is in all respects junior and subordinate to the interests of the Benefited Parties as granted by the Easement Agreement.

2. Tenant shall have no obligation or incur any liability with respect to the Easement Property, any warranties with respect thereto.

3. This Agreement shall inure to the benefit of the Benefited Parties hereto and their respective heirs, legal representatives, successors, successors-in-title and assigns.

IN WITNESS WHEREOF, Lender has executed this Agreement.

Tenant:

CEMCO, Inc., a New Mexico corporation

By: _____
Neil R. Hise, President

Acknowledgement

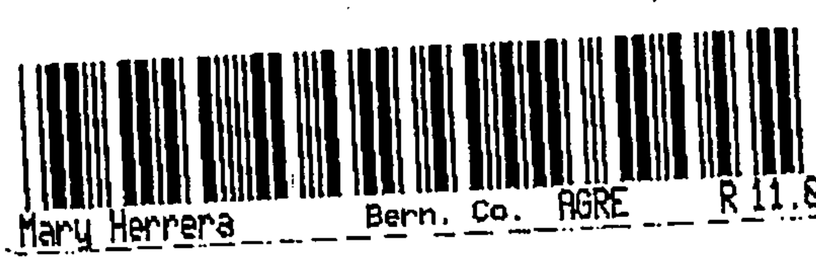
STATE OF NEW MEXICO }
} ss.
COUNTY OF BERNALILLO }

This instrument was executed before me on January 19, 2005 by Neil R. Hise, President of CEMCO, Inc. a New Mexico corporation, on behalf of said corporation.

_____
Notary Public

My commission expires:

Dec 7, 2005



2005010486
6206527
Page: 2 of 2
01/21/2005 03:04P
Bk-A91 Pg-459
Mary Herrera Bern. Co. AGRE R 11.00

PLEASE RETURN TO RIO GRANDE TITLE
ATTEN SHWANY BEHNE
FILE # 02501023

3

2005010487
6266528
Page: 1 of 2
01/21/2005 03:04P
Bk-A91 Pg-468
R 11.00
AGRE
Bern. Co.
Mary Herrera

# SUBORDINATION AGREEMENT

**THIS SUBORDINATION AGREEMENT** executed on January 20, 2005 by First State Bank, NM, (hereinafter referred to as "Lender").

*Recitals:*

A. Lender is the mortgagee under a mortgage ("Mortgage") dated March 25, 2004 executed by NEIL REED HISE and TY JUANA HISE, his spouse, Trustees under the NEIL REED HISE AND TY JUANA HISE REVOCABLE TRUST UTA DATRED OCTOBER 3, 1985, AS AMENDED BY ITS FIRST AMENDMENT DATED DECEMBER 4, 1991, AND AS AMENDED AND RESTATED BY ITS SECOND AMENDMENT TO AND RESTATEMENT DATED FEBRUARY 20, 1996 ("Mortgagor"), covering the real property described in the attached Exhibit A (the "Mortgaged Premises"), which Mortgage was filed in the office of the Clerk of Bernalillo County, New Mexico on March 26, 2004 as Document No. 2004039711 in Bk A74, Pg 9598.

B. Mortgagor has agreed to grant an easement over a portion of the Mortgaged Premises, as more fully described in the attached Exhibit B (the "Easement Property") in favor of Lowe's Home Centers, Inc., and its tenants, subtenants, suppliers, contractors, invitees, licensees customers, agents, employees, successors, successors-in-title, in whole or in part, and assigns ("Benefited Parties") pursuant to an Easement Agreement ("Easement Agreement") dated December 30, 2004, which Easement Agreement was filed in the office of the Clerk of Bernalillo County, New Mexico on January 21, 2005 as Document No. 2005010485 in Bk A91, Pg 468.

C. Mortgagor has requested that Lender subordinate the Mortgage to the interests of the Benefited Parties under the Easement Agreement, which Lender is willing to do.

## AGREEMENT

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, Lender hereby agrees as follows:

1. Subject to the terms and conditions hereof, Lender does hereby subordinate its interest in the Easement Property as granted by the Mortgage to the Easement Agreement. Lender agrees that its interest in the Easement Property is in all respects junior and subordinate to the interests of the Benefited Parties as granted by the Easement Agreement.

2. Lender shall have no obligation nor will Lender incur any liability with respect to the Easement Property. Lender makes no warranties with respect to the Easement Property.

3. This Agreement shall inure to the benefit of the Benefited Parties hereto and their respective heirs, legal representatives, successors, successors-in-title and assigns.

IN WITNESS WHEREOF, Lender has executed this Agreement.

LENDER:

First State Bank, NM

By: _____

Its: REGIONAL PRESIDENT

Acknowledgement

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

This instrument was executed before me on January 20, 2005 by Paul DiPaola, Regional President of First State Bank, NM, a state banking institution, on behalf of said institution.

_____
Notary Public

My commission expires:

12/21/08

OFFICIAL SEAL
Zara H. Barraza
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12/21/08

Mary Herrera Bern. Co. AGRE R 11.00

2005010487
6206528
Page: 2 of 2
01/21/2005 03:04P
Bk-A91 Pg-460

**TARGET CORPORATION**

1001946
3 site plan
Expires

**Clair A. Glantz**
Owner's Site Representative
Property Development

1000 Nicollet Mall, TPN-12B, Minneapolis, Minnesota 55403
Cell **719.671.2037**
**Clair.Glantz@target.com**

**Conlon Construction Co**

**DBA Conlon Enterprise Co**

**Jason Fell**
Superintendent
NM Licence # 81825

6100 Paso Del Norte
Albuquerque, NM 87113
E-Mail conlonjtfell@aol.com

Phone 505 821 3520
Fax 505 821 5562
Cell 913 486 1424

# City of Albuquerque

## DEVELOPMENT PLAN REVIEW APPLICATION

| | Supplemental form |
|---|---|
| **SUBDIVISION** | **S** |
| ☒ Major Subdivision action | |
| ☐ Minor Subdivision action | |
| ☐ Vacation | **V** |
| ☐ Variance (Non-Zoning) | |
| **SITE DEVELOPMENT PLAN** | **P** |
| ☐ ...for Subdivision Purposes | |
| ☐ ...for Building Permit | |
| ☐ IP Master Development Plan | |
| ☐ Cert. of Appropriateness (LUCC) | **L** |

| | Supplemental form |
|---|---|
| **ZONING & PLANNING** | **Z** |
| ☐ Annexation | |
| ☐ County Submittal | |
| ☐ EPC Submittal | |
| ☐ Zone Map Amendment (Establish or Change Zoning | |
| ☐ Sector Plan (Phase I, II, III) | |
| ☐ Amendment to Sector, Area, Facility or Comprehensive Plan | |
| ☐ Text Amendment | |
| **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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: LOWE'S COMPANIES, INC. PHONE: 336-658-3357
ADDRESS: PO BOX 1111 FAX: 336-658-3643
CITY: N. WILKESBORO STATE NC ZIP28656 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

**DESCRIPTION OF REQUEST:** FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACTS A-1-A, A-1-B, A-1-C, A-1-D, & A-1-E Block: ____ Unit: ____

Subdiv. / Addn. LOS ANGELES CENTER

Current Zoning: M-1 Proposed zoning: ____

Zone Atlas page(s): D-18 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 33.0300 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. 101806317546920804 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: I-25
Between: PASEO DEL NORTE and SAN PEDRO BLVD. NE

**CASE HISTORY:** 04DRB 01670

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1001946
02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 01177, 01178
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

**SIGNATURE** Stephanie Stratton DATE 12-20-04

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

**FOR OFFICIAL USE ONLY** Form revised 10/03

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 04DRB - - 01965 | FP | S(3) | $ 0 |
| - - | CMF | | $ 20.00 |
| - - | | | $ |
| - - | | | $ |
| - - | | | $ |
| | | | Total $ 20.00 |

Hearing date 12-29-04

12-20-04
Planner signature / date

**Project #** 1001946

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

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

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

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

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application
**Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

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

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Stephanie Stratton
Applicant name (print)

Stephanie Stratton 12-20-04
Applicant signature / date

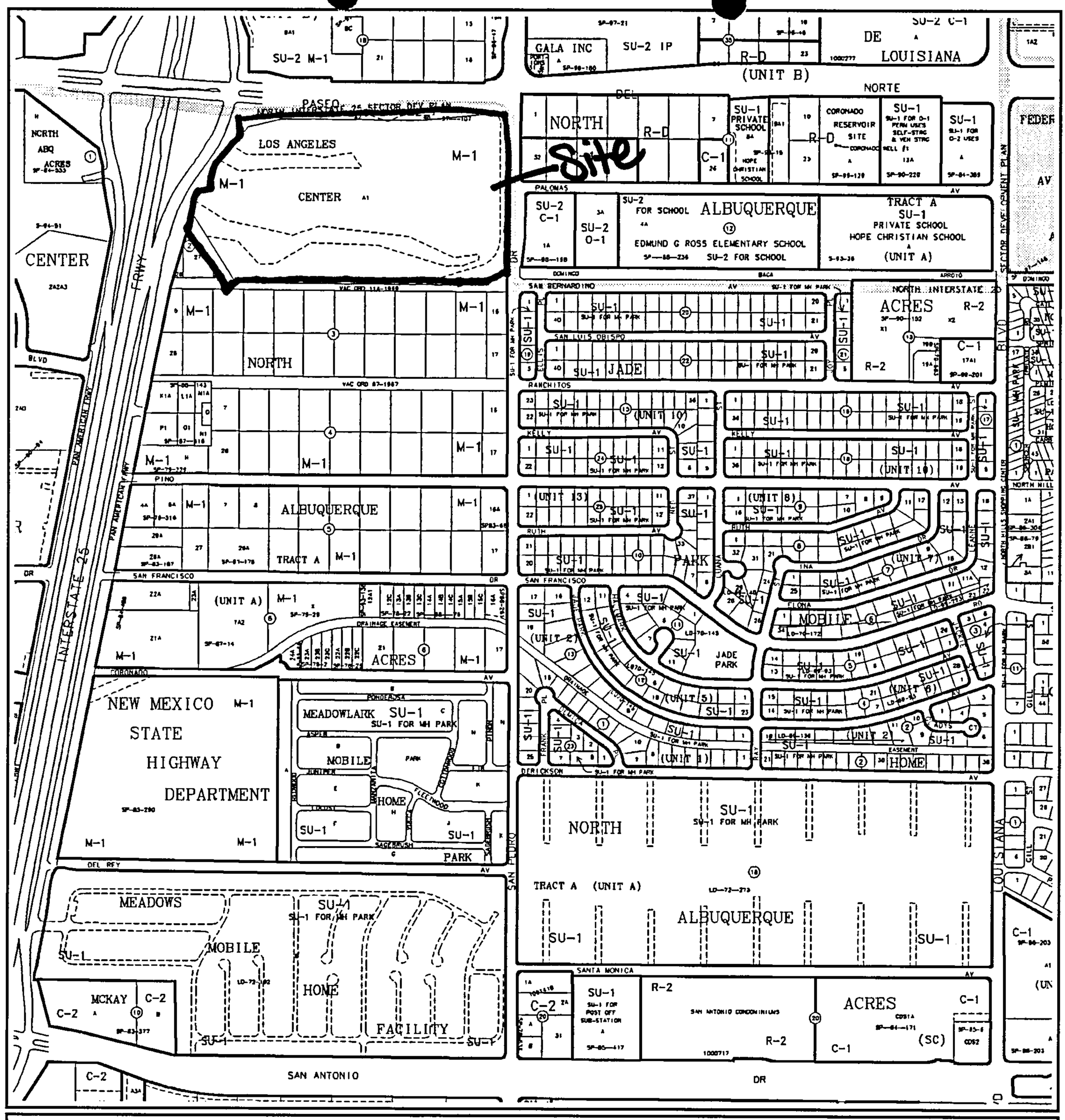
Form revised 3/03, 8/03 and 11/03

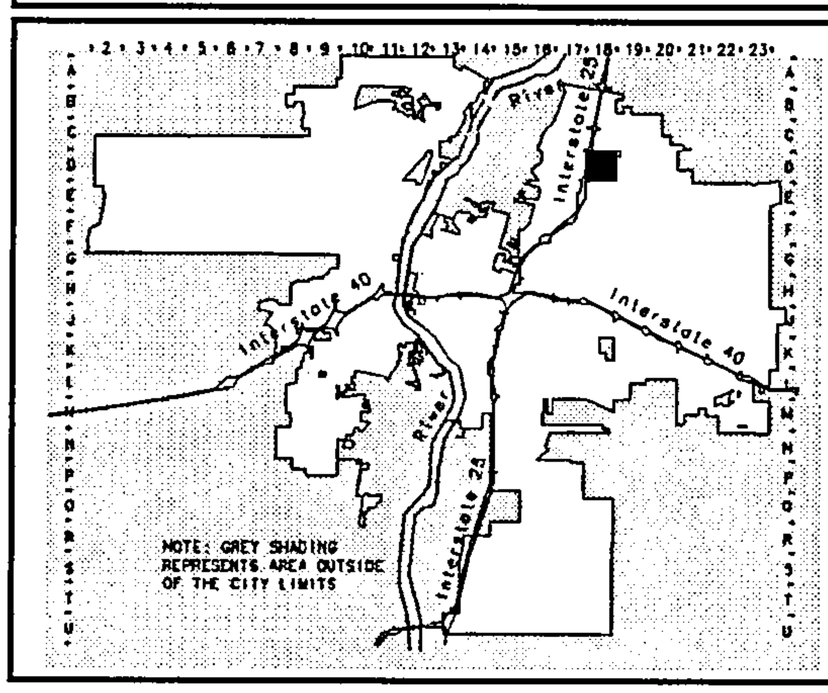
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB -01965
____ - ____ - ____
____ - ____ - ____

12-20-04
Planner signature / date

Project # 1001946




CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# D-18-Z

Map Amended through December 03, 2004

Bohannan ^ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 20, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Final Plat Approval
Tracts A-1-A, A-1-B, A-1-C, A-1-D, & A-1-E Los Angeles Center
(Southeast Corner of Paseo del Norte and I25)

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee $20.00
- SIA Financial Guaranty information

This plat proposes to resubdivide the existing single tract of land that the existing Lowe's store is located on, vacate existing easements (floodplains), grant ROW and create a new tract from the former City drainage ROW lands near I25. This plat also supports the proposed Target site development plan request of DRB (the west 11 acre tract).

One required element is incomplete at this time, however, we are hoping to get this plat request delegated from DRB. That element is the access easement coming from the property to the south that provides access from this plat's lands to the I25 northbound frontage road. We are very close to having this, but not at this time.

Please place this item on the DRB Agenda to be heard on December 29, 2004. If you have any questions or require additional information, please contact me.

Sincerely,

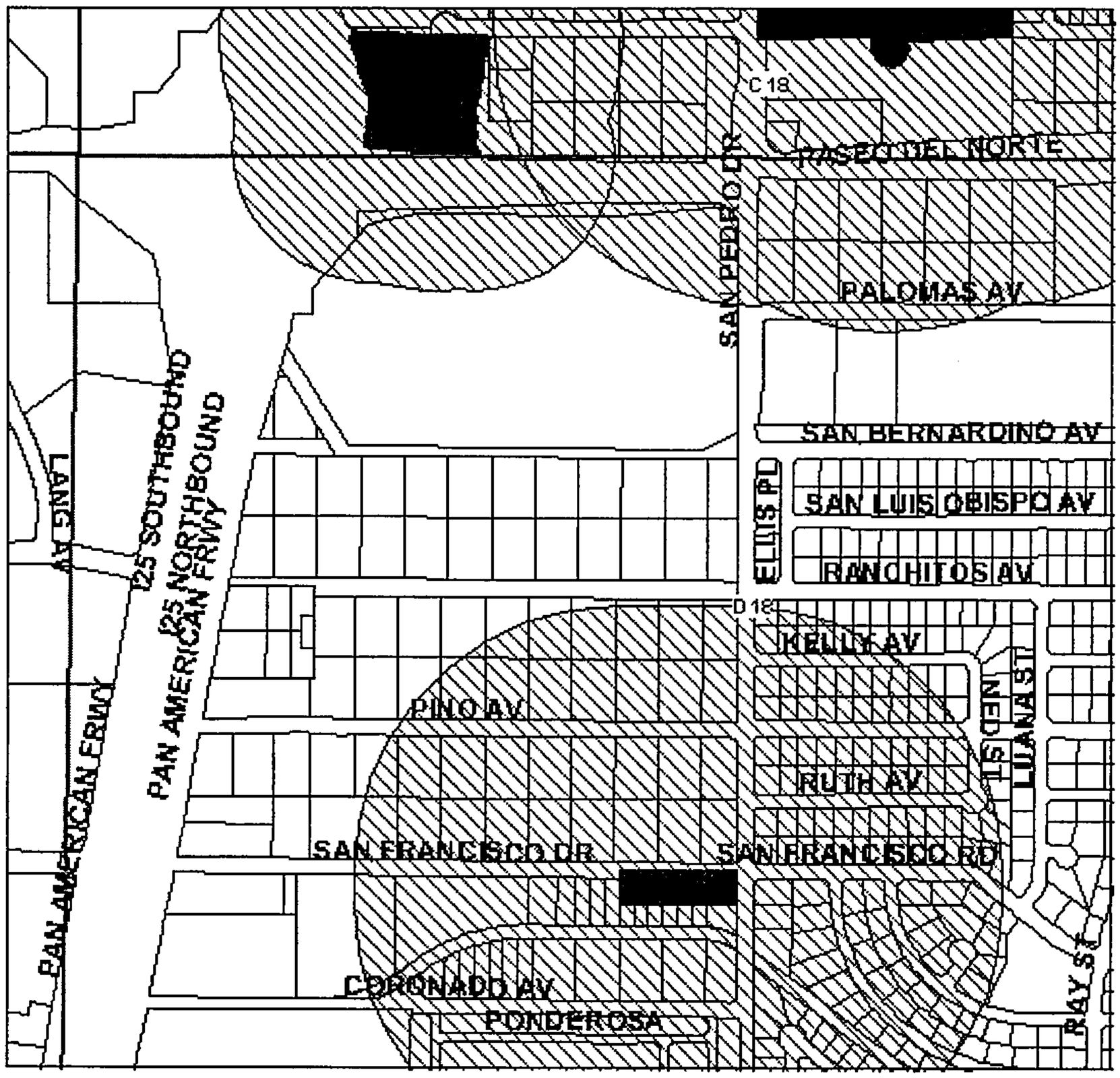
James Topmiller,P.E.
Senior Vice President
Community Development and Planning Group

SS
Enclosure

Cc: Neal Hamilton, Lowe's

**ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP**

◉ Zoom In ○ Id Address ○ Id ZM ○ Pan ○ Zoom Out




ReDraw Screen

**LAYER LEGEND**

- ☑ STREET NAMES
- ☐ PARKS
- ☐ CITY LIMITS
- ☑ ZONE MAP GRID
- ☐ NBR BOUNDARY
- ☐ COMMUNITY PLANI
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☐ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRICT
- ☐ FLOOD ZONES (dis
- ☑ PARCELS
- ☐ CONTROL STATION
- ☐ SENATE DIST.
- ☐ REPRESENTATIVE I
- ☐ COUNTY COMMISSI
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIVIT
- ☐ PUBLIC FACILITIES
- ☐ LAND USE
- ☐ 1960 CITY LIMITS
- ☑ LANDFILL/BUFFER
- ☐ CRP LOCATIONS

**SHOW LOCATION M**

**SHOW 1999 AERIAI**

**ZOOM LEVEL** MEDIUM **TEXT SIZE** MEDIUM

**NEW GIS QUERY**

(c) 2004 City of Albuquerque | Disclaimer | Privacy Statement

25

No. of Lots: 1
Nearest Major Streets
Paseo Del Norte & San Pedro Blvd.

FIGURE 12

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

---

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of November, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Lowe's Home Centers, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Corporation, whose address is PO Box 111 N. Wilkesboro, NC 28656 and whose telephone number is 336-658-3357, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A-1 & A-2 Los Angeles Center, recorded on June 20, 1997 in the records of the Bernalillo County Clerk at Book 97C, pages 198 through XXX (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Lowe's Home Centers, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts A-1-A, A-1-B, A-1-C, A-1-D, A-1-E Los Angeles Center describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1 day of May, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 10313.83.

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



09/04

Mary Herrera Bern. Co. AGRE R 25.00
2004161381
6174879
Page: 1 of 9
11/19/2004 10:55A
Bk-A87 Pg-932

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

| Type of Fee | Amount |
|---|---|
| Engineering Fee | 3.25% of Actual Construction Cost |
| Excavation And Sidewalk Ordinance, Street Restoration Fees | As required per City-approved estimate. (Figure 7) |

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by _____, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



Mary Herrera Bern. Co. AGRE R 25.00
2004161381
6174879
Page: 2 of 9
11/19/2004 10:55A
Bk-A87 Pg-932

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vineyard & Associates, and field testing of the private Improvements shall be performed by _____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Subdivision Bond OB 008 890
Amount: $2,614,295.30 Name of Financial Institution or Surety: Liberty Mutual Ins. Co.
Date City first able to call Guaranty: May 1, 2005
[Construction Completion Deadline]: May 1, 2005 20____
If Guaranty other than a Bond, last day City able to call Guaranty is:
July 1, 2005 _____, 20____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



Mary Herrera Bern. Co. AGRE R 25.00
2004161381
6174879
Page: 3 of 9
11/19/2004 10:55A
Bk-A87 Pg-932

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



2004161381
6174879
Page: 4 of 9
11/19/2004 10:55A
Bk-A87 Pg-932
Mary Herrera Bern. Co. AGRE R 25.00

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

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

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

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

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

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

2004161381
6174879
Page: 5 of 9
11/19/2004 10:55A
Maru Herrera Bern. Co. AGRE R 25.00 Bk-A87 Pg-932

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

SUBDIVIDER:

By [Signature]: David E Shelton
Name: ~~David E. Shelton~~
Title: ~~Senior Vice President~~
Dated: 10/27/04

CITY OF ALBUQUERQUE

City Engineer
Dated: 11-18-04

## SUBDIVIDER'S NOTARY

STATE OF North Carolina )
) ss.
COUNTY OF Wilkes )

This instrument was acknowledged before me on 27 day of October, 2004 by [name of person:] David E Shelton, [title or capacity, for instance, "President" or "Owner":] Senior Vice President of [Subdivider:] Lowe's Home Center, Inc

"OFFICIAL SEAL"
Notary Public, North Carolina
County of Wilkes
Melissa Richardson
My Commission Expires 2/20/2007

Melissa Richardson
Notary Public

My Commission Expires:
2/20/2007

## CITY'S NOTARY

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

This instrument was acknowledged before me on 18th day of November, 2004 by RichardOurte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2004161381
6174879
Page: 6 of 9
11/19/2004 10:55A
Mary Herrera Bern. Co. AGRE R 25.00 Bk-A87 Pg-932

Current DRC
Project No. _____

ORIGINAL

Date Submitted: September 3, 2004
Date Site Plan for Bldg Permit App _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 9/8/04
Date Preliminary Plat Expires: 9/3/05

DRB Project No. 1000946
04-01178

Figure 12

INFRASTRUCTURE LIST

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

**Lowe's Home Centers Replat (SW Corner of Paseo del Norte & San Pedro)**
**Existing Tract A-1, Los Angeles Center (Proposed Tracts A-1A, A-1B, A-1C, A-1D and A-1E, Los Angeles Center)**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PUBLIC ROADWAY IMPROVEMENTS** | | | | | | |
| | | 24' WIDE | PAVED PRIVATE ROADWAY | PRIVATE EASEMENT ON CEMCO LANDS | TRACT A | NB I25 FRONTAGE ROAD | / | / | / |
| | | 12' WIDE X 400' | NB DECELERATION LANE | NB I25 FRONTAGE ROAD AT PAVED PRIVATE ROADWAY | | | | | |
| | | | RESTRIPE PASEO DEL NORTE/LOUISIANA INTERSECTION TO PROVIDE DUAL EASTBOUND AND WESTBOUND LEFT TURN LAN | | | | / | / | / |
| | | | RESTRIPE PASEO DEL NORTE/SAN PEDRO INTERSECTION TO PROVIDE EAST BOUND AND WESTBOUND DUAL LEFT TURN LANES | | | | | | |
| | | | RESTRIPE SAN PEDRO, AND MODIFY MEDIANS AS NEEDED, TO CONVERT THE EXISTING INSIDE (WESTERN) THROUGH LANE TO A DEDICATED NORTHBOUND LEFT TURN LANE. TRAFFIC SIGNAL TIMING/PHASING TO BE MODIFIED BY CITY TO PROVIDE FOR PROTECTED LEFT TURN MOVEMENTS ONLY. | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | LENGTHEN THE EXISTING NB RIGHT TURN LANE TO SAN PEDRO/PEASEO DEL NORTE, TO MAXIMUM EXTENT PRACTICAL (WITHIN EXISTING ROW). | | | | | | |
| | | | LENGTHEN THE SB RIGHT TURN LANE TO THE SAN PEDRO/PALOMAS AVE. SITE ENTRANCE, TO MAXIMUM EXTENT PRACTICAL. | | | | / | / | / |
| | | 500' x 12' WIDE | EXTEND EXISTING DEDICATED NB RIGHT TURN LANE TO 500' (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | 500' X 12' WIDE | ADD SECOND DEDICATED NB RIGHT TURN LANE (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | | REVISE LOWE'S SITE NORTH ENTRANCE (AT SAN PEDRO/PALOMAS INTERSECTION) TO ACCOMMODATE DUAL EASTBOUND LEFT TURNS (STRIPE OUT ONE OF THE DUAL LEFT LANES). | | | | / | / | / |
| | | | ~~TRAFFIC SIGNAL AT SAN PEDRO/PALOMAS AVE. BONDED IN A SEPARATE SIA BUT NOT CONSTRUCTED UNTIL WARRANTED.~~ | | | | / | / | / |
| | | | CONVERSION OF INSIDE SOUTHBOUND THRU LANE TO TO DEDICATED LEFT TURN LANE (PASEO DEL NORTE/SAN PEDRO) | | | | / | / | / |
| | | | CONSTRUCT PERMANENT NB ROADWAY IMPROVEMENTS (2 NB LANES, BIKEWAY) ON SAN PEDRO, NORTH OF PDN, FOR APPROX 250' FEET, INCLUDING NECESSARY SIGNAL MODIFICATIONS. | | | | / | / | / |

2004161381
6174879
Page: 7 of 9
11/19/2004 10:55A

AGENT/OWNER

JAMES TOPMILLER

~~BRUCE STIDWORTHY~~ 9/3/2004

PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON INC.

FIRM:

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR — DATE

TRANSPORTATION DEVELOPMENT — DATE 9/8/04

UTILITY DEVELOPMENT — DATE 9/8/04

PARKS & GENERAL SERVICES — Christina Sandoval — DATE 9/8/04

AMAFCA — DATE

CITY ENGINEER — Bradley L. Bryant — DATE 9/8/04

DATE

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

Mary Herrera
Bern. Co. AGRE
R 25.00
2004161381
6174879
Page: 8 of 9
11/19/2004 10:55A
Bk-A87 Pg-932

# FINANCIAL GUARANTY AMOUNT

09/28/2004

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

Project Description:

**Project ID #: 631383, Lowe's HomeCtrs.,Pav/Intersection Imps., Phase/Ur**

Requested By: **James Topmiller, PE w/ Bohannan Huston**

| | | |
|---|---|---|
| Approved estimate amount: | | $1,650,670.00 |
| Contingency Amount: | 10.00% | $165,067.00 |
| Subtotal: | | $1,815,737.00 |
| NMGRT | 6.0625% | $110,079.06 |
| Subtotal: | | $1,925,816.06 |
| Engineering Fee | 6.60% | $127,103.86 |
| Testing Fee | 2.00% | $38,516.32 |
| Subotal: | | $2,091,436.24 |
| FINANCIAL GUARANTY RATE | | 1.25 |
| Retainage Amount: | | $.00 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | **$2,614,295.30** |

APPROVAL: DATE:

9-28-2004

Notes: B-1 of 2. 10% contingency, plans not approved. This FG does not include the traffic signal, see FG B-2.

Mary Herrera Bern. Co. AGRE R 25.00
2004161381
6174879
Page: 9 of 9
11/19/2004 10:55A
Bk-A87 Pg-932

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA SW'S SPCL. AGRMT

BOND NO. (SURETY'S NO.:) 018 008 890
CONTACT PERSON'S NAME: Maryann Dark

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Lowe's Home Centers, Inc. ("Subdivider") a North Carolina corporation as Principal, and Liberty Mutual Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Massachusetts and authorized to do business in the State of New Mexico, as Surety, whose address is 175 Berkeley Street, Boston, Massachusetts and whose telephone number is (800) 662-1284, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Two Million Six Hundred Fourteen Thousand Two Hundred Ninety-five and 30/100 Dollars ($2,614,295.30), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Los Angeles Center, City Project No. 03\3.83; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and,

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: Roadway Improvements

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Lowe's Home Centers, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. 148, pages 932 through 932, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed all on or before July 1, 2005 ("the construction completion deadline"), then this obligation shall be null and void; if the Principal does not complete the construction by or before the construction deadline, the City may call on this obligation until release by the City.

IN WITNESS WHEREOF, this bond has been executed this 21st day of October, 2004.

LOWE'S HOME CENTERS, INC.

By: David E. Shelton
Name: David E. Shelton
Title: Senior Vice President
Dated: October 25, 2004

LIBERTY MUTUAL INSURANCE COMPANY

By: Maryann Isenberg
Name: Maryann Isenberg
Title: Attorney-in-Fact
Dated: October 21, 2004

STATE OF NORTH CAROLINA

COUNTY OF Wilkes

Subscribed and sworn before me this 25th day of October, 2004.

Allison W. Wike
Notary Public

My commission expires:

1/20/08

OFFICIAL SEAL
ALLISON W. WIKE
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF CALDWELL
My Commission Expires 1/20/08

*NOTE: Power of Attorney for Surety must be attached.

## NOTICE FROM SURETY REQUIRED BY TERRORISM RISK INSURANCE ACT OF 2002

In accordance with the Terrorism Risk Insurance Act of 2002 (referred to hereinafter as the "Act"), this disclosure notice is provided for surety bonds on which one or more of the following companies is the issuing surety: Liberty Mutual Insurance Company; Liberty Mutual Fire Insurance Company; LM Insurance Corporation; The First Liberty Insurance Corporation; Liberty Insurance Corporation; Employers Insurance Company of Wausau (formerly "EMPLOYERS INSURANCE OF WAUSAU A Mutual Company"); Peerless Insurance Company; and any other company that is a part of or added to the Liberty Mutual Group for which surety business is underwritten by Liberty Bond Services (referred to collectively hereinafter as the "Issuing Sureties").

### NOTICE FORMS PART OF BOND

This notice forms part of surety bonds issued by any one or more of the Issuing Sureties.

### DISCLOSURE OF PREMIUM

The premium attributable to any bond coverage for "acts of terrorism" as defined in Section *102(1)* of the Act is Zero Dollars ($0.00).

### DISCLOSURE OF FEDERAL PARTICIPATION IN PAYMENT OF TERRORISM LOSSES

The United States will reimburse the Issuing Sureties for ninety percent (90%) of any covered losses from terrorist acts certified under the Act exceeding the applicable surety deductible.

1422561

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

**This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.**

**LIBERTY MUTUAL INSURANCE COMPANY**
**BOSTON, MASSACHUSETTS**
**POWER OF ATTORNEY**

**KNOW ALL PERSONS BY THESE PRESENTS:** That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint

**H. WAYNE GIBSON, VICKIE L. PETREA, MARYANN ISENBERG, MARTIN PALLAZZA, JUDIE M. CHISOLM, KELLY E. FOLEY, BRAD W. GIBSON, ALL OF THE CITY OF CHARLOTTE, STATE OF NORTH CAROLINA** .....

, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations in the penal sum not exceeding **FIFTY MILLION AND 00/100**********  DOLLARS ($ **50,000,000.00*****) each, and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

Pursuant to Article XIII, Section 5 of the By-Laws, Garnet W. Elliott, Assistant Secretary of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

That the By-law and the Authorization set forth above are true copies thereof and are now in full force and effect.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this 22nd day of December, 2003.

**LIBERTY MUTUAL INSURANCE COMPANY**

By Garnet W. Elliott
Garnet W. Elliott, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 22nd day of December, 2003, before me, a Notary Public, personally came Garnet W. Elliott, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation; and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Mar. 28, 2006
Member, Pennsylvania Association of Notaries

By Teresa Pastella
Teresa Pastella, Notary Public

**CERTIFICATE**

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 21 day of October 2004.

By David M. Carey
David M. Carey, Assistant Secretary

**Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees.**

**To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.**

25.00

No. of Lots: 1
Nearest Major Streets
Paseo Del Norte & San Pedro Blvd.

FIGURE 12

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

---

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of November, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Lowe's Home Centers, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] corporation, whose address is PO Box 111 N. Wilkesboro, NC 28656 and whose telephone number is 336-658-3357, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A-1 & A-2 Los Angeles Center, recorded on June 20, 1997 in the records of the Bernalillo County Clerk at Book 97C, pages 198 through XXX (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Lowe's Home Centers, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts A-1-A, A-1-B, A-1-C, A-1-D, A-1-E Los Angeles Center describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1 day of May, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 10313.83.

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



2004161382
6174880
Page: 1 of 9
11/19/2004 10:55A
Bk-A87 Pg-933
Mary Herrera Bern. Co. AGRE R 25.00

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

| Type of Fee | Amount |
|---|---|
| Engineering Fee | 3.25% of Actual Construction Cost |
| Excavation And Sidewalk Ordinance, Street Restoration Fees | As required per City-approved estimate. (Figure 7) |

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and construction surveying of the private Improvements shall be performed by _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by _____, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



2004161382
6174880
Page: 2 of 9
11/19/2004 10:55A
Bk-A87 Pg-933
Mary Herrera Bern. Co. AGRE R 25.00

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vineyard & Associates, and field testing of the private Improvements shall be performed by _____, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: ~~Letter of Credit~~ Subdivision Bond -- 018 008 891
Amount: $257,443.15 Name of Financial Institution or Surety: Liberty Mutual Ins. Co.
Date City first able to call Guaranty: May 1, 2005
[Construction Completion Deadline]: May 1, 2005 20____
If Guaranty other than a Bond, last day City able to call Guaranty is:
July 1, 2005 _____, 20____
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



2004161382
6174880
Page: 3 of 9
11/19/2004 10:55A
Bk-A87 Pg-933
Mary Herrera Bern. Co. AGRE R 25.00

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



2004161382
6174880
Page: 4 of 9
11/19/2004 10:55A
Bk-A87 Pg-933
Mary Herrera Bern. Co. AGRE R 25.00

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

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

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

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

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

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



2004161382
6174880
Page: 5 of 9
11/19/2004 10:55A
Bk-A87 Pg-933
Mary Herrera Bern. Co. AGRE R 25.00

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

SUBDIVIDER:

By [Signature]: David E Shelton
Name: David E. Shelton
Title: Senior Vice President
Dated: 10/27/04

CITY OF ALBUQUERQUE

City Engineer
Dated: 11-18-04

SUBDIVIDER'S NOTARY

STATE OF North Carolina )
) ss.
COUNTY OF Wilkes )

This instrument was acknowledged before me on 27 day of October, 20 04 by [name of person:] David E. Shelton, [title or capacity, for instance, "President" or "Owner":] Senior Vice President of [Subdivider:] Lowe's Home Centers, Inc.

"OFFICIAL SEAL"
Notary Public, North Carolina
County of Wilkes
Melissa Richardson
My Commission Expires 2/20/2007

Melissa Richardson
Notary Public

My Commission Expires:
2/20/2007

CITY'S NOTARY

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

This instrument was acknowledged before me on 18th day of, November, 20 04 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera Bern. Co. AGRE R 25.00
2004161382
6174880
Page: 6 of 9
11/19/2004 10:55A
Bk-A87 Pg-933

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

Date Site Plan for Bldg Permit App: _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 9/3/04
Date Preliminary Plat Expires: 9/3/05

DRB Project No. 1000946
04-01178

**Lowe's Home Centers Replat (SW Corner of Paseo del Norte & San Pedro)**
**Existing Tract A-1, Los Angeles Center (Proposed Tracts A-1A, A-1B, A-1C, A-1D and A-1E, Los Angeles Center)**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| **PUBLIC ROADWAY IMPROVEMENTS** | | | | | | | | | |
| | | 24' WIDE | PAVED PRIVATE ROADWAY | PRIVATE EASEMENT ON CEMCO LANDS | TRACT A | NB I25 FRONTAGE ROAD | / | / | / |
| | | 12' WIDE X 400' | NB DECELERATION LANE | NB I25 FRONTAGE ROAD AT PAVED PRIVATE ROADWAY | | | | | |
| | | | RESTRIPE PASEO DEL NORTE/LOUISIANA INTERSECTION TO PROVIDE DUAL EASTBOUND AND WESTBOUND LEFT TURN LAN | | | | / | / | / |
| | | | RESTRIPE PASEO DEL NORTE/SAN PEDRO INTERSECTION TO PROVIDE EAST BOUND AND WESTBOUND DUAL LEFT TURN LANES | | | | | | |
| | | | RESTRIPE SAN PEDRO, AND MODIFY MEDIANS AS NEEDED, TO CONVERT THE EXISTING INSIDE (WESTERN) THROUGH LANE TO A DEDICATED NORTHBOUND LEFT TURN LANE. TRAFFIC SIGNAL TIMING/PHASING TO BE MODIFIED BY CITY TO PROVIDE FOR PROTECTED LEFT TURN MOVEMENTS ONLY. | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | LENGTHEN THE EXISTING NB RIGHT TURN LANE TO SAN PEDRO/PEASEO DEL NORTE, TO MAXIMUM EXTENT PRACTICAL (WITHIN EXISTING ROW). | | | | | | |
| | | | LENGTHEN THE SB RIGHT TURN LANE TO THE SAN PEDRO/PALOMAS AVE. SITE ENTRANCE, TO MAXIMUM EXTENT PRACTICAL. | | | | / | / | / |
| | | 500' x 12' WIDE | EXTEND EXISTING DEDICATED NB RIGHT TURN LANE TO 500' (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | 500' X 12' WIDE | ADD SECOND DEDICATED NB RIGHT TURN LANE (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | | REVISE LOWE'S SITE NORTH ENTRANCE (AT SAN PEDRO/PALOMAS INTERSECTION) TO ACCOMMODATE DUAL EASTBOUND LEFT TURNS (STRIPE OUT ONE OF THE DUAL LEFT LANES). | | | | / | / | / |
| | | | TRAFFIC SIGNAL AT SAN PEDRO/PALOMAS AVE. BONDED IN A SEPARATE SIA BUT NOT CONSTRUCTED UNTIL WARRANTED. | | | | / | / | / |
| | | | CONVERSION OF INSIDE SOUTHBOUND THRU LANE TO TO DEDICATED LEFT TURN LANE (PASEO DEL NORTE/SAN PEDRO) | | | | / | / | / |
| | | | CONSTRUCT PERMANENT NB ROADWAY IMPROVEMENTS (2 NB LANES, BIKEWAY) ON SAN PEDRO, NORTH OF PDN, FOR APPROX 260' FEET, INCLUDING NECESSARY SIGNAL MODIFICATIONS. | | | | / | / | / |

Mary Herrera
Bern. Co. AGRE R 25.00
20041613382
6174889
Page: 7 of 9
11/19/2004 10:55A
BK-A87 Pg-933

JAMES TOPMILLER
~~BRUCE STIDWORTHY~~ 9/3/2004
PREPARED BY: PRINT NAME DATE

DRB CHAIR DATE

Christina Sandoval 9/8/04
PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC.
FIRM:

TRANSPORTATION DEVELOPMENT 9/8/04
DATE

AMAFCA DATE

SIGNATURE

UTILITY DEVELOPMENT 9/8/04
DATE

Bradley L. Bigham 9/8/04
CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

Mary Herrera
Bern. Co. AGRE
R 25.00
20041611382
6174889
Page: 8 of 9
11/19/2004 10:55A
Bk-A87 Pg-933

# FINANCIAL GUARANTY AMOUNT

09/28/2004

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

Project Description:

**Project ID #: 631383, Lowe's HomeCtrs.,Pav/Intersection Imps., Phase/Un**

Requested By: **James Topmiller, PE w/ Bohannan Huston**

| | | |
|---|---|---|
| Approved estimate amount: | | $162,550.00 |
| Contingency Amount: | 10.00% | $16,255.00 |
| Subtotal: | | $178,805.00 |
| NMGRT | 6.0625% | $10,840.05 |
| Subtotal: | | $189,645.05 |
| Engineering Fee | 6.60% | $12,516.57 |
| Testing Fee | 2.00% | $3,792.90 |
| Subotal: | | $205,954.52 |
| FINANCIAL GUARANTY RATE | | 1.25 |
| Retainage Amount: | | $.00 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | **$257,443.15** |

APPROVAL: DATE: 9-28-2004

Notes: B-2 of 2. 10% contingency, plans not approved. This FG is for the traffic signal at San Pedro & Palomas.

Mary Herrera Bern. Co. AGRE R 25.00
2004161382
6174880
Page: 9 of 9
11/19/2004 10:55A
Bk-A87 Pg-933

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA SW'S SPCL. AGRMT

BOND NO. (SURETY'S NO.:) 018 008 891
CONTACT PERSON'S NAME: Maryann Dark

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Lowe's Home Centers, Inc. ("Subdivider") a North Carolina corporation as Principal, and Liberty Mutual Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Massachusetts and authorized to do business in the State of New Mexico, as Surety, whose address is 175 Berkeley Street, Boston, Massachusetts and whose telephone number is (800) 662-1284, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Two Hundred Fifty-seven Thousand Four Hundred Forty-three and 15/100 Dollars ($257,443.15), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Los Angeles Center, City Project No. 613.83 and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and,

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: Future Traffic Signal at San Pedro and Palomas

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Lowe's Home Centers, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. 457, pages 933 through 933, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed all on or before July 1, 2005 ("the construction completion deadline"), then this obligation shall be null and void; if the Principal does not complete the construction by or before the construction deadline, the City may call on this obligation until release by the City.

IN WITNESS WHEREOF, this bond has been executed this 21st day of October, 2004.

LOWE'S HOME CENTERS, INC.

By: David E. Shelton
Name: David E. Shelton
Title: Senior Vice President
Dated: October 25, 2004

LIBERTY MUTUAL INSURANCE COMPANY

By: Maryann Isenberg
Name: Maryann Isenberg
Title: Attorney-in-Fact
Dated: October 21, 2004

STATE OF NORTH CAROLINA

COUNTY OF Wilkes

Subscribed and sworn before me this 25th day of October, 2004.

Allison W. Wike
Notary Public

My commission expires:

1/20/08

OFFICIAL SEAL
ALLISON W. WIKE
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF CALDWELL
My Commission Expires 1/20/08

*NOTE: Power of Attorney for Surety must be attached.

## NOTICE FROM SURETY REQUIRED BY TERRORISM RISK INSURANCE ACT OF 2002

In accordance with the Terrorism Risk Insurance Act of 2002 (referred to hereinafter as the "Act"), this disclosure notice is provided for surety bonds on which one or more of the following companies is the issuing surety: Liberty Mutual Insurance Company; Liberty Mutual Fire Insurance Company; LM Insurance Corporation; The First Liberty Insurance Corporation; Liberty Insurance Corporation; Employers Insurance Company of Wausau (formerly "EMPLOYERS INSURANCE OF WAUSAU A Mutual Company"); Peerless Insurance Company; and any other company that is a part of or added to the Liberty Mutual Group for which surety business is underwritten by Liberty Bond Services (referred to collectively hereinafter as the "Issuing Sureties").

### NOTICE FORMS PART OF BOND

This notice forms part of surety bonds issued by any one or more of the Issuing Sureties.

### DISCLOSURE OF PREMIUM

The premium attributable to any bond coverage for "acts of terrorism" as defined in Section *102(1)* of the Act is Zero Dollars ($0.00).

### DISCLOSURE OF FEDERAL PARTICIPATION IN PAYMENT OF TERRORISM LOSSES

The United States will reimburse the Issuing Sureties for ninety percent (90%) of any covered losses from terrorist acts certified under the Act exceeding the applicable surety deductible.

1422562

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

**This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.**

**LIBERTY MUTUAL INSURANCE COMPANY**
**BOSTON, MASSACHUSETTS**
**POWER OF ATTORNEY**

**KNOW ALL PERSONS BY THESE PRESENTS:** That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint

**H. WAYNE GIBSON, VICKIE L. PETREA, MARYANN ISENBERG, MARTIN PALLAZZA, JUDIE M. CHISOLM, KELLY E. FOLEY, BRAD W. GIBSON, ALL OF THE CITY OF CHARLOTTE, STATE OF NORTH CAROLINA** .....

, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations in the penal sum not exceeding **FIFTY MILLION AND 00/100**********_____ DOLLARS ($ **50,000,000.00*****_____) each, and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

> ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
> Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

> Pursuant to Article XIII, Section 5 of the By-Laws, Garnet W. Elliott, Assistant Secretary of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

That the By-law and the Authorization set forth above are true copies thereof and are now in full force and effect.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this 22nd day of December, 2003.

**LIBERTY MUTUAL INSURANCE COMPANY**

By Garnet W. Elliott
Garnet W. Elliott, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 22nd day of December, 2003, before me, a Notary Public, personally came Garnet W. Elliott, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation; and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Mar. 28, 2005
Member, Pennsylvania Association of Notaries

By Teresa Pastella
Teresa Pastella, Notary Public

**CERTIFICATE**

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

> VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 21 day of October, 2004.

By David M. Carey
David M. Carey, Assistant Secretary

**To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.**

**NOTE: Mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees.**

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

# PAID RECEIPT

APPLICANT NAME Lowe's Companies

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1001946 / 04DRB01965

PROJECT NAME Los Angeles Cntr

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

12/20/2004 2:22PM LOC: ANNX
RECEIPT# 00032845 WS# 006 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00
Thank You

Counterreceipt.doc 6/21/04

**Sheran A. Matson**

12/14/04 12:08 PM

To: Claire A. Senova/PLN/CABQ@COA
cc:
Subject: Fw: Target at Paseo #1001946

Please print & put in the file...thanks
----- Forwarded by Sheran A. Matson/PLN/CABQ on 12/14/04 12:07 PM -----

**Marcia A. Pincus**

12/14/04 11:08 AM

To: Sheran A. Matson/PLN/CABQ@COA
cc: jjoseph@intera.com, Makita Hill/PLN/CABQ@COA
Subject: Target at Paseo #1001946

Sheran:

Target has been complying with the Interim Guidelines. We are currently reviewing the Building Plans and will provide comments, if necessary, by the end of the week. The project may proceed through the Planning Dept. process; however, I will **not** sign the Site Plan for Development until we have finalized our comments, if any, and received answers to our comments and have accepted them.

Let me know if you further information.

Thanks, Marcy

Defer 12/15

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

## PAID RECEIPT

**APPLICANT NAME** Wade TRIM INC-Gaylord

**AGENT** _____

**ADDRESS** 25251 Northline Rd / Taylor M.

**PROJECT & APP #** 1001946 / 04 DRB01670

**PROJECT NAME** Los Angeles Cntr

$ _____ 441032/3424000 Conflict Management Fee

$ 100.00 441006/4983000 DRB Actions (Deferral)

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 100.00 TOTAL AMOUNT DUE

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

Security enhanced document. See back for details.

1096

WADE TRIM INC. - GAYLORD 2/02
25251 NORTHLINE RD.
TAYLOR, MI 48180-4596

9-9/720
80

DATE 11-17-04

PAY TO THE ORDER OF City of Albuquerque $ 100.00

One Hundred and 00/100 DOLLARS

Security features are included. Details on back.

Comerica
Comerica Bank
Detroit, Michigan
www.comerica.com

FOR DRB Deferral / 1001946

Debbie A. Brandt

⑈001096⑈ ⑆072000096⑆ 1851343507⑈

CK $100.00
CHANGE $0.00

Thank You

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

# PAID RECEIPT

**APPLICANT NAME** Wade TRIM INC-Gaylord

**AGENT** _____

**ADDRESS** 25251 Northline Rd / Taylor M.

**PROJECT & APP #** 1001946 / 04 DRB01670

**PROJECT NAME** Los Angeles Cntr

$ _____ 441032/3424000 Conflict Management Fee

$ 100.00 441006/4983000 DRB Actions (Deferral)

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 100.00 TOTAL AMOUNT DUE

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

Security enhanced document. See back for details.

1096

**WADE TRIM INC. - GAYLORD** 2/02
25251 NORTHLINE RD.
TAYLOR, MI 48180-4596

9-9/720
80

DATE 11-17-04

PAY TO THE ORDER OF City of Albuquerque $ 100.00

One Hundred and 00/100 DOLLARS

Security features are included. Details on back.

Comerica
Comerica Bank
Detroit, Michigan
www.comerica.com

FOR DRB Deferral 1001946

Debbie A. Brandt

⑈001096⑈ ⑆072000096⑆ 1851343502⑈

CHANGE 100.00

Thank You

Wade-Trim

# Letter of Transmittal

WT189-02

*If transmitted items are not as noted, notify writer immediately.*

To: City of Albuquerque
Treasury Division, ANNX
600 2nd Street NW
Albuquerque, NM 87103

Attn:

Date: November 18, 2004

Transmitted By: ___ Regular Mail _X_ Overnight Delivery
___ Hand Delivered
___ Picked Up By:
___ Other:

RE: Target Store, Project #1001946/ 04DRB01670
Los Angeles Center
UPC No. 101806317546920804

We are transmitting __1__ copy(s) of the following:

| | | | |
|---|---|---|---|
| ___ Certification for Payment No. | ___ Discs | ___ Prints | ___ Specs. |
| ___ Change Order No. | ___ Drawings | ___ Product Literature | ___ Tracings |
| ___ Construction Change Req. No. | ___ Field Measure Plans | ___ Samples | ___ Work Orders No. |
| ___ Copy of Letter | ___ Plans | ___ Shop Drawings | _____ |
| _X_ Other: Check | | | |

| | | | | | |
|---|---|---|---|---|---|
| For your: | _X_ Action | ___ As Requested | ___ Information | ___ Review/Comment | ___ Use |
| | ___ Approval | ___ Distribution | ___ Records /Files | ___ Signature | |

Remarks: Dear Madam,

Enclosed please find a check in the amount of $100 for two (2) deferrals of the DRB. One deferral was from Nov 3rd to Nov 17th, the other is for Nov 17th to Dec 15th. Please forward a receipt to the address below and please contact me if you have any questions.

Thank you,
Chuck

Job No. TAR5002-02E

By: Charles J. Christy

cc:

P:\TAR5002\02e\Docs\GovtSvcs\LOT Deferral 11-18-2004.doc

Engineering ■ Landscape Architecture ■ Planning ■ Sciences ■ Surveying

271 West McCoy Road ■ P.O. Box 618 ■ Gaylord, MI 49734 ■ 989.732.3584 ■ 800.968.4440 ■ FAX: 989.732.6391 ■ www.wadetrim.com

# Wade-Trim

#9 12/15/04

## FAX Transmission

Attention: Mr. Makita Hill

Firm: City of Albuquerque, Planning

Fax No.: 1-505-924-3339

From: Charles Christy

Date: November 16, 2004

Re: Project 1001946, Target

Job No.: TAR5002-02E

Total number of pages including this page: 1

Comments:

Mr. Hill,

50.00 50.00

It is my understanding that this project was tabled at the November 3rd meeting and re-scheduled for the November 17th meeting. We are not able to attend the November 17th meeting. What do we have to do for a deferral to the December 15th meeting? I understand a $50 fee is required to be submitted prior to the deferred meeting.

Thanks,
Chuck

P:\TAR5002\02e\Docs\GovtSvcs\Fax to MH 11-16-2004.doc

Engineering ■ Landscape Architecture ■ Planning ■ Sciences ■ Surveying

271 W McCoy Road ■ P.O. Box 618 ■ Gaylord, MI 49734 ■ 989.732.3584 ■ 800.968.4440 ■ FAX: 989.732.6391 ■ www.wadetrim.com

Target

Becky Baker, Wade-Trim Inc.

810-235-2555

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

**ZONING & PLANNING** — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

**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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Target Corporation PHONE: 1-612-761-5887
ADDRESS: 1000 Nicollet Mall FAX: 1-612-761-2864
CITY: Minneapolis STATE MN ZIP 55403 E-MAIL: mitch.cribbs@Target.com
Proprietary interest in site: future Owner List all owners: LOWE'S
AGENT (if any): Wade-Trim PHONE: 989-732-3584
ADDRESS: P.O. Box 618 FAX: 989-732-6391
CITY: Gaylord STATE MI ZIP 49734 E-MAIL: cchristy@wadetrim.com

**DESCRIPTION OF REQUEST:** SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC)

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

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

Lot or Tract No. PART OF A-1 Block: N/A Unit: N/A
Subdiv. / Addn. Los Angeles Center
Current Zoning: M-1 Proposed zoning: M-1
Zone Atlas page(s): D-18 No. of existing lots: N/A No. of proposed lots: N/A
Total area of site (acres): 11 ac Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ✓
UPC No. 101806317546920804 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: I-25 & Paseo del Norte
Between: I-25 and San Pedro

**CASE HISTORY:** Makita 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.):
04EPC-01032, 04DRB-01177, 04DRB-01178, 04DRB-01176
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE [signature] DATE 10-26-2004
(Print) CHARLES CHRISTY Cell # 989-350-7076 ___ Applicant ✓ Agent

**FOR OFFICIAL USE ONLY** Form revised 4/04

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 04DRB - - 01670 | | SBP | $ -0- |
| | | CMF | $ 20.00 |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | Total $ 20.00 |

Hearing date 11.3.04

[signature]
Planner signature / date

Project # 1001946

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

### ☐ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

### ☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

### ☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

### ☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
### ☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
N/A Infrastructure List, if relevant to the site plan
✓ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

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

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

Charles J Christy
Applicant name (print)

10-26-2004
Applicant signature / date

Form revised October 2004

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

Application case numbers
04DRB - ____ - 01670
____ - ____ - ____
____ - ____ - ____

Planner signature / date 10/26/04

Project # 1001946

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

October 26, 2004

Ms. Sheran Matson, AICP
DRB Chair
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, New Mexico 87102

Re: Re-Submittal for Site Plan for Subdivision, North Albuquerque Acres Lot 30-A
Located east of the Alameda Boulevard and San Mateo Boulevard intersection
**Project # 1003372**
**DRB# 04-01234**

Dear Ms. Matson:

Attached is the new Site Plan for Subdivision (6 copies) for you review based on your comments from the 9/15/04 DRB Hearing. I have also included in this re-submittal a copy of the Conceptual Grading and Utility Plan (2 copies).

Should you have any questions or need clarification, please call me at 761-9700.

Sincerely,

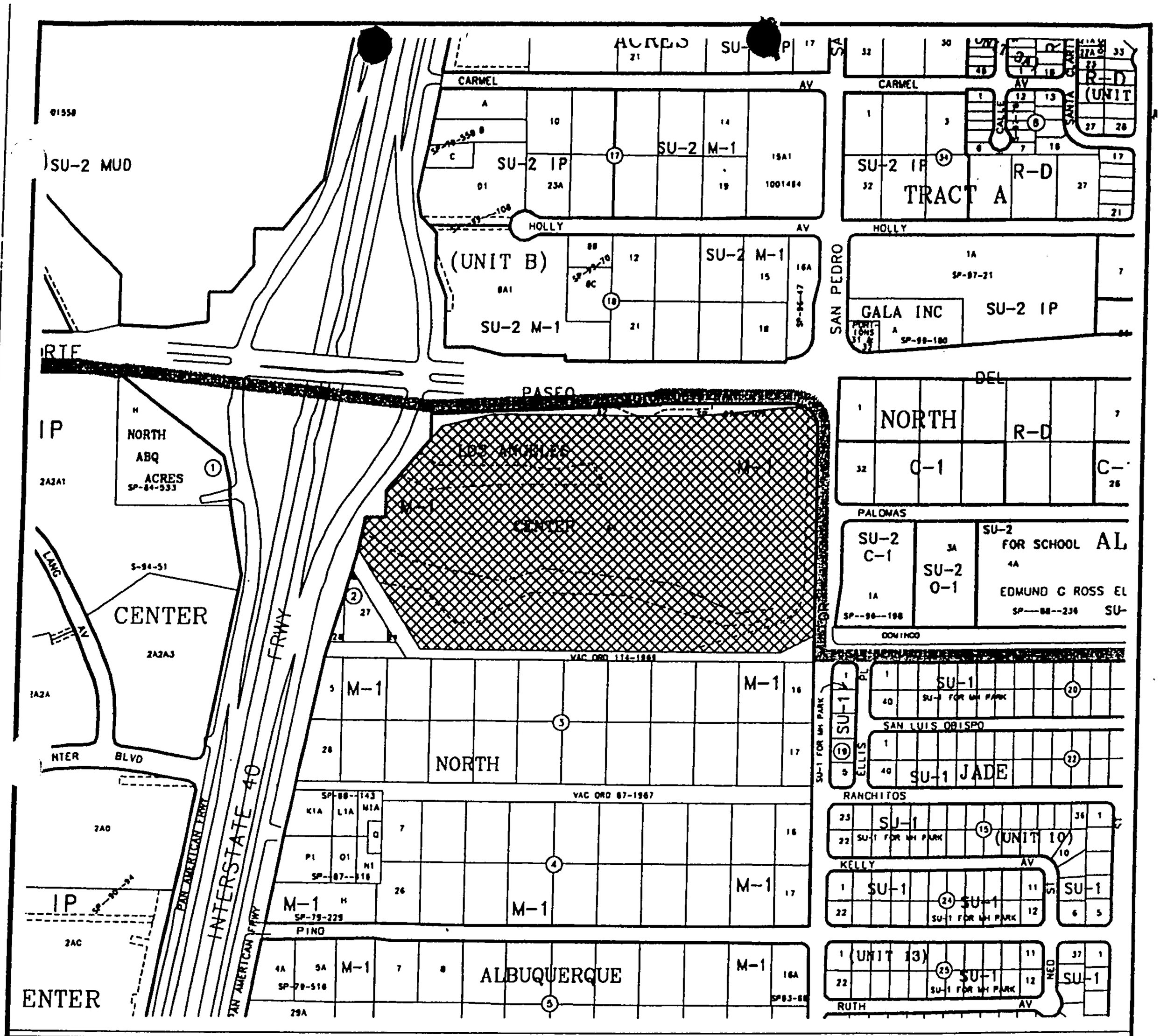
**Dekker/Perich/Sabatini Ltd.**

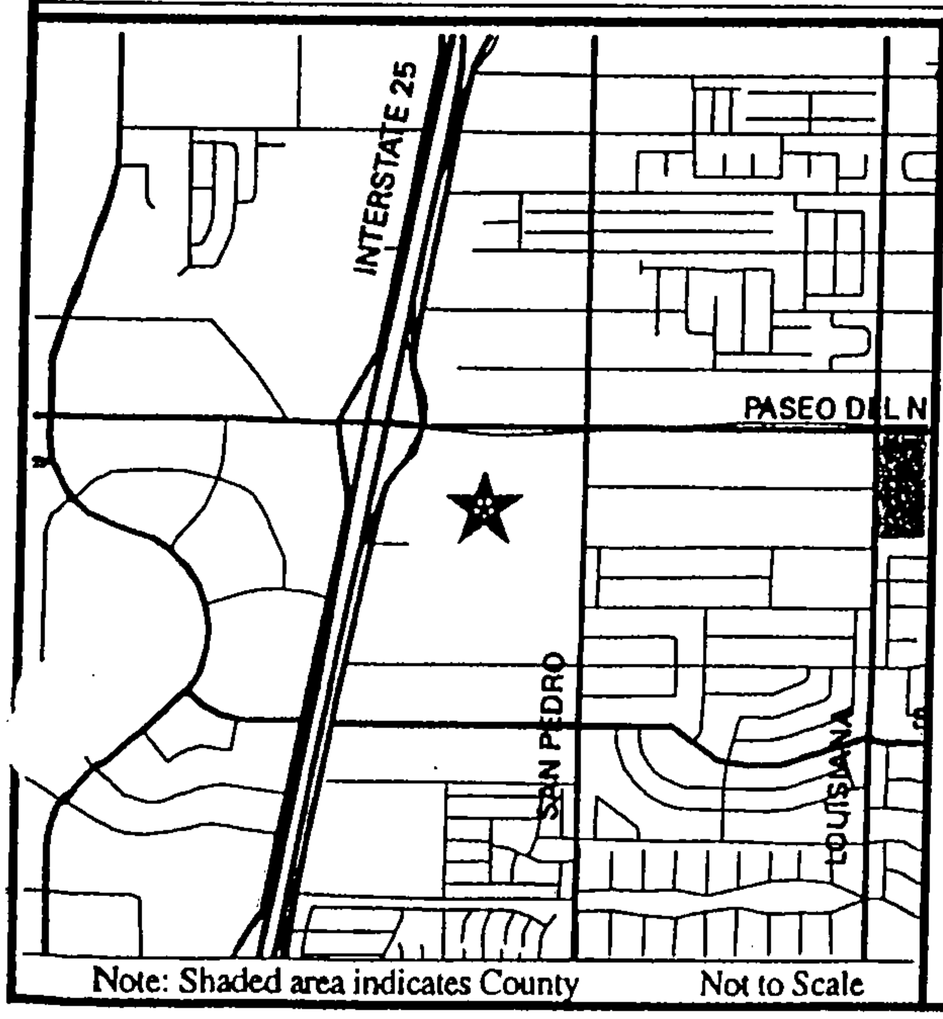
Kevin Kofchur

Cc: file

6801 Jefferson NE
Suite 100
Albuquerque NM
87109

505 761.9700
fax 761.4222
dps@dpsabq.com




Note: Shaded area indicates County

Not to Scale

# ZONING MAP

AGIS

Scale 1"= 521 '

PROJECT NO.
1001946

HEARING DATE
8-19-04

MAP NO.
D-18

ADDITIONAL CASE NUMBER(S)
04EPC-01032

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

# PAID RECEIPT

APPLICANT NAME Target Corp.

AGENT Wade Irem

ADDRESS

PROJECT & APP # 1001946 / 04DRB01670

PROJECT NAME Los Cerezos Center

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

10/26/2004 9:57AM LOC: ANNX
RECEIPT# 00030772 WS# 008 TRANS# 0009
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00
Thank You

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 8, 2004

**4. Project # 1001946**
04DRB-01177 Major-Vacation of Pub Right-of-Way
04DRB-01178 Major-Preliminary Plat Approval
04DRB-01176 Minor-Vacation of Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18)

At the September 8, 2004, Development Review Board meeting, The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

With the signing of the infrastructure list dated 9/8/04 the preliminary plat was approved with the following conditions of final plat:

Provide recorded easement through Cemco from site to I-25 frontage.

A 20-foot defined waterline easement must be shown on the final plat.

A Utility Plan is required prior to final plat.

A disclosure statement on the landfill shall be included on the final plat.

Environmental Health must sign the final plat.

If you wish to appeal this decision, you must do so by September 23, 2004 in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Lowe's, P.O. Box 1111, N. Wilkesboro, NC 28656
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001946 AGENDA#: 4 DATE: 9.8.04

1. Name: James Tapmiller Address: BHI Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 4**

**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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.
No adverse comments on Pre-Plat.

**RESOLUTION:** I.L.

APPROVED X; DENIED ____; DEFERRED ____; 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**: September 8, 2004

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

#2

"Joseph J. Tracy"
<jtracy@intera.com>
08/24/04 03:45 PM

To: <smatson@cabq.gov>
cc: <MPincus@cabq.gov>, "James P. Joseph" <jjoseph@intera.com>, "Stacy A. Sabol" <ssabol@intera.com>
Subject: DRB Agenda August 25, 2004 - DRB Project #1001946

**DRB PROJECT# 1001946**

04DRB-01177 Major-Vacation of Public Right-of-Way, 04DRB-01178 Major-Preliminary Plat Approval, 04DRB-01176 Minor-Vacation of Private Easements, **Los Angeles Center**, Project #1001946 (DRB Agenda for August 25, 2004)

Ms. Matson,

The plat change requested above will occur on a Site located within 1,000 feet of the former City of Albuquerque owned/operated landfills (Sacramento Landfill and Holly Avenue Landfill ). The plat change will require a disclosure statement as outlined in the "Interim Guidelines for Development Within 1,000 Feet of a Landfill ." In addition, a signature block will be required on the plat for the Albuquerque Environmental Health Department (AEHD). Any future development of the Site will require the review and approval of the Site Plan (s), the proposed construction, design drawings, and a certification of construction by AEHD.

Thank you,

Joe
Joseph J. Tracy, R.G.
Geologist
INTERA Inc.
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
(505) 246-1600 ext. 219
Fax (505) 246-2600

This e-mail may contain confidential information or material protected by the attorney-client privilege. If you are not the intended recipient, please inform immediately to Joseph Tracy by return e-mail at jtracy@intera.com or by telephone at (505) 246-1600 ext. 219

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

August 25, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

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

Adjourned: 11:35 A.M.

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

1. **Project # 1000352**
   04DRB-01175 Major-Two Year SIA

   ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71$^{ST}$ ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub Right-of-Way
04DRB-01178 Major-Preliminary Plat Approval
04DRB-01176 Minor-Vacation of Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**
04DRB-01174 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION,** zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] *[Deferred from 8/18/04]* (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04 & 7/28/04]* (B-11) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH **FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.**

7. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**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.

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] *[Deferred from 8/11/04 & 8/25/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94th ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and **Tract(s) A, LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

04DRB-01272 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1,** zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat Approval
04DRB-01313 Minor-Vacation of Private Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION,** zoned C-2, located on CENTRAL AVE NW, between 50$^{TH}$ ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION,** zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). *[Final Plat was indefinitely deferred on 2/18/04]* (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001946 AGENDA#: 2 DATE: 8.25.04

1. Name: James Topmiller Address: 7500 Jefferson NE 87109 Albuq Zip:

2. Name: Address: Zip:

3. Name: Address: Zip:

4. Name: Address: Zip:

5. Name: Address: Zip:

6. Name: Address: Zip:

7. Name: Address: Zip:

8. Name: Address: Zip:

9. Name: Address: Zip:

10. Name: Address: Zip:

11. Name: Address: Zip:

12. Name: Address: Zip:

13. Name: Address: Zip:

14. Name: Address: Zip:

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
*Making History*

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001946** **AGENDA ITEM NO: 2**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.
Comments on plat.

**RESOLUTION:**

9-8-04

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**: August 25, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

**Project # 1001946**
04DRB-01177 Major-Vacation of Pub Right-of-Way
04DRB-01178 Major-Preliminary Plat Approval
04DRB-01176 Minor-Vacation of Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] (D-18)

| | |
|---|---|
| AMAFCA | No comments. |
| COG | No adverse comments. |
| Transit | No objection to any of the requests. |
| Zoning Enforcement | No comments received. |
| Neighborhood Coordination | Letter sent to Jade Park (R) Neighborhood Assn. |
| APS | No comments received. |
| Police Department | No comments. |
| Fire Department | No adverse comments. |
| PNM Electric & Gas | |

PNM reserves and retains all easement rights for the vacated portion of the City R/W.

| | |
|---|---|
| Comcast | No comments received |
| QWEST | No comments received |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment. |
| M.R.G.C.D. | No comments received. |

Open Space Division — No adverse comments.

City Engineer — No objection to the vacation request.

Transportation Development

No objection to vacation of right-of-way. Defer to hydrology regarding vacation action for private easements. Provide x-sections of San Pedro for ultimate build-out and how this relates to dedications being required. Need to provide x-access through the tracts for circulation. This should include access from the entrances from San Pedro, Paseo and the I-25 frontage road. Discussions will have to be held with traffic operations concerning the restriping of Louisiana/PDN. Provide documentation of easement through the CEMCO property. Need to add improvements on San Pedro NB north of Paseo. (incl. Signal modifications). Need to add the San Pedro improvements SB (adjacent to site) south of Paseo. (incl. Signal modifications).

Parks & Recreation

Defer to Hydrology for vacation requests. No objection to the platting action.

Utilities Development

No objection to Vacation of Public ROW provided that water/sewer easements be retained. No objection to Vacation of Private Easements. Preliminary Plat does not show easements and ROW being vacated. Where is the new Target store connecting for water, sewer, and fire protection? Are new easements required on the Plat?

Planning Department

The northern portion of this property lies within 1000' of a landfill. Please contact Marcia Pincus at Environmental Health at 768-2618 to determine, what if any steps should be taken prior to approval of the preliminary plat.

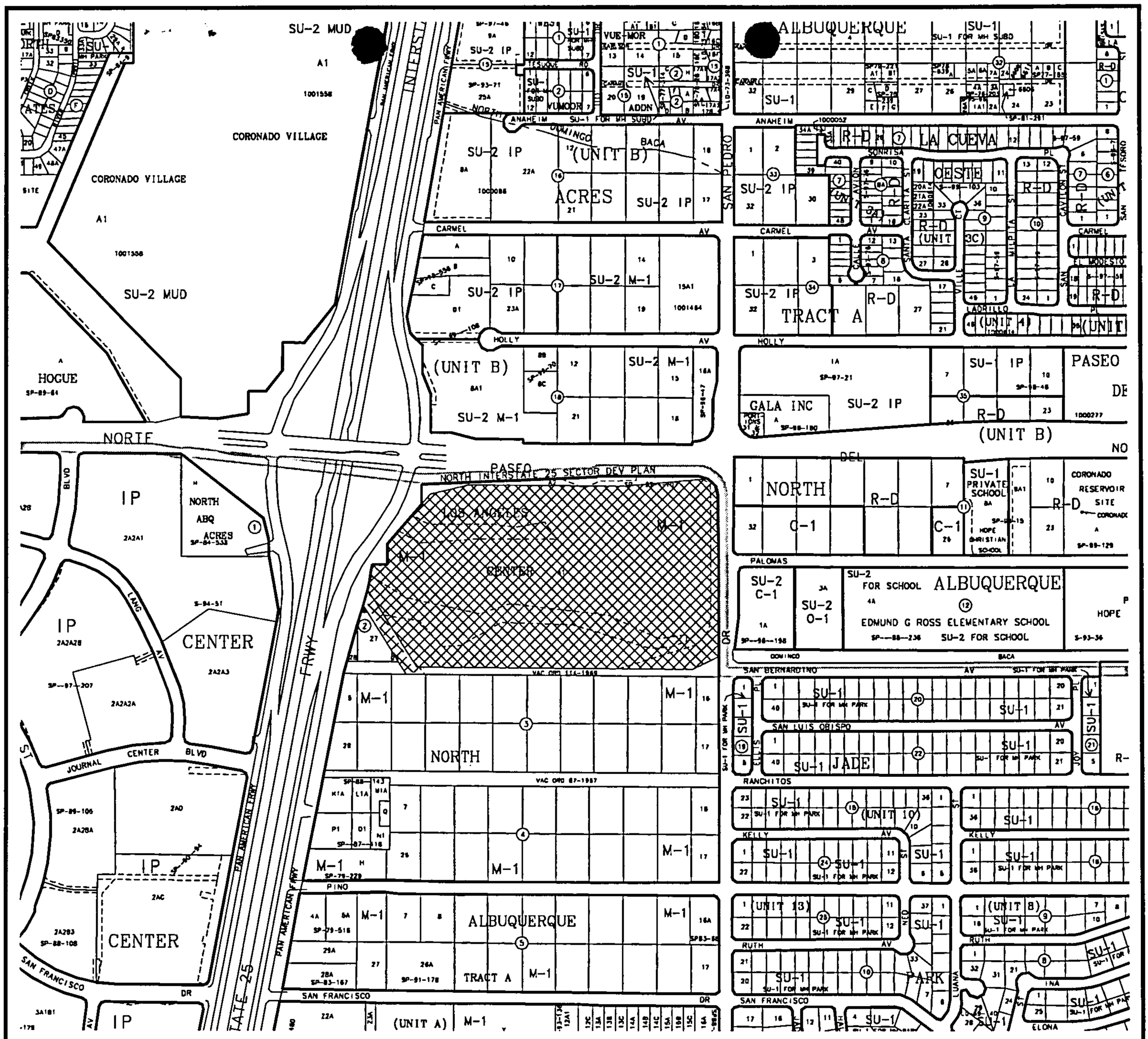
No objection to the requested vacation actions. Applicant has one year from the DRB approval date to file an approved plat completing the vacation actions.

If there are any walls or fences planned for this development, a wall design may be required. Contact Planning for questions.

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

cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109

Lowe's, Attn: Neal Hamilton, P.O. Box 1111, N. Wilkesboro, NC, 28656




Note: Shaded area indicates County Not to Scale

# ZONING MAP

AGIS

Scale 1"= 693 '

PROJECT NO.
1001946

HEARING DATE
8-25-04

MAP NO.
D-18

ADDITIONAL CASE NUMBER(S)
04DRB-01176
04DRB-01177
04DRB-01178

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD**
**CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 25, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

| | |
|---|---|
| **Project # 1000352**<br>04DRB-01175 Major-Two Year SIA | ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71$^{ST}$ ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) |
| **Project # 1001946**<br>04DRB-01177 Major-Vacation of Pub Right-of-Way<br>04DRB-01178 Major-Preliminary Plat Approval<br>04DRB-01176 Minor-Vacation of Private Easements | BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] (D-18) |
| **Project # 1002047**<br>04DRB-01174 Major-Vacation of Public Easements | TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION,** zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) |

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 9, 2004.**

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-21-2003

**4. Project # 1001946**
03DRB-01271 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18)

At the August 20, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

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

6. An exhibit showing new alignment of channel should be provided prior to final plat approval.

If you wish to appeal this decision, you must do so by September 4, 2003, in the manner described below.

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

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

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

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

cc:Lowe's, Attn: Neal Hamilton, P.O. Box 1111, N. Wilkesboro, NC 28656
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001946 AGENDA#: 4 DATE: 8.20

1. Name: John Curtin Address: City of Albany. Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

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: 1001946** **AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED X; DENIED ____; DEFERRED ____; 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**: August 20, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 20, 2003

**Project # 1001946**
03DRB-01271 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18)

| | |
|---|---|
| AMAFCA | No adverse comments. |
| COG | No adverse comments. |
| Transit | No comments received. |
| Zoning Enforcement | Reviewed, no comment. |
| Neighborhood Coor. | No Association. |
| APS | No comments received. |
| Police Department | |

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues, maintenance of landscaping.

| | |
|---|---|
| Fire Department | No adverse comments. |
| PNM Gas | Approves. |
| PNM Electric | Approves. |
| Comcast | No comments received. |
| QWEST | No comments received. |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment. |

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

No objection to vacation request providing the City's MDD department concurs. An exhibit showing new alignment of channel should be provided prior to Final Plat.

Transportation Development

Refer to Hydrology for comments on the vacation action.

Parks & Recreation Defer to Hydrology.

Utilities Development

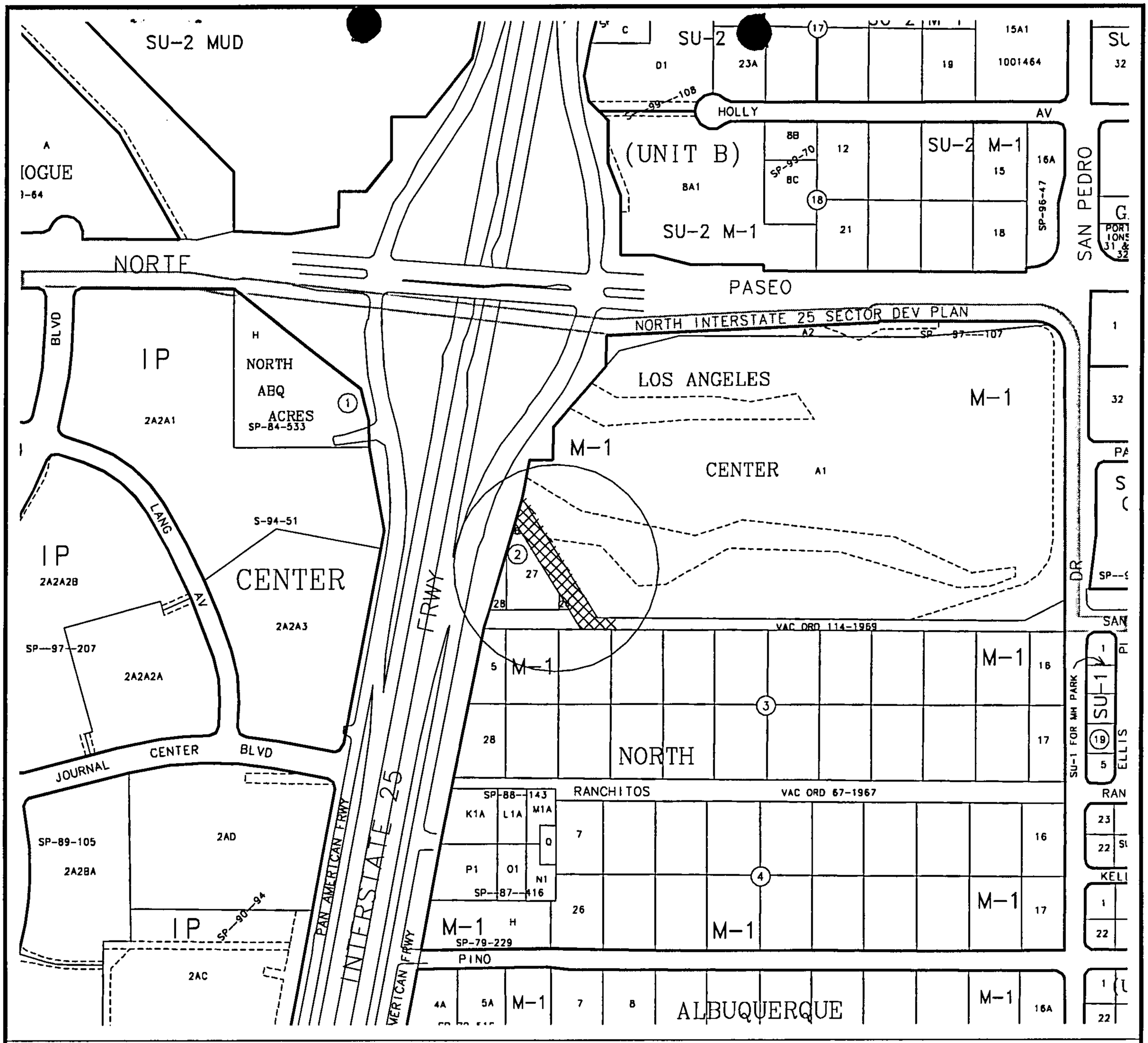
Defer to Hydrology, any existing water/sewer easements must be retained.

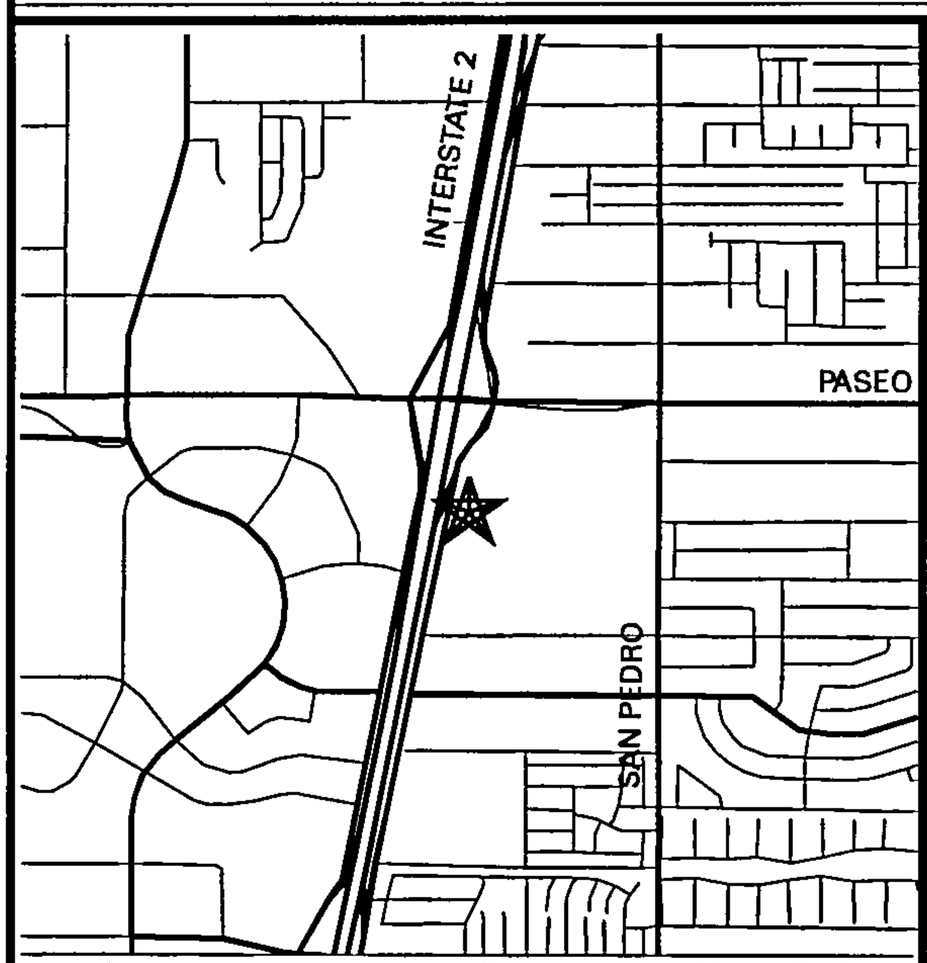
Planning Department

No objection. Defer to Transportation. Applicant has one year to file this vacation via recorded plat.

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

cc:Lowe's – Attn: Neal Hamilton, P.O.Box 1111, N. Wilkesboro, NC 28656
Bohannan Huston Inc., 7500 Jefferson NE, 87109




Note: Shaded area indicates County

Not to Scale

# ZONING MAP

AGIS

Scale 1"= 446 '

PROJECT NO.
1001946

HEARING DATE
8-20-03

MAP NO.
D-18

ADDITIONAL CASE NUMBER(S)
03DRB-01271

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD**
**CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 20, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

| | |
|---|---|
| **Project # 1000269**<br>03DRB-01269 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) 5B2C1B, **RENAISSANCE CENTER,** zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16) |
| **Project # 1002201**<br>03DRB-01270 Major-Preliminary Plat Approval | TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] (C-18) |
| **Project # 1001926**<br>03DRB-01224 Major-Vacation of Pub Right-of-Way<br>03DRB-01225 Major-Preliminary Plat Approval | BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT,** zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10) |
| **Project # 1001946**<br>03DRB-01271 Major-Vacation of Pub Right-of-Way | BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18) |
| **Project # 1002503**<br>03DRB-01268 Major-Preliminary Plat Approval | WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, VOLCANO CLIFFS SUBDIVISION (to be known **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] (D-10) |

**SEE PAGE 2 . . . . .**

**Project # 1001984**
03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION *AND* LANDS OF ROBERT L JOHNSON *AND* NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

**Project # 1002525**
03DRB-01263 Major-Preliminary Plat Approval
03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **VINEYARD COURT ESTATES**) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, 02EPC-01353 & 54](G-13)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 4, 2003.**

# CITY OF ALBUQUERQUE
# PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
# PROPERTY OWNERSHIP LIST

| | |
|---|---|
| App# | 03DRB-01271 |
| Proj# | 1001946 |
| Other# | |
| | |

**Meeting Date:** 8-20-03

**Zone Atlas Page:** D-18-Z

**Notification Radius:** 100 **Ft.**

**Cross Reference and Location:**

**Applicant:** Lowes - Attn: Neal Hamilton

**Address:** PO Box 1111, N. Wilkesboro, NC 28654

**Agent:** Bohannan Huston, Inc

**Address:** 7500 Jefferson NE, 87109

**SPECIAL INSTRUCTIONS**

**Notices Must be mailed from the City 15 days prior to the meeting.**

**Date Mailed:** Aug 4, 2003

**Signature:** K. Tsoflias

```
101806402511530703   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101806414003230218   LEGAL: LOT  8A-1  BLOCK 18 PLAT OF LOTS D-1 & 23A, BLOCK 17  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: HUDSON ALEX & SUZANNE
                        OWNER ADDR: 02340   MENAUL                  BL NE ALBUQUERQUE       NM 87107

101806425102830212   LEGAL: LT 1 6-A  BLK 18 PLAT OF LT 16-A BLK 18 TR A UNIT B   LAND USE:
                     PROPERTY ADDR: 00000    HOLLY AVE NE
                        OWNER NAME: DOUGHTY ENTERPRISES INC
                        OWNER ADDR: 07009   PROSPECT                    NE ALBUQUERQUE       NM 87109

101806418901630207   LEGAL: * 02 1 01 8TR A UNIT B N ALBU AC                     LAND USE:
                     PROPERTY ADDR: 00000    PASEO DEL NORTE  NE
                        OWNER NAME: C K M DEVELOPMENT CO INC
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87191

101806420501630208   LEGAL: * 02 0 01 8TR A UNIT B N ALBU AC                     LAND USE:
                     PROPERTY ADDR: 00000    PASEO DEL NORTE  NE
                        OWNER NAME: C K M DEVELOPMENT CO INC
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87191

101806422201630209   LEGAL: * 01 9 01 8TR A UNIT B N ALBU AC                     LAND USE:
                     PROPERTY ADDR: 00000    PASEO DEL NORTE  NE
                        OWNER NAME: C K M DEVELOPMENT CO
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87191

101806423801730210   LEGAL: LT 1 8 BL K 18 TR A UNIT B NORTH ALBUQUERQUE ACRES E  LAND USE:
                     PROPERTY ADDR: 00000    6115 PASEL DEL NORTE  NE
                        OWNER NAME: MCKAY JR HORACE F ETUX
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87191

101806427301540133   LEGAL: SLY  150  FT OF LT 32 BLK 35 & THE WLY 15 FT OF THE   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101706350448510701   LEGAL: TR 2 A-2A -1 PLAT OF TRS 2A-2A-1, 2A-2A-2 & 2A-2A-3   LAND USE:
                     PROPERTY ADDR: 00000    5151 LANG AVE NE
                        OWNER NAME: JOURNAL CENTER CORPORATION
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101806302149320908   LEGAL: TRAC T H  BLK 1 TRACT A UNIT A NORTH ALB ACRES CONT   LAND USE:
                     PROPERTY ADDR: 00000    5180 PASEO DEL NORTE BAL
                        OWNER NAME: JOURNAL CENTER CORPORATION
                        OWNER ADDR: 07777   JEFFERSON                   NE ALBUQUERQUE       NM 87109

101806317546920804   LEGAL: TRAC T A1  A PLAT OF TRACTS A-1 AND A-2 LOS ANGELES   LAND USE:
                     PROPERTY ADDR: 00000    6200 PASEO DEL NORTE  NE
                        OWNER NAME: LOWE'S HOME CENTERS INC ATTN S
                        OWNER ADDR: 00000                                NORTH WILKESBORO  NC 28656

101806327450710534   LEGAL: LT 1  BLK  11 TRACT A UNIT A NORTH ALBUQUERQUE ACRES  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103
```



```
101806327448810501   LEGAL: * 03 2 01 1TR A #A NORTH ALBUQUERQUE ACRES            LAND USE:
                     PROPERTY ADDR: 00000    PALOMAS AVE NE
                        OWNER NAME: ACORN VENTURES INC
                        OWNER ADDR: 03200   BROADWAY                    BL SE ALBUQUERQUE       NM 87105

101806328245110401   LEGAL: LOT  1-A  BLK 12 A PLAT OF LOT 1-A & 1-B BLK 12 TR A  LAND USE:
                     PROPERTY ADDR: 00000    SAN PEDRO
                        OWNER NAME: NEW MEXICO ACTIVITIES ASSOCIAT
                        OWNER ADDR: 06600   PALOMAS                     AV NE ALBUQUERQUE       NM 87109

101806309445020802   LEGAL: PORT IONS  OF LOTS 6, 26, 27 & PORTION OF VACATED SA  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101706352841810702   LEGAL: TR 2 A-2A -3 PLAT OF TRS 2A-2A-1, 2A-2A-2 & 2A-2A-3   LAND USE:
                     PROPERTY ADDR: 00000    5151 PAN AMERICAN  NE
                        OWNER NAME: BARGERWAL LIMITED PARTNERSHIP
                        OWNER ADDR: 01000   MARKET                      ST    PORTSMOUTH        NH 03801

101806325442720803   LEGAL: S EL Y PO RTION LOT 17 BLK 2 TR A UNIT A NORTH ALBUQ  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101806318236920610   LEGAL: NORT H AL BUQ AC TRACT A UNIT A LOTS 8 THRU 26 BLK 3  LAND USE:
                     PROPERTY ADDR: 00000    5501 SAN FRANCISCO  NE
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101806309540920623   LEGAL: 3 LO T 5  EXCEPT WESTERLY PORTION & ALL LOT 6 & LOT   LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: HISE MASON REED & ROSE TRUST U
                        OWNER ADDR: 00030   CALLE DEL CERRITO            PLACITAS          NM 87043

101806327241511405   LEGAL: * 00 1 01 9JADE PARK MOBILE HOME SUBD UNIT 11         LAND USE:
                     PROPERTY ADDR: 00000    7817 ELLIS PL NE
                        OWNER NAME: HAND NANCY JO BARNES
                        OWNER ADDR: 07817   ELLIS                       PL NE ALBUQUERQUE       NM 87109
```

# Zone Atlas Page

# D-18-Z

Map Amended through January 21, 2003

**Bohannan Huston** INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 21, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Right of way
Near the intersection of Paseo Del Norte and I-25 North bound Frontage Road

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of Right of Way (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $375.00

This Right of Way to be vacated is no longer needed, and it does not line up with the channel alignment. A permanent easement for the channel will be granted with the proposed replat of the Lowe's site. This issue has been coordinated with Dan Hogan.

Please place this item on the DRB Agenda to be heard on August 20, 2003. If you have any questions or require further information, please contact me.

Sincerely,

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

Cc: Dan Hogan
James Topmiller
Neal Hamilton

P:\030051\cdp\corres\008-misc_rqsts\VACATION.REQUEST.doc

# CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN TO SENDER
UNDELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

PITNEY BOWES
$ 00.37⁰
AUG 10 2004
MAILED FROM ZIP CODE 87102

DRB

10180632863891154O

QUINTANA SALOMON J JR
8401 PAN AMERICAN FW
ALBUQUERQUE NM 87113

87113+1820 76

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD**
**CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 25, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000352**
04DRB-01175 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71$^{ST}$ ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10)

**Project # 1001946**
04DRB-01177 Major-Vacation of Pub Right-of-Way
04DRB-01178 Major-Preliminary Plat Approval
04DRB-01176 Minor-Vacation of Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] (D-18)

**Project # 1002047**
04DRB-01174 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION,** zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 9, 2004.**

**CITY OF PLANNING**
**PLANNING DEPARTMENT**
**PROPERTY OWNERSHIP LIST**

**Meeting Date:** AUGUST 25, 2004
**Zone Atlas Page:** D-18-Z
**Notification Radius:** 100 Ft.

**Project#** 1001946
**App#** 04DRB-01176
**App#** 04DRB-01177
**App#** 04DRB-01178

**Cross Reference and Location:**

**Applicant:** LOWE'S
ATTN: NEAL HAMILTON
**Address:** PO BOX 1111
N. WILKESBORO NC 28656

**Agent:** BOHANNAN HUSTON, INC.
**Address:** 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

**Special Instructions:**

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

**Date Mailed:** AUGUST 6, 2004

**Signature:** KYLE TSETHLIKAI

# PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address | | | |
|---|---|---|---|---|---|---|---|
| D-18 | 1018063 | 175-469 | 208-04 | ✓ 1018063 | 251-021 | 302 | 12 ✓ |
| | | 094-450 | 02 | ✓ COA | 238-017 | | 10 ✓ |
| | | 095-469 | 211-23 | ✓ | 222-016 | | 09 ✓ DMP |
| | | 182-369 | 10 | ✓ COA | 205-016 | | 08 ✓ DMP |
| | | 272-396 | 114-03 | ✓ | 189-016 | | 07 ✓ DMP |
| | | 272-405 | 04 | ✓ | 172-029 | | 06 ✓ DMP |
| | | 272-415 | 05 | ✓ | 140-032 | | 18 ✓ DMP |
| | | 295-414 | 116-39 | ✓ | 025-115 | 307 | 03 ✓ |
| | | 280-414 | 40 | ✓ 1018063 | 021-493 | 209 | 08 ✓ |
| | | 280-404 | 01 | ✓ 1017063 | 504-485 | 107 | 01 ✓ |
| | | 245-404 | 02 | ✓ | 528-418 | | 02 ✓ |
| | | 280-389 | 115-40 | ✓ 1018063 | 254-427 | 208 | 03 ✓ DMP |
| | | 282-451 | 104-01 | ✓ | | | |
| | | 274-488 | 105-01 | ✓ DMP | | | |
| | | 291-488 | 02 | ✓ DMP | | | |
| | | 291-508 | 33 | ✓ COA | | | |
| | | 274-507 | 34 | ✓ COA | | | |
| C-18 | 1018064 | 275-045 | 461-33 | ✓ COA | | | |
| | | 291-021 | 02 | – | | | |

<mainframe@coa1mp3.cabq.gov>
08/05/2004 12:46 PM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE 1

01018063 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
01018063175469208 04 LEGAL: TRAC T A1 A PLAT OF TRACTS A-1 AND A-2 LOS ANGELES LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: LOWE'S HOME CENTERS INC
OWNER ADDR: ~~00000~~ PO Box 1111
NORTH WILKESNC 28656

01018063094450208 02 LEGAL: PORT IONS OF LOTS 6, 26, 27 & PORTION OF VACATED SA LAND USE:
PROPERTY ADDR: 00000 SAN BERNADINO
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103

01018063095409206 23 LEGAL: 3 LO T 5 EXCEPT WESTERLY PORTION & ALL LOT 6 & LOT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HISE MASON REED & ROSE TRUST
OWNER ADDR: 00030 CALLE DEL CERRITO
PLACITAS NM 87043

01018063182369206 10 LEGAL: NORT H AL BUQ AC TRACT A UNIT A LOTS 8 THRU 26 BLK 3 LAND USE:
PROPERTY ADDR: 00000 SAN FRANCISCO
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103

01018063272396114 03 LEGAL: 003 019J ADE PARK MOBILE HOME SUBD UNIT 11 LAND USE:
PROPERTY ADDR: 00000 ELLIS
OWNER NAME: MULDER JEAN L & GLENDORA L
OWNER ADDR: 07809 ELLIS PL NE
ALBUQUERQUE NM 87109

01018063272405114 04 LEGAL: 002 019J ADE PARK MOBILE HOME SUBD UNIT 11 LAND USE:
PROPERTY ADDR: 00000 ELLIS
OWNER NAME: HANSEN KEN ETUX
OWNER ADDR: 00777 2950 N RD
CLIFTON IL 60927

01018063272415114 05 LEGAL: 001 019J ADE PARK MOBILE HOME SUBD UNIT 11 LAND USE:
PROPERTY ADDR: 00000 ELLIS
OWNER NAME: HAND CHERYL J
OWNER ADDR: 07817 ELLIS PL NE
ALBUQUERQUE NM 87109

01018063295414116 39 LEGAL: 002 020J ADE PARK MOBILE HOME SUBD UNIT 11 LAND USE:
PROPERTY ADDR: 00000 SAN BERNADINO
OWNER NAME: HOOVER MARY C
OWNER ADDR: 06604 SAN BERNADINO NE
ALBUQUERQUE NM 87109

01018063286414116 40 LEGAL: 001 020J ADE PARK MOBILE HOME SUBD UNIT 11

LAND USE:
PROPERTY ADDR: 00000 BERNARDINO
OWNER NAME: RIVERS BOBBIE J
OWNER ADDR: 06600 SAN BERNADINO NE
ALBUQUERQUE NM 87109
01018063286404116 01 LEGAL: 040 020J ADE PARK MOBILE HOME SUBD UNIT 11
LAND USE:
PROPERTY ADDR: 00000 SAN LUIS OBISPO
OWNER NAME: FLOWERS HOWARD ETUX
OWNER ADDR: 06601 SAN LUIS OBISPO NE
ALBUQUERQUE NM 87109
01018063295404116 02 LEGAL: 039 020J ADE PARK MOBILE HOME SUBD UNIT 11
LAND USE:
PROPERTY ADDR: 00000 SAN LUIS OBISPO
OWNER NAME: MARTINEZ PHILLIP C & KIMBERLY
OWNER ADDR: 06605 SAN LUIS OBISPO NE
ALBUQUERQUE NM 87109
1 R E C O R D S W I T H L A B E L S PAGE
2
01018063286389115 40 LEGAL: 001 022J ADE PARK MOBILE HOME SUBD UNIT 11
LAND USE:
PROPERTY ADDR: 00000 SAN LUIS OBISPON
OWNER NAME: QUINTANA SALOMON J JR
OWNER ADDR: 08401 PAN AMERICAN FW
ALBUQUERQUE NM 87113
01018063282451104 01 LEGAL: LOT 1-A BLK 12 A PLAT OF LOT 1-A & 1-B BLK 12
TR A LAND USE:
PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: NEW MEXICO ACTIVITIES ASSOCIAT
OWNER ADDR: 06600 PALOMAS AV NE
ALBUQUERQUE NM 87109
01018063274488105 01 LEGAL: 032 011T R A #A NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 PALOMAS
OWNER NAME: ACORN VENTURES INC
OWNER ADDR: 03200 BROADWAY BL SE
ALBUQUERQUE NM 87105
01018063291488105 02 LEGAL: 031 011T R A #A NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 PALOMAS
OWNER NAME: ACORN VENTURES INC
OWNER ADDR: 03200 BROADWAY BL SE
ALBUQUERQUE NM 87105
01018063291508105 33 LEGAL: LT 2 BLK 11 TRACT A UNIT A NORTH ALBUQUERQUE
ACRES LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01018063274507105 34 LEGAL: LT 1 BLK 11 TRACT A UNIT A NORTH ALBUQUERQUE
ACRES LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01018064273015401 33 LEGAL: SLY 150 FT OF LT 32 BLK 35 & THE WLY 15 FT OF
THE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103

0101806429102140102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806425102830212 LEGAL: LT 1 6-A BLK 18 PLAT OF LT 16-A BLK 18 TR A UNIT
B LAND USE:
PROPERTY ADDR: 00000 HOLLY
OWNER NAME: DOUGHTY ENTERPRISES INC
OWNER ADDR: 07009 PROSPECT NE
ALBUQUERQUE NM 87109
0101806423801730210 LEGAL: LT 1 8 BL K 18 TR A UNIT B NORTH ALBUQUERQUE
ACRES E LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: MCKAY JR HORACE F ETUX
OWNER ADDR: ~~00000~~ PO Box 14738
ALBUQUERQUE NM 87191
0101806422201630209 LEGAL: 019 018T R A UNIT B N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: C K M DEVELOPMENT CO
OWNER ADDR: ~~00000~~ PO Box 14738
ALBUQUERQUE NM 87191
0101806420501630208 LEGAL: 020 018T R A UNIT B N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: C K M DEVELOPMENT CO INC
OWNER ADDR: 00000
ALBUQUERQUE NM 87191
1 R E C O R D S W I T H L A B E L S PAGE
3
0101806418901630207 LEGAL: 021 018T R A UNIT B N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: C K M DEVELOPMENT CO INC
OWNER ADDR: 00000
ALBUQUERQUE NM 87191
0101806417202930206 LEGAL: LOT 8C B LOCK 18 PLAT OF LOTS 8A, 8B & 8C BLOCK
18 LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: HUDSON ALEX D & SUZANNE
OWNER ADDR: 02340 MENAUL BL NE
ALBUQUERQUE NM 87107
0101806414003230218 LEGAL: LOT 8A-1 BLOCK 18 PLAT OF LOTS D-1 & 23A, BLOCK
17 LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: HUDSON ALEX & SUZANNE
OWNER ADDR: 02340 MENAUL BL NE
ALBUQUERQUE NM 87107
0101806402511530703 LEGAL: TR A -1 P LAT OF TRACT A-1 CORONADO VILLAGE CONT
57 LAND USE:
PROPERTY ADDR: 00000 PAN AMERICAN
OWNER NAME: CORONADO PARK LTD
OWNER ADDR: 10100 SANTA MONICA BL
LOS ANGELES CA 90067
0101806302149320908 LEGAL: TRAC T H BLK 1 TRACT A UNIT A NORTH ALB ACRES
CONT LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: JOURNAL CENTER CORPORATION
OWNER ADDR: 07777 JEFFERSON NE
ALBUQUERQUE NM 87109
0101706350448510701 LEGAL: TR 2 A-2A -1 PLAT OF TRS 2A-2A-1, 2A-2A-2 &
2A-2A-3 LAND USE:
PROPERTY ADDR: 00000 LANG
OWNER NAME: JOURNAL CENTER CORPORATION

OWNER ADDR: ~~00000~~ PO Drawer J.
ALBUQUERQUE NM 87103
0101706352841810702 LEGAL: TR 2 A-2A -3 PLAT OF TRS 2A-2A-1, 2A-2A-2 &
2A-2A-3 LAND USE:
PROPERTY ADDR: 00000 PAN AMERICAN
OWNER NAME: BARGERWAL LIMITED PARTNERSHIP
OWNER ADDR: 01000 MARKET ST
PORTSMOUTH NH 03801
0101806325442720803 LEGAL: S EL Y PO RTION LOT 17 BLK 2 TR A UNIT A NORTH
ALBUQ LAND USE:
PROPERTY ADDR: 00000 SAN BERNADINO
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
.
QUIT

ALBUQUERQUE
Making History

# City of Albuquerque

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

Date: 7/26/04

**TO CONTACT NAME:** Stephanie Stratton
**COMPANY/AGENCY:** Bohannan Huston
**ADDRESS/ZIP:** 7500 Jefferson St. NE, ABQ, NM 87109
**PHONE/FAX #:** 823-1000, 798-7988

Thank you for your inquiry of 7/26/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Los Angeles Center

zone map page(s) _____.

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

**Neighborhood Association**
Contacts: Jade Park
- Karen Casaus
6708 San Bernardino NE 87109
822-1493
- John Stutzman
10800 Jade Park NE 87109; 796-0593

**Neighborhood Association**
Contacts:

**See reverse side for additional Neighborhood Association Information:** YES { } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

**Attention: Both contacts per neighborhood association need to be notified.**

planning.recognized.na.form(07/04)

Improving Home Improvement

REAL ESTATE DEPARTMENT
Box 1111, North Wilkesboro, NC 28656
(Street Address) – Highway 268 East, North Wilkesboro, NC 28659
E-Mail: neal.c.hamilton@lowes.com

Phone: 336/658-3357
Fax: 336/658-3643

**VIA ELECTRONIC MAIL**

July 29, 2004

Sheran Matson, DRB Chair
**City of Albuquerque**
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Lowe's of NE Albuquerque, NM #0756

Dear Ms. Matson:

We are granting permission on behalf of Lowe's the following private easements to be vacated:

1. Flood Plain Easement- Filed August 30,1990 Document# 9068133

Please feel free to call me with any questions regarding this matter.

Sincerely,

**LOWE'S HOME CENTERS, INC.**

Neal C. Hamilton
Manager - Property Management / Excess Property

NCH/sl

LOWE'S HOME CENTERS INC.
Attn: Neal Hamilton
PO BOX 1111
NORTH WILKESBORO NC 28656

JOHN STUTZMEN
Jade Park Neigh. Assoc.
6800 JADE PARK NE
ALBUQUERQUE NM 87109

101806327240511404

HANSEN KEN ETUX
777 2950 N RD
CLIFTON IL 60927

101806328641411640

RIVERS BOBBIE J
6600 SAN BERNADINO NE
ALBUQUERQUE NM 87109

101806328638911540

QUINTANA SALOMON J JR
8401 PAN AMERICAN FW
ALBUQUERQUE NM 87113

101806425102830212

DOUGHTY ENTERPRISES INC
7009 PROSPECT NE
ALBUQUERQUE NM 87109

101806417202930206

HUDSON ALEX D & SUZANNE
2340 MENAUL BL NE
ALBUQUERQUE NM 87107

101706350448510701

JOURNAL CENTER CORPORATION
PO DRAWER J
ALBUQUERQUE NM 87103

BOHANNAN HUSTON, INC
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101806309540920623

HISE MASON REED & ROSE TRUST
30 CALLE DEL CERRITO
PLACITAS NM 87043

101806327241511405

HAND CHERYL J
7817 ELLIS PL NE
ALBUQUERQUE NM 87109

101806328640411601

FLOWERS HOWARD ETUX
6601 SAN LUIS OBISPO NE
ALBUQUERQUE NM 87109

101806328245110401

NEW MEXICO ACTIVITIES ASSOCIA
6600 PALOMAS AV NE
ALBUQUERQUE NM 87109

101806423801730210

MCKAY JR HORACE F ETUX
PO BOX 14738
ALBUQUERQUE NM 87191

101806402511530703

CORONADO PARK LTD
10100 SANTA MONICA BL
LOS ANGELES CA 90067

101706352841810702

BARGERWAL LIMITED PARTNERSHIP
1000 MARKET ST
PORTSMOUTH NH 03801

KAREN CASAUS
Jade Park Neigh. Assoc.
6708 SAN BERNARDINO NE
ALBUQUERQUE NM 87109

101806327239611403

MULDER JEAN L & GLENDORA L
7809 ELLIS PL NE
ALBUQUERQUE NM 87109

101806329541411639

HOOVER MARY C
6604 SAN BERNADINO NE
ALBUQUERQUE NM 87109

101806329540411602

MARTINEZ PHILLIP C & KIMBERLY
6605 SAN LUIS OBISPO NE
ALBUQUERQUE NM 87109

101806327448810501

ACORN VENTURES INC
3200 BROADWAY BL SE
ALBUQUERQUE NM 87105

101806422201630209

C K M DEVELOPMENT CO
PO BOX 14738
ALBUQUERQUE NM 87191

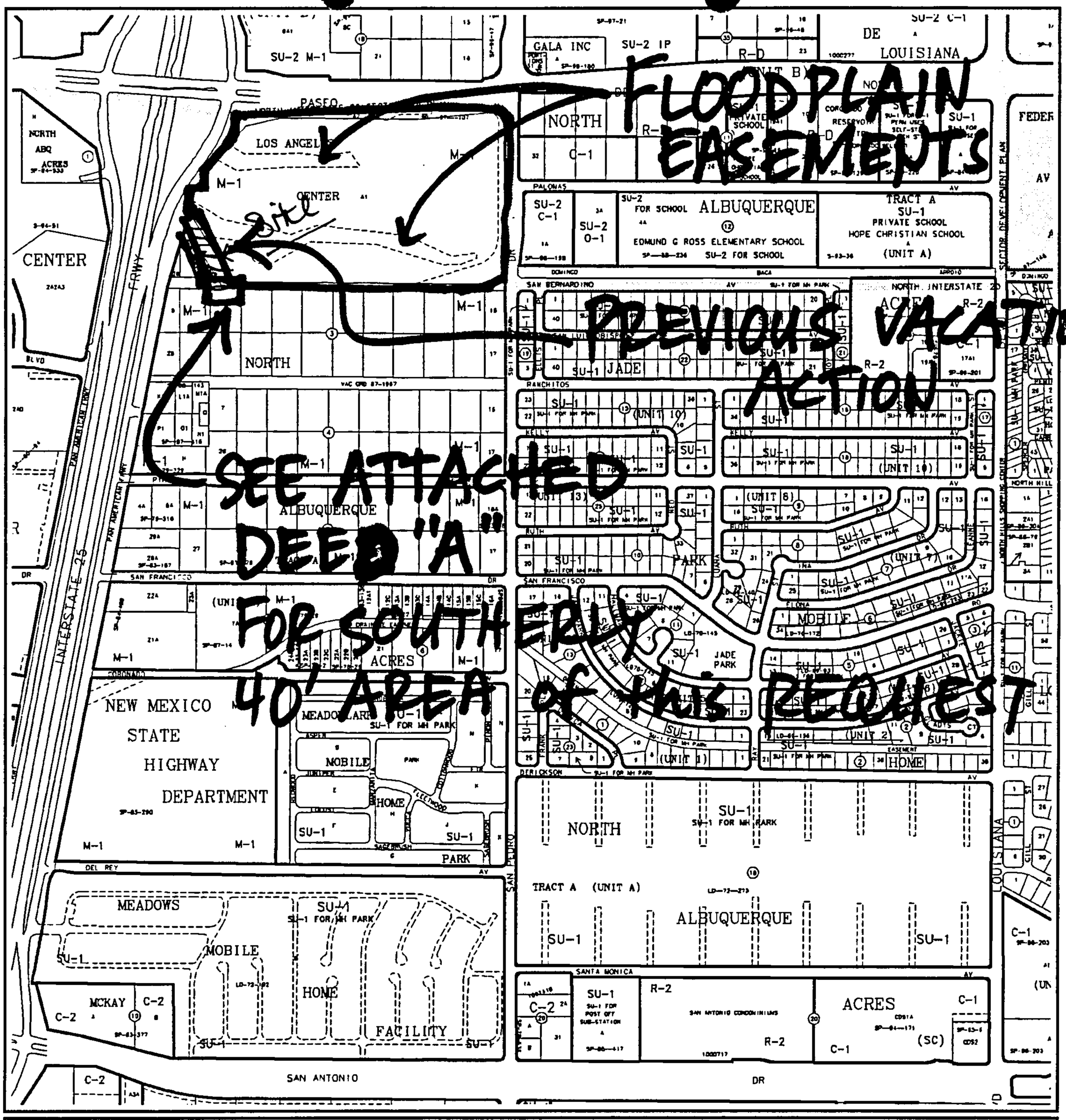
101806302149320908

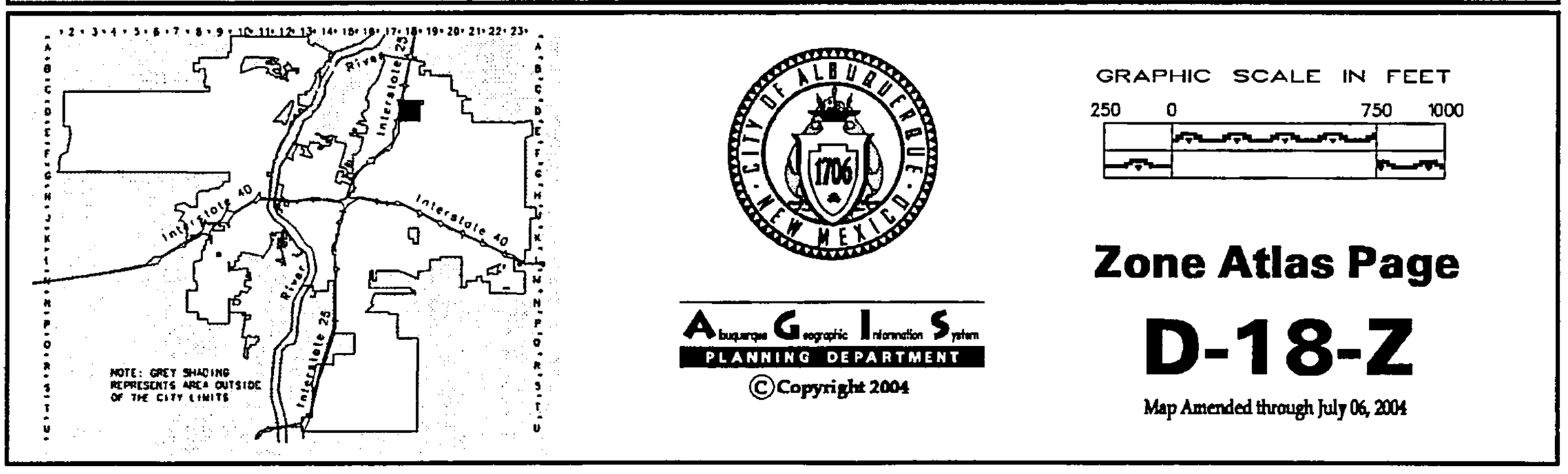
JOURNAL CENTER CORPORATION
7777 JEFFERSON NE
ALBUQUERQUE NM 87109

FLOODPLAIN EASEMENTS

PREVIOUS VACATION ACTION

SEE ATTACHED DEED "A" FOR SOUTHERLY 40' AREA OF THIS REQUEST



**Preliminary Plat**: The enclosed plat proposes to create 4 separate tracts for future development.

Please place this item on the DRB Agenda to be heard on August 25, 2004. If you have any questions or require further information, please contact me.

Sincerely,

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

Cc: Dan Hogan, City of Albuquerque
Bruce Stidworthy, Bohannan Huston Inc.
Neal Hamilton, Lowe's

13

# DRB CASE TRACKING LOG

REVISED 6/27/2002

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

Project Number 1001946

| | |
|---|---|
| DRB Application No.:02-01008 | Project # **1001946** |
| Project Name: **LOS ANGELES CENTER** | EPC Application No.Z-84-42, Z-84-84 |
| Agent: Bohannan Huston Inc. | Phone No.: 823-1000 |

Your request for (**SDP for SUB), (SDP for BP), (PREL/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:_____
- ❑ PLANNING (Last to sign):_____
  - ❑ **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.**

**CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF**

- ❑ TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ❑ UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ❑ CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ❑ PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ❑ PLANNING (Last to sign)
  Dates: Routed:_____ Disapproved:_____ Approved:_____

**PLANS RELEASED TO APPLICANT OR AGENT**

| | |
|---|---|
| Date Released:_____ | Date Returned:_____ |
| Print Name:_____ | Firm:_____ |
| Signed:_____ | |
| Date Released:_____ | Date Returned:_____ |
| Print Name:_____ | Firm:_____ |
| Signed:_____ | |

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 10, 2002

**13. Project #1001946**
**Application # 02DRB-01008**
**Los Angeles Center, Tracts A-1A, A-1B, A-1C & A-1D**

---

1. The site is within 1000 feet of a landfill. Please contact Marcia Pincus, Environmental Health Department, 768-2600, regarding special requirements due to the landfill. Note: Final sign-off by Planning cannot occur until Environmental Health requirements have been complied with.
2. Include the Project # and Application # on the plat.
3. Add the zoning classification to the "Subdivision Data" section.
4. Planning signs last. All other City and utility company signatures are required prior to requesting final sign-off by Planning.
5. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
6. Minor subdivision plats (if not completing a vacation) may be recorded by the applicant/agent. A copy of the recorded plat must be provided to Planning in order to close the case file.
7. Please provide a digital dxf file showing easement, parcel and right-of-way lines on the final plat in New Mexico State Plane Feet, NAD 1927.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864

# City of Albuquerque
## Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

| | | | |
|---|---|---|---|
| **Project Number:** | **1001946** | **DRB Date:** | 7/10/02 |
| **Application Number:** | **02DRB-01008** | **Item Number:** | 13 |

**Subdivision:** Tracts A-1A, A-1B, A-1c, & A-1D Los Angele
Tract A1 Los Angeles Center

**Zoning:** M-1

**Zone Page:** D-18

**New Lots (or units) :** 4

**Request for:**

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

**Parks and Recreation Comments:**

If the ROW along the Domingo Baca Arroyo is not wide enough to accomdate a trail a 20' trail easement should be located on top of the existing 30' Public Utility Easement.

**Signed:**

Christina Sandoval, (PRD) Phone: 768-5328

**City of Albuquerque**
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD
## TRANSPORTATION DEVELOPMENT
## Standard Comment Sheet

**DRB-1001946** **Item No.13** **Zone Atlas D-18**
**DATE ON AGENDA 7-10-02**
**INFRASTRUCTURE REQUIRED ( )YES ( )NO**
**CROSS REFERENCE:** _____
_____

**TYPE OF APPROVAL REQUESTED:**
( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| • | Is the radius for C1 sufficient at this intersection of Paseo Del Norte and San Pedro? |
| • | Is an easement needed at the corner of Paseo Del Norte and San Pedro [for existing wheelchair ramp (C1)] and at the San Pedro entrance? |
| • | TIS done (accomplished)? Yes (infrast. list) |

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

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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: 1001946** **AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Infrastructure List required for LOMR and TIA.

**RESOLUTION:** signed J.L.

APPROVED X; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN F.P.

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**: July 10, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

July 10, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (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
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 # 1000614**
   02DRB-00912 Major-Two Year SIA
   02DRB-00913 Minor-Temp Defer SDWK

   TERRY O BROWN PE agent(s) for PASEO DEL NORTE PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 3-12 & 21-29, Block(s) 33 and 34, **NORTH ALBUQUERQUE ACRES – UNIT B**, zoned R-1, located on CARMEL AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 37 acre(s). [REF: DRB-97-293, DRB-95-121, 01410-00622] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/10/04. A TWO-YEAR EXTENSION OF THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/10.04.**

2. **Project # 1001122**
02DRB-00896 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1,** zoned SU-1 for R-2 Uses, located on N. & E. OF MC MAHON BLVD NW, between TUSCANY DR. NW and STONEBRIDGE DR. NW containing approximately 28 acre(s). [REF: 01410-01298, 01410-00348] (A-12) **A 9-MONTH EXTENSION (Modified Procedure B Non-Work Order) WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATED OF 4/10/03.**

3. **Project # 1001937**
02DRB-00906 Major-Vacation of Pub Right-of-Way

JEFF MAULDIN agent(s) request(s) the above action(s) for all or a portion of Tract(s) A and S & 50' of Tract C, **CROUCH'S SUBDIVISION** and a portion of Tract 1, **PUEBLO ALTO ADDITION ,** zoned C-2, located on LOMAS NE, between SAN MATEO NE and TRUMAN NE containing approximately 1 acre(s). [REF: 02DRB 00707] (J-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED OR THE EXISTING SEWER LINE SHALL BE RELOCATED AS APPROVED BY THE CITY.**

4. **Project # 1002002**
02DRB-00870 Major-Vacation of Public Easements

DAVID CAMPBELL agent(s) for JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s), **BEAR CANYON ARROYO DRAINAGE EASEMENT,** zoned C-3, located on SAN MATEO NE, between OSUNA NE and ACADEMY NE containing approximately 5 acre(s). [REF: Z-78-47] (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PRIOR TO PRELIMINARY PLAT AN APPROVED DRAINAGE REPORT IS REQUIRED IN ORDER TO DETERMINE THE SIZE AND LOCATION OF THE PUBLIC DRAINAGE EASEMENT NEEDED.**

5. **Project # 1001725**
02DRB-00767 Major-Preliminary Plat Approval
02DRB-00766 Major-Bulk Land Variance
02DRB-01038 Minor – Site Dev Plan Subd/EPC

TIERRA WEST, LLC agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **EVER READY OIL SUBDIVISION,** zoned C-1, located on GIBSON BLVD SE, between UNIVERSITY BLVD SE and 1-25 NORTH FRONTAGE ROAD [REF: 02500 00161, 02110 00648/02128 00649] [DEFERRED FROM 6/19 AND 6/26/02] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

**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.

6. **Project # 1000216**
02DRB-00948 Minor-SiteDev Plan BldPermit/EPC

SAM PATEL agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-3-A, **J GROUP ADDITION,** zoned SU-1 for C-1 (motel), located on SAN ANTONIO AVE. NE between I-25 and SAN PEDRO AVE NE containing approximately 2 acre(s). [REF: 01128 00675] **[Debbie Stover, EPC Case Planner]** [Deferred from 7/10/02] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/24/02.**

7. **Project # 1001150**
02DRB-00693 Minor-SiteDev Plan Subd/EPC

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J-1 and a portion of Tract M, Vista Del Norte Subdivision (to be known as **RANCHO MIRAGE @ VISTA DEL NORTE**) zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL NE containing approximately 22 acre(s). [REF: 01450-00411, 02128-00136, 02110-00138 ] [Deferred from 6/5/02, 6/19/02] **[Russell Brito, EPC Case Planner]** [Deferred from 7/10/02] (E-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/24/02.**

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

8. **Project # 1001130**
02DRB-00985 Minor-Final Plat Approval
02DRB-00983 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for YES HOUSING INC request(s) the above action(s) for all or a portion of Tract(s) A1A2C, **HUBBELL PLAZA,** zoned R-2, located on CAMINO AZUL NW, between BLUEWATER NW and AVALON NW and COORS RD NW containing approximately 7 acre(s). [REF: DRB-98-283, Z-94-153/SD-81-21-20, DRB-95-154, ZA-97-217, DRB-96-272] (K-10) **THE AMENDED INFRASTRUCTURE LIST DATED 7/10/02 WAS APPROVED AND INITIALED BY THE DEVELOPMENT REVIEW BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1002040**
02DRB-00943 Minor-Vacation of Private Easements

ISAACSON & ARFMAN, PA agent(s) for APD PLANNING request(s) the above action(s) for all or a portion of Lot(s) 1-A, **CHELWOOD PARK ADDITION,** zoned SU-1 Police Substation, located on LOMAS BLVD NE between GEORGENE DR NE and NAKOMIS DR NE containing approximately 2 acre(s). [REF: Z-98-60, V-99-105, DRB-98-387] (K-22) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat Approval
02DRB-00961 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] [Deferred from 7/10/02] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/7/02.**

11. **Project # 1000339**
02DRB-01010 Minor-Prelim&Final Plat Approval

CLINT SHERRILL & ASSOC. agent(s) for VISTA MANAGEMENT CO LLC request(s) the above action(s) for all or a portion of Block(s) 8, Tract(s) 3A, **ORA M CLARK,** zoned C-1 neighborhood commercial zone, located on LOUISIANA BLVD SE, between ZUNI RD SE and BELL AVE SE containing approximately 1 acre(s). [REF: Z-316, 01ZHE-01654] [Deferred from 7/10/02] [Heard under Project #1001595 in error.](L-19) **DEFERRED AT THE AGENT'S REQUEST TO 7/17/02.**

12. **Project # 1001916**
02DRB-01007 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1, **PINON POINTE SUBDIVISION, UNIT 3 @ VENTANA RANCH,** zoned R-LT residential zone, located on WEST OF RAINBOW BLVD NW, between LAS VENTANAS RD. NW and IRVING BLVD. NW containing approximately 11 acre(s). [REF: 02DRB-00651] (B-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

13. **Project # 1001946**
02DRB-01008 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HIW INC request(s) the above action(s) for all or a portion of Tract(s) A1, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between I-25 NE and SAN PEDRO NE containing approximately 32 acre(s). [REF: Z-84-42, Z-84-84, DRB-97-224, DRB-97-372] (D-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/10/02 THE PRELIMINARY PLAT WS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

14. **Project # 1001101**
02DRB-01009 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A, TRAVILLA SUBDIVISION @ VENTANA RANCH, TRACT B, (to be known as **COUNTRY MEADOWS, UNIT 3 @ VENTANA RANCH,** zoned R-LT residential zone, located SOUTH OF IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 49 acre(s). [REF: 00DRB-00600, 01410-00442, 01440-00460] (B-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

15. **Project # 1002072**
02DRB-01012 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC. agent(s) for GLADDEN & ASSOCIATES LTD., CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 8, Unit 1, **MIRAMONTES PARK,** zoned C-2 community commercial zone, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 1 acre(s). [Deferred from 7/10/02] (H-18) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 7/31/02.**

16. **Project # 1001731**
02DRB-00851 Minor-Prelim&Final Plat Approval

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 23, Tract(s) 2, **SAHAR SUBDIVISION,** zoned R-D 7du/ac, located on OAKLAND NE, between LOUISIANA BLVD. NE and WYOMING BLVD. NE containing approximately 1 acre(s). [REF: DRB-99-438, 02DRB 00168 ][Deferred from 5/14/02] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/1002 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE MAINTENANCE OF THE 5-FOOT PRIVATE DRAINAGE EASEMENT SHALL BE ADDRESSED AT FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

17. **Project # 1000997**
02DRB-00979 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for PASSEMHEIM & WILEY PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-B, 2 and a portion of Lot 1-A, **MERCHENBIER MANOR,** zoned RA-1, located on GABALDON RD NW, between VILLA RIO CT NW and ALBUQUERQUE DRAINAGE CANAL containing approximately 7 acre(s). [REF: Z-93-125, 01460 00028, DRB-99-97] (H-12) **THE ABOVE REQUEST WAS**

18. **Project # 1001935**
02DRB-00970 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, **NORTH ALBUQUERQUE ACRES,** zoned RD 7 du acre, located on the SE CORNER OF SIGNAL NE, between ALAMEDA NE and PASEO DEL NORTE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS**

19. **Project # 1002051**
02DRB-00963 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for GELTMORE INC. request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE SUBDIVISION,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and

20. **Project # 1002071**
02DRB-01011 Minor-Sketch Plat or Plan

MARK MCCARTHY agent(s) request(s) the above action(s) for all or a portion of Lot(s) 44B Tract(s) 33B4A, **MRGCD MAP 35,** zoned RA-2, located on CARLOTA NW between LOS LUCEROS NW and GABALDON NW containing approximately 1 acre(s). [REF: DRB-98-261] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Other Matters:

Approval of the Development Review Board Minutes for June 19 and June 26, 2002.
**THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:54 A.M.

# City of Albuquerque

# DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** S

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

**SITE DEVELOPMENT PLAN** P

___ ...for Subdivision Purposes
___ ...for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC) L

Supplemental form

**ZONING & PLANNING** Z

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

**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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Lowe's (Neal Hamilton) PHONE: 336-658-3357
ADDRESS: PO Box 1111 FAX: 336-658-3643
CITY: N. Wilkesboro STATE NC ZIP 28656 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Bohannnan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

**DESCRIPTION OF REQUEST:** Vacation of Rightof Way & Preliminary Plat, Vacation of private easements.

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

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

Lot or Tract No. Tract A Block: Unit:
Subdiv. / Addn. Los Angeles Center
Current Zoning: M-1 Proposed zoning:
Zone Atlas page(s): D-18 No. of **existing** lots: 1 No. of **proposed** lots: 4
Total area of site (acres): 31.7797 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101806317546920804 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: I-25 Frontage Road 6200 Pase Del Norte NE
Between: Paseo Del Norte NE and San Francisco Drive NE

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB# 1001946 03DRB/01271

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

SIGNATURE DATE

**FOR OFFICIAL USE ONLY**

(Print) James Topmiller

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

Applicant X Agent

| ~~INTERNAL ROUTING~~ | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 04DRB - - 01176 | V PRE (2) | V | $ 90.00 |
| ☑ All fees have been collected | 04DRB - - 01177 | VRW | V | $ 300.00 |
| ☐ All case #s are assigned | 04DRB - - 01178 | PP | S(2) | $ 815 |
| ☑ AGIS copy has been sent | - - | CM FEE | | $ 20.00 |
| ☐ Case history #s are listed | - - | NOTIF & ADV. FEE | | $ 75.00 |
| YES Site is within 1000ft of a landfill | | | | |
| ~~☐ F.H.D.P. density bonus~~ | | | | Total |
| ~~☐ F.H.D.P. fee rebate~~ | Hearing date 8/25/04 | | | $ 1300.00 |

Bakebert 7/30/04 **Project #** 1001946

Planner signature / date

## FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☒ **VACATION OF PRIVATE EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

James Topmiller
Applicant name (print)

7/30/04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB - - 01176
04DRB - - 01177
- -

Planner signature / date 7/30/04

Project # 1001946

**FORM S**(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
OK JSM Proposed Infrastructure List
NA Design elevations & cross sections of perimeter walls
✓ 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
OK JSM Property owner's and City Surveyor's signature on the proposed plat
OK JSM FORM DRWS Drainage Report, Water & Sewer availability statement filing information
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
OK JSM TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ 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
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
**(Temporary sidewalk deferral uses FORM-V)**
__ **1** copy of each of the following items
__ 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
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

**DRB Public hearings are approximately ONE MONTH after the 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.

James Topmiller
Applicant name (print)

Applicant signature / date

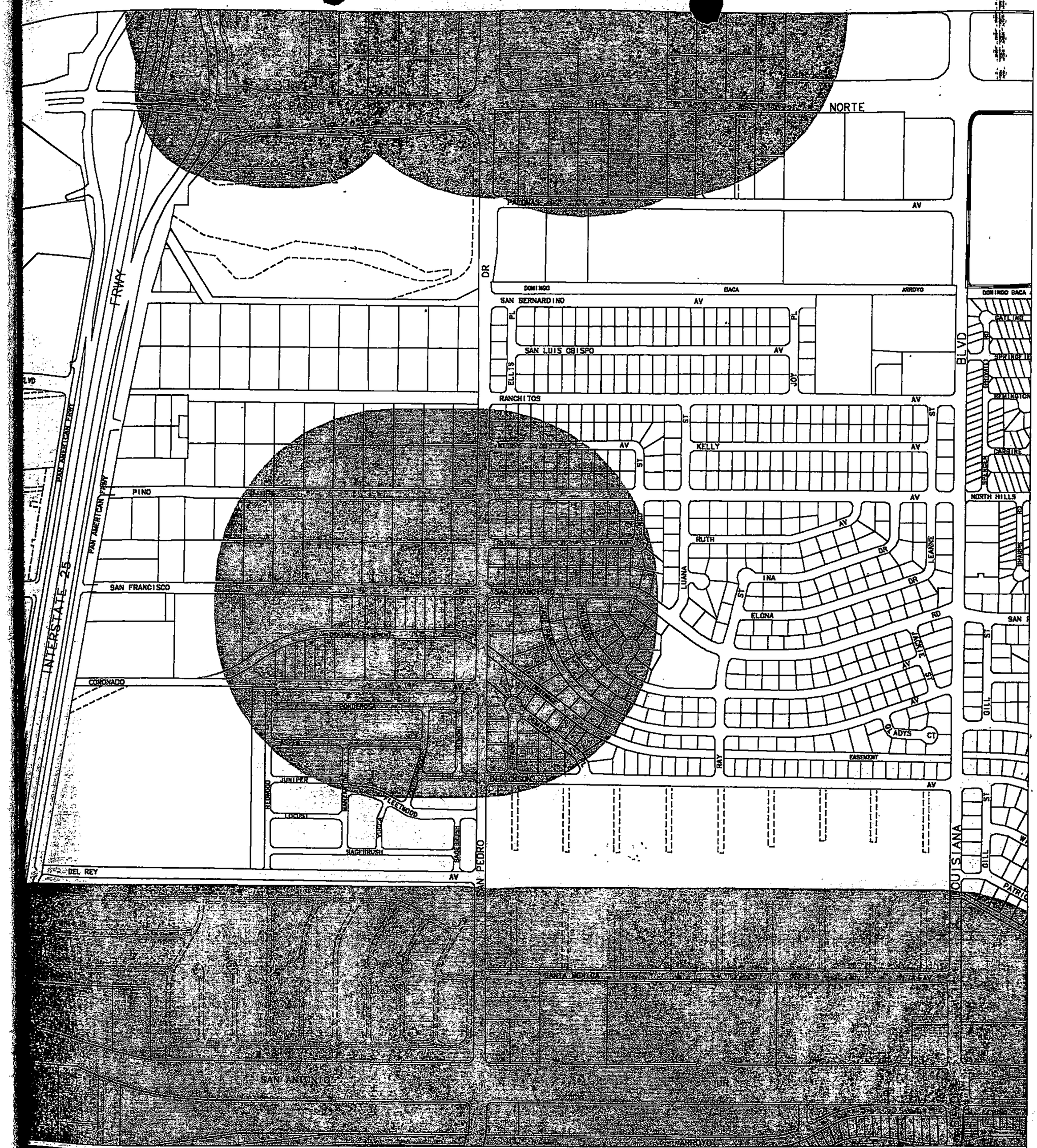
Form revised 9/01, 8/03 and 9/03

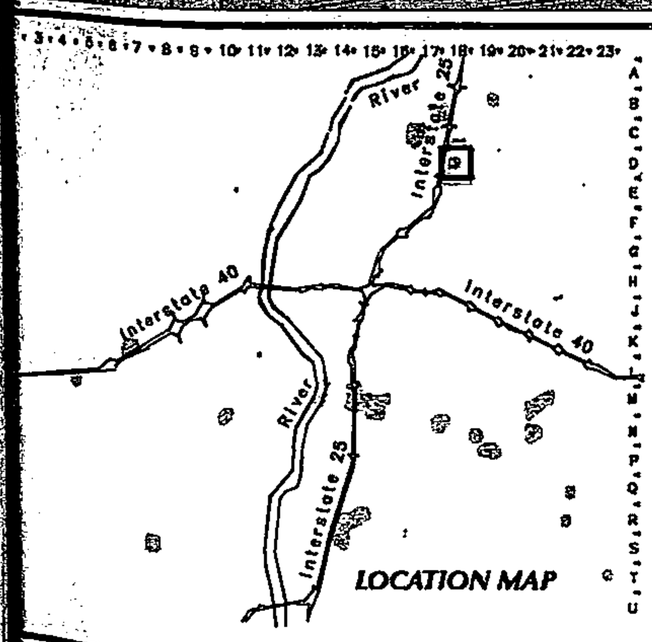
☐ Checklists complete
☐ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01178
____ - ____ - ____
____ - ____ - ____

7/30/04
Planner signature / date

Project # 1001946




CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

Scale is Approximately 1" = 750'

Source of data: City of Albuquerque Environmental Health Dept

Municipal Limits

# Special LANDFILL Map

# D-18

August 22, 2003

# QUITCLAIM DEED

374

MORRIS W. SMITH and MARY L. SMITH, his wife

for consideration paid, quitclaim to

CITY OF ALBUQUERQUE, a municipal corporation

the following described real estate in Bernalillo County, New Mexico:

A parcel of land situate in the northwest quarter of Section 24, (projected) Township 11 North, Range 3 East of the New Mexico Principal Meridian, within the Elena Gallegos Grant, Bernalillo County, New Mexico and more particularly described as follows:

Said parcel of land being the North 40.00 feet of Lot 7, Block 3, Tract A-Unit A, North Albuquerque Acres as shown and designated on a plat filed in the Office of the Clerk of Bernalillo County, New Mexico on the 17th day of March, 1937 and containing 0.1515 acres more or less.

AND

The southerly one-half of that portion of San Bernardino Drive, NE, excluded in Vacation Ordinance No. 114-1969 on August 25, 1969.

FEB 19 1970

WITNESS our hand and seal this 2nd day of February, 1972

Morris W. Smith (Seal)

Mary L. Smith (Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 2nd day of February 1970

by Morris W. Smith and Mary L. Smith

(Name or Names of Person or Persons Acknowledged)

My commission expires: July 15, 1972

(Seal)

FOR RECORDER'S USE ONLY

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
FEB 19 1970
at o'clock A.M. and recorded in Book 3972
of records of said County, Page 374
Clerk of Records
By Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this

19

by

(Name of Officer)

(Name of Corporate Acknowledgor)

(Title)

(Corporate Seal)

My commission expires:

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 30, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Private Easements, Right of Way, and Preliminary plat approval (Paseo Del Norte and I-25) DRB# 1001946

Dear Madam Chair:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Board Applications
- Twenty-four (24) copies of the required Location of Request exhibits for the vacation of Right of Way (Exhibit "A-1") and Existing Floodplain Easements (Exhibit "A-2").
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $ 1300.00
- FEMA documentation of the floodplain closure
- Documentation of original grant of floodplain
- Deed of the 40' southerly strip of city land

**City ROW Vacation, Exhibit "A-1", Justification of Request:** This Right of Way to be vacated is no longer needed, for City drainage or other purposes, and it does not fully line up with the recently constructed channel alignment. A permanent easement for the channel will be granted with the proposed replat of the Lowe's site. This issue has been coordinated with Dan Hogan (City Storm Division) and Linda Adamsko (City Property Management). For the most part, we are re-vacating a previously approved vacation action that expires August 20, ahead of the time that we could get a plat submitted. Previous vacation action 03DRB-01271: Where required, public water, sewer and drainage easements will be reserved on the plat.

**Existing Floodplains Vacation, Exhibit "A-2", Justification of Request:** The FEMA floodplains that previously existed on this site have been removed by FEMA submittals and approvals. No floodplains physically exist on this site.

**Preliminary Plat**: The enclosed plat proposes to create 4 separate tracts for future development.

Please place this item on the DRB Agenda to be heard on August 25, 2004. If you have any questions or require further information, please contact me.

Sincerely,

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

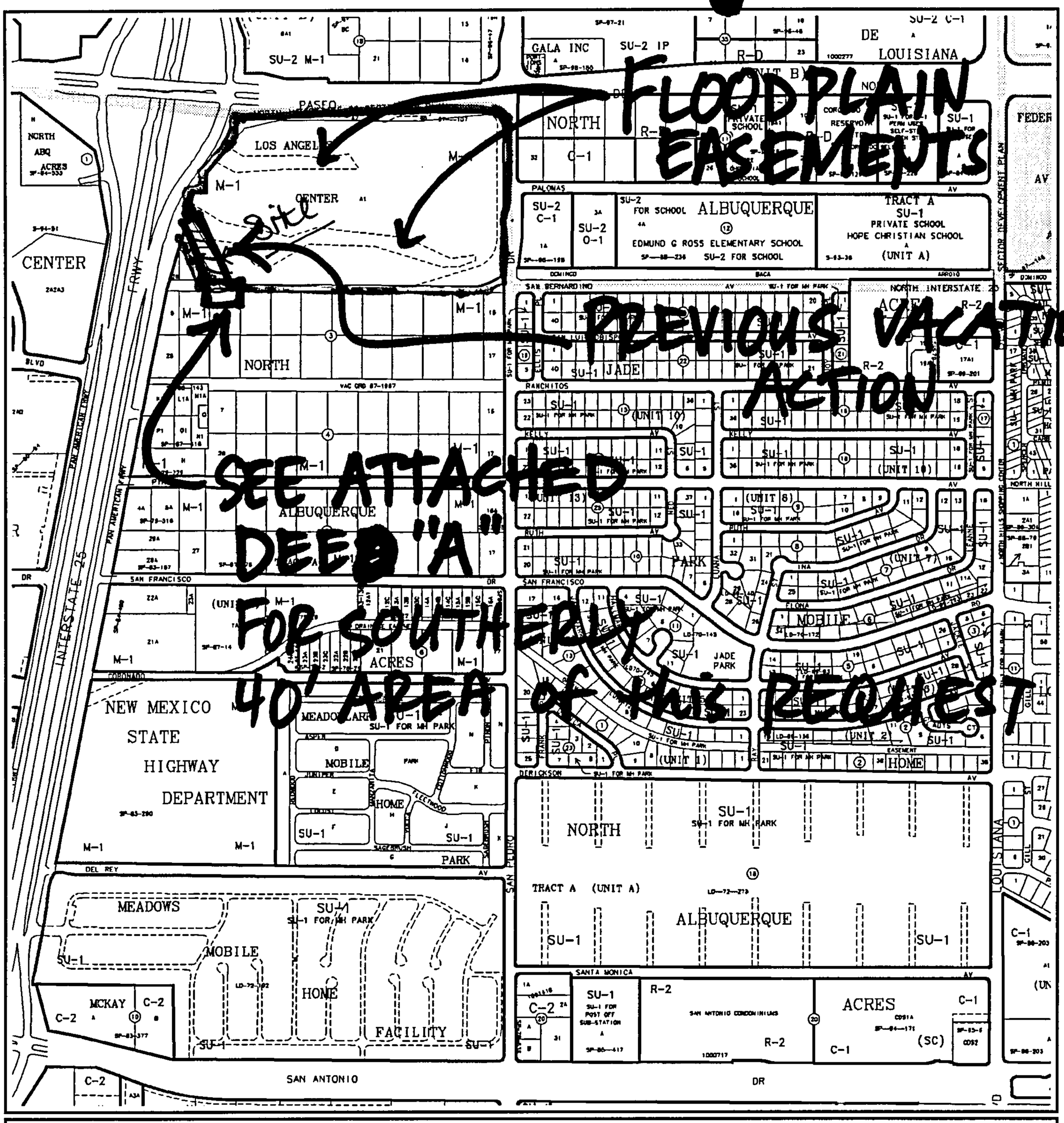
Cc: Dan Hogan, City of Albuquerque
Bruce Stidworthy, Bohannan Huston Inc.
Neal Hamilton, Lowe's

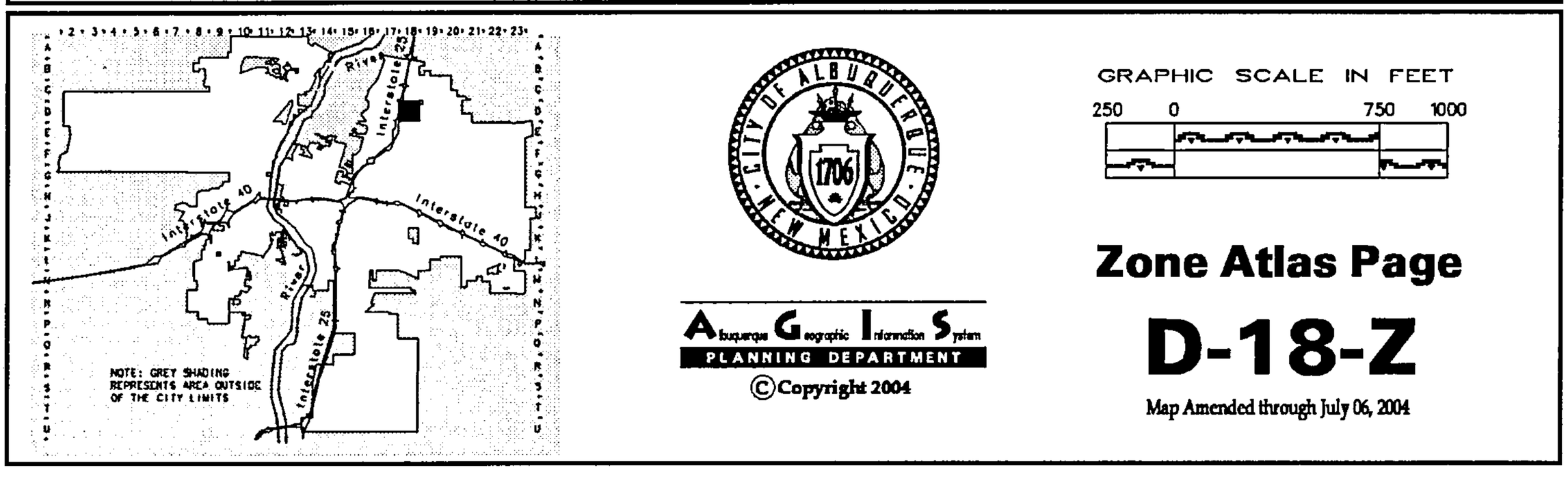
FLOODPLAIN EASEMENTS

PREVIOUS VACATION ACTION

SEE ATTACHED DEED "A" FOR SOUTHERLY 40' AREA OF THIS REQUEST

site



# Federal Emergency Management Agency

Washington, D.C. 20472

NOV 20 2003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Martin Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:

**Case Number:** 04-06-247P
Community Name: City of Albuquerque, Bernalillo County, New Mexico
Community Number: 350002
Effective Date of this Revision: NOV 20 2003

Dear Mayor Chavez:

The Flood Insurance Rate Map (FIRM) for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer (CCO) for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5165, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip.

Sincerely,

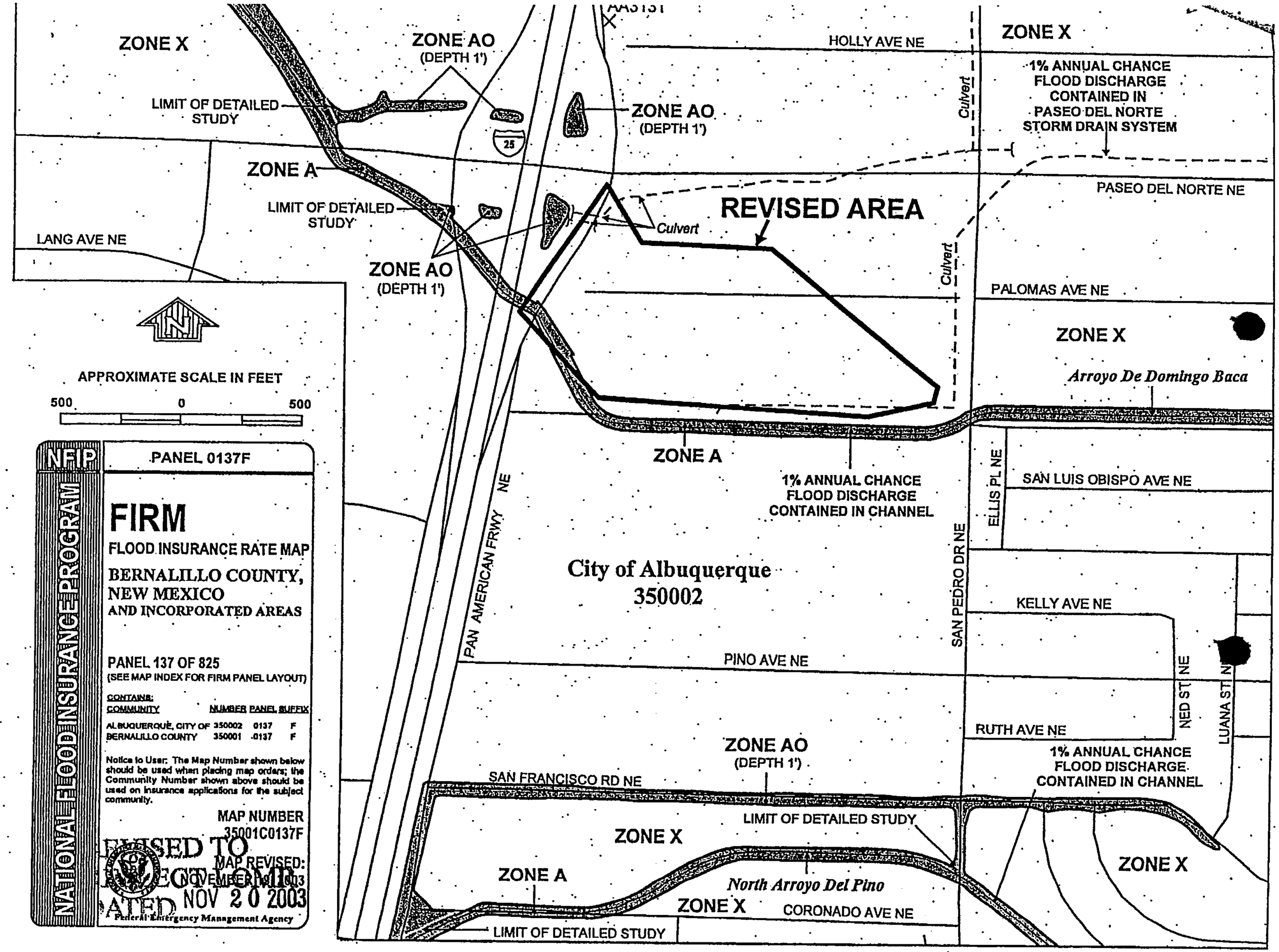
Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

For: Doug Bellomo, P.E., Acting Chief
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

**List of Enclosures:**
Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
List of Current Flood Insurance Study Data

cc: Carlos A. Montoya, Floodplain Administrator, City of Albuquerque
Craig W. Hoover, P.E., Bohannan-Huston, Inc.
Community Map Repository


ZONE X
ZONE AO
(DEPTH 1')
LIMIT OF DETAILED STUDY
ZONE A
LIMIT OF DETAILED STUDY
ZONE AO
(DEPTH 1')
ZONE AO
(DEPTH 1')
25
HOLLY AVE NE
ZONE X
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN PASEO DEL NORTE STORM DRAIN SYSTEM
Culvert
PASEO DEL NORTE NE
REVISED AREA
Culvert
Culvert
LANG AVE NE
PALOMAS AVE NE
ZONE X
Arroyo De Domingo Baca
APPROXIMATE SCALE IN FEET
500 0 500
ZONE A
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL
ELLIS PL NE
SAN LUIS OBISPO AVE NE
PAN AMERICAN FRWY NE
City of Albuquerque
350002
SAN PEDRO DR NE
KELLY AVE NE
PINO AVE NE
NED ST NE
LUANA ST NE
RUTH AVE NE
ZONE AO
(DEPTH 1')
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL
SAN FRANCISCO RD NE
LIMIT OF DETAILED STUDY
ZONE X
ZONE A
North Arroyo Del Pino
ZONE X
CORONADO AVE NE
LIMIT OF DETAILED STUDY
ZONE X
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0137F
FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY, NEW MEXICO
AND INCORPORATED AREAS
PANEL 137 OF 825
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
ALBUQUERQUE, CITY OF 350002 0137 F
BERNALILLO COUNTY 350001 0137 F
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
35001C0137F
MAP REVISED:
NOVEMBER 20, 2003
Federal Emergency Management Agency
REVISED TO REFLECT LOMR DATED NOV 20 2003

# Federal Emergency Management Agency

Washington, D.C. 20472

NOV 20 2003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Martin Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

IN REPLY REFER TO:

**Case Number:** 04-06-247P
Community Name: City of Albuquerque, Bernalillo County, New Mexico
Community Number: 350002
Effective Date of this Revision: NOV 20 2003

Dear Mayor Chavez:

The Flood Insurance Rate Map (FIRM) for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer (CCO) for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Federal Emergency Management Agency (FEMA) in Denton, Texas, at (940) 898-5165, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip.

Sincerely,

Kevin C. Long

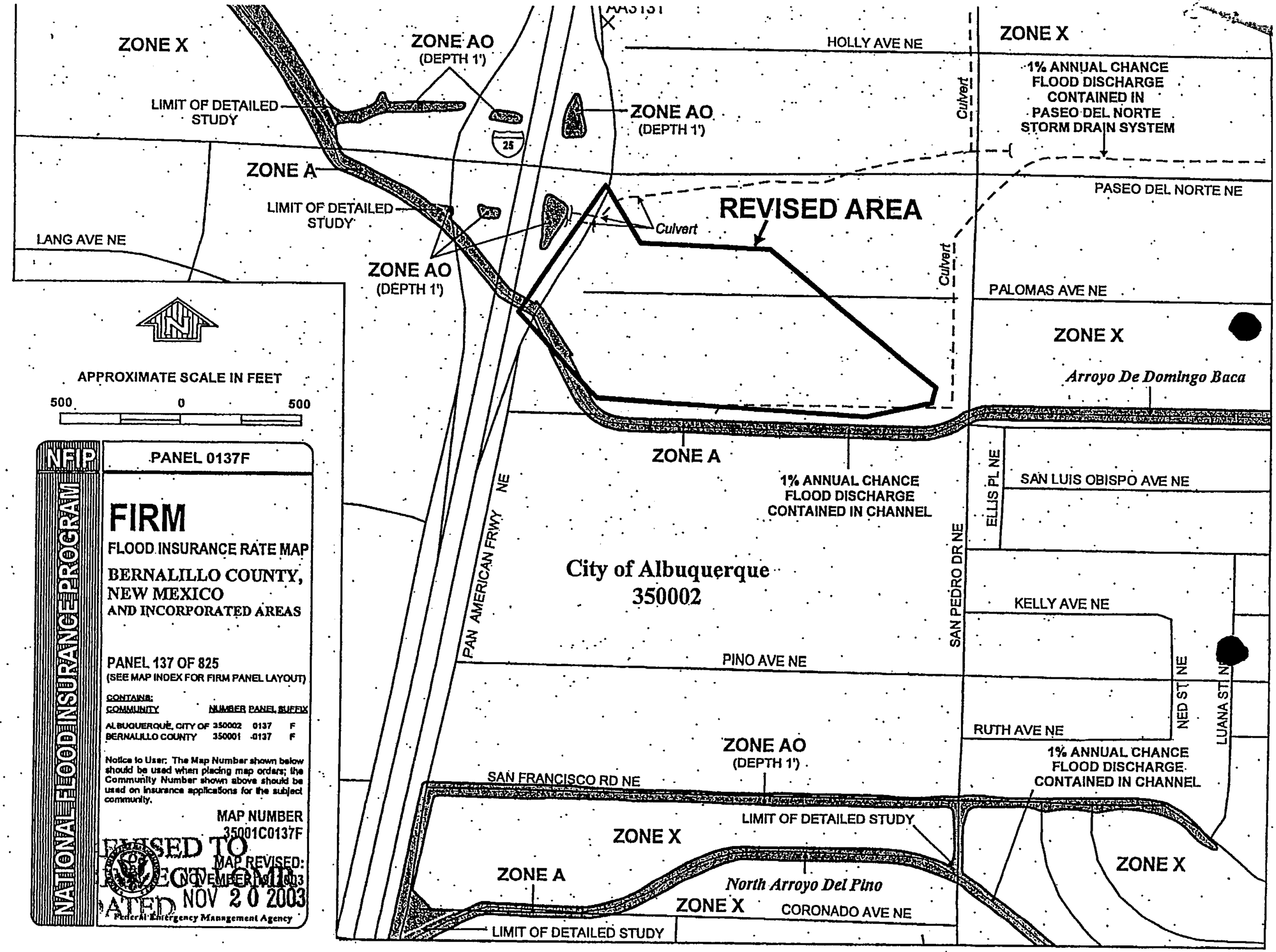
Kevin C. Long, CFM, Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

For: Doug Bellomo, P.E., Acting Chief
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate

**List of Enclosures:**

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
List of Current Flood Insurance Study Data

cc: Carlos A. Montoya, Floodplain Administrator, City of Albuquerque
Craig W. Hoover, P.E., Bohannan-Huston, Inc.
Community Map Repository


ZONE X
ZONE AO
(DEPTH 1')
LIMIT OF DETAILED STUDY
ZONE A
LIMIT OF DETAILED STUDY
ZONE AO
(DEPTH 1')
ZONE AO
(DEPTH 1')
25
HOLLY AVE NE
ZONE X
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN PASEO DEL NORTE STORM DRAIN SYSTEM
Culvert
PASEO DEL NORTE NE
REVISED AREA
Culvert
Culvert
LANG AVE NE
PALOMAS AVE NE
ZONE X
Arroyo De Domingo Baca
APPROXIMATE SCALE IN FEET
500 0 500
ZONE A
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL
ELLIS PL NE
SAN LUIS OBISPO AVE NE
PAN AMERICAN FRWY NE
City of Albuquerque
350002
SAN PEDRO DR NE
KELLY AVE NE
PINO AVE NE
NED ST NE
LUANA ST NE
RUTH AVE NE
ZONE AO
(DEPTH 1')
1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL
SAN FRANCISCO RD NE
LIMIT OF DETAILED STUDY
ZONE X
ZONE A
North Arroyo Del Pino
ZONE X
CORONADO AVE NE
ZONE X
LIMIT OF DETAILED STUDY
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0137F
FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY, NEW MEXICO
AND INCORPORATED AREAS
PANEL 137 OF 825
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
ALBUQUERQUE, CITY OF 350002 0137 F
BERNALILLO COUNTY 350001 0137 F
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
35001C0137F
MAP REVISED:
NOVEMBER 20, 2003
REVISED TO REFLECT LOMR EFFECTIVE DATED NOV 20 2003
Federal Emergency Management Agency

Improving Home Improvement

REAL ESTATE DEPARTMENT
Box 1111, North Wilkesboro, NC 28656
(Street Address) – Highway 268 East, North Wilkesboro, NC 28659
E-Mail: neal.c.hamilton@lowes.com

Phone: 336/658-3357
Fax: 336/658-3643

**VIA ELECTRONIC MAIL**

July 29, 2004

Sheran Matson, DRB Chair
**City of Albuquerque**
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Lowe's of NE Albuquerque, NM #0756

Dear Ms. Matson:

We are granting permission on behalf of Lowe's the following private easements to be vacated:

1. Flood Plain Easement- Filed August 30,1990 Document# 9068133

Please feel free to call me with any questions regarding this matter.

Sincerely,

**LOWE'S HOME CENTERS, INC.**

Neal C. Hamilton
Manager - Property Management / Excess Property

NCH/sl

ALBUQUERQUE
Making History

# City of Albuquerque

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

Date: 7/26/04

**TO CONTACT NAME:** Stephanie Stratton
**COMPANY/AGENCY:** Bohannan Huston
**ADDRESS/ZIP:** 7500 Jefferson St. NE, ABQ, NM 87109
**PHONE/FAX #:** 823-1000, 798-7988

Thank you for your inquiry of 7/26/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Los Angeles Center

zone map page(s) _____.

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

**Neighborhood Association**
Contacts: Jade Park
- Karen Casaus
6708 San Bernardino NE 87109
822-1493
- John Stutzman
10800 Jade Park NE, 87109; 796-0593

**Neighborhood Association**
Contacts:

**See reverse side for additional Neighborhood Association Information:** YES { } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

**Attention: Both contacts per neighborhood association need to be notified.**

planning.recognized.na.form(07/04)

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 28, 2004

Ms. Karen Casaus
6708 San Bernadino NE
Albuquerque, New Mexico 87109

RE: Preliminary plat approval, Vacation of Public Right-of-way and Private easements
Tract A, Los Angeles Center

Dear Ms. Casaus:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Jade Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Lowe's, is seeking approval of Preliminary plat, vacation of public right-of-way and Private easements for Tract A, Los Angeles Center from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone map which highlights the location and exhibit showing the vacation that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller
Senior Vice President
Community Development and Planning Group

SS
Enclosure

P:\020110\cdp\corres\Neighborhood approval letter.monroesite1.doc

ENGINEERING
SPATIAL DATA
INFORMATION TECHNOLOGIES

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 28, 2004

Mr. John Stutzman
10800 Jade Park NE
Albuquerque, New Mexico 87109

RE: Preliminary plat approval, Vacation of Public Right-of-way and Private easements
Tract A, Los Angeles Center

Dear Mr. Stutzman:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Jade Park Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Lowe's, is seeking approval of Preliminary plat, vacation of public right-of-way and Private easements for Tract A, Los Angeles Center from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone map which highlights the location and exhibit showing the vacation that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller
Senior Vice President
Community Development and Planning Group

SS
Enclosure

P:\020110\cdp\corres\Neighborhood approval letter.monroesite2.doc

ENGINEERING
SPATIAL DATA
ENVIRONMENTAL

U.S. Postal Service
CERTIFIED MAIL RECEIPT
*(Domestic Mail Only; No Insurance Coverage Provided)*

7001 1140 0001 0569 1227

OFFICIAL USE

| | |
|---|---|
| Postage | $ .60 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 4.65 |

PB METER 504772 30'04 UE ROUE NM

Postmark Here

U.S. POSTAGE 03/30/04 $ 2.00 00

Sent To Karen Casaus
Street, Apt. No.; or PO Box No. 6708 San Bernadino NE
City, State, ZIP+4 Albuquerque NM 87109

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
*(Domestic Mail Only; No Insurance Coverage Provided)*

7001 1140 0001 0569 1280

OFFICIAL USE

| | |
|---|---|
| Postage | $ .60 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 4.65 |

PB METER 504772 30'04 UE ROUE NM

Postmark Here

U.S. POSTAGE 03/30/04 $ 2.00 00

Sent To John Stutzman
Street, Apt. No.; or PO Box No. 6800 Jade Park Ave
City, State, ZIP+4 Albuquerque NM 87109

PS Form 3800, January 2001 See Reverse for Instructions

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

## PAID RECEIPT

**APPLICANT NAME** LOWE'S (NEAL HAMILTON)

**AGENT** BOHANNAN HUSTON, INC.

**ADDRESS** 7500 JEFFERSON ST. NE 87109

**PROJECT & APP #** 1009946 04DRB-01176 04DRB-01177 & 01178

**PROJECT NAME** LAS ANGELES CNTR.

$ 20.00 441032/3424000 Conflict Management Fee

$ 1205.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1300.00 TOTAL AMOUNT DUE

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

***DUPLICATE***
City Of Albuquerque
Treasury Division
7/30/2004 9:47AM LOC: ANNX
RECEIPT# 00027013 WS# 008 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $300.00
J24 Misc $20.00

90
300
815
205
95
300
1300

Counterreceipt.doc 6/21/04

***DUPLICATE***
City Of Albuquerque
Treasury Division
7/30/2004 9:47AM LOC: ANNX
RECEIPT# 00027014 WS# 008 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $1,300.00
J24 Misc $1,205.00

Thank You

***DUPLICATE***
City Of Albuquerque
Treasury Division
7/30/2004 9:47AM LOC: ANNX
RECEIPT# 00027015 WS# 008 TRANS# 0008
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $1,300.00
J24 Misc $75.00
CK $815.00
CK $395.00
CK $60.00
CHANGE

# SIGN POSTING AGREEMENT

## REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 8/10/04 To 8/25/04

5. REMOVAL

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

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

Stephanie Stratton 7-30-04
(Applicant or Agent) (Date)

I issued 4 signs for this application, 7/30/04 [signature]
(Date) (Staff Member)

**DRB PROJECT NUMBER:** 1001946

Rev. 5/9/03

# CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

**APPLICANT:** Lowe's **Date of request:** 8/2/04 **Zone atlas page(s):** D-18

**CURRENT:**

Zoning M-1

Parcel Size (acres / sq.ft.) 31.7797

**Legal Description** - Los Angeles Center

Lot or Tract # A Block #

Subdivision Name

**REQUESTED CITY ACTION(S):**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Annexation | [ ] | Sector Plan | [ ] | Site Development Plan: | | Building Permit | [ ] |
| Comp. Plan | | Zone Change | [ ] | a) Subdivision | [ ] | Access Permit | [ ] |
| Amendment | [ ] | Conditional Use | [ ] | b) Build'g Purposes | [ ] | Other | [ ] |
| | | | | c) Amendment | [ ] | | |

**PROPOSED DEVELOPMENT:**

No construction / development [ ]

New Construction [ ]

Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION:** [1]

# of units - _____

Building Size - _____(sq. ft.)

**Notes:** 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative _____ Date _____

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [ ] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER _____ DATE _____

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

**TIS** **- SUBMITTED** ___/___/___ _____ _____

**- FINALIZED** ___/___/___ TRAFFIC ENGINEER DATE

Current DRC
Project No. _____

ORIGINAL

Date Submitted: September 3, 2004
Date Site Plan for Bldg Permit App _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 9/8/04
Date Preliminary Plat Expires: 9/8/05

DRB Project No. 1000946
04-01178

Figure 12

INFRASTRUCTURE LIST

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

**Lowe's Home Centers Replat (SW Corner of Paseo del Norte & San Pedro)**
**Existing Tract A-1, Los Angeles Center (Proposed Tracts A-1A, A-1B, A-1C, A-1D and A-1E, Los Angeles Center)**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PUBLIC ROADWAY IMPROVEMENTS** | | | | | | |
| | | 24' WIDE | PAVED PRIVATE ROADWAY | PRIVATE EASEMENT ON CEMCO LANDS | TRACT A | NB I25 FRONTAGE ROAD | / | / | / |
| | | 12' WIDE X 400' | NB DECELERATION LANE | NB I25 FRONTAGE ROAD AT PAVED PRIVATE ROADWAY | | | | | |
| | | | RESTRIPE PASEO DEL NORTE/LOUISIANA INTERSECTION TO PROVIDE DUAL EASTBOUND AND WESTBOUND LEFT TURN LAN | | | | / | / | / |
| | | | RESTRIPE PASEO DEL NORTE/SAN PEDRO INTERSECTION TO PROVIDE EAST BOUND AND WESTBOUND DUAL LEFT TURN LANES | | | | / | / | / |
| | | | RESTRIPE SAN PEDRO, AND MODIFY MEDIANS AS NEEDED, TO CONVERT THE EXISTING INSIDE (WESTERN) THROUGH LANE TO A DEDICATED NORTHBOUND LEFT TURN LANE. TRAFFIC SIGNAL TIMING/PHASING TO BE MODIFIED BY CITY TO PROVIDE FOR PROTECTED LEFT TURN MOVEMENTS ONLY. | | | | / | / | / |
| | | | LENGTHEN THE EXISTING NB RIGHT TURN LANE TO SAN PEDRO/PEASEO DEL NORTE, TO MAXIMUM EXTENT PRACTICAL (WITHIN EXISTING ROW). | | | | / | / | / |
| | | | LENGTHEN THE SB RIGHT TURN LANE TO THE SAN PEDRO/PALOMAS AVE. SITE ENTRANCE, TO MAXIMUM EXTENT PRACTICAL. | | | | / | / | / |
| | | 500' x 12' WIDE | EXTEND EXISTING DEDICATED NB RIGHT TURN LANE TO 500' (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | 500' X 12' WIDE | ADD SECOND DEDICATED NB RIGHT TURN LANE (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | | REVISE LOWE'S SITE NORTH ENTRANCE (AT SAN PEDRO/PALOMAS INTERSECTION) TO ACCOMMODATE DUAL EASTBOUND LEFT TURNS (STRIPE OUT ONE OF THE DUAL LEFT LANES). | | | | / | / | / |
| | | | TRAFFIC SIGNAL AT SAN PEDRO/PALOMAS AVE. BONDED IN A SEPARATE SIA BUT NOT CONSTRUCTED UNTIL WARRANTED. | | | | / | / | / |
| | | | CONVERSION OF INSIDE SOUTHBOUND THRU LANE TO TO DEDICATED LEFT TURN LANE (PASEO DEL NORTE/SAN PEDRO) | | | | / | / | / |
| | | | CONSTRUCT PERMANENT NB ROADWAY IMPROVEMENTS (2 NB LANES, BIKEWAY) ON SAN PEDRO, NORTH OF PDN, FOR APPROX 250' FEET, INCLUDING NECESSARY SIGNAL MODIFICATIONS. | | | | / | / | / |

| AGENT/OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS | | | | |
|---|---|---|---|---|---|
| JAMES TOPMILLER<br>~~BRUCE STIDWORTH~~Y 9/3/2004<br>PREPARED BY: PRINT NAME DATE | DRB CHAIR | DATE | for Christina Sandoval | PARKS & GENERAL SERVICES | 9/8/04<br>DATE |
| BOHANNAN HUSTON INC.<br>FIRM: | TRANSPORTATION DEVELOPMENT | 9/8/04<br>DATE | | AMAFCA | DATE |
| SIGNATURE | UTILITY DEVELOPMENT | 9/8/04<br>DATE | Bradley L. Bryham | CITY ENGINEER | 9/8/04<br>DATE |
| MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION | | | | | DATE |

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

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

# PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston

ADDRESS _____

PROJECT & APP # 1001946

PROJECT NAME Los Angeles Center

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

***DUPLICATE***
City Of Albuquerque
Treasury Division

9/1/2004 1:13PM LOC: ANNX
RECEIPT# 00028802 WS# 006 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Bohannan · Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

August 30, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Los Angeles Center DRB# 1001946

Dear Sheran:

We request a ~~one~~ 2 week deferral of the following items associated with Project number DRB 1001946 (Item 2) on the August 25, 2004 agenda: Preliminary Plat approval and vacation of public right of way and private easements. Based on this request, we anticipate a hearing date of September 8, 2004.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SS
Enclosure

**Bohannan Huston** INC.

| Post-it® Fax Note 7671 | Date 8-30 # of pages ▶ 1 |
|---|---|
| To Claire S. | From Steph S. |
| Co./Dept. Planning | Co. BHI |
| Phone # | Phone # 798-7945 |
| Fax # 924-3864 | Fax # |

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

August 30, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Los Angeles Center DRB# 1001946

Dear Sheran:

We request a ~~one~~ 2 week deferral of the following items associated with Project number DRB 1001946 (Item 2) on the August 25, 2004 agenda: Preliminary Plat approval and vacation of public right of way and private easements. Based on this request, we anticipate a hearing date of September 8, 2004.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SS
Enclosure

**********
*** RX REPORT ***
**********

RECEPTION OK

| | |
|---|---|
| TX/RX NO | 5585 |
| CONNECTION TEL | 15057987988 |
| SUBADDRESS | |
| CONNECTION ID | |
| ST. TIME | 08/30 13:20 |
| USAGE T | 00'29 |
| PGS. | 1 |
| RESULT | OK |

Current DRC
Project No. _____

ORIGINAL

Date Submitted: July 15, 2004
Date Site Plan for Bldg Permit App _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1001946

Figure 12

INFRASTRUCTURE LIST

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

**Lowe's Home Centers Replat (SW Corner of Paseo del Norte & San Pedro)**
**Existing Tract A-1, Los Angeles Center (Proposed Tracts A-1A, A-1B, A-1C, A-1D and A-1E, Los Angeles Center)**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PUBLIC ROADWAY IMPROVEMENTS** | | | | | | |
| | | 24' WIDE | PAVED PRIVATE ROADWAY | PRIVATE EASEMENT ON CEMCO LANDS | TRACT A | NB I25 FRONTAGE ROAD | / | / | / |
| | | 12' WIDE X 400' | NB DECELERATION LANE | NB I25 FRONTAGE ROAD AT PAVED PRIVATE ROADWAY | | | | | |
| | | | RESTRIPE PASEO DEL NORTE/LOUISIANA INTERSECTION TO PROVIDE DUAL EASTBOUND AND WESTBOUND LEFT TURN LAN | | | | / | / | / |
| | | | RESTRIPE PASEO DEL NORTE/SAN PEDRO INTERSECTION TO PROVIDE EAST BOUND AND WESTBOUND DUAL LEFT TURN LANES | | | | / | / | / |
| | | | RESTRIPE SAN PEDRO, AND MODIFY MEDIANS AS NEEDED, TO CONVERT THE EXISTING INSIDE (WESTERN) THROUGH LANE TO A DEDICATED NORTHBOUND LEFT TURN LANE. TRAFFIC SIGNAL TIMING/PHASING TO BE MODIFIED BY CITY TO PROVIDE FOR PROTECTED LEFT TURN MOVEMENTS ONLY. | | | | / | / | / |
| | | | LENGTHEN THE EXISTING NB RIGHT TURN LANE TO SAN PEDRO/PEASEO DEL NORTE, TO MAXIMUM EXTENT PRACTICAL (WITHIN EXISTING ROW). | | | | / | / | / |
| | | | LENGTHEN THE SB RIGHT TURN LANE TO THE SAN PEDRO/PALOMAS AVE. SITE ENTRANCE, TO MAXIMUM EXTENT PRACTICAL. | | | | / | / | / |
| | | 500' x 12' WIDE | EXTEND EXISTING DEDICATED NB RIGHT TURN LANE TO 500' (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | 500' X 12' WIDE | ADD SECOND DEDICATED NB RIGHT TURN LANE (NB I25 FRONTAGE ROAD/PASEO DEL NORTE INTERSECTION) | | | | / | / | / |
| | | | REVISE LOWE'S SITE NORTH ENTRANCE (AT SAN PEDRO/PALOMAS INTERSECTION) TO ACCOMMODATE DUAL EASTBOUND LEFT TURNS (STRIPE OUT ONE OF THE DUAL LEFT LANES). | | | | / | / | / |
| | | | TRAFFIC SIGNAL AT SAN PEDRO/PALOMAS AVE. BONDED IN A SEPARATE SIA BUT NOT CONSTRUCTED UNTIL WARRANTED. | | | | / | / | / |
| | | | CONVERSION OF INSIDE SOUTHBOUND THRU LANE TO TO DEDICATED LEFT TURN LANE (PASEO DEL NORTE/SAN PEDRO) | | | | / | / | / |

| AGENT/OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS |
|---|---|
| BRUCE STIDWORTHY 8/6/2004 | for Bruce Stidworthy |

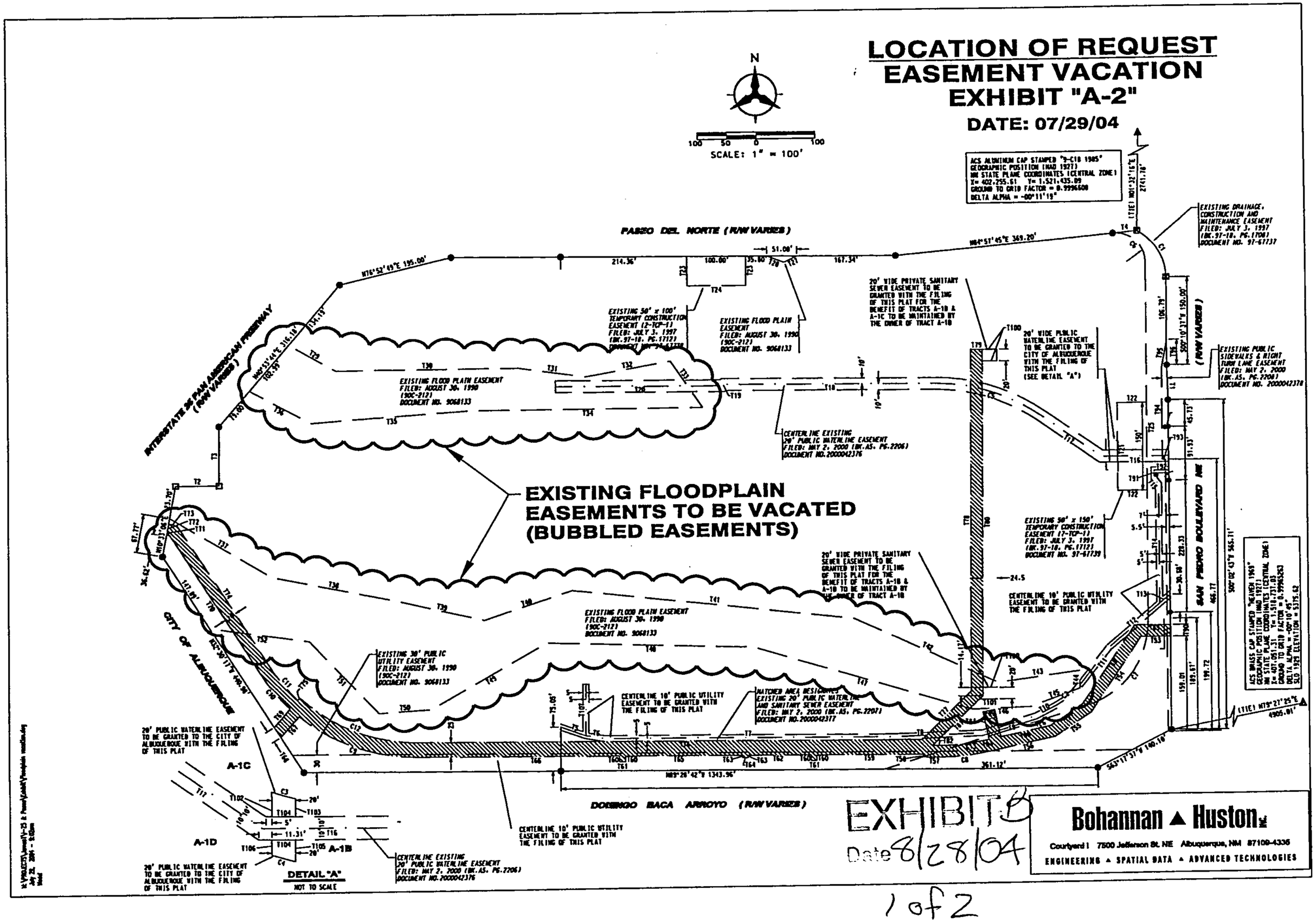
| | | | | | |
|---|---|---|---|---|---|
| PREPARED BY: PRINT NAME | DATE | DRB CHAIR | DATE | PARKS & GENERAL SERVICES | DATE |
| BOHANNAN HUSTON INC.<br>FIRM: | | TRANSPORTATION DEVELOPMENT | DATE | AMAFCA | DATE |
| SIGNATURE | | UTILITY DEVELOPMENT | DATE | CITY ENGINEER | DATE |
| MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION | | | | | DATE |

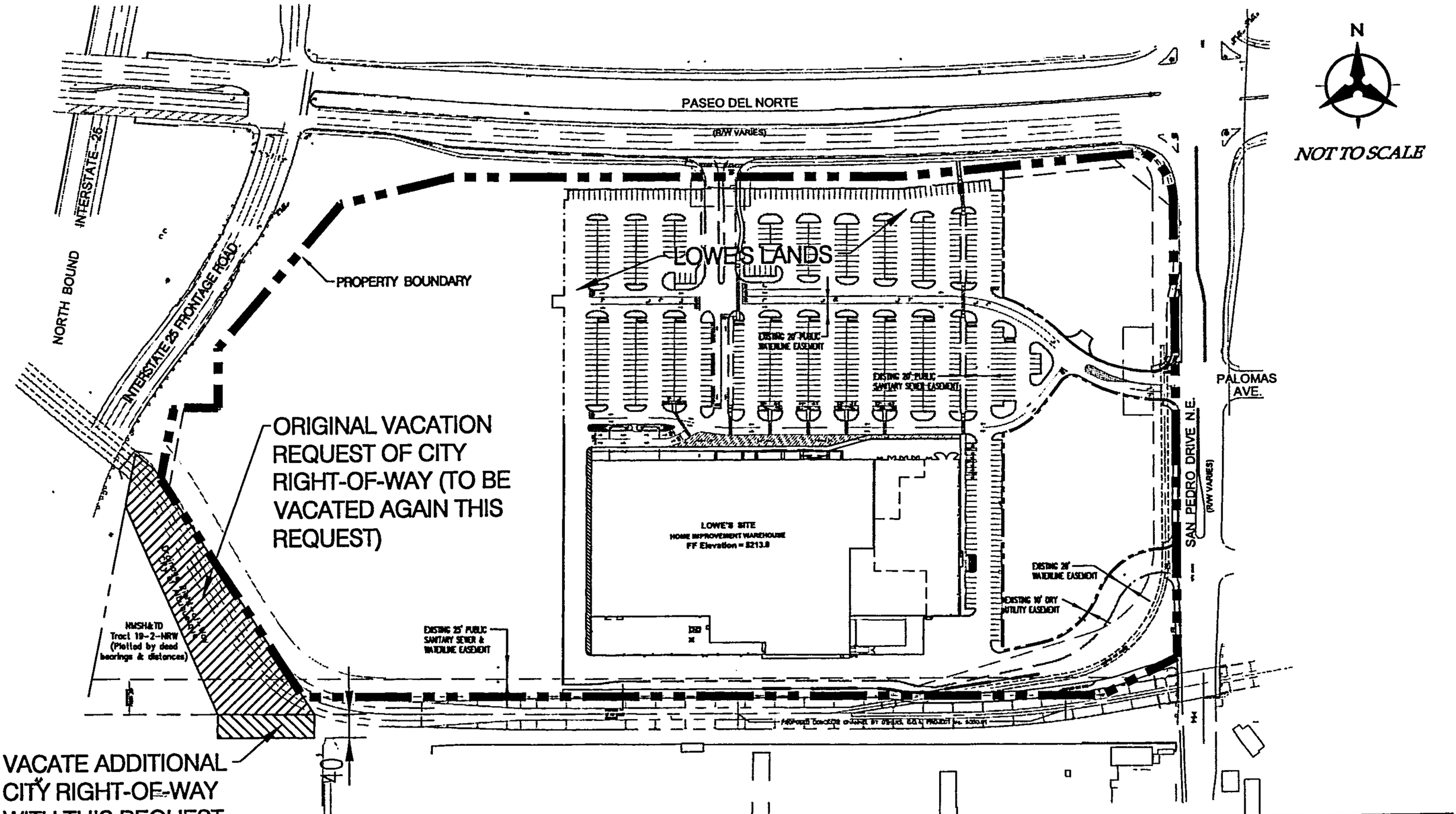
**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

# LOCATION OF REQUEST
# EASEMENT VACATION
# EXHIBIT "A-2"

**DATE: 07/29/04**






# LOCATION OF REQUEST
# RIGHT-OF-WAY VACATION EXHIBIT "A-1"

DATE OF EXHIBIT: 07/29/04

M:\PROJECTS\JamesT\I-25 & Paseo\Exhibit\Easement Vacation.dwg
July 29, 2004 - 9:04am
Easement Vacation

**Bohannan ▲ Huston**
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT B
Date 8/28/04
2 of 2

48982

CITY COMMISSION
August 25, 1969
V-69-18

426

ORDINANCE NO. 426

AN ORDINANCE VACATING PORTIONS OF SAN BERNADINO AVENUE NE BETWEEN I-25 (PAN AMERICAN FREEWAY) & SAN PEDRO DRIVE, AND DECLARING AN EMERGENCY.

WHEREAS there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes as described below, and

WHEREAS portions of said street are not needed for public use except as an easement for utilities reserved in Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The following described portions of San Bernadino Avenue NE lying between Blocks 2 & 3, Unit A, Tract A, North Albuquerque Acres, as filed in the office of the County Clerk of Bernalillo County, N.M. on March 17, 1937, are hereby closed and vacated subject to easements retained in Section 2 hereof:
That portion of San Bernadino Avenue NE lying between the easterly right of way line of I-025 (Pan American Freeway) and a line bearing N 23° 43' W from the northwest corner of Lot 7, Block 3; and that portion of San Bernadino Avenue NE lying between the westerly right of way line of San Pedro Drive NE and a line bearing N 33° 51' W from the northeast corner of Lot 7, Block 3.

SECTION 2. The City hereby reserves all of the right of way described in Section 1 above as an easement for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED: August 25, 1969

Peter Domenici
Chairman, City Commission, Albuquerque, N.M.

ATTEST: Bill Guerrero, City Clerk

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
SEP 9 1969
At 9:48 o'clock Am. Recorded in Vol. MISC
of records of said County Folio 426
Clerk & Recorder
Deputy Clerk

APPROVED AS TO FORM
Date:
Frank Horan
FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 8-21-69
WILLIAM T. STEVENS, CITY ENGINEER

**Bohannan ▲ Huston INC.**

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
**www.bhinc.com**
**voice:** 505.823.1000
**facsimile:** 505.798.7988
**toll free:** 800.877.5332

# CLIENT/COURIER TRANSMITTAL

**To:** Sheran Matson
City of Albuquerque
Plaza Del Sol

**Requested by:** James Topmiller/ss

**Date:** 9-15-03

**Time Due:**
- [x] **This A.M.**
- [ ] **This P.M.**
- [ ] **Rush** _____
- [ ] **By Tomorrow**

**Phone:** 924-3880

**Job No.:**

**Job Name:** Lowe's Vacation Exhibit

**DELIVERY VIA**

- [x] **Courier**
- [ ] **Federal Express**
- [ ] **Mail**
- [ ] **UPS**
- [ ] **Other**

**PICK UP**

**Item:** _____

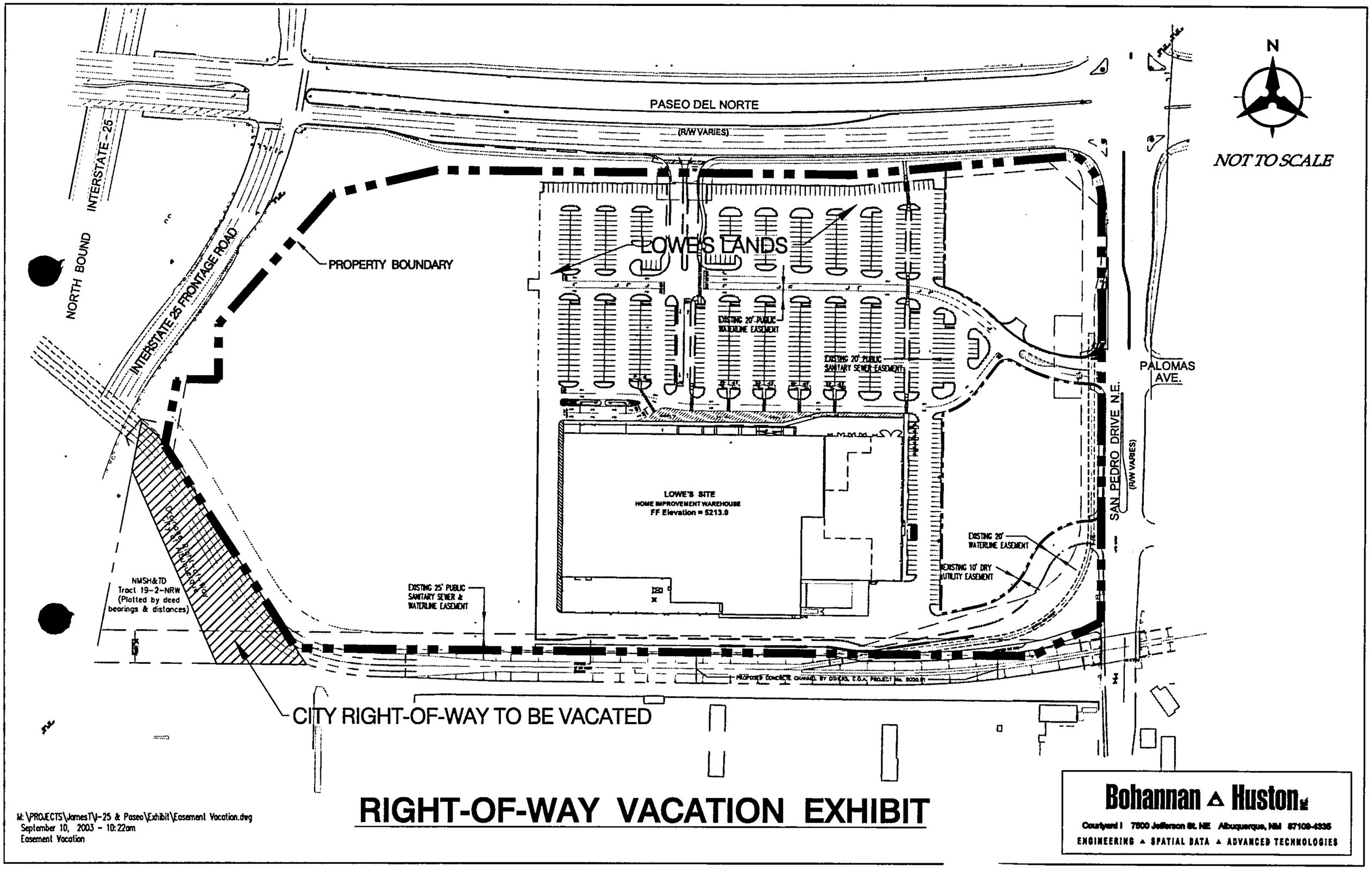
| ITEM NO. | QUANTITY | DESCRIPTION |
|---|---|---|
| 1 | 1 | Lowe's Vacation Exhibit DRB# 1001946/03DRB-01271 |

**COMMENTS / INSTRUCTIONS**

RECEIVED
SEP 15 2003
HYDROLOGY SECTION

*REC'D BY:* _____ *DATE:* _____ *TIME:* _____

**ENGINEERING ▲**
**SPATIAL DATA ▲**
**ADVANCED TECHNOLOGIES ▲**

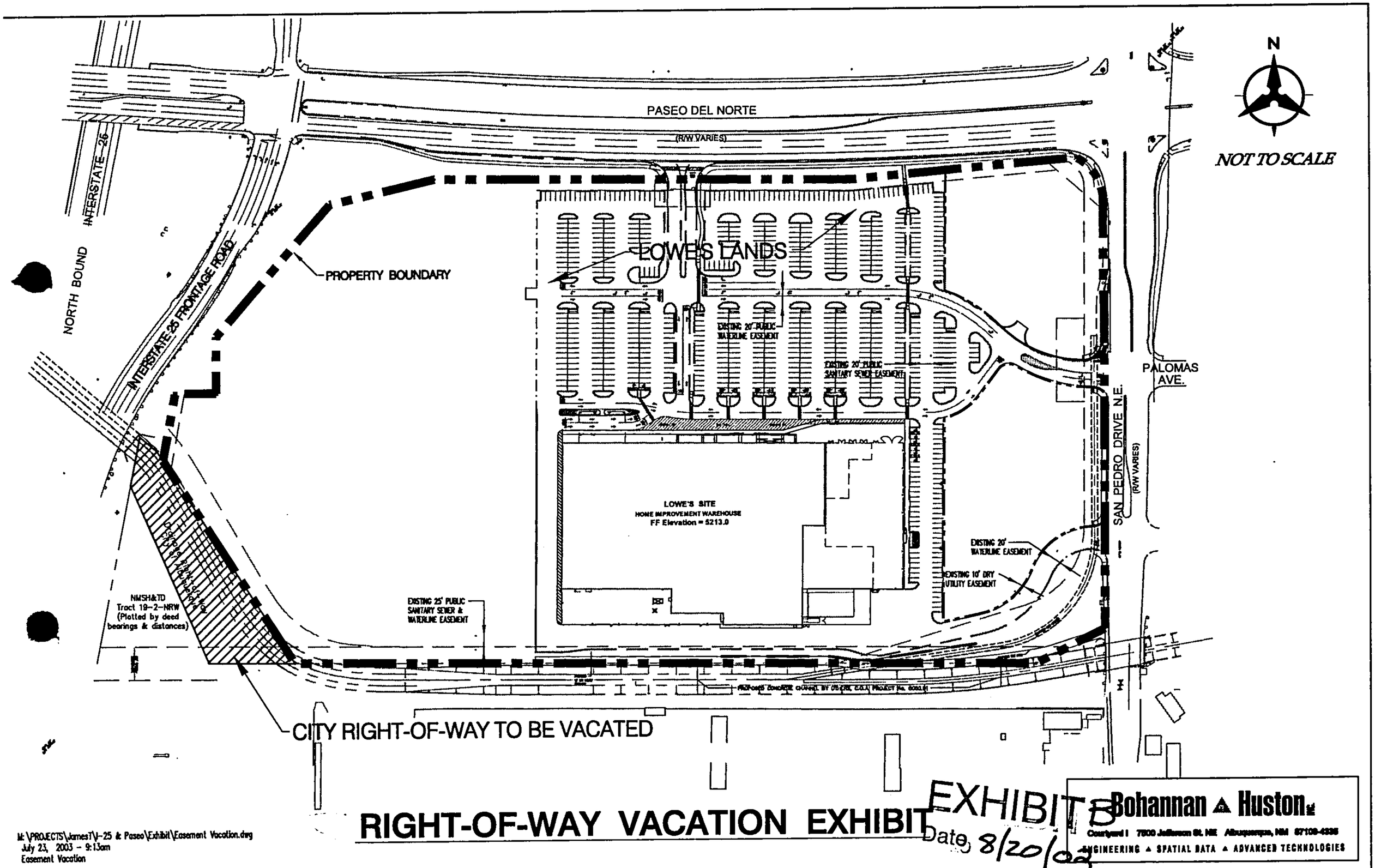



# RIGHT-OF-WAY VACATION EXHIBIT

M:\PROJECTS\JamesT\I-25 & Paseo\Exhibit\Easement Vacation.dwg
September 10, 2003 - 10:22am
Easement Vacation

**Bohannan ▲ Huston**
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

DRB#1001946
03DRB-01271




# RIGHT-OF-WAY VACATION EXHIBIT

EXHIBIT B
Date 8/20/03

M:\PROJECTS\JamesT\I-25 & Paseo\Exhibit\Easement Vacation.dwg
July 23, 2003 - 9:13am
Easement Vacation

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** S

____ Major Subdivision action
____ Minor Subdivision action
✔ Vacation V
____ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** P

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) L

Supplemental form

**ZONING & PLANNING** Z

____ Annexation
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (Phase I, II, III)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Subdivision Regulations)

**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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: LOWE'S (NEAL HAMILTON) PHONE: 336-658-3357
ADDRESS: PO BOX 1111 FAX: 336-658-3643
CITY: N. WILKESBORO STATE NC ZIP 28656 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON,INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

**DESCRIPTION OF REQUEST:** VACATION OF RIGHT OF WAY

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. TRACT A Block: Unit:
Subdiv. / Addn. LOS ANGELES CENTER
Current Zoning: M-1 Proposed zoning:
Zone Atlas page(s): D-18 No. of **existing** lots: N/A No. of **proposed** lots: N/A
Total area of site (acres): 31.7797 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101806317546920804 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: I-25 FRONTAGE ROAD 6200 PASEO DEL NORTE N.E.
Between: PASEO DEL NORTE NE and SAN FRANCISCO DRIVE NE

**CASE HISTORY:**

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

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

SIGNATURE [signature] DATE 7/25/03
(Print) BRUCE STIDWORTHY ___ Applicant ✔ Agent

**FOR OFFICIAL USE ONLY** Form revised 9/01, 3/03

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 03DRB - - 01271 | VPROW | | $ 300.00 |
| - - | | | $ |
| - - | NOTIFIC. FEE | | $ 75.00 |
| - - | | | $ |
| - - | | | $ |
| | | | Total $ 375.00 |

Hearing date AUG 20 '03

[signature] 7/25/03
Planner signature / date

**Project #** 1001946

**FORM V:** SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

BRUCE STIDWORTHY
Applicant name (print)

7/25/03
Applicant signature / date

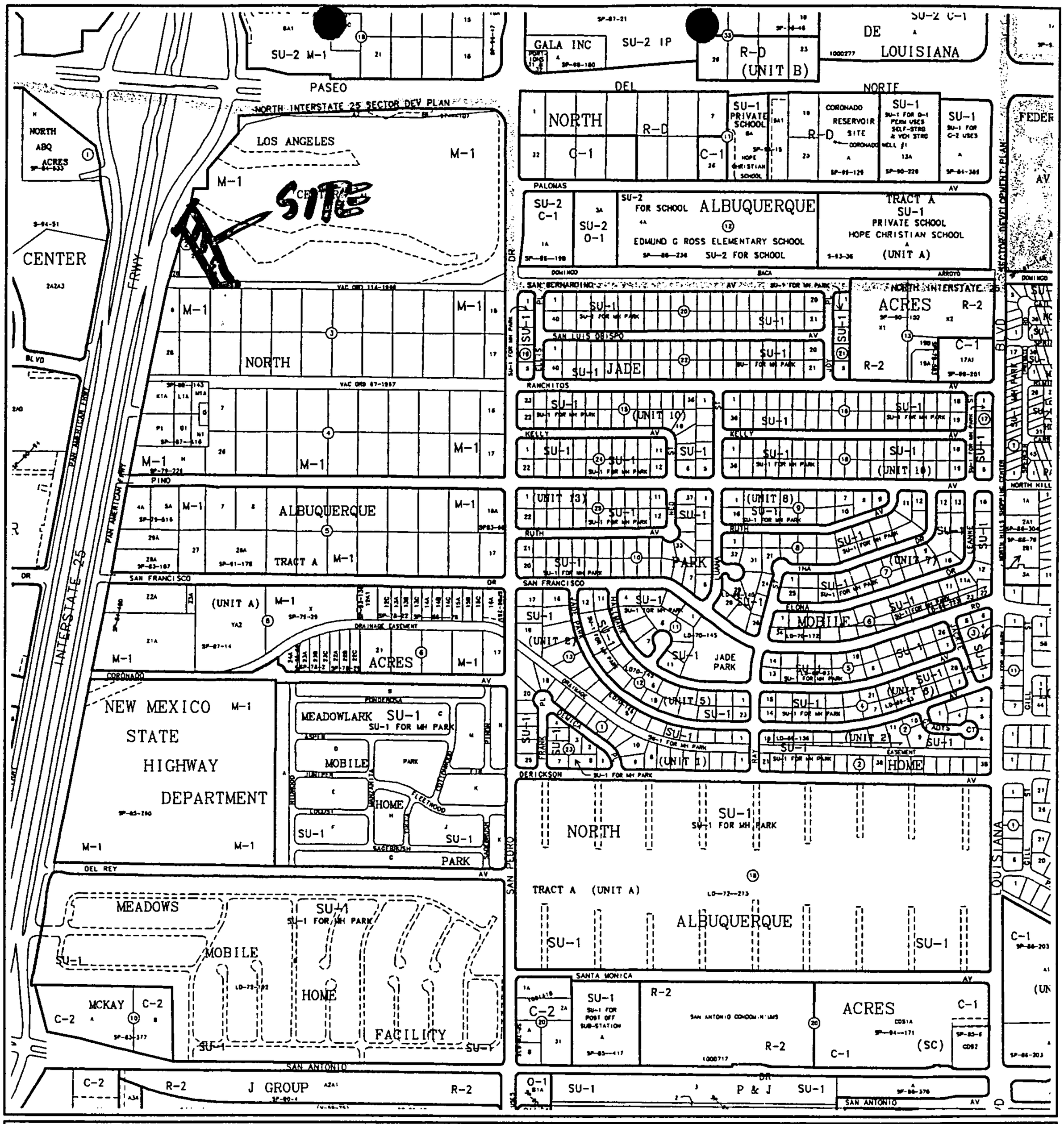
.pdf Form revised Sept. 2001

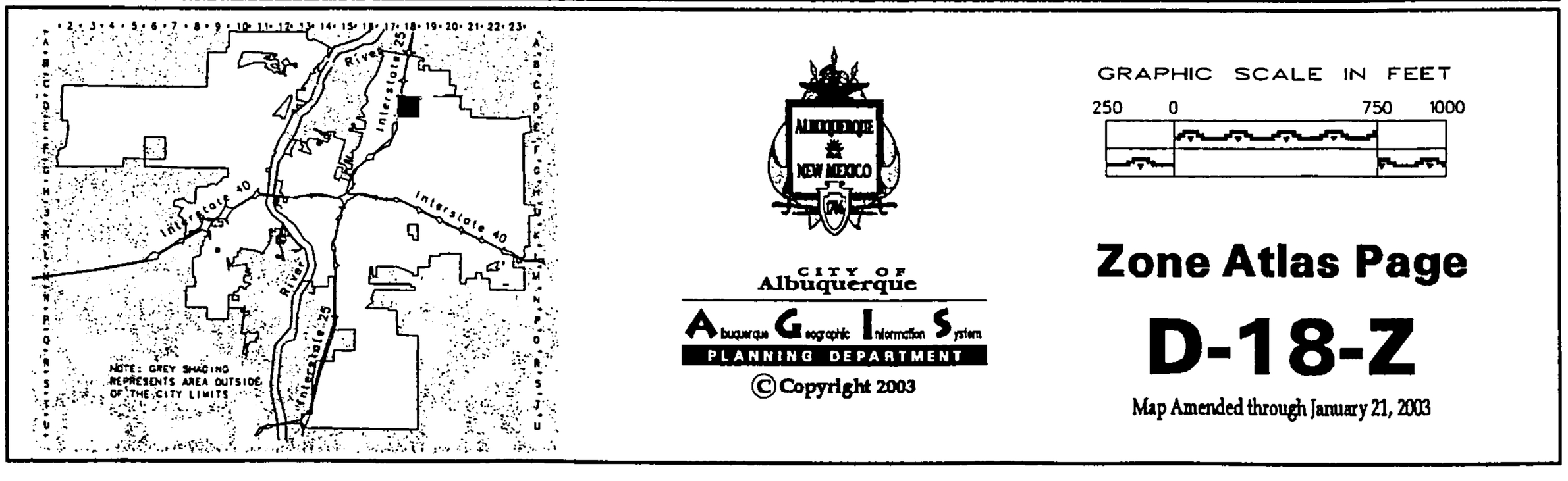
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - 01271
- -
- -

7/25/03
Planner signature / date

Project # 1001946


SITE
PASEO
NORTH INTERSTATE 25 SECTOR DEV PLAN
LOS ANGELES
CENTER
NORTH ABQ ACRES
INTERSTATE 25
PAN AMERICAN FWY
NORTH
ALBUQUERQUE
TRACT A
ACRES
NEW MEXICO STATE HIGHWAY DEPARTMENT
MEADOWLARK
MOBILE
HOME
PARK
MEADOWS
FACILITY
MCKAY
J GROUP
GALA INC
DE LOUISIANA
R-D (UNIT B)
CORONADO RESERVOIR SITE
HOPE CHRISTIAN SCHOOL
EDMUND G ROSS ELEMENTARY SCHOOL
TRACT A SU-1 PRIVATE SCHOOL HOPE CHRISTIAN SCHOOL (UNIT A)
JADE PARK
P & J
NORTH INTERSTATE 25 SECTOR DEVELOPMENT PLAN
DEL NORTE
PALOMAS
SAN BERNARDINO
SAN LUIS OBISPO
RANCHITOS
KELLY
RUTH
SAN FRANCISCO
CORONADO
PINO
DEL REY
SAN ANTONIO
SANTA MONICA
DERICKSON
LOUISIANA
SAN PEDRO


Interstate 25
Interstate 40
River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
ALBUQUERQUE NEW MEXICO
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
D-18-Z
Map Amended through January 21, 2003

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 21, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Right of way
Near the intersection of Paseo Del Norte and I-25 North bound Frontage Road

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of Right of Way (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $375.00

This Right of Way to be vacated is no longer needed, and it does not line up with the channel alignment. A permanent easement for the channel will be granted with the proposed replat of the Lowe's site. This issue has been coordinated with Dan Hogan.

Please place this item on the DRB Agenda to be heard on August 20, 2003. If you have any questions or require further information, please contact me.

Sincerely,

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

Cc: Dan Hogan
James Topmiller
Neal Hamilton

P:\030051\cdp\corres\008-misc_rqsts\VACATION.REQUEST.doc

**Selected Address: 99999 SAN BERNARDINO AV NE**
**Zoning: M-1**
**Lot/Block/Subd: VAC ORD 114-1969 , ,**
**Council District/Name: FOUR , WINTER**
**County Commission: 4**
**Rep District/Sen District: 15 , 10**
**Nbr Assoc: Nothing Selected**
**Zoning: M-1**
**Voter Pct: 410**
**High Sch District: DEL NORTE**
**Mid Sch District: MCKINLEY**
**Elem Sch District: EG ROSS**
**ZoneMap Page: D18**
**Jurisdiction: CITY**
**Police Beat: 433/NORTHEAST**
**Flood Zone: ZONE A**
**Comm Plan Area: NORTH ALBUQUERQUE**
**UPC #: 101806309445020802**
**Owner Name: CITY OF ALBUQUERQUE**
**Owner City/State/Zip: ALBUQUERQUE / NM / 87103 1293 NM**
**Note: Accuracy for Owner info cannot be guaranteed correct.**
**Please check with the Bernalillo County Assessor for official data.**

NEW GIS QUERY

# City of Albuquerque

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

Date: July 21, 2003

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on July 21, 2003 (date)

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Louie's Warehouse Right-of-Way
zone map page(s) D-18.

Our records indicate that as of 7-21-03 (date) there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(05/08/01)

# SIGN POSTING AGREEMENT

## REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUG. 5TH 2003 To AUG. 20TH 2003

5. REMOVAL

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

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

Stephanie Shatter — (Applicant or Agent)

7-25-03 — (Date)

I issued 1 sign~~s~~ for this application, 7/25/03 (Date), B Quibert 7/25/03 (Staff Member)

**DRB PROJECT NUMBER:** 1001946

Rev. 5/9/03

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

*DEVELOPMENT & BUILDING SERVICES (D&B Svcs)*
*LAND DEVELOPMENT COORDINATION SECTION (LDC)*
*Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102*
*Front Counter Main Number (505) 924-3858 or 924-3895*
*Main Fax (505) 924-3864*

# PAID RECEIPT

**APPLICANT NAME** LOWE'S (NEALH.)

**AGENT** BOHANNAN HUSTON, INC..

**ADDRESS** 7500 JEFFERSON ST. NE.

**PROJECT NO.** 03DRB - 01271

**APPLICATION NO.** 1001946

$ 300 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.00 441018 / 4971000 (Notification)

$ 375.00 **Total amount due**

THIS CHECK HAS A TRUE WATERMARK WHICH IS VISIBLE FROM BOTH SIDES. HOLD AGAINST A LIGHT SOURCE TO VERIFY. IF ANY SECURITY FEATURES ARE MISSING DO NOT CASH.

FU EEE

**LOWE'S®**

P O BOX 1111
NORTH WILKESBORO, NORTH CAROLINA 28656

66-156
531

FIRST UNION NATIONAL BANK
CHAPEL HILL, NORTH CAROLINA

CHECK NO. **4661271**

PAY
THREE HUNDRED SEVENTY FIVE AND NO/100
DOLLARS **********

DATE 07/22/03

AMOUNT ********375.00

TO THE ORDER OF
CITY OF ALBUQUERQUE, NM
LOBBY LEVEL
600 2ND STREET
Albuquerque NM 87102
Treasury Division

VOID AFTER 90 DAYS

***DUPLICATE***
City of Albuquerque
Treasury Division

FIBERS MUST BE VISIBLE IN THE PAPER DO NOT NEGOTIATE IF NOT PRESENT

07/25/2003 11:13AM LOC: ANN
X
⑈4661271⑈ ⑆053101561⑆ 2079985166331⑈
RECEIPT# 00010478 WS# 006 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $375.00
J24 Misc $300.00
counterreceipt.doc

Thank You

07/25/2003 11:13AM LOC: ANN
X
RECEIPT# 00010478 WS# 006 TRANS# 0018
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $375.00
J24 Misc 10/28/02 $75.00
CK $375.00
CHANGE $0.00

13

Current DRC
Project No. _____

ORIGINAL

Janet

Date Submitted: July 10, 2002

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: July 10, 2002

Date Preliminary Plat Expiers: 7/10/03

DRB Project No. 1001946

Application # 02DRB-01008

Figure 12

INFRASTRUCTURE LIST

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

**LOS ANGELES CENTER TRACTS A-1A, A-1B, A-1C AND A-1D**
**(LOWE'S SITE ON PASEO DEL NORTE BETWEEN I-25 & SAN PEDRO)**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | FEMA APPROVAL OF A LOMR FOR REMOVAL OF THE FLOODPLAINS ONSITE | | | | / | / | / |
| | | | TRAFFIC IMPACT MITIGATION MEASURES AS REQUIRED BY THE TRAFFIC IMPACT STUDY AND TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER | | | | / | / | / |

BRUCE STIDWORTHY — 07/10/02
PREPARED BY: PRINT NAME — DATE

BOHANNAN HUSTON INC.
FIRM:

Brian Stidworthy — 7/10/02
SIGNATURE — DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

Janet Cunningham — 7/10/02
DRB CHAIR — DATE

TRANSPORTATION DEVELOPMENT — 7/10/02 DATE

Roger A. Green — 7/10/02
UTILITY DEVELOPMENT — DATE

NEW MEXICO UTILITIES INC. — DATE

Christina Sandoval — 7/10/02
PARKS & ~~GENERAL SERVICES~~ Recreation — DATE

N/A
AMAFCA — DATE

Bradley L. Brighton — 7/10/02
CITY ENGINEER — DATE

DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

# City of Albuquerque

# DEVELOPMENT REVIEW APPLICATION

| SUBDIVISION | S | Supplemental form |
|---|---|---|
| ____ Major Subdivision action | | |
| ✔ Minor Subdivision action | | |
| ____ Vacation | V | |
| ____ Variance (Non-Zoning) | | |

| ZONING | Z | Supplemental form |
|---|---|---|
| ____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: LOWE'S HIW, INC. PHONE: ____

ADDRESS: HWY 268 EAST DOCK FAX: ____

CITY: NORTH WILKESBORO STATE NC ZIP 28656 E-MAIL: ____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON N.E. FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

**DESCRIPTION OF REQUEST:** PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. A1 Block: ____ Unit: ____

Subdiv. / Addn. LOS ANGELES CENTER

Current Zoning: M-1 Proposed zoning: ____

Zone Atlas page(s): D-18 No. of **existing** lots: 1 No. of **proposed** lots: 4

Total area of site (acres): 31.77 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? Yes

UPC No. 101806317546920804 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE N.E.

Between: I-25 and SAN PEDRO DRIVE N.E.

**CASE HISTORY:**

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

1001946/02SDRB-00732 Z-84-42 Z-84-84 DRB-97224 / DRB 97372

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 5/22/02

**SIGNATURE** [signature] DATE 6/20/02

(Print) BRUCE STIDWORTHY ___ Applicant ✔ Agent

**FOR OFFICIAL USE ONLY** .pdf Form revised Sept. 2001

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

| Application case numbers | Action | S.E. | Fees |
|---|---|---|---|
| 02DRB - ____ - 01008 | P/F PA | S3 | $ 425.- |
| ____ - ____ - ____ | | | $ ____ |
| ____ - ____ - ____ | | | $ ____ |
| ____ - ____ - ____ | | | $ ____ |
| ____ - ____ - ____ | | | $ ____ |
| | | | Total $ 425.- |

Hearing date July 10 2002

JM 7/2/02
Planner signature / date

Project # 1001946

**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. Vacant
✓ 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
Yes Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule) 425 145 + (70 x 4) 280 + 145 = 425.
✓ 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.

BRUCE STIDWORTHY
Applicant name (print)

Bruce Stidworthy 6/20/02
Applicant signature / date

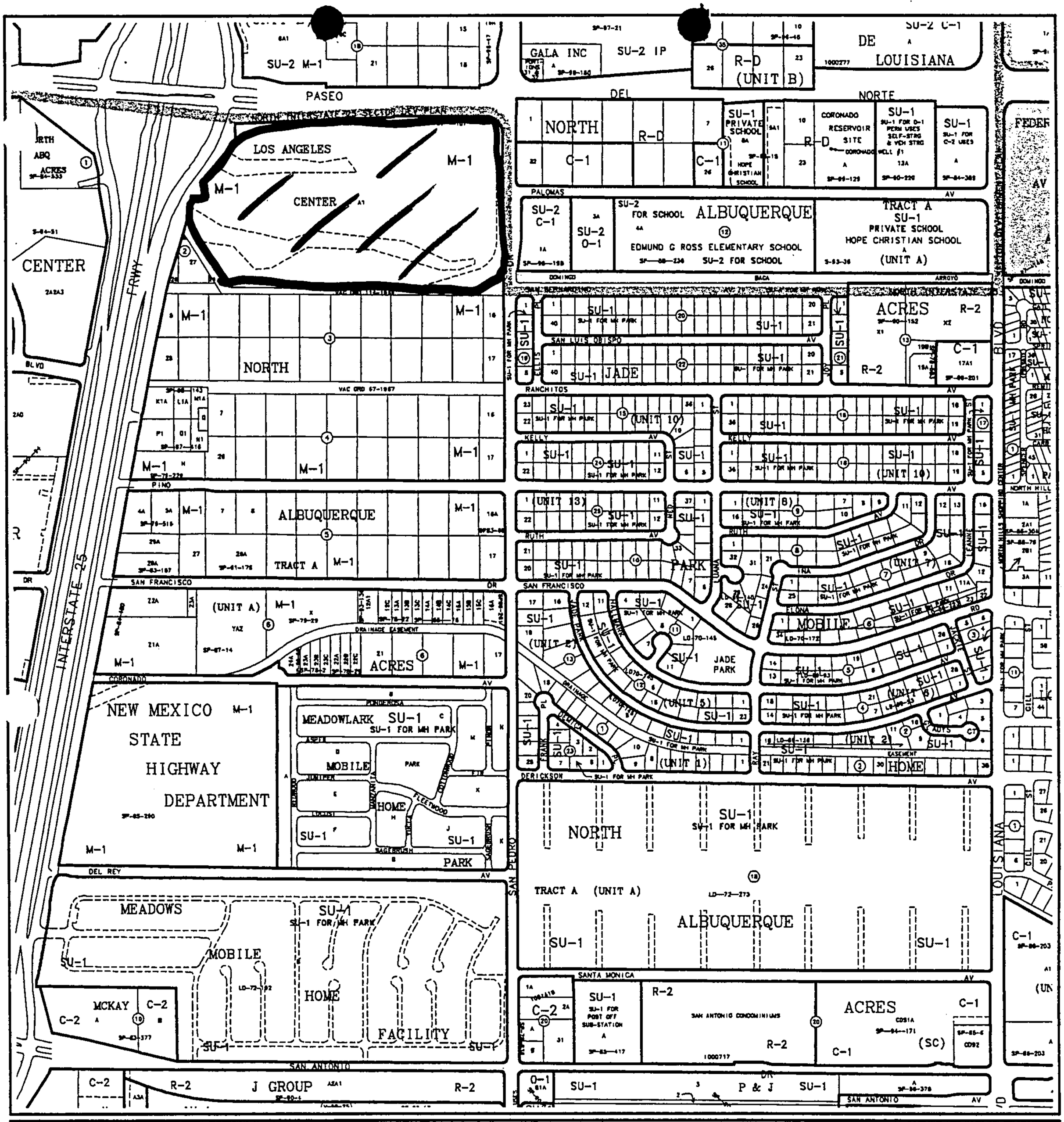
Form revised September 2001

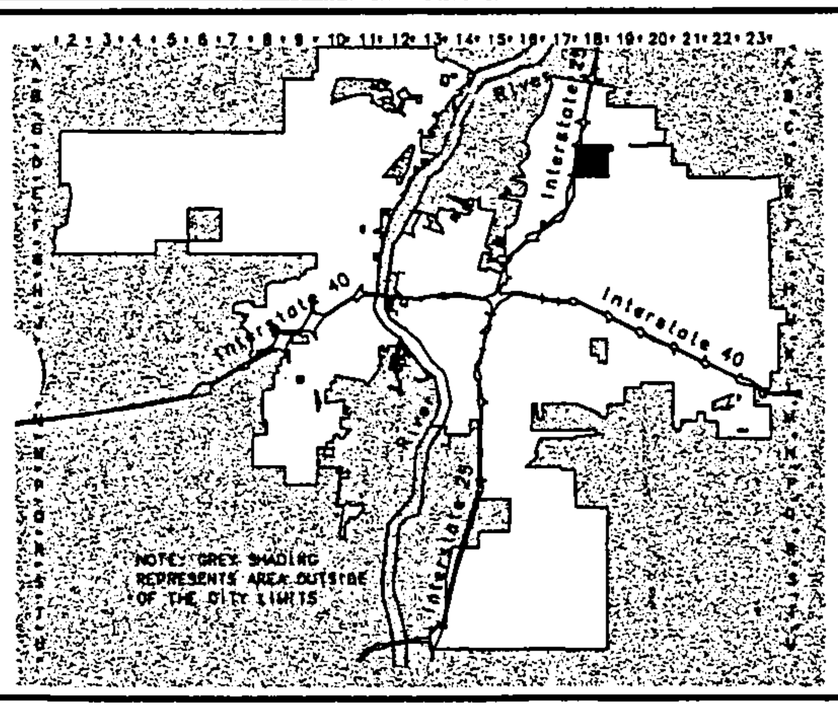
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB-_____-01008
_____-_____-_____
_____-_____-_____

7/2/02
Planner signature / date

Project # 1001946




CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# D-18-Z

Map Amended through April 03, 2002

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 2, 2002

Janet Stephens, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Tract A-1A, A-1B, A-1C and A-1D, Los Angeles Center

Dear Janet:

Enclosed for internal review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee in the amount of $390.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Tract A-1 into four tracts and to grant easements.

Please place this item on the DRB Agenda to be heard on July 10, 2002. If you have any questions or require additional information, please contact me.

Sincerely,
Bohannan Huston, Inc.

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

m:msnyder/030051data/002/final.plat

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

*DEVELOPMENT & BUILDING SERVICES (D&B Svcs)*
*LAND DEVELOPMENT COORDINATION DIVISION (LDC)*
*Plaza Del Sol -2nd Floor West - 600 2nd St NW*
*Land Development / Planning - Main Fax (505) 924-3685*
*Development Services / Public Works – Main Fax (505) 924-3864*

# PAID RECEIPT

**APPLICANT NAME** LOWES HIW INC

**AGENT** BHI

**ADDRESS**

**PROJECT NO.** 1001946

**APPLICATION NO.** 02DRB - 01008

$ 425.- 441006 / 4983000 ( DRB Cases )

$ _____ 441006 / 4971000 ( EPC & AA / LUCC / Appeals )

$ _____ 441018 / 4971000 ( Notification )

$ 425.- **Total amount due**

THIS CHECK HAS A TRUE WATERMARK WHICH IS VISIBLE FROM BOTH SIDES. HOLD AGAINST A LIGHT SOURCE TO VERIFY. IF ANY SECURITY FEATURES ARE MISSING DO NOT CASH.

FU EEE

**LOWE'S®**
P O BOX 1111
NORTH WILKESBORO, NORTH CAROLINA 28656

66-156
531

FIRST UNION NATIONAL BANK
CHAPEL HILL, NORTH CAROLINA

CHECK NO. **3453813**

PAY THREE HUNDRED NINETY AND NO/100 ****** DOLLARS **********

DATE 06/21/02

AMOUNT ********390.00

VOID AFTER 90 DAYS

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO BOX 1293
Albuquerque NM 87103

City Of Albuquerque
Treasury

MP

MP

FIBERS MUST BE VISIBLE IN THE PAPER. DO NOT NEGOTIATE IF NOT PRESENT.

⑈3453813⑈ ⑆053101561⑆ 2079985166331⑈

07/02/2002 9:40AM LOC: ANEX
695 WS# 006 TRANS# 0005
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $425.00
J24 Misc $425.00
CK $390.00
CK $35.00
CHANGE $0.00

7/1/02

Thank You

counterreceipt.doc

# 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: 1001946** **AGENDA ITEM NO: 16**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

LOMR will be required prior to Final Plat signoff.

**RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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**: May 22, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

**City of Albuquerque**
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD
## TRANSPORTATION DEVELOPMENT
## Standard Comment Sheet

**DRB-1001946** **Item No. 16** **Zone Atlas D-18**

**DATE ON AGENDA 5-22-02**

**INFRASTRUCTURE REQUIRED (?)YES ( )NO**

**CROSS REFERENCE:** _____

_____

**TYPE OF APPROVAL REQUESTED:**

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

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

( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| ☐ | What is proposed? |

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

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

One Park Square
6501 Americas Parkway NE, Suite 820
Albuquerque, NM 87110
Phone: (505) 246-1600
Fax: (505) 246-2600

# FACSIMILE COVER SHEET

TO: S MATSON FROM: Jim Joseph

COMPANY: DRB NO. OF PAGES: 2 (Including cover page)

FAX #: 924 - 3864

PHONE #: DATE: 4/25/05

PLEASE MAKE COPIES FOR:

SUBJECT:

THIS LETTER WAS RETURNED DUE TO "INCORRECT" ADDRESS.

I WILL TRY SENDING THE MEMO STANDARD POST AGAIN.

If there are any problems with this transmission, please call (505) 246-1600

Thank You

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

# MEMORANDUM

DATE: April 15, 2005

TO: Sheran Matson, Planning Department, Design Review Board (DRB)

COPY: Marcia A. Pincus, P.E., Environmental Health Department
Kevin Curran, Legal Department
Ailene O'Byrne, George Rainhart Architects & Associates
David Stallworth, Planning Department, EPC

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No. 1001946, 05DRB-00492 Minor-Site Development Plan-Building Permit (Lot A, Los Angeles Center)

---

The Albuquerque Environmental Health Department (AEHD) has reviewed the landfill gas assessment provided by George Rainhart Architects & Associates that was submitted to AEHD for review along with internal files on surrounding landfill information. Based on documentation provided, the AEHD has is hereby exempting this development from the requirements of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones" This determination applies only to the development of the Walgreen's store (Project No. 1001946 includes development of other portions of Lot A that are not addressed in this memorandum). The developer may continue through the development process providing all other City requirements are met.

**Intera Incorporated**
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

# MEMORANDUM

DATE: April 15, 2005

TO: Sheran Matson, Planning Department, Design Review Board (DRB)

COPY: Marcia A. Pincus, P.E., Environmental Health Department
Kevin Curran, Legal Department
Ailene O'Byrne, George Rainhart Architects & Associates
David Stallworth, Planning Department, EPC

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No. 1001946, 05DRB-00492 Minor-Site Development Plan-Building Permit (Lot A, Los Angeles Center)

---

The Albuquerque Environmental Health Department (AEHD) has reviewed the landfill gas assessment provided by George Rainhart Architects & Associates that was submitted to AEHD for review along with internal files on surrounding landfill information. Based on documentation provided, the AEHD has is hereby exempting this development from the requirements of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones" This determination applies only to the development of the Walgreen's store (Project No. 1001946 includes development of other portions of Lot A that are not addressed in this memorandum). The developer may continue through the development process providing all other City requirements are met.

# City of Albuquerque

# DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

____ Major Subdivision action
✔ Minor Subdivision action SKETCH
____ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: LOWE'S PHONE: (336) 658-4329
ADDRESS: P.O. BOX 1111 FAX: ____
CITY: NORTH WILKSBORO STATE NC ZIP 28656 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

**DESCRIPTION OF REQUEST:** SKETCH PLAT REVIEW AND COMMENT

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. TRACT A1 Block: ____ Unit: ____
Subdiv. / Addn. LOS ANGELES CENTER
Current Zoning: M-1 Proposed zoning: ____
Zone Atlas page(s): D-18 No. of **existing** lots: 1 No. of **proposed** lots: 4
Total area of site (acres): 31 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? NO
UPC No. 101806317546920804 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE N.E.
Between: I-25 and SAN PEDRO N.E.

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-84-42 ZA-95-25

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

**SIGNATURE** Bruce Stidworthy DATE ____
(Print) BRUCE STIDWORTHY ___ Applicant ___ Agent

**FOR OFFICIAL USE ONLY** .pdf Form revised Sept. 2001

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 02DRB - ____ - 00732 | Sketch | 561 | $ 00 |
| ____ - ____ - ____ | | | $ ____ |
| ____ - ____ - ____ | | | $ ____ |
| ____ - ____ - ____ | | | $ ____ |
| ____ - ____ - ____ | | | $ ____ |
| | | | Total $ 20 |

Hearing date May 22 '02

B Bohannan 5/14/02 Project # 1001946
Planner signature / date

**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.
__ 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.

BRUCE STIDWORTHY
Applicant name (print)

Bruce Stidworthy
Applicant signature / date

Form revised September 2001

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

Application case numbers
~~02500~~ DRB - _____ - 00732
_____ - _____ - _____
_____ - _____ - _____

B Berkert 5/14/02
Planner signature / date

Project # 1001946

BOHANNAN-HUSTON, INC.
Courtyard One
7500 JEFFERSON NE
Albuquerque
NM 87109-4335
voice 505.823.1000
fax 505.798.7988

May 14, 2002

Janet Stephens, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Lowe's Site at Paseo del Norte and I-25
Tract A1, Los Angeles Center

Dear Janet:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch is being presented to the Development Review Board for the purpose of obtaining City input and comment. The parcel in question is located between I-25 and San Pedro on Paseo del Norte N.E.

Please place this item on the DRB Agenda to be heard on May 22, 2002. If you have any questions or need further information, please call.

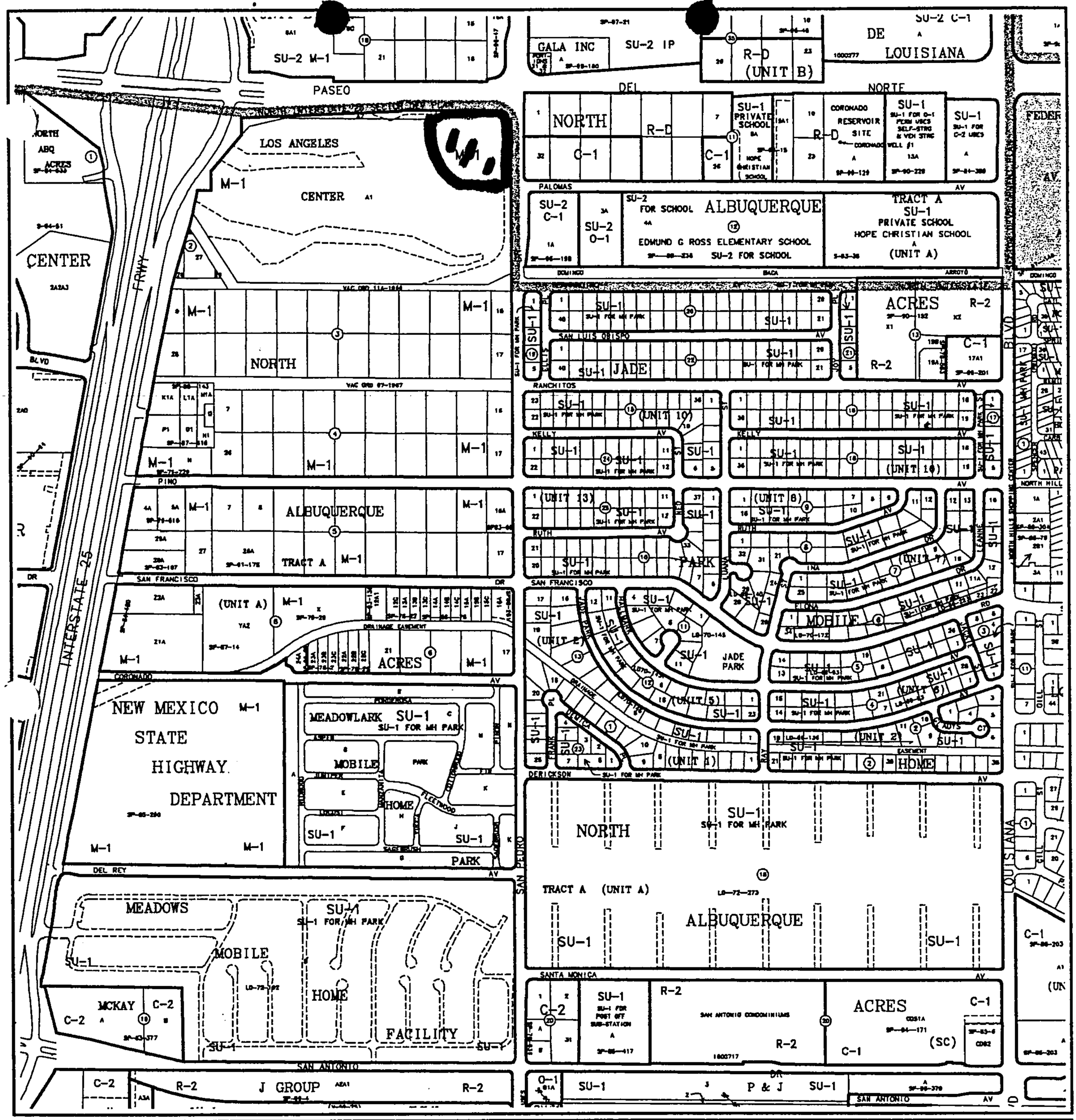
Sincerely,
Bohannan Huston, Inc.

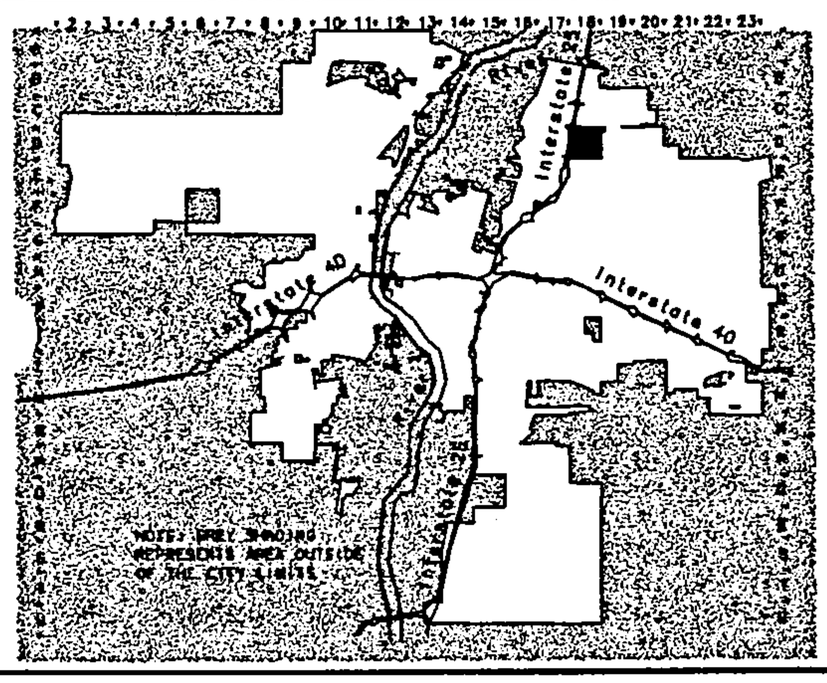
Bruce Stidworthy

Bruce Stidworthy, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:\snyder/data/sketch.plat




CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2001

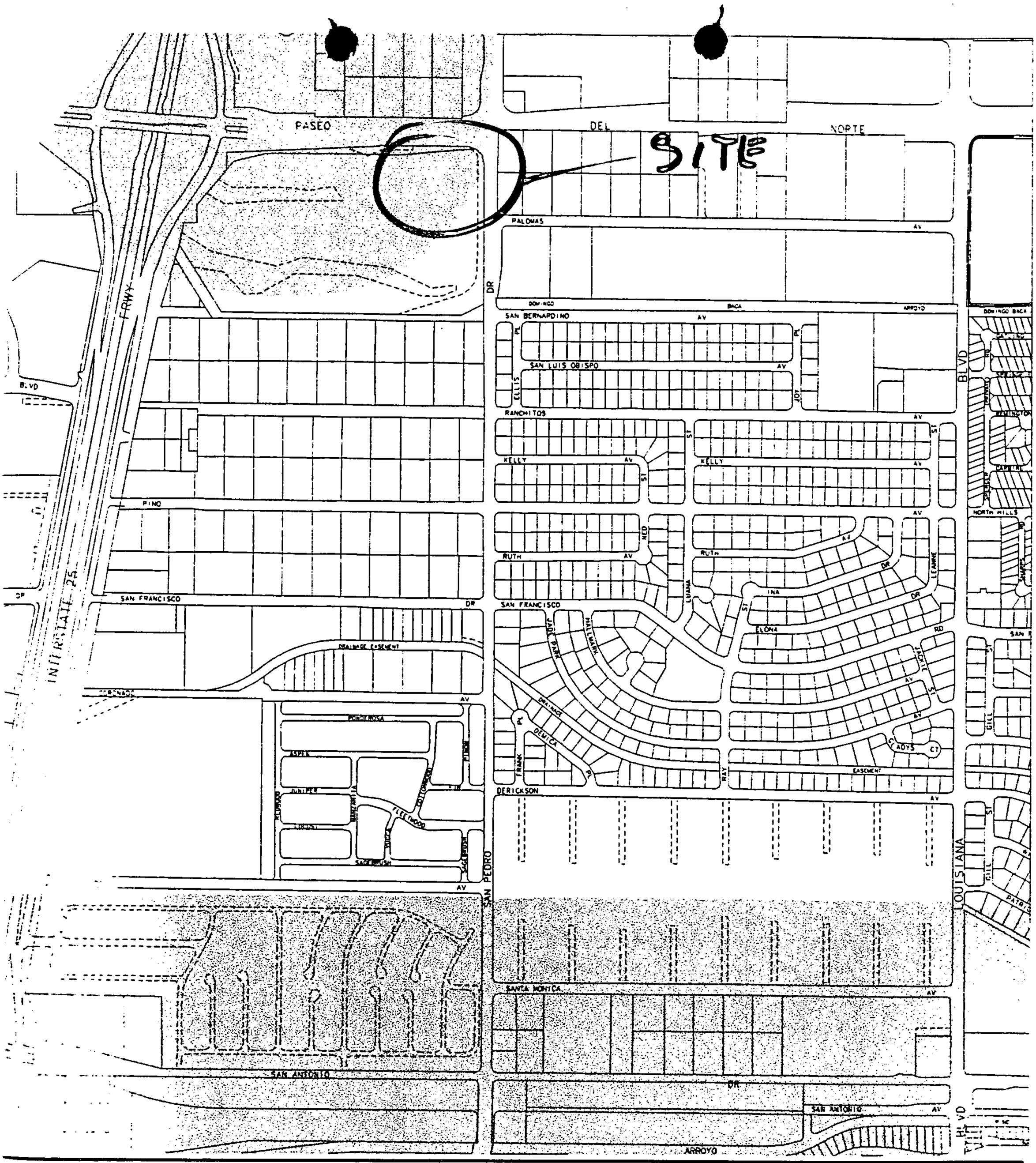
GRAPHIC SCALE IN FEET

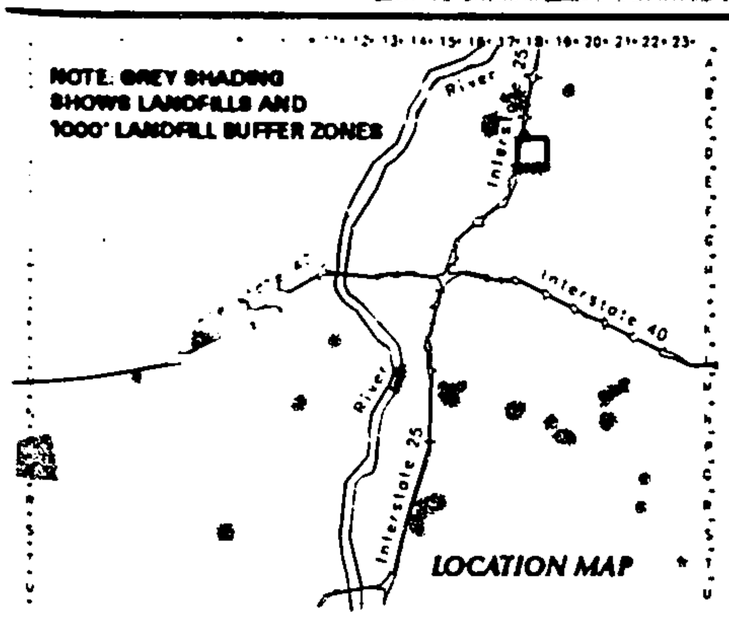
250 0 750 1000

# Zone Atlas Page

# D-18-Z

Map Amended through July 19, 2001




CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

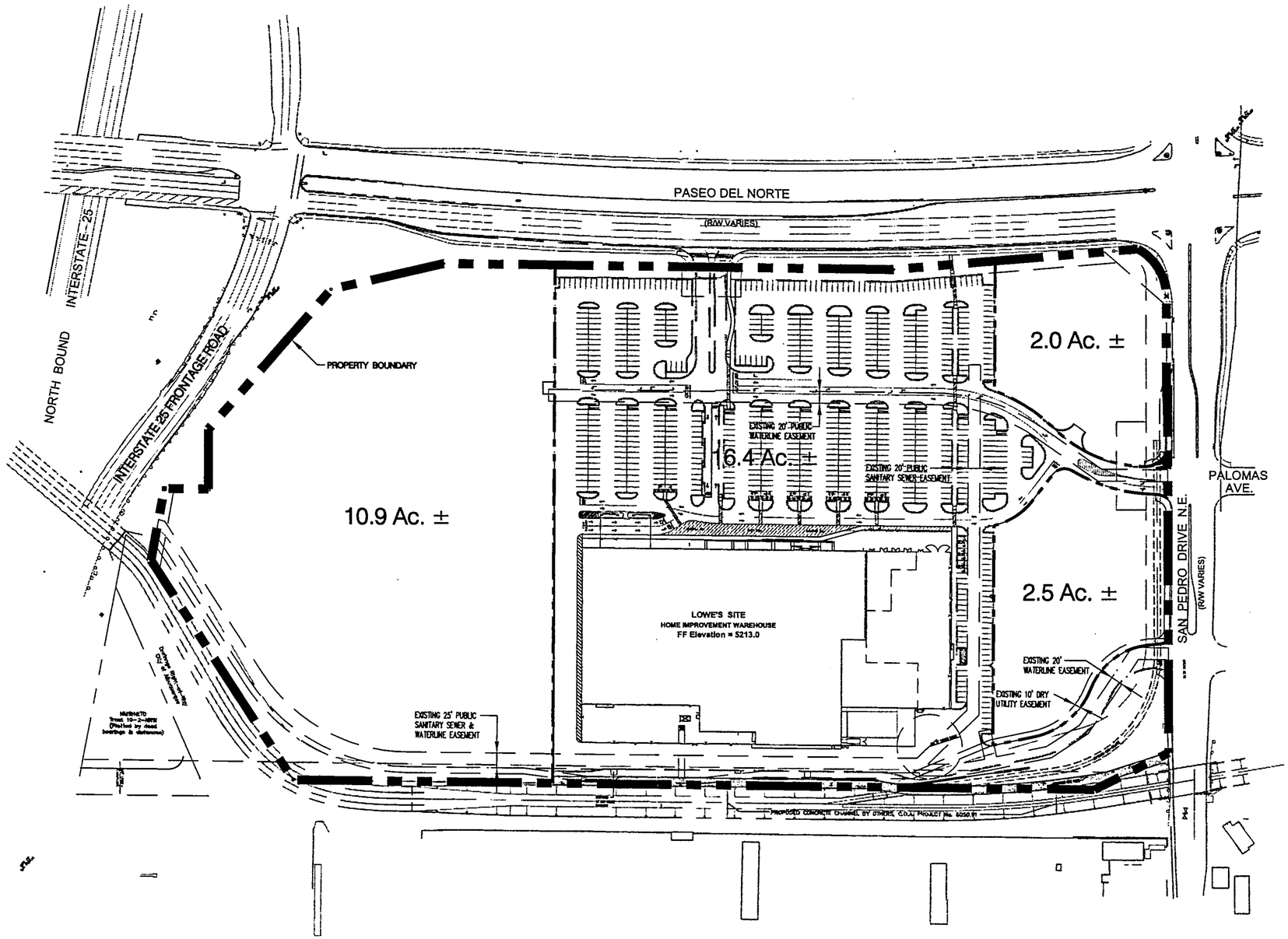
Scale is Approximately 1" = 750'

Municipal Limits

# Special LANDFILL Map

# D-18

April 05, 2000




N

0 50 100 200
SCALE: 1"=200'

## LEGAL DESCRIPTION

*TRACT A1, LOS ANGLES CENTER*

# SKETCH PLAT

*LOWE'S SITE AT*
*PASEO DEL NORTE*
*& I-25*


Bohannan ▲ Huston

Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS SOFTWARE DEVELOPERS


M:\PROJECTS\JamesT\I-25 & Paseo\Exhibit\Sketch Plat.dwg
May 14, 2002 - 7:42am
Sketch Plat