OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 8, 2013

Project# 1002455
13DRB-70505 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70516 VACATION OF PRIVATE EASEMENT

THE STROUP CO. request(s) the above action(s) for all or a portion of Lot(s) 4A-7A, **JJ SUBDIVISION** zoned SU, located on SAN ANTONIO BETWEEN I-25 AND SAN PEDRO containing approximately 5.07 acre(s). (E-18) *[Deferred from 4/17/13, 4/24/13*

At the May 8, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The preliminary/final plat was approved with final sign off delegated to Planning for removal of zoning note from plat and AGIS DXF.

Findings

The public welfare is in no way served by retaining the way or easement, based on the proposed replat and replacement easement.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 23, 2013 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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

Jack Cloud, DRB Chair

Cc: THE STROUP CO.
Marilyn Maldonado
File

6. **Project# 1007099**
13DRB-70526 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A, **ZUNI ADDITION** zoned SU-1 FOR C-2 PERMISSIVE USES, located on MENAUL BLVD NE BETWEEN MESILLA ST NE AND PENNSYLVANIA ST NE containing approximately 4.183 acre(s). (H-19) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

7. **Project# 1009678**
13DRB-70533 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ASH ENGINEERING LLC agent(s) for MOHAMMAD REZA ZAMANIAN request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 3, **ENCHANTED MESA** zoned C-1, located on KIRBY AND ALGODONES containing approximately .1678 acre(s). (H-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY SIGNATURE FROM CENTURYLINK.**

8. **Project# 1009683**
13DRB-70527 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for SHARIF A RABADI request(s) the above action(s) for all or a portion of Lot(s) A-1, **JOWEPH REAY TRACT** zoned C-2/C-1, located on MENAUL BETWEEN CARLISLE AND WELLESLEY containing approximately 2.0686 acre(s). (H-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURE AND TO CITY ENGINEER FOR BLANKET DRAINAGE EASEMENT.**

9. **Project# 1005236**
13DRB-70514 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for AJR DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) H & I, **LA QUESTA** zoned R-T, located on ZIA NE BETWEEN PAISANO NE AND ZENA LONA NE containing approximately 2.8 acre(s). (K-22) *[Deferred from 4/24/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING AND CITY ENGINEER FOR CITY ATTORNEY APPROVAL FOR OFF-SITE DRAINAGE EASEMENT.**

10. **Project# 1002455**
13DRB-70505 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70516 VACATION OF PRIVATE EASEMENT

THE STROUP CO. request(s) the above action(s) for all or a portion of Lot(s) 4A-7A, **JJ SUBDIVISION** zoned SU, located on SAN ANTONIO BETWEEN I-25 AND SAN PEDRO containing approximately 5.07 acre(s). (E-18) *[Deferred from 4/17/13, 4/24/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE ZONING NOTE FROM PLAT AND AGIS DXF. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2455

DXF Electronic Approval Form

DRB Project Case #: 1002455

Subdivision Name: JJ LOTS 4A, 5A, 6A, 7A

Surveyor: REX J VOGLER

Contact Person: REX J VOGLER

Contact Information: 505/379-4579

DXF Received: 5/9/2013 Hard Copy Received: 5/9/2013

Coordinate System: NMSP Grid (NAD 83)

Catherine Bradley
Approved

5/9/13
Date

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

AGIS Use Only

Copied fc **2455** to agiscov on **5/9/2013** Contact person notified on **5/9/2013**

DRB CASE ACTION LOG - BLUE SHEET

- ❑ Preliminary/Final Plat [FP]
- ❑ Site Plan - Subdivision [SPS]
- ❑ Site Plan - Building Permit [SBP]

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

Project #: **1002455** *Application #:* 13DRB-70505

Project Name: **JJ SUBDIVISION**

Agent: THE STROUP CO. *Phone #:*

****Your request was approved on** 5-8-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

❑ **CITY ENGINEER / AMAFCA:**

❑ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** - has all utility signatures

PLATS:

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

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 24, 2013
DRB Comments

ITEM # 5

PROJECT # 1002455 APPLICATION # 13-70514

RE: Lots 4A – 7A, JJ Subdivision

Please reference Vacation Application No. (13DRB-70516) on plat.

_____

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

DEVELOPMENT REVIEW BOARD MEETING – April 17, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #4 Project #1002455

13DRB-70505 Minor-Preliminary/Final Plat Approval

The Parks and Recreation Department has not been able to reach the owner to request that the temporary construction fencing adjacent the existing asphalt trail be moved off the edge of the trail to provide a minimum of 3' clear zone for trail users. This is a standard requirement for trail users safety. We do not have sufficient information to know exactly where this property line is but we do know that the trail was constructed to city standards which would have included a minimum 3' clear zone therefore we believe the fencing is situated on City property (Pino Arroyo). Please contact James Lewis, Trails Planner at 768-5325 if you have any questions.

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

2. **Project# 1002455**
08DRB-70446 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70447 EPC APPROVED SDP FOR SUBDIVISION

TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION,** zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from10/22/08,10/29/08, 11/5/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS AND AMAFCA SIGNATURE. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 11/19/08.**

08DRB-70448 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
08DRB-70467 VACATION OF PRIVATE EASEMENT

BORDENAVE DESIGNS agent(s) for TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION,** zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from10/22/08,10/29/08,11/5/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING FOR COMMENT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1007320**
08DRB-70473 EPC APPROVED SDP FOR BUILD PERMIT

DENISH KLINE ASSOCIATES agent(s) for LOWES HOME IMPROVEMENT request(s) the above action(s) for all or a portion of Lot(s) 2A5A1A1, **HOME DEVELOPMENT** zoned SU-1 FOR C2 USES, located on HOTEL CIRCLE NE BETWEEN LOMAS NE AND EUBANK NE containing approximately 10.9 acre(s). (K-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS FROM STAFF PLANNER AND 3 COPIES OF THE APPROVED SITE PLAN.**

4. **Project# 1002556**
08DRB-70469 EPC APPROVED SDP FOR SUBDIVISION

H BARKER ARCHITECTS agent(s) for CALABACILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) D-1 & E-1, **PARADISE HEIGHTS** zoned C-2 (SC), located on GOLD COURSE RD NW BETWEEN WESTSIDE BLVD NW AND BENTON AVE NW containing approximately 16.51 acre(s). (A-12) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT, EPC TIS, AND CROSS ACCESS EASEMENT INFORMATION AND TO PLANNING FOR COMMENTS.**

November 10, 2008

Ms. Suzanne Busch, P.E.
Principal Engineer
City of Albuquerque Environmental Health Department
Environmental Services Division
P.O. Box 1293
Albuquerque, NM 87103

RE: Office of the State Engineer Building; 5550 San Antonio Blvd NE, Albuquerque, New Mexico
Landfill Gas Abatement Measures – Letter of Commitment

Dear Ms. Busch:

In accordance with requirement I.C. of the Guidance for Compliance with the City of Albuquerque Environmental Health Department *Interim Guidelines for Development within City Designated Landfill Buffer Zones*; this letter serves as my commitment to follow the abatement measures as determined by Larry M. Coons, P.E. (Lawrence Earth Engineering), our Landfill Gas Engineer responsible for the Landfill Gas Abatement Plan for the referenced development. I understand that the commitment is a condition of building permit approval.

Respectfully Submitted,

T.M. Ott

T.M. Ott
ISBS LLC/Owner

Copies: Mr. Larry M. Coons, P.E – Lawrence Earth Engineering

DRB CASE ACTION LOG – BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan – Subdivision [SPS]
☐ Site Plan – Building Permit [SBP]

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

Project #: **1002455** *Application #:* 13DRB-70505
Project Name: **JJ SUBDIVISION**
Agent: THE STROUP CO. *Phone #:*

****Your request was approved on 5-8-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** ok dxf, all utility signatures ok

PLATS:

☐ **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.
25. **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
dxf ☑ **AGIS DXF File approval required.**
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

Per Minor Subdivision Application

Proj 1002455

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): The Stroup Co. PHONE: 505 857 9566
ADDRESS: 5600 Wyoming NE Ste 180 FAX: 505 821 6258
CITY: ALBQ STATE NM ZIP 87109 E-MAIL: Larry Stroup@Stroupco.com

APPLICANT: The Stroup Co PHONE: ___
ADDRESS: Same FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** The Stroup Co

DESCRIPTION OF REQUEST: Vacation of private easements per EPC Approved Site Development Plan

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

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

Lot or Tract No. Lots 4-7 Block: — Unit: —
Subdiv/Addn/TBKA: JI Subdivision
Existing Zoning: SC-C1 Proposed zoning: No Change MRGCD Map No NA
Zone Atlas page(s): E-18 UPC Code: 101806215057200140

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj 1002455

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? X
No. of **existing** lots: 4 No. of **proposed** lots: 4 Total site area (acres): 5.07
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio NE
Between: I-25 and San Pedro

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: 4/17/13

SIGNATURE ___ DATE ___
(Print Name) Larry D. Stroup Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
13DRB - 70516	VPE		$ 45.00
			$
			$
			$
			$
		Total	$ 45.00

Hearing date April 24, 2013

4-17-13
Staff signature & Date

Project # 1002455

FORM V: SUBDIVISION VARIANC & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

The Strop Co
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
13DRB - ____ - 70516
____ - ____ - ____
____ - ____ - ____

4-17-13
Planner signature / date

Project # 1002455

Per Minor Subdivision Application

Proj 1002455

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): The Stroup Co. PHONE: 505 857 9566
ADDRESS: 5600 Wyoming NE Ste 180 FAX: 505 821 6258
CITY: ALBQ STATE NM ZIP 87109 E-MAIL: LarryStroup@Stroupco.com

APPLICANT: The Stroup Co PHONE: ___
ADDRESS: Same FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** The Stroup Co

DESCRIPTION OF REQUEST: Vacation of private easements per EPC Approved Site Development Plan

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

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

Lot or Tract No. Lots 4-7 Block: — Unit: —
Subdiv/Addn/TBKA: II Subdivision
Existing Zoning: SC-C1 Proposed zoning: No Change MRGCD Map No NA
Zone Atlas page(s): E-18 UPC Code: 101806215057201140

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj 1002455

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? X
No. of **existing** lots: 4 No. of **proposed** lots: 4 Total site area (acres): 5.07
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio NE
Between: I-25 and San Pedro
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: 4/17/13

SIGNATURE ___ DATE ___
(Print Name) Larry D. Stroup Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
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- ☒ 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
13DRB - 70516	VPE		$ 45.00
-			$
-			$
-			$
-			$
		Total	$ 45.00

Hearing date April 24, 2013

4-17-13
Staff signature & Date

Project # 1002455

FORM V: SUBDIVISION VARIANCES & VAC IS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
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☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

The Stroup Co
Applicant name (print)

Applicant signature / date

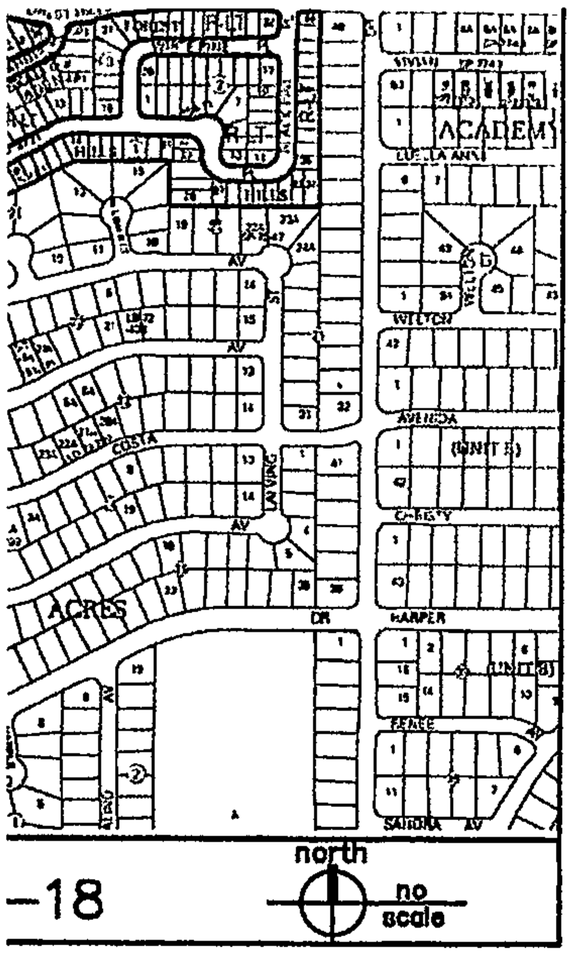
Form revised 4/07

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

Application case numbers
13DRB - ____ - 70516
____ - ____ - ____
____ - ____ - ____

4-17-13
Planner signature / date

Project # 1002455



–18

MASTER L . . FILL GAS EVAULUATION AND ABATEMENT SYSTEM PLAN NOTE:

As a condition of this subdivision plat approval by the City, owner, its successors and assigns, covenants and agr landfill gas monitoring well(s) and extraction system on the property, pursuant to that certain Master Landfill Gas Abatement System Plan for the proposed Subdivision at I–25 and San Antonio Boulevard, Lots A–3–B 1 thru 7 (Lots 1 through 7, JJ Subdivision), Albuquerque, New Mexico, dated July 18, 2003 prepared by Lawrence Earth Engin Coons, P.E. (the "Master Landfill Gas Evaluation and Abatement System Plan") and incorporated herein by referenc gas monitoring well(s) and extraction system shall be installed on a lot by lot basis as defined in the Master Lan and Abatement System Plan for any individual lot at the time of and as a condition to Site Development Plan ap Review approval by the City's Design Review Committee or building permit approval, whichever occurs sooner.

The obligation of the owner, its successors and assigns, of an individual lot to install landfill gas monitoring well(s system shall include the obligation to monitor well(s) on a periodic basis as approved by the City as detailed in t Gas Evaluation and Abatement System Plan on file at the City's Environmental Health Department and incorporate and initiating the start up, operation and maintenance of the extraction system, as required by the City as detail Landfill Gas Evaluation and Abatement System Plan.

This paragraph shall in its entirety constitute a covenant running with the title to each individual lot of the prope this Plat shall be binding on the owner, its successors and assigns, of each individual lot for the benefit of the C

(Above language by Assistant City Attornery, City of Albuquerque)

"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, ne landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Rec made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the s

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING EASEMENTS; GRANT ADDITIONAL ACCESS EASEMENTS, AND DEDICATE ~~ADDITIONAL RIGHT-OF-WAY~~ FOR SAN ANTONIO DRIVE N.E. THIS PLAT DOES NOT FURTHER ALTER ORIGINAL LOT LINES.

ADE KNOWN TO
COMPANIES,
HOWN HEREON.

LEGAL DESCRIPTION:

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) OF "JJ SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 21, 2004 IN PLAT BOOK 2004C, FOLIO 158.

OWNERS' FREE CONSENT STATEMENT AND ACKNOWLEDGEMENT:

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. SAID OWNERS DO HEREBY GRANT THE EASEMENTS SHOWN FOR THE PURPOSES STATED, AND DEDICATE THE ADDITION RIGHT–OF–WAY TO THE CITY OF ALBUQUERUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWN WARRANT THAT THEY HOLD COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVID

OWNER: _____

JERRY L. MONK

RTIFICATE:

) ON:

WNER OF RECORD

_____

_____

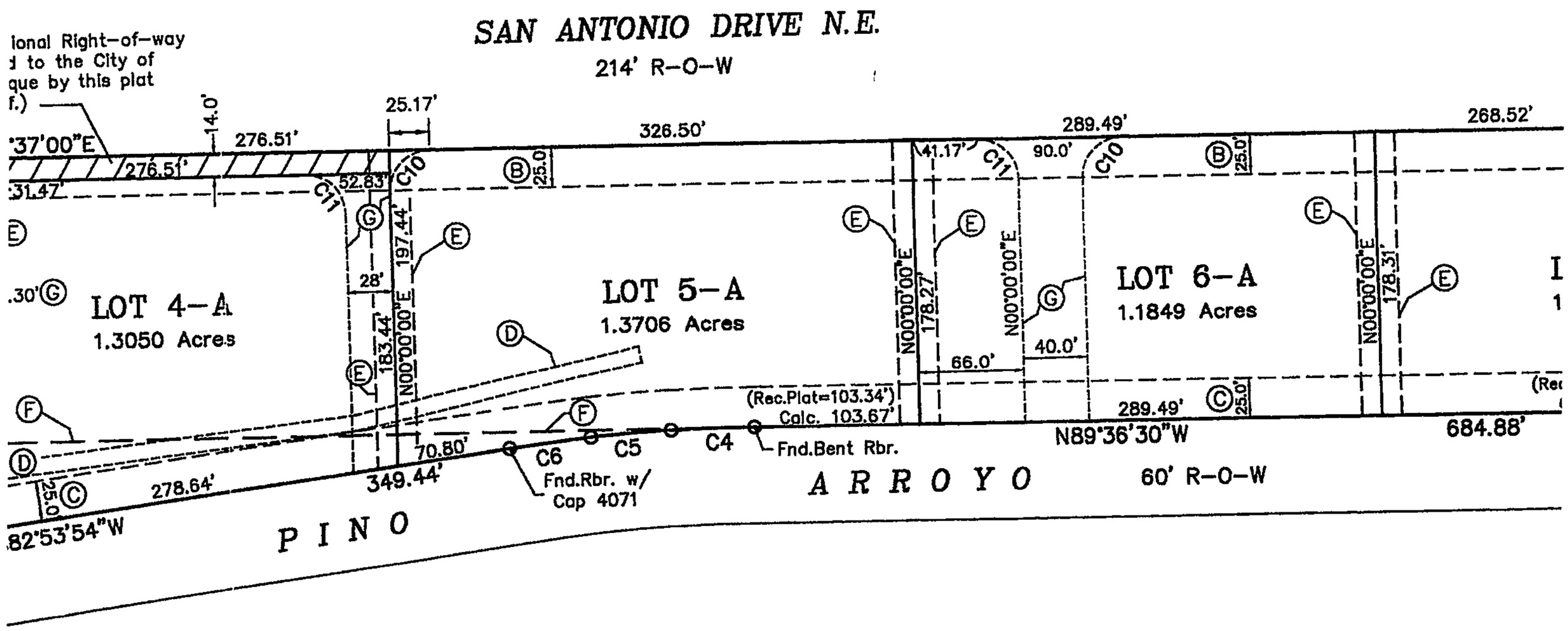
_____

_____

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

ON THIS 1st DAY OF April, 2013, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY JERRY L. MONK AS HIS FREE ACT AND DEED.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: 10/1/16



KEYED EASEMENT NOTES: ○

EXISTING EASEMENTS, NOT ALTERED BY THIS PLAT:

A (Not Used)

B Existing 25' C.O.A. Public Water & Sanitary Sewer Easement, granted by the record plat, 2004C-158, 05/21/04. This plat retains said easement without modification.

C Existing 25' Green access, Cross-lot Drainage, and Public Utility Easement, granted by the record plat, 2004C-158, 05/21/04. This plat retains said easement without modification.

D Existing 10' PNM Easement, granted by the [illegible] #2008101546, 10/12/2008, plat, 2004C-158, 05/21/04. This plat retains said easement without modification.

F Existing remnant Blanket Easement for Access and Utilities, granted by plat 91C-245, 11/01/91. This plat retains said easement without modification.

EXISTING EASEMENTS, VACATED BY THIS PLAT:

E Existing 12.5' Ingress and Egress Easement (private), granted by the record plat, 2004C-158, 05/21/04. Said easement is vacated by this plat.

Vacation No.: 13 PRB-70516

NEW EASEMENTS CREATED BY THIS PLAT:

G New Ingress and Egress Easement granted by this plat, width and dimensions as shown. The new Ingress and Egress easements created and granted by this plat are for the benefit of Lot 1 and Lots 2-A through 7-A of the subject JJ Subdivision.

APRIL 24. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
_X_ Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

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

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
ADDRESS: _____ FAX: _____
CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

APPLICANT: The Stroup Co. PHONE: 505-857-9566
ADDRESS: 5600 Wyoming NE Ste 180 FAX: 55-821-6258
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL LarryStroup@StroupCo.com
Proprietary interest in site: Contract manager for owner **List all owners:** IA East LLC

DESCRIPTION OF REQUEST: Approval of Minor subdivision Replat of Lots 4A-7A JJ Subdivision

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

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

Lot or Tract No. Lots 4A - 7A JJ Subdivision Block: NA Unit: NA
Subdiv/Addn/TBKA: JJ Subdivision
Existing Zoning: SU Proposed zoning: No chnage MRGCD Map No NA
Zone Atlas page(s): E-18 UPC Code: 101806215057201 40

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Proj 1002455 06EPC01076EPC

CASE INFORMATION:
Within city limits? _X_ Yes Within 1000FT of a landfill? _X_
No. of **existing** lots: 4 No. of **proposed** lots: 4 Total site area (acres): 5.07
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio NE
Between: I-25 and San Pedro
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: _____

SIGNATURE _____ DATE 4/2/13
(Print Name) Larry D. Stroup Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☑ **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
13DRB - 70505	DRP		$ 425.00
	CMF		$ 20.00
			$
			$
			$
			Total $ 445.00

Hearing date April 17, 2013

4-3-13
Staff signature & Date

Project # 1002455

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

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

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

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

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

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

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

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

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

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

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

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

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

The Sheep Co
Applicant name (print)

4/2/13
Applicant signature / date

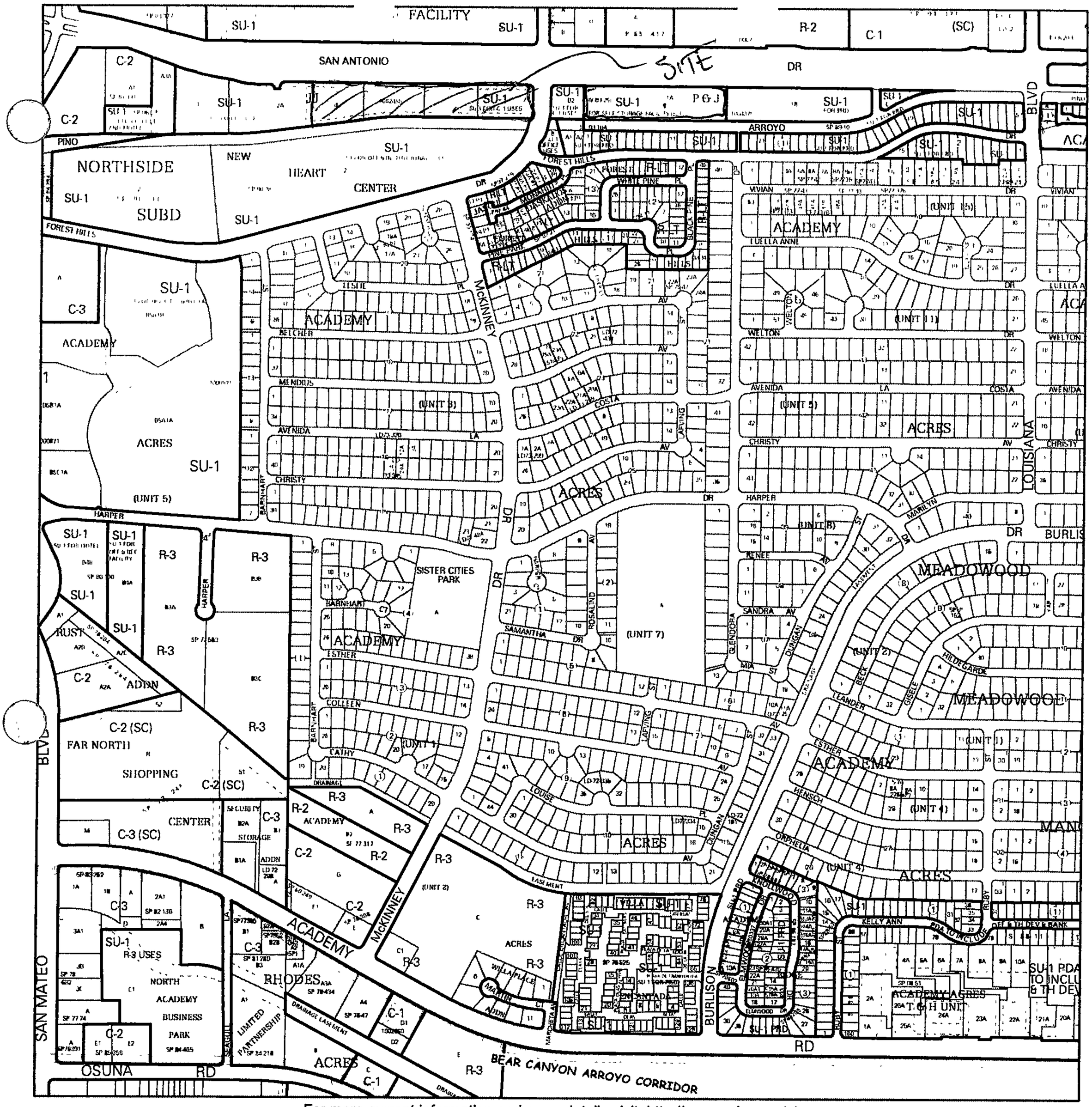
Form revised **October 2007**

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

Application case numbers
13 - DRB - 70505
___ - ___ - ___
___ - ___ - ___

03 Apr 2013
Planner signature / date

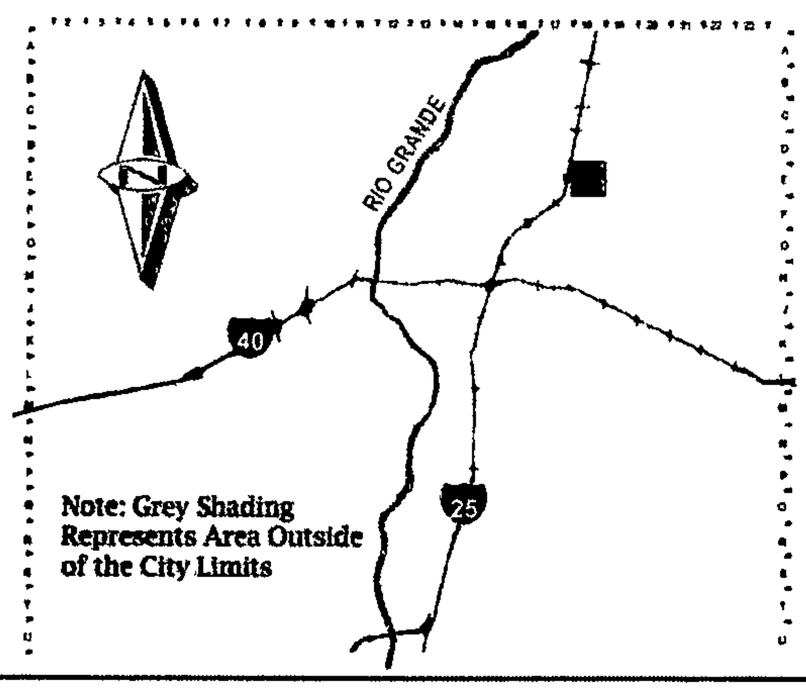
Project # 1002455



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

E-18-Z

Selected Symbols

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

0 750 1,500 Feet

THE STROUP COMPANY

5600 Wyoming NE, Suite 180
Albuquerque, NM 87109

(505) 857-9566 FAX: (505) 821-6258 Cell: (505) 269-0117
E-Mail Address: LarryStroup@StroupCo.com *from:* **Larry Stroup**

TO: City of Albuquerque
DRB

DATE: 4/2/13

RE: Minor Subdivision Approval
Lots 4A – 7A JJ Subdivision

In 2008 the EPC approved a Site Development Plan for both subdivision and for building permit. As a part of that project the replat was supposed to have been filed to match the Site Plan Approval for Subdivision, but it was never filed. I have included copies of the plat that was supposed to have been filed at that time for information only.

In error, the City issued a building permit for the project based on the assumption that the plat was filed. The buildings were partially completed before the market died and the bank foreclosed on the property. I have enclosed the building site plans.

We have acquired Lot 5 (where the partially completed buildings stand) as well as Lots 4, 6 & 7 adjacent.

We now want to file the replat to make the easements on these lots conform with the building permit and with the approved site Development Plan. Today there are easements under the constructed buildings.

After filing this replat we will apply for a re-issue of the building permit to allow us to complete the construction on Lot 5A as re-plated and will proceed with application for Site Development Plan approvals for Lots 4A, 6A and 7A.

Sincerely

Larry D. Stroup

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor

Robert J. Perry, CAO

April 15, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	Project Number 1002455 Application Number 06EPC-01076EPC
Case Number(s):	
Agent:	The Stroup Company
Applicant:	
Legal Description:	Lots 4-A – 7-A, JJ Subdivision
Zoning:	R-2/ SU-1 for C-1
Acreage:	5.07 acres
Zone Atlas Page:	E-18

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).*

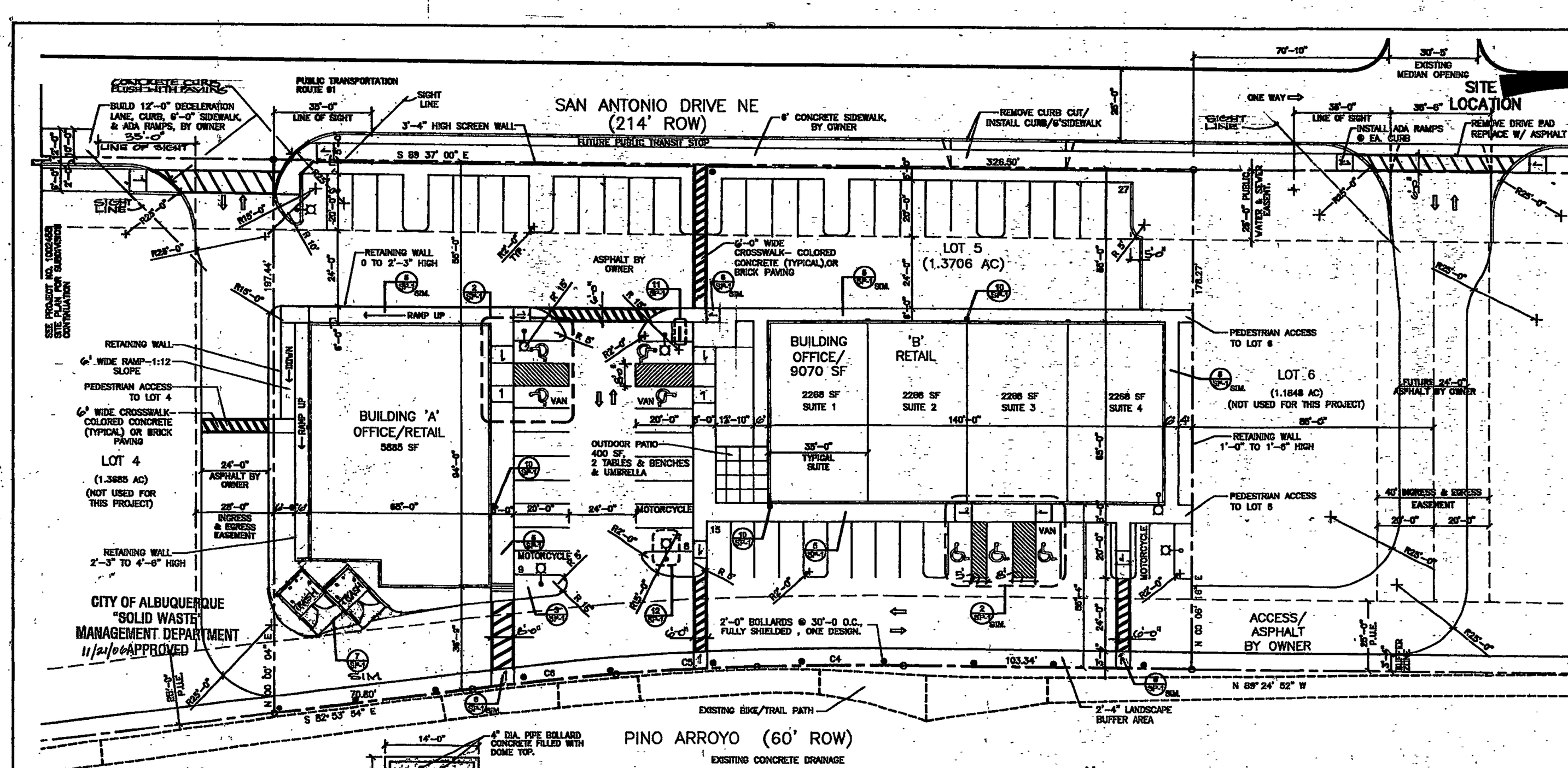
SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

PROJECT

10024455

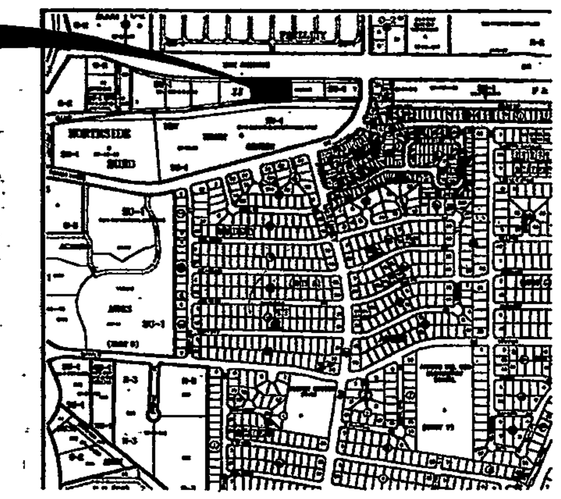
App #	Action	Date
13-70505	P&F	4-17-13

EPC



SAN ANTONIO OFFICE/RETAIL SITE PLAN

SCALE:1"=20'-0"



LOCATION MAP

ZONE ATLAS: E-19-Z

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Hanamane Beach
Albuquerque Environmental Health Department

PROJECT NUMBER: 1002485
APPLICATION NUMBER: 06-DRB-01647

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATE _____ AND THE FINDING S AN CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 6/18/08
~~UTILITIES DEVELOPMENT~~ ABCWUA	DATE 6-18-08
PARKS AND RECREATIONAL DEPARTMENT	DATE 6/18/08
CITY ENGINEER	DATE 7-17-08
ENVIRONMENTAL HEALTH DEPARTMENT	DATE 7-17-08
SOLID WASTE MANAGEMENT	DATE 11/21/06
DRB/CHAIRPERSON, PLANNING DEPARTMENT	DATE 8-7-08

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE:1"=20'-0"

GENERAL INFORMATION

ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.

DRIVEPADS - EXISTING
SIDEWALK COA STD DWG 2430
CURB AND GUTTER COA STD DWG 2415 A & B
WHEEL CHAIR RAMPS COA STD DWG 2440 AND 2441
PAVEMENT COA STD DWG 2426

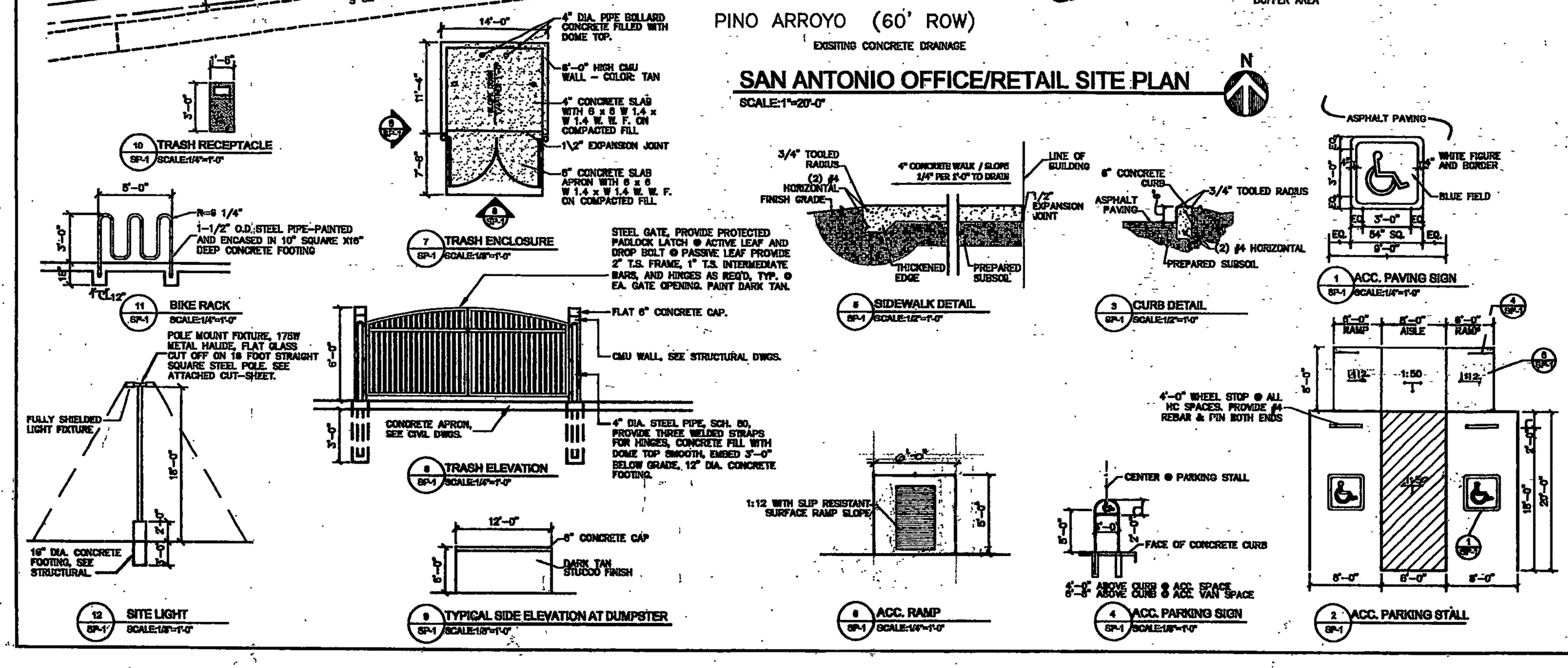
THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING STUCCO.

PARKING ANALYSIS

TOTAL GROSS BUILDING AREA = 14,955 SF
TOTAL NET LEASIBLE SQ.FT. = 11,957 SF
REQUIRED PARKING SPACES = 60 SPACES
-10% FOR BUS ROUTE = 54 SPACES
PROVIDED PARKING SPACES = 60 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 6 SPACES
MOTORCYCLE PARKING SPACES = 2 SPACES

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
4 BIKE RACKS REQUIRED
4 BIKE RACKS PROVIDED

Fire Access only
AFD PLANS CHECKING OFFICE
APPROVED
11/21/08



GRAPHIC SCALE 0 2' 5' 10' 20'

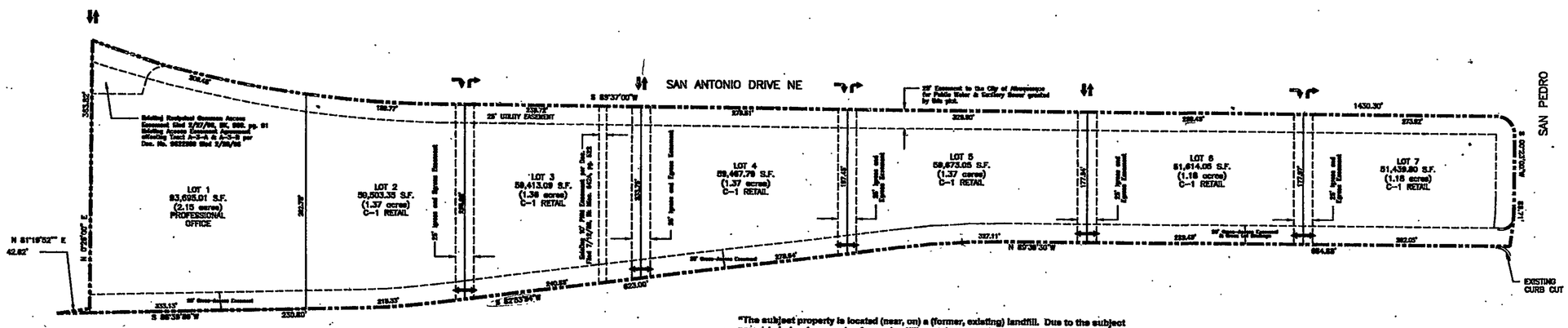
AFRA Construction & Design
2801 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.515.1462

SAN ANTONIO
ALBUQUERQUE, NM

REV	DATE	DESCRIPTION	APVD
1	11-09-05		
2			
3			
4			

SP-1

11.15.05



"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near), a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site."

LEGAL DESCRIPTION

LOTS 1 THRU 7
JJ SUBDIVISION

BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTOIN 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

NOTES: LOTS 1 thru 7

BUILDING HEIGHT NOT TO EXCEED 26 FT.
MAXIMUM FLOOR-AREA RATIO: 20.0%
BUILDING MINIMUM SETBACKS:
FRONT: 25.0 FT.
SIDE: 5.0 FT.
REAR: 5.0 FT.

TRAFFIC FLOW NOTES

- TWO WAY INGRESS AND EGRESS TRAFFIC FLOW
- RIGHT TURN ONLY INTO LOT
- RIGHT TURN ONLY OUT OF LOT
- TWO WAY INTERIOR AND CROSS-LOT TRAFFIC FLOW

PROPOSED GENERAL DESIGN CRITERIA:

- ALL STRUCTURES ON LOTS WILL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
- EXTERIOR APPEARANCE OF STRUCTURES WILL BE AS DEPICTED ON SHEET.
- PARKING WILL NOT EXCEED THE REQUIRED PLUS 10%.
- NO MORE THAN 25% OF THE REQUIRED PARKING WILL BE LOCATED IN FRONT OF THE BUILDING BETWEEN THE BUILDING AND THE STREET.
- ADA-COMPLIANT PARKING WILL BE LOCATED ADJACENT TO THE MAIN BUILDING ENTRY.
- ALL SIDEWALKS WILL HAVE A MINIMUM OF 6 FEET CLEAN TRAVEL AREA PROTECTED BY PERMANENT CAR STOPS.
- FRONT ENTRY SIDEWALK AREAS WILL BE COVERED OR SHADED BY TREES.
- ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS.
- PATIO AREAS FOR EMPLOYEES WILL BE PROVIDED AND SHADED.
- BICYCLE RACKS WILL BE PROVIDED PER COA CODE.
- ALL LANDSCAPING WILL BE PER COA CODE. NO GREATER THAN 20% OF LANDSCAPED AREA WILL BE HIGH WATER USE AND ALL APPLICABLE WATER CONSERVATION MEASURES REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION WILL BE ADHERED TO.
- PERIMETER WALLS WILL COMPLY WITH PLANNING DEPARTMENT GUIDELINES AT TIME OF BUILDING PERMIT APPLICATION.
- ALL ROOFTOP OR GROUND LEVEL MECHANICAL UNITS WILL BE PHYSICALLY SCREENED FROM VIEW OR PAINTED TO BLEND WITH SURROUNDING STURCTURE'S COLOR. ALL ROOF PENETRATIONS WILL MATCH STRUCTURE OR ROOF COLOR.
- FRONT FACADES WILL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS, AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THE ENTIRE FRONT FACADE OF THE STRUCTURE.
- LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
- ALL REFUSE ENCLOSURES WILL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
- BUILDING FRONTS WILL BE NO CLOSER THAN 12 FEET FROM THE FACE OF CURB TO THE STRUCTURE.
- MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN WILL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN.
- BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
- SITE AND BUILDING LIGHTING WILL COMPLY WITH COA CODES AND REGULATIONS., IN NO INSTANCE SHALL LIGHT ESCAPE BEYOND THE PROPERTY LINE.

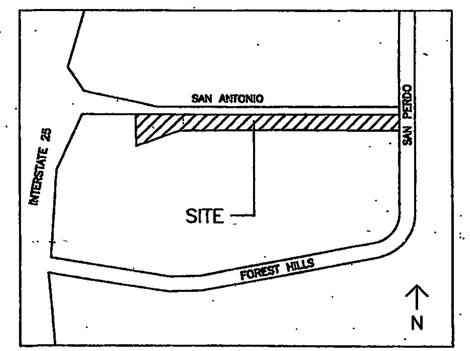
N

70 0 70

Scale 1"=70'-0"

SITE PLAN FOR SUBDIVISION

Scale 1"=70'-0"



VICINITY MAP

PROJECT NUMBER: 1002455
Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC). date March 21, 2003 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	10-29-03 Date
Utilities Development	10-29-03 Date
Parks and Recreation Department	10/29/03 Date
City Engineer	10-29-03 Date
Environmental Health Department (signature for original)	Oct. 29, 2003 Date
Solid Waste Management (will comply with all SW ordinances)	10/29/03 Date
DRB Chairperson, Planning Department	10/29/03 Date

TIMOTHY G. MACKSOUD
NEW MEXICO
8900
REGISTERED PROFESSIONAL ENGINEER

JOB NO.
DATE: 30 September 2003
REVISIONS

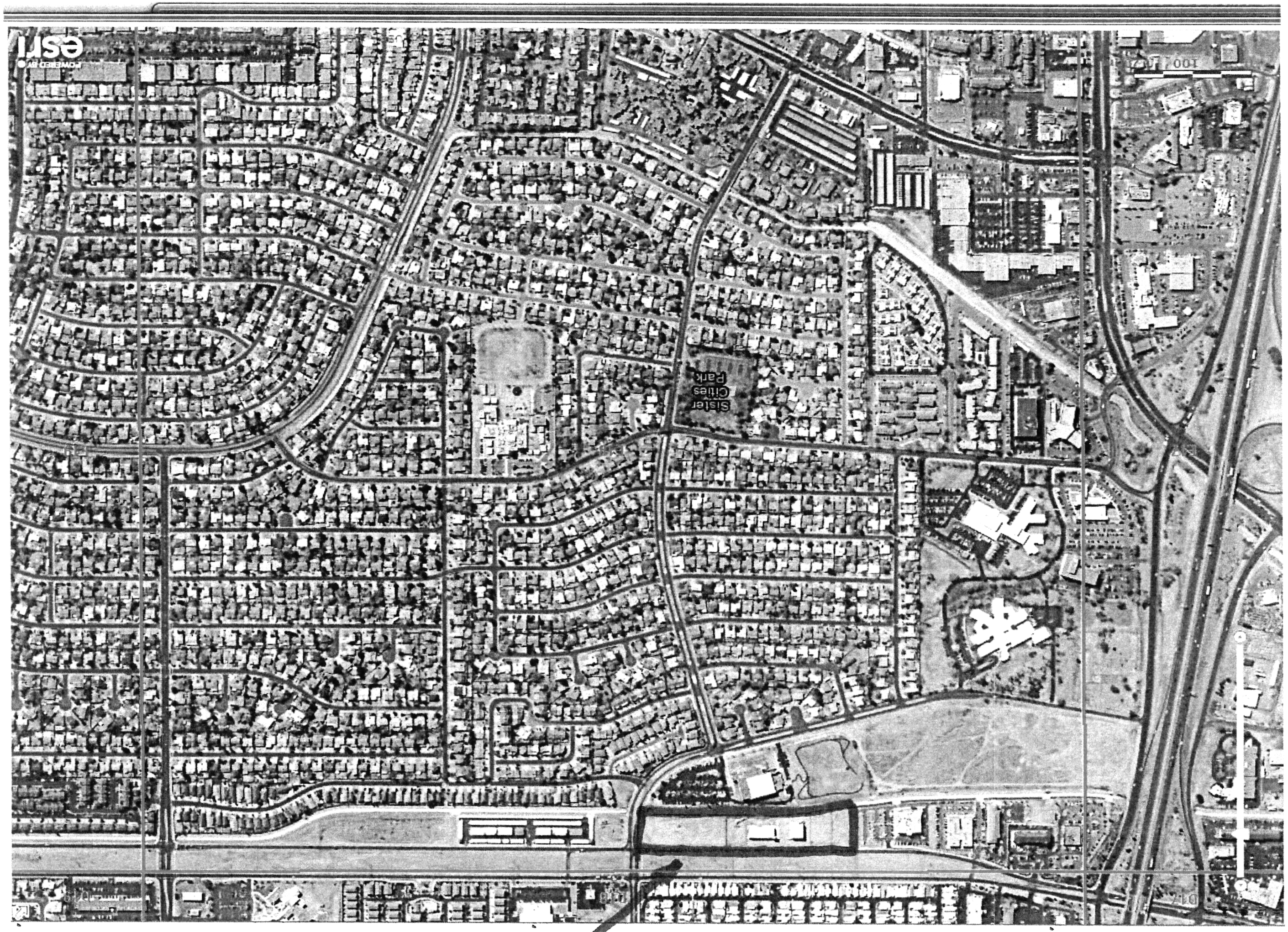
Sheet Title: SITE PLAN FOR SUBDIVISION
Drawn By: R.A.R.
Checked By: M.D.R.

TIM OTT / DEVELOPER
PO BOX 35981
ALBUQUERQUE, N.M. 87176
(505) 250-4875

Project Name: J GROUP SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SHEET NO.
SP

PROJECT# 1002455


Sister Cities Park
POWERED BY esri

APRIL. 17. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Tim Ott PHONE: 856-8350
ADDRESS: 5620 Venice Ave NE, Suite J FAX: 856-8581
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:

APPLICANT: Tim Ott PHONE: 856-8350
ADDRESS: 5620 Venice Ave NE, Suite J FAX: 856-8581
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner **List all owners:** T.M. Ott

DESCRIPTION OF REQUEST: Vacation easement

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

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

Lot or Tract No. Lots 1 & 2 Block: Unit:
Subdiv/Addn/TBKA: JJ Subdivision
Existing Zoning: SU-1 Proposed zoning: SU-1
Zone Atlas page(s): E-18-Z UPC Code: 101806210949820141 MRGCD Map No
101806213150020142

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
08-EPC-40045 + 40056

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? Yes
No. of **existing** lots: 2 No. of **proposed** lots: 1 Total area of site (acres):
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr. NE
Between: and

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

SIGNATURE T. M. Ott DATE 11/2/08
(Print) T. M. Ott Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ **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
08 DRB - 70467	VPRE	V	$ 45.00
			$
			$
			$
			$
			Total $ 45.00

Hearing date 11/05/08

Sandy Handley
Planner signature / date

Project # 1002455

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☒ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- X The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- NA Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JEAN M. (JAKE) BORDENAUT
Applicant name (print)

11/04/08
Applicant signature / date

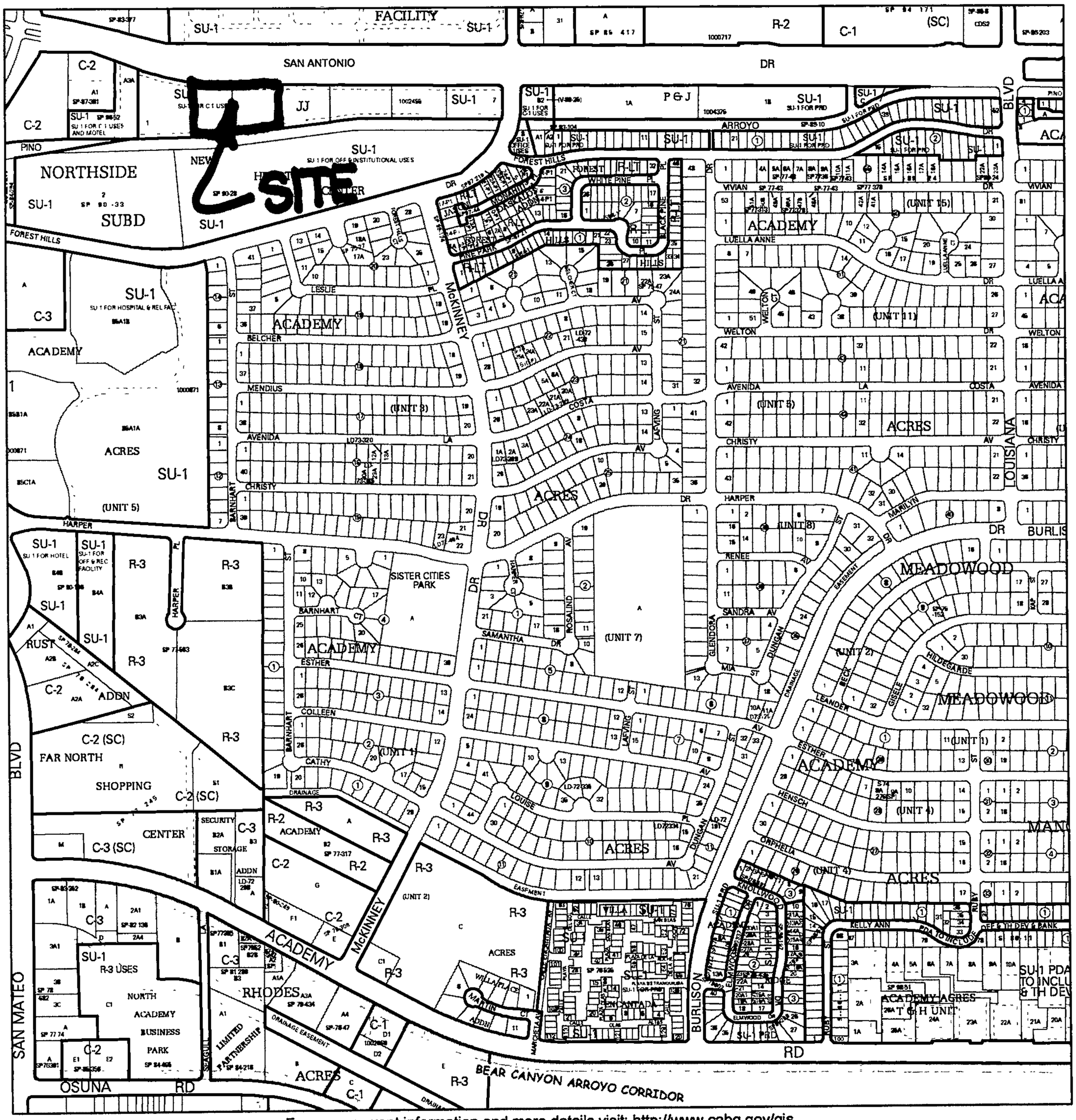
Form revised 4/07

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

Application case numbers
08DRB - 70467
____ - ____ - ____
____ - ____ - ____

Sandy Handley 11/04/08
Planner signature / date

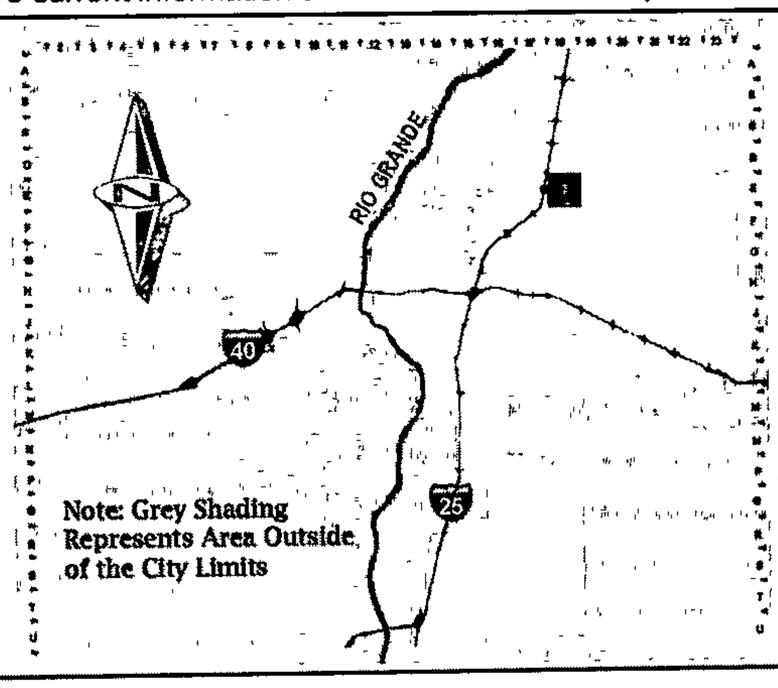
Project # 1002455



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

E-18-Z

Selected Symbols

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

0 750 1,500 Feet

Tuesday, November 04, 2008

Design Review Board
City of Albuquerque
600 Second Street, N.W>
Albuquerque, NM 87102

Subject: Authorization

Re: JJ Subdivision, Lots 2 and 3

I, Timothy M. Ott, the owner of subject lots on San Antonio Blvd, Albuquerque, New Mexico. I hereby relinquish the private access easement on the Lot Line of Lots 2 and 3.

If I can be of further service, please give me a call at 505-250-4675. Greatly appreciate your assistance.

Sincerely,

T. M. OTT

T. M. OTT
Owner
JJ Subdivision
Lots 2 and 3

Bordenave Designs

November 4, 2008

City of Albuquerque
DRB, Planning Dept.
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Lot 2-A, JJ Subdivision

Dear Member:

The purpose of the request is eliminate an existing access easement along the common property line of lots 2 and 3 and along the east lot line of lot 3 of the subject subdivision. A concurrent action is to eliminate the common lot line between lots 2 and 3 to form a single lot which will allow another concurrent action for a Site Plan for Building Permit placing a building on the lot line and access easement. The westerly portion of an access easement (that portion on the east side of lot 3) is being eliminated and another (wider) access easement is being granted in conformance with the approved Site Plan for Subdivision prepared for the entire subdivision

Thank you for your attention in this matter.

Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

2455

DXF Electronic Approval Form

DRB Project Case #: 1002455

Subdivision Name: JJ LOT 2A

Surveyor: JEAN J BORDENAVE

Contact Person: JEAN J BORDENAVE

Contact Information: 823-1344

DXF Received: 11/13/2009 Hard Copy Received: 11/13/2009

Coordinate System: NMSP Grid (NAD 83)

Approved 11-13-2009 Date

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

AGIS Use Only

Copied fc **2455** to agiscov on **11/13/2009** Contact person notified on **11/13/2009**

COMPLETED 04/06/09 SH

DRB CASE ACTION LOG (Site Plan – Subd)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70447 Project # 1002455

Project Name: JJ SUBDIVISION

Agent: TIM OTT Phone No.: 268-9742

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: – comments OK KM

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

PC 4-1-09

☑ PLANNING (Last to sign): – comments ; ~~[illegible]~~ N/A

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

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

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

Created On:

DRB CASE ACTION LOG (Site Plan – Build P.)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70446 Project # 1002455

Project Name: JJ SUBDIVISION

Agent: TIM OTT Phone No.: 268-9742

Your request was approved on 12-3-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

☑ CITY ENGINEER / AMAFCA: S / A

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - show Fire line
- comply w/ comments

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

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

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

Created On:

COMPLETED 04/06/09 SLT

DRB CASE ACTION LOG (Site Plan – Build P.)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70446 Project # 1002455

Project Name: JJ SUBDIVISION

Agent: TIM OTT Phone No.: 268-9742

Your request was approved on 12-3-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

☑ CITY ENGINEER / AMAFCA: S/A

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - show Fire line
- comply w/ comments

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

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

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

Created On:

3. **Project# 1002516/1002739**
08DRB-70333 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 9,** zoned RD and RLT, located on the south side of AMOLE MESA AVE SW BETWEEN 118TH ST SW AND PORTO ST SW containing approximately 56.3327 acre(s). (N-8)**DEFERRED TO 12/10/08 AT THE AGENT'S REQUEST.**

4. **Project# 1001164**
08DRB-70455 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITES SOUTHWEST agent(s) for TRADER JOE'S COMPANY request(s) the above action(s) for all or a portion of Tract(s) B1A1 & B1A2, **ST PIUS X SUBDIVISION,** zoned SU-3, located on the northeast corner of INDIAN SCHOOL RD NE and UPTOWN LOOP RD NE containing approximately 1.85 acre(s). (H-19) *[Deferred from11/19/08, 11/26/08]* **DEFERRED TO 12/17/08 AT THE AGENT'S REQUEST.**

5. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08]* **DEFERRED TO 12/17/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002455**
08DRB-70446 EPC APPROVED SDP FOR BUILD PERMIT

TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION,** zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from10/22/08,10/29/08, 11/5/08, 11/12/08, 11/19/08]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO SHOW FIRELINE AND TO COMPLY WITH COMMENTS.**

No. of Lots: 2 & 3
Nearest Major Streets: I-25 and Sun Antonio 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 30th day of March, 2009, 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 TOFMA, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] TOFMA, LLC, whose address is 5620 Venice Ave NE, Ste J Albuquerque, NM 87113 and whose telephone number is (505) 268-9742, 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:] JJ Subdivision, Lots 2 and 3, recorded on May 21, 2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 158 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] TOFMA, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as JJ Subdivision Lots 2 and 3 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 4th day of January, 2010 ("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. 735184.

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

Doc# 2009033672
03/31/2009 10:00 AM Page: 1 of 8
AGRE R:$23.00 M. Toulouse Oliver, Bernalillo County

1/04

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 per required 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 Mr. Jean (Jake) Bordenave and construction surveying of the private Improvements shall be performed by ISBS, LLC. 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 Bordenave Designs, and inspection of the private Improvements shall be performed by Bordenave Designs, 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

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 Geo Test Inc., and field testing of the private Improvements shall be performed by Geo Test Inc., 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 No. 79449
Amount: $ 80,502.43. Name of Financial Institution or Surety providing Guaranty: Community 1st Bank Las Vegas
Date City first able to call Guaranty: 5th of January 2010
[Construction Completion Deadline]: 4th of January 20 10
If Guaranty other than a Bond, last day City able to call Guaranty is: 4th of March, 20 10
Additional information: None

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.

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.

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.

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

SUBDIVIDER:

By [Signature]: Timothy M. Ott
Name: TIMOTHY M OTT
Title: Managing Member
Dated: March 24, 2009

CITY OF ALBUQUERQUE

Bradley L. Bybee
City Engineer
Dated: 3/27/09

3-27-09

SUBDIVIDER'S NOTARY

OFFICIAL SEAL
Malvina Bowekaty
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-09

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 24th day of March, 20 09 by [name of person:] Timothy M. Ott, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:]

Malvina Bowekaty
Notary Public

My Commission Expires:
May 31, 2009

CITY'S NOTARY

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

This instrument was acknowledged before me on 30th day of March, 20 09 by Bradley Bybee & Richard Dis City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda Espano
Notary Public

My Commission Expires:
10-07-12

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Current DRC
Project Number _____

FIGURE 12

INFRASTRUCTURE LIST
(Rev. 9-20-06)

ORIGINAL

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

Date Submitted: 10/13/08
Date Site Plan Approved: 12-3-08
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002455
DRB Application No.: 08-70446

LOT 2-A, JJ SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 2&3, JJ SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
735184		12'x150'	(1) Deceleration Lane w/ C&G	San Antonio Drive	W. PL Lot 2	Private Entrance	/	/	/
		30' Wide	(2) Private Entrance	San Antonio Drive	@ East end	of Decel.	/	/	/
		40' Wide	(3) Private Entrance	San Antonio Drive	@ East PL	Lot 3	/	/	/
		20' Wide	(4) Concrete Rundown to Pino Channel	West PL Lot 1	South PL Lot 1	Pino Channel	/	/	/
		6' Wide	(5) Sidewalk (PCC)	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
		-	(6) Relocate 4" Gas (Landfill) Vents	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
		-	(7) Relocate Fire Hydrant	San Antonio	East PL Lot 2		/	/	/
		1½"	(8) Relocate Water Meter Box	San Antonio	East PL Lot 2		/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

J. J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

10/10/08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

12-3-08
DRB CHAIR - date

12-03-08
TRANSPORTATION DEVELOPMENT - date

12/3/08
UTILITY DEVELOPMENT - date

12/3/08
CITY ENGINEER - date

Christina Sandoval 12/3/08
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9 23 05)

Community
1ST Bank
Las Vegas
MEMBER FDIC

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 79449

Issue Date: March 16, 2009

Amount: $80,502.43

Mr. Ed Adams
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit for TOFMA LLC
City of Albuquerque Project No. 735184
Project Name: State Engineers Office

Dear Mr. Ed Adams,

This letter is to advise the City of Albuquerque that, at the request of TOFMA LLC, Community 1st Bank Las Vegas, in Las Vegas, New Mexico, has established an Irrevocable Letter of Credit in the sum of Eighty Thousand, Five Hundred and Two Dollars and 43/100 ($80,502.43) for the exclusive purpose of providing the financial guarantee which the City required TOFMA LLC to provide for the installation of the improvements which must be constructed at TOFMA LLC, Project No. 735184. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on March 31, 2009 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at page NA to NA. as amended ("Agreement"). Document # 200903367 2

A draft or drafts of any amount up to, but not in excess of Eighty Thousand, Five Hundred and Two Dollars and 43/100 ($80,502.43) is/are available at Community 1st Bank Las Vegas, 517 6th Street, Las Vegas, New Mexico between March 16, 2009 and March 4 2010.

When presented for negotiations, the Draft (s) is/are to be accompanied by the City's notarized certification stating:

1. TOFMA LLC, has failed to comply with the terms of the Agreement;
2. The undersigned is the Chief Administrative Officer of the City of Albuquerque, and is authorized to sign this certification; and
3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements.

P.O. Box 100 Las Vegas, New Mexico 87701-0100 Phone: (505) 425-7584 Fax: (505) 454-1607
fnbinlv@zialink.com www.fnblv.com

We hereby agree with drawer of Draft (s), drawn under and in compliance with their terms of this credit that such Draft (s) will be duly honored upon presentation to the drawee if negotiated between: March 16, 2009 and March 4, 2010.

The draft (s) drawn under this credit must contain the clause: "Drawn under Letter of Credit Agreement No. 79449 of Community 1st Bank Las Vegas, in Las Vegas, New Mexico, 517 6th Street, Las Vegas, New Mexico, 505- 425-7584 dated March 16, 2009, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the complete improvements specified in the Agreement; or
2. City notification of TOFMA LLC's failure to comply with their terms and payment by Certified Check from Community 1st Bank Las Vegas, in Las Vegas, New Mexico to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date: 4 March 2010, or
4. Written termination of the Letter of Credit by the City of Albuquerque, signed by its Chief Administrative officer.

This Letter of Credit will terminate at 5 o'clock p.m., New Mexico time, March 4, 2010.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

Community 1st Bank Las Vegas

Ernesto J Salazar
Senior Vice President

Accepted
City of Albuquerque

Bradley L. Bishop
for Chief Administrative Officer
3/30/09

3/27/09

3-27-09

FINANCIAL GUARANTY AMOUNT

12/18/2008

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

Project Description:

Project ID #: 735184, State Engineers Office, Phase/Unit #: 1

Requested By: **Jake Bordenave**

Approved estimate amount:		$50,502.00
Contingency Amount:	10.00%	$5,050.20
Subtotal:		$55,552.20
NMGRT	6.75%	$3,749.77
Subtotal:		$59,301.97
Engineering Fee	6.60%	$3,913.93
Testing Fee	2.00%	$1,186.04
Subotal:		$64,401.94
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$80,502.43**

APPROVAL: S Woodall DATE: 12-18-08

Notes: 10% contingency, plans and final eng est have not been approved, Street lights per COA requirements.

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: October 21 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Tim M. Ott
Bordenave Designs

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1002455, 08DRB-70446 EPC Approved SDP for Build Permit, 08DRB-70447 EPC Approved SDP for Subdivision, 08DRB-70448 Minor – Preliminary/Final Plat Approval, Lots 2 and 3, JJ Subdivision, Located on San Antonio Dr. NE Between I-25 and San Pedro Dr. NE

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonio 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 Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

City of Albuquerque
Planning Department
Inter-Office Memorandum

To: Jack Cloud, DRB Chair

From: Carol Toffaleti, Staff Planner, Development Review, 924-3345

Date: October 21, 2008

Subject: Project #1002455 – 08EPC-40046 Amendment to Site Development Plan for Subdivision, 08EPC-40045 Site Development Plan for Building Permit – San Antonio NE

On July 24, 2008 the EPC approved the Amendment to the SDP for Subdivision subject to 10 conditions. The applicant has not met the following conditions:

- 2 – The applicant did not meet with the (EPC) staff planner prior to DRB submittal, due to a misunderstanding about the process.
- 4 – The correct zoning designation is SU-1 for C-1 **Uses**.
- 5 – I am not aware of an administrative amendment being approved for the pedestrian link on Lot 1. No reference and date were provided in the submittal.
- 10 – A "cloud" was not put around the 30% maximum floor area ratio and design standards 10 and 11.

Staff delegates review of condition 3 to the City Engineer.

At the same hearing, the EPC approved the SDP for Building Permit subject to 14 conditions. The applicant has not met the following conditions:

- 2 – Again, the applicant did not meet with the EPC staff planner prior to DRB submittal.
- 5 – The shade walls are in the keyed notes (#28) but do not appear to be labeled on the plan.
- 6.a – The easternmost HC parking space was removed, but not the sign. It should be moved to the adjoining space.
- 7.c – An 8' wide crosswalk to access the arroyo trail should replace the west edge of the striping for the fire lane.
- 9 - Landscaping
    - a. – The utility plan indicates that an overhead line runs north-south through the landscape buffer on San Antonio and the east parking area and that a power pole is located in the middle of the pedestrian walkway. The

applicant needs to address the conflict with tree planting and pedestrian circulation.

- b. – The tree planting detail must be updated to show the root collar at finish grade.
- c. – The plant list does not include all the species agreed with the City Forester. Also, none of the species listed under "Evergreen" are actually evergreen.
- e. – The irrigation plan does not include the parking area and shows an earlier layout of the building area. No information on the number of emitters per plant, flow rates and runtime is provided. One of the diagrams suggests that a sprinkler system is being used, whereas the landscape plan notes that a drip system and bubblers are being used.
- f. – The species around the refuse enclosure are not the required evergreen species. The recycling enclosure also needs screening with evergreen shrubs.
- g. – Some of the shrubs between the deceleration lane and parking are not the required evergreen species.

• 12 – Architecture

- a. – The shading walls have not been changed as required by the EPC.
- b. – The "common" color names are needed for "Beach" etc. and the material and color of the patio walls. The location of the natural stone (keyed note 7) is missing on the elevations.
- c. – The plan and detail of the refuse and recycling enclosures do not match the site plan layout and do not include gates, as required. The material and color are not indicated, but should match the building.
- d. – There is no note about screening roof top or ground mounted equipment on the site plan or elevations, as required.

• 13 – Signage

- b. – The location of the wall-mounted signage must be shown as a rectangle on the elevations. The sign detail is too wide to fit on the entry feature (max. 21').
- c. – The information is not provided.

Staff delegates review of condition 3 to the City Engineer and condition 4 to the Environmental Health Department.

Please feel free to contact me if you have any questions. The staff planner is available to meet with the applicant in order to discuss changes to the site plans that are needed to meet the EPC's conditions of approval.

CITY OF ALBUQUERQUE

Def 12/3

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002455 **AGENDA ITEM NO: 2**

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

An approved Infrastructure List and executed Subdivision Improvements Agreement are required for approval.

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: **DATE**: 11-19-08

Curtis Cherne
City Engineer Designee
924-3695

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002455 AGENDA ITEM NO: 2

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Details must be provided for all wheelchair ramps. Please define the maximum slope. Clarify what is meant by the maximum slopes that are defined within the drive aisles and in the parking spaces. Ramps cannot be located in this area.

All ramps within the public right of way must have truncated domes.

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line for the proposed deceleration lane.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: NOVEMBER 19, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002455 **AGENDA ITEM NO: 9**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Final Plat
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 Site Plans.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ___X___ 6-4-08; 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
924-3986

DATE: May 28, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002455 **AGENDA ITEM NO: 11**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Final Plat
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 plat or Site Plan.

RESOLUTION: 6-11-08

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
924-3986

DATE: June 4, 2008

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

2.	**Project# 1002455** 08DRB-70446 EPC APPROVED SDP FOR BUILD PERMIT 08DRB-70447 EPC APPROVED SDP FOR SUBDIVISION	**TIM M OTT** request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION,** zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from10/22/08,10/29/08, 11/5/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS AND AMAFCA SIGNATURE. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 11/19/08.**
	08DRB-70448 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 08DRB-70467 VACATION OF PRIVATE EASEMENT	**BORDENAVE DESIGNS** agent(s) for TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION,** zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) *[Deferred from10/22/08,10/29/08,11/5/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION AND TO PLANNING FOR COMMENT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
3.	**Project# 1007320** 08DRB-70473 EPC APPROVED SDP FOR BUILD PERMIT	DENISH KLINE ASSOCIATES agent(s) for LOWES HOME IMPROVEMENT request(s) the above action(s) for all or a portion of Lot(s) 2A5A1A1, **HOME DEVELOPMENT** zoned SU-1 FOR C2 USES, located on HOTEL CIRCLE NE BETWEEN LOMAS NE AND EUBANK NE containing approximately 10.9 acre(s). (K-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR COMMENTS FROM STAFF PLANNER AND 3 COPIES OF THE APPROVED SITE PLAN.**
4.	**Project# 1002556** 08DRB-70469 EPC APPROVED SDP FOR SUBDIVISION	H BARKER ARCHITECTS agent(s) for CALABACILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) D-1 & E-1, **PARADISE HEIGHTS** zoned C-2 (SC), located on GOLD COURSE RD NW BETWEEN WESTSIDE BLVD NW AND BENTON AVE NW containing approximately 16.51 acre(s). (A-12) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT, EPC TIS, AND CROSS ACCESS EASEMENT INFORMATION AND TO PLANNING FOR COMMENTS.**

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70448 Project # 1002455
Project Name: JJ SUBDIVISION
Agent: BORDENAVE DESIGNS Phone No.: 268-9742

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION:

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign):

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

Created On:

DRB CASE ACTION LOG (Site Plan – Subd)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70447 Project # 1002455

Project Name: JJ SUBDIVISION

Agent: TIM OTT Phone No.: 268-9742

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: – comments

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): – comments ; AMAFCA 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.

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

Created On:

City of Albuquerque
Planning Department
Inter-Office Memorandum

To: Jack Cloud, DRB Chair

From: Carol Toffaleti, Staff Planner, Development Review, 924-3345

Date: November 3, 2008

Subject: Project #1002455 – 08EPC-40046 Amendment to Site Development Plan for Subdivision, 08EPC-40045 Site Development Plan for Building Permit – San Antonio NE – **REVISED SUBMITTAL**

On July 24, 2008 the EPC approved the Amendment to the SDP for Subdivision subject to 10 conditions. The applicant has not met the following condition:

- 5 – The administrative amendment for a pedestrian link on Lot 1 has not yet been submitted, although I understand that it will be shortly.

Staff delegates review of condition 3 to the City Engineer.

At the same hearing, the EPC approved the SDP for Building Permit subject to 14 conditions. The following conditions are still outstanding:

- 9 - Landscaping
    - a. – The utility plan indicates that an overhead line cuts across the landscape buffer on San Antonio and the east parking area, and that a power pole is located in the middle of the pedestrian walkway. The applicant needs to address the conflict with tree planting and pedestrian circulation, in a manner that is also acceptable to PNM.
    - b. – Although the tree planting detail was updated to show the root collar at finish grade, the measures required by the landfill gas abatement plan have been eliminated. The EPC's intent was that both requirements would be met.
    - c. – Not all the species in the plant list correspond to those recommended by the City Forester.
    - e. – More specific information than is currently provided in Notes 13 – 15 is required, e.g. the number of emitters per plant, flow rates and runtime.
    - g. – Replace Rhus trilobata in the landscape strip on San Antonio Dr. (between the deceleration lane and parking area) with an evergreen species that will screen parked cars and motorcycles.

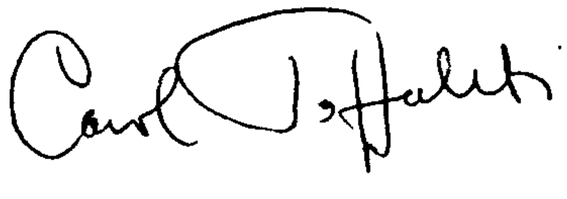
For clarification re. Note 8 on sheet DRB-LP, only the parts of landscaped beds A and C along San Antonio Dr. are "street tree areas". Other trees within the site are required to provide shade and offset the heat island effect of parking areas.

The staff planner has discussed the landscape plan with staff from Environmental Services who have concerns about its compliance with the landfill gas abatement plan. Coordination is recommended between the applicant, Environmental Services and the City Forester to come up with a plan that is acceptable to the City.

- 12 – Architecture
  - c. – A wall dividing the refuse and recycling enclosure must be added to the plan detail (Sheet DRB-Elev).
  - d. – The note about screening roof top or ground mounted equipment on the site plan for building permit must refer to Note 12 (not 11) on the amended site plan for subdivision.
- 13 – Signage
  - b. – The location of the wall-mounted signage must be shown as a dotted rectangle on the elevations.
  - c. – Adjust the color of the lettering or background to achieve a 50% minimum contrast between the two.

Staff delegates review of condition 3 to the City Engineer and condition 4 to the Environmental Health Department.

Please feel free to contact me if you have any questions. The staff planner is available to meet with the applicant in order to discuss changes to the site plans that are needed to meet the EPC's conditions of approval.



City of Albuquerque
Environmental Health Department

Martin J. Chávez, Mayor

John Soladay, Acting Director

November 3, 2008

TO: Jack Cloud, DRB Chairman

FROM: Suzanne Busch, Principal Engineer Suzanne Busch

SUBJECT: Project # 1002455 – JJ Subdivision lots 2 & 3

Mr. Cloud, The Environmental Health Department has two concerns related to the subject project:

1. The landscape plan is in direct conflict with the Master Landfill Gas Evaluation and Abatement System Plan for the site. This plan states "In areas underlain by buried refuse, only native, drought-tolerant plant species that do not require irrigation shall be planted directly into the ground." The irrigation shown may not thrive in a non-irrigated environment.
2. The Interim Guidelines require a letter to commit to construction of the landfill gas mitigation measures prior to approval of the Site Development Plan.

CITY OF ALBUQUERQUE

Environmental Health Department

October 28, 2008

Mr. Tim Ott, Developer
4520 Venice Ave. NE Suite G
Albuquerque, NM 87113

Re: State Engineering Albuquerque Building
EPC Project No. 1002455

Dear Mr. Ott:

I have reviewed the Landfill Gas Mitigation drawings for the referenced project. I do have several concerns related to compliance with the Guidance for Compliance with the City of Albuquerque Environmental Health Department *Interim Guidelines for Development within City Designated Landfill Buffer Zones*. To meet the requirements of the Guidelines, the following must be met:

1. Prior to approval of the Site Development Plan, I will need the Letter of Commitment as described in the Interim Guidelines on page 5.
2. Prior to approval of the Site Development Plan, I will require the landscaping element be in compliance with the Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, prepared for Mr. Tim Ott, ISBS LLC, by Lawrence Earth Engineering. Specifically the requirement that "In area underlain by buried refuse, only native, drought-tolerant plan species that do not require irrigation shall be planted directly into the ground."
3. Prior to approval of the building permit, I will need to review the entire set of drawings as described in the Interim Guidelines on page 6. I am concerned that all mitigation measures are included and that the entire plan set references the environmental drawings as appropriate.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Suzanne Busch

Suzanne Busch, P.E.
Environmental Services Division

Cc: Jack Cloud, DRC Chairman
Billy Gallegos, Manager, Environmental Services Division
Larry Coons, Lawrence Earth Engineering
Intera, Inc.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Current DRC
Project Number:_____

FIGURE 12

Date Submitted 10/13/08
Date Site Plan Approved _____
Date Preliminary Plat Approved._____
Date Preliminary Plat Expires:_____
DRB Project No :_____
DRB Application No.._____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOT 2-A, JJ SUBDIVISION
PROPOSED NAM ... AND/OR SITE DEVELOPMENT PLAN

LOTS 2&3, JJ SUBD
EXISTING LEG

Updated Inf. List Submitted 11/4/08 @1:00pm

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constr... and/or in the review of the construction drawings, if the DRC Chair determines th... items in the listing and related financial guarantee Likewise, if the DRC Chair d... portions of the financial guarantees All such revisions require approval by the ... administratively In addition, any unforeseen items which arise during construc... project acceptance and close out by the City.

... is not necessarily a complete listing During the SIA process ... n the infrastructure listing, the DRC Chair may include those ... the listing, those items may be deleted as well as the related ... are obtained, these revisions to the listing will be incorporated ... e the Subdivider's responsibility will be required as a condition of

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improv...			To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		12'x150'	Decelerati... w/ C&G			Private Entrance	/	/	/
		30' Wide	Private E...			End of Decel.	/	/	/
		40' Wide	Private Entrance			+ PL Lot 3	/	/	/
		20' Wide	Concrete Rundown to Pino Channel	West PL Lot 1	South PL Lot 1	Pino Channel	/	/	/
		6' Wide	Sidewalk (PCC)	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
		-	Relocate 4" Gas (Landfill) Vents	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
		-	Relocate Fire Hydrant	San Antonio	East PL Lot 2		/	/	/
		1½"	Relocate Water Meter Box	San Antonio	East PL Lot 2		/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

J. J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

10/10/08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/12/2008 Issued By: PLNABG

Permit Number: **2007 070 005** **Category Code 910**

Application Number: 07DRB-70005, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAN ANTONIO NE BWETWEEN INTERSTATE 25 NE AND FORESTHILLS NE

Project Number: 1002455

Applicant
San Antonio Properties Llc
Douglas Sims
2712 Casteneda Dr Nw
Albuquerque NM 87107

Agent / Contact
Rio Grande Surveying Co.
Rex Vogler, P.S.
P.O. Box 7155
Albuquerque NM 87194

rgsc@flash.net

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions DEFERRAL	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

5/12/2008 11:10AM LOC: ANNX
WSW CC3 TRANS# 0008
RECEIPT# 00091036-00091081
PERMIT# 2007070005 TRSSUC
Trans Amt $50.00
DRB Actions $50.00
CK $50.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/29/2008 Issued By: PLNSDH

Permit Number: **2008 070 467** **Category Code 910**

Application Number: 08DRB-70467, Vacation Of Private Easement

Address:

Location Description: SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE

Project Number: 1002455

Applicant
Tim M Ott

5620 Venice Ave Ne Ste J
Albuquerque NM 87113
268-9742

Agent / Contact
Tim M Ott

5620 Venice Ave Ne Ste J
Albuquerque NM 87113
268-9742

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$45.00**

City Of Albuquerque
Treasury Division

11/4/2008 1:01PM CDL: ANNX
WEH 008 TRAN# 0008
RECEIPT# 00098429-00098429
PERMIT# 2008070467 TRSCXG
Trans Amt $45.00
DRB Actions $45.00
CK $45.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- X for Subdivision
- X for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

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

L A D **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:

Professional/Agent (if any): Tim M. Ott PHONE: 268-9742
ADDRESS: 5620 Venice Ave NE, Suite J FAX: 268-9751
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:

APPLICANT: T. M. Ott PHONE: 268-9742
ADDRESS: 5620 Venice Ave NE, Suite J FAX: 268-9751
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner **List all owners:** T. M. Ott

DESCRIPTION OF REQUEST: Final Approval for Subdivision & Building Permit.

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

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

Lot or Tract No. 2 & 3 Block: Unit:
Subdiv/Addn/TBKA: JJ Subdivision
Existing Zoning: SU-1 C1 Proposed zoning: SU-1 C1
Zone Atlas page(s): E-18-Z UPC Code: 101806210949820141 MRGCD Map No
101806213150020142

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
08 EPC - 40045 + 40046

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? Yes
No. of **existing** lots: 2 No. of **proposed** lots: 1 Total area of site (acres): 2.6548
LOCATION OF PROPERTY BY STREETS: On or Near: San Antonio Dr. NE.
Between: I-25 and San Pedro

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

SIGNATURE Tim M. Ott DATE Oct 13, 2008
(Print) TIMOTHY M. OTT Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

☐ **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
08DRB	-	70446	SBP	P(3)	$ 0
08DRB	-	70447	SPB	P(3)	$
					$
					$
					$
					Total $

Hearing date 10/22/08

Sandy Handley 10/14/08
Planner signature / date

Project # 1002455

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

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

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

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

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

☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

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

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

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

Sherry Peshlakai
Applicant name (print)

10/14/08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-10446
08DRB-_____-10447
_____-_____-_____

Sandy Handley 10/14/08
Planner signature / date

Project # 002455

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
ADDRESS: P.O. BOX 91194 FAX: 821-9105
CITY ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

APPLICANT: T. M. OTT PHONE: 250-4675
ADDRESS: 5620 VENICE NE, SUITE G FAX: 268-9751
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER **List all owners.** T. M. OTT.

DESCRIPTION OF REQUEST: PRELIMINARY & FINAL PLAT APPROVAL

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

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

Lot or Tract No 2 & 3 Block: — Unit: —
Subdiv/Addn/TBKA: J J SUBDIVISION
Existing Zoning: SU-1 / M Proposed zoning: SU-1 MRGCD Map No —
Zone Atlas page(s): E-18 UPC Code: 101806210949820141
101806213150020142

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
08 EPC-40045 & 40046,

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? YES
No. of **existing** lots: 2 No. of **proposed** lots: 1 Total area of site (acres): 2.6548
LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO DR NE
Between: I-25 and SAN PEDRO

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

SIGNATURE [signature] DATE 10/07/08
(Print) JEAN J. (JAKE) BORDENAVE Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ 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
08DRB - 70448	PEF	5(3)	$ 215.00
			$
			$
			$
			$
		Total	$ 215.00

Hearing date 10/22/08

Sandy Handley 10/14/08
Planner signature / date

Project # 1002455

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Sherry Peshlakai
Applicant name (print)

10/14/08
Applicant signature / date

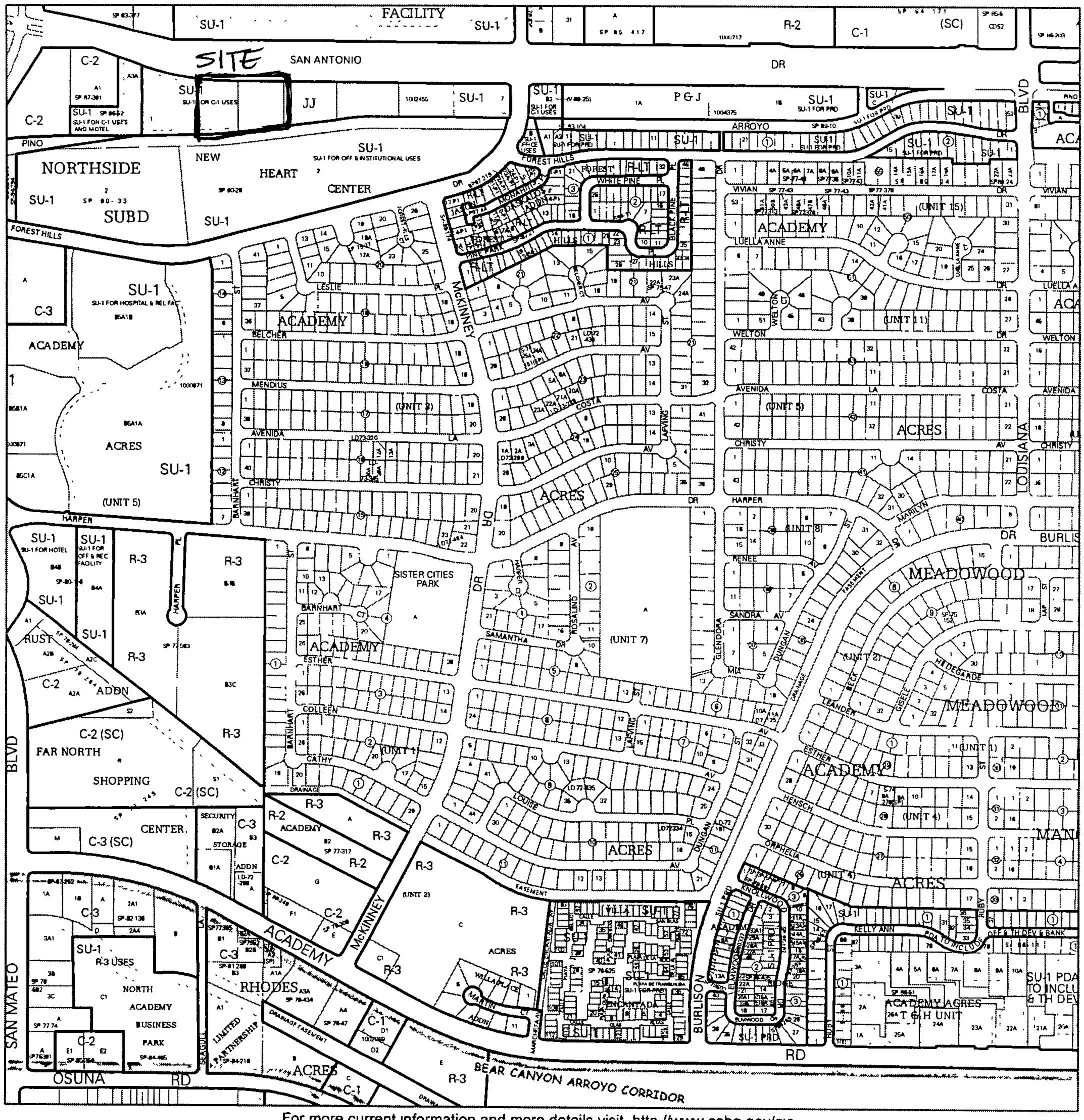
Form revised **October 2007**

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

Application case numbers
08DRB - 70448
___ - ___ - ___
___ - ___ - ___

Sandra Hindley 10/14/08
Signature / date

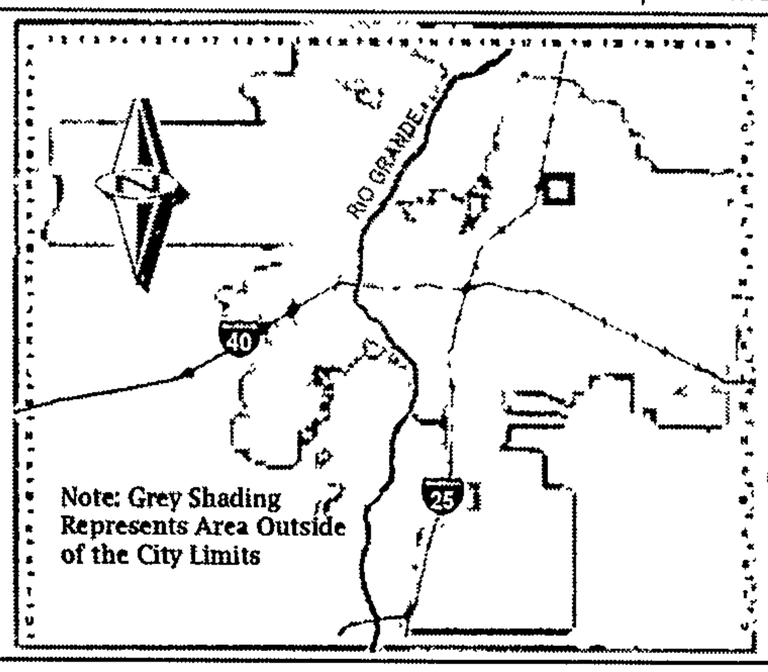
Project # 1002455



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

E-18-Z

Selected Symbols

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

0 750 1,500 Feet

To: DRB chairperson October 7,2008

From: Tim Ott

Subj: Lots 2 & 3 JJ Subdivision, San Antonio, Site Plan for Amend Subdivision, Site Plan for Building Permit and Final Plat submission

EPC Cases # 08EPC-40045 & 08EPC-40046, Project #1002455

Final Plat approval – Attached is a copy of the final plat. This plat submission is per the EPC requirements that were approved.

Amended Site Plan for Subdivision - Attached is an amended site plan for subdivision as per the EPC approval.

Site Plan for Building Permit – Attached is a site plan for building permit as approved by the EPC.

Project description – This project is a 34555 sf two story office building being built for the State of New Mexico, State Engineers Office. There is nothing exceptional about it's construction. The building site is comprised of 2 lots which are being consolidated into one. The zoning for the project is SU-1 and the surrounding buildings on two sides are office buildings or retail (under construction). The project would appear to fit well into the established neighborhood. This is an infill project and a brownsfield project. The project is located on the old City of Albuquerque San Antonio landfill..

Tim Ott
Owner

Timothy M. Ott
5620 Venice Ave NE, Suite G
Albuquerque, NM 87113
Phone: (505) 268-9742
Fax: (505) 268-9751

October 10, 2008

City of Albuquerque
Planning Department
Development Review Division
Albuquerque, NM 87103

Re: New Mexico Office of the State Engineer
Lots 2 & 3 JJ Subdivision – San Antonio
Official Notification of Decision to Amendment to Site Development Plan for Subdivision and Site Development Plan for Building Permit

EPC Case# 08EPC-40045 & 08EPC-40046, Project#1002455

On July 24, 2008 the Environmental Planning Commission voted to approve Project #1002455 / 08EPC-40046, Zoned SU-1 for C-1 uses, based on the findings and subject to the following Conditions. The revisions below met the provided referenced conditions.

Amendment to Site Development Plan for Subdivision - Conditions:

1. See Attached Letter.
2. ISBS Representative has met with a DRB staff.
3. Recommended conditions from City Engineer, municipal development and NMDOT:
   a. All requirements have been met as required in the Official Notification of Decision; file Project #1002455 of 25 July 2008.
   b. Developer understands they are responsible for all public infrastructure constructed within public right-of-way or public easements will be to City Standards.
   c. The TIS require no system improvements for this project. The developer is adding a right deceleration lane, but it is not required by the TIS.
   d. The full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc) including a physical connection to San Antonio (i.e. 36' wide site drive) are indication on the sheet SPD and DRB Site Plan.
   e. Right turn deceleration lane will be constructed per DRB requirements.
   f. A final plat is submitted with attached items.
   g. A Site Plan will comply and be designed per DRB standards.

4. Sheet SDP indicates the zoning designation SU-1 / C-1.
5. Proposed pedestrian link on Lot 1 was reviewed and approved.
6. Design criterion #2 states: Design of building shall be a compatible style, materials, and colors throughout lots 2-7.
7. Design criterion #10 states: All landscaping shall be per COA code. No greater than 20% of landscaped area shall be high water use and all applicable water conservation measures required at the time of building permit application shall be adhered to plants shall be clustered to allow water harvesting. Clustering will concentrate ground coverage in planted areas with decorative non-plant ground cover in non-planted areas. All Landscaping shall be in compliance with the landfill gas abatement plan.
8. All typographical errors were reviewed and corrected.
9. The first paragraph on SD1 is also shown on sheet SDP.
10. A "cloud" indicates any design criteria that have been amended on 2006 Site Development Plan for Subdivision.

Site Development Plan for Building Permit - Conditions:

1. See Attached Letter.
2. ISBS Representative has met with a DRB staff.
3. Recommended conditions from City Engineer, municipal development and NMDOT:
   a. All requirements have been met as required in the Official Notification of Decision; file Project #1002455 of 25 July 2008.
   b. Developer understands they are responsible for all public infrastructure constructed within public right-of-way or public easements will be to City Standards.
   c. The TIS require no system improvements for this project. The developer is adding a right deceleration lane, but it is not required by the TIS.
   d. The full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc) including a physical connection to San Antonio (i.e. 36' wide site drive) are indication on the sheet SPD and DRB Site Plan.
   e. Right turn deceleration lane will be constructed per DRB requirements.
   f. A final plan is submitted with plans.
   g. A Site Plan will comply and be designed per DRB standards.
4. All review and permitting procedures will be complied within regards to COA landfill development.
5. <u>Site Plan Layout/Configurations</u>: All structural elements are labeled and keyed including the shading wall and any building projections.
6. <u>Parking</u>:
   a. The easternmost handicapped space was replaced with a standard parking space and the parking calculations were adjusted accordingly per the Zoning Code.
   b. The 6 parking spaces north of the refuse indicate compact spaces (8' wide).
   c. 1 eastern most motorcycle space was eliminated.
7. <u>Pedestrian access and circulation</u>:
   a. The legend and site layout indicates only crosswalks, not sidewalks and walkways, are textured and colored concrete to match Lot 1.
   b. A curb is indicated around the perimeter of the walkway that surrounds the building on sheet DRB SP.
   c. The arroyo access is relocated to the west side, adjacent to and accessible from the patio.

8. Lighting – Bollard lightings are located on both ends of the crosswalk to the South Pino Arroyo Trail.
9. Landscaping :
   a. Tree placement coordinates with the signage plan, the utility and PNM lines.
   b. A tree planting detail is shown on sheet ENV-3.
   c. Aesculus Hippocastanum, Abies concolor, Picea Abies and Juniperus Virginiana were replace and removed from plant list.
   d. The appropriate Plants/trees from the given list were placed in areas that were found to hold water.
   e. A detail Irrigation Plan is provided in the submittal.
   f. The species used to screen the refuse enclosures are evergreen.
   g. The Landscaping buffer along San Antonio is as continuous as possible and shrubs will be planted between 3' and 5' from tree trunks, and evergreen shrubs are planted to screen parked cars, per Section 14-16-3-1 (F) (4) of the Zoning Code.
   h. A note states that the landscaping beds between rows of parking east of the building are depressed to allow storm runoff to infiltrate.
10. The easement along the south boundary of the site is fully labeled as *25' CROSS-ACCESS AND CROSS-LOT DRAINAGE EASEMENT* on all sheets of the site development plan for building permit.
11. The location of the proposed underground or overhead distribution lines are indicated and labeled.
12. Architecture:
   a. Shading walls have been redesigned to maximize shading and minimize window obstruction.
   b. Common colors of all structural elements are indicated, including windows frames, shading walls, and patio structure.
   c. The refuse enclosure detail matches the site plan layout and includes gates. The material and color of walls and gates shall match the building.
   d. A note is added to state roof top or ground mounted equipment shall be screened from view or painted to match adjacent structure, per Design Criterion 11 on sht. SDP.
13. Signage:
   a. The monument sign is shown perpendicular to San Antonio Dr
   b. The location of the wall sign is indicated on the north façade.
   c. The color, material, and size of the lettering of the wall sign are indicated on sheet DRB Elev. A note is added to state the minimum of 50% contrast shall be achieved between the graphics and background.
14. All typographical errors were corrected.

If you should have any questions, you can contact me at the above phone number or on my cell (505) 250-4675.

Sincerely,

T. M. Ott

T.M. OTT

ISBS, LLC
5620 Venice NE, Suite G
Albuquerque, NM 87113
Phone: (505) 268-9742
Fax: (505) 268-9751

October 7, 2008

Mr. Michael Holton
Plan Reviewer
Administrative Services Division
Solid Waste Management Department
4600 Edith N.E.
Albuquerque, NM 87107

Re: 5550 San Antonio Blvd, N.E., Albuquerque, NM

In reference to your meeting with ISBS LLC, Representative, Sherry Peshlakai on 7 October 2008, ISBS LLC request a waiver of dumpster from three (3) to two (2) due to the current tenant will be required to have a recycle program and an offsite destruction vendor of material.

If required in the near future, we will install a third dumpster as required. If you have any questions, please give me a call at 505-270-6915.

Greatly appreciate your assistance.

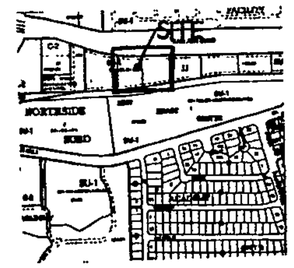
Sincerely,

T. M. Ott

T. M. OTT

DRB - AMENDED SITE PLAN FOR SUBDIVISION
LOTS 2 & 3 JJ SUBDIVISTION

DRB - SITE PLAN FOR BUILDING PERMIT
LOTS 2 & 3 JJ SUBDIVISTION



VICINITY MAP
N T S.

PROJECT LOCATION:

LOT 2 JJ SUBDIVISION
SAN ANTONIO RD NE
ALBUQUERQUE, NEW MEXICO

ARCHITECT:

MIKE DEL MASTRO
5620 VENICE AVE NE, SUITE J
ALBUQUERQUE, NEW MEXICO 87113

LESSOR:

TIM OTT
5620 VENICE AVE NE, SUITE J
ALBUQUERQUE, NEW MEXICO 87113

CONTRACTOR:

ISBS, LLC
5620 VENICE AVE NE, SUITE J
ALBUQUERQUE, NEW MEXICO 87113

FOR:

NEW MEXICO OFFICE OF STATE ENGINEER
121 TIJERAS NE
ALBUQUERQUE, NEW MEXICO 87502

INDEX TO DRAWINGS:

CS	–	COVER SHEET
SDP	–	AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION LOTS 2 &3
SD–1	–	PREVIOUSLY APPROVED 08 EPC–00147–EPC SDP–S
DRB SP	–	SITE PLAN FOR BUILDING PERMIT
DRB LP	–	LANDSCAPING PLAN
DRB IP	–	IRRIGATION PLAN
CON GD	–	CONCEPTUAL GRADING PLAN
CON UP	–	CONCEPTUAL UTILITY PLAN 2
DRB EVEL	–	BUILDING & STRUCTURAL ELEVATIONS
DRB TLC	–	TRAFFIC CIRCULATION LAYOUT
ENV–1	–	LFG ABATEMENT SYSTEM PLAN
ENV–2	–	LFG ABATEMENT SYSTEM ELEVATIONS & SECTION A
ENV–3	–	LFG ABATEMENT SYSTEM DETAILS

DESIGN CRITERIA:

ZONING	SU–C–1
TYPE OF OCCUPANCY	B
TYPE OF CONSTRUCTION:	II–N
GROSS SQUARE FOOTAGE:	33,734 SQ FT

JOB NO.
DATE: 1 MAY 2008
REVISIONS
04 JUNE 2008
02 JULY 2008
09 JULY 2008
09 OCTOBER 2008

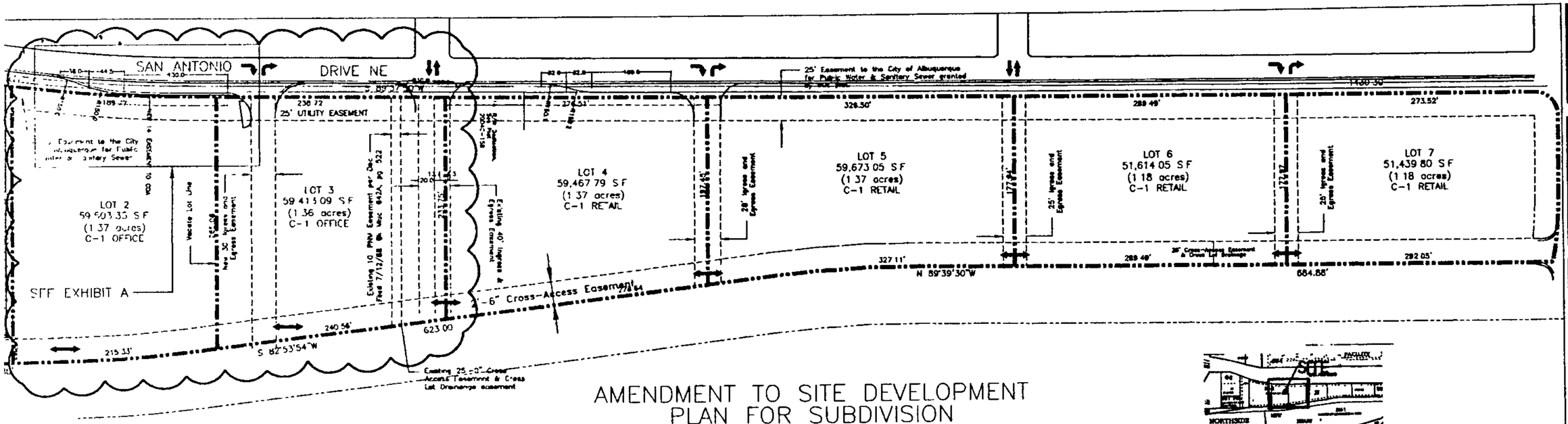
Sheet Title: DRB COVER SHEET
Drawn by: R.SOLANA, S.A. Checked by: L. OTT

TIM OTT / DEVELOPER
9900 VENICE AVE NE, SUITE G
ALBUQUERQUE, N.M. 87113
(505) 220-4275

MICHAEL DEL MASTRO / ARCHITECT
7500 BELLWOOD PL NW/ (505) 897-8400
ALBUQUERQUE, NEW MEXICO 87113

Project Name: STATE ENGINEERING ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.
DRB CS



AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

Scale 1" = 60'-0"

LEGAL DESCRIPTION

LOTS 2 & 3
JJ SUBDIVISION

BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTOIN 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
ZONING: SU-1/C-1

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

NOTES LOTS 2 & 3

BUILDING HEIGHT NOT TO EXCEED 34 FT
MAXIMUM FLOOR-AREA RATIO 30.0%
BUILDING MINIMUM SETBACKS.
FRONT 25.0 FT
SIDE 5.0 FT.
REAR: 5.0 FT

TRAFFIC FLOW NOTES

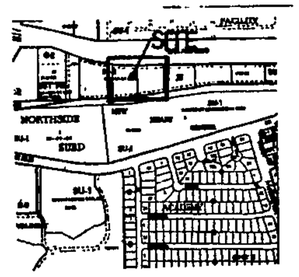
- TWO WAY INGRESS AND EGRESS TRAFFIC FLOW
- RIGHT TURN ONLY INTO LOT
- RIGHT TURN ONLY OUT OF LOT
- TWO WAY INTERIOR AND CROSS-LOT TRAFFIC FLOW

N

60 0 60

GENERAL DESIGN CRITERIA

1 ALL STRUCTURES ON LOTS SHALL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
2 DESIGN OF BUILDING SHALL BE A COMPATIBLE STYLE, MATERIALS AND COLORS THROUGHOUT LOTS 2 -7
3 PARKING SHALL NOT EXCEED THE REQUIRED PLUS 10%
4 ACCESSIBLE (ADA) COMPLIANT PARKING SHALL BE LOCATED ADJACENT TO THE MAIN BUILDING ENTRY. REQUIRED PARKING SHALL BE DISTRIBUTED ON AT LEAST TWO SIDES OF A BUILDING
5 ALL SIDEWALKS SHALL HAVE A MINIMUM OF 6 FEET CLEAR WALKWAY AREA PROTECT BY PERMANENT CAR STOPS
6 FRONT ENTRY SIDEWALK AREAS SHALL BE COVERED OR SHADED BY TREES
7 ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS AND THRU VEHICULAR AREAS.
8 PATIO AREAS FOR EMPLOYEES SHALL BE PROVIDED AND SHADED
9 BICYCLE RACKS SHALL BE PROVIDED PER COA CODE
10 ALL LANDSCAPING SHALL BE PER COA CODE NO GREATER THAN 20% OF LANDSCAPED AREA SHALL BE HIGH WATER USE AND ALL APPLICABLE WATER CONSERVATION MEASURES REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION SHALL BE ADHERED TO PLANTS SHALL BE CLUSTERED TO ALLOW WATER HARVESTING CLUSTERING WILL CONCENTRATE GROUND COVERAGE IN PLANTED AREAS WITH DECORATIVE NON-PLANT GROUND COVER IN NON-PLANTED AREAS ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE LANDFILL GAS ABATEMENT PLAN
11 PERIMETER WALLS SHALL COMPLY WITH PLANNING DEPARTMENT GUIDELINES AT TIME OF BUILDING PERMIT APPLICATION NOT TO EXCEED 3'-4" HIGH
12 ALL ROOF TOP OR GROUND LEVEL MECHANICAL UNITS WILL BE PHYSICALLY SCREENED FROM VIEW OR PAINTED TO BLEND WITH SURROUNDING STRUCTURE'S COLOR ALL ROOF PENETRATIONS SHALL MATCH STRUCTURE OR ROOF COLOR.
13 FRONT FACADES SHALL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THE ENTIRE FRONT FACADE OF THE STRUCTURE.
14 LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
15 ALL REFUSE ENCLOSURES SHALL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
16 MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN SHALL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN
17 BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
18 SITE AND BUILDING LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH SECTION 14-16-3-9 OF THE COA ZONING CODES AND WITH THE NM NIGHT SKY PROTECTION ACT MAXIMUM LIGHTPOLE HEIGHT SHELL BE 18'-0"
19 3'-0" HIGH BOLLARD ILLUMINATION (AT LEAST ONE) AT CURB RAMPS ENTERING A CROSSWALK, BE ONE DESIGN TYPE, FULLY SHILLDED
20 ALL CROSSWALKS TO BE TEXTURED WITH COLORED CONCRETE OR BRICK PAVING



VICINITY MAP

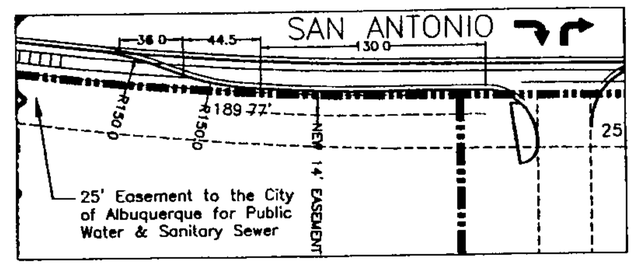


EXHIBIT A

Scale 1" = 40'-0"

"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) is required The proposed construction, design drawings, and a certification will be required by the Environmental Health Department (EHD), Environmental Services Division."

"The subject property is located on an existing landfill. Due to the subject property being on a landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within City - Designated Landfill Buffer Zones") shall be consulted prior to development of the site.

JOB NO.
DATE 1 MAY 2008
REVISIONS
04 JUNE 2008
02 JULY 2008
08 JULY 2008
09 OCTOBER 2008

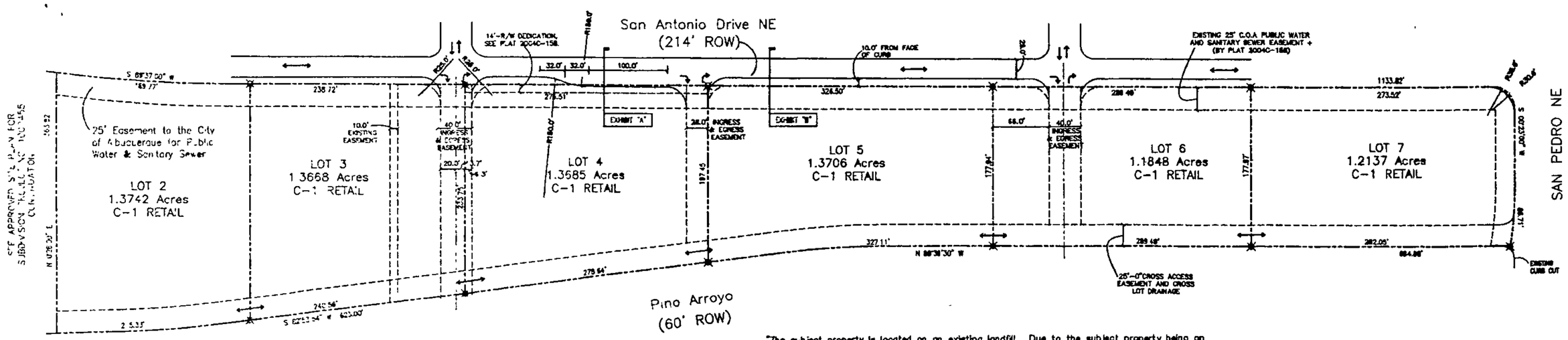
Sheet Title: AMENDED SITE PLAN FOR SUBDIVISION
Drawn By: FENAUL S.A. Checked By: T. OTT

TIM OTT / DEVELOPER
8500 VENICE AVE NE, SUITE B
ALBUQUERQUE, NM 87113
(505) 293-4079

MICHAEL DEL MASTRO / ARCHITECT
7500 DELAPINO RD, NW (505) 344-4488
ALBUQUERQUE, NEW MEXICO 87113

Project Name: STATE ENGINEERING ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.
SDP



AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

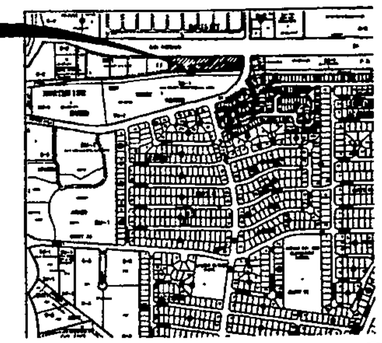
SCALE 1"=60'-0"

N

"The subject property is located on an existing landfill. Due to the subject property being on a landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within City – Designated Landfill Buffer Zones") shall be consulted prior to development of the site."

"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 (EHD), ENVIRONMENTAL SERVICES DIVISION."

SITE LOCATION



LOCATION MAP
ZONE ATLAS: E-18-Z

LEGAL DESCRIPTION

LOTS 2 THRU 7
JJ SUBDIVISION
BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTION 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

NOTES LOTS 2 THRU 7

BUILDING HEIGHT NOT TO EXCEED 34 FT
MAXIMUM FLOOR-AREA RATIO 20.0%
BUILDING MINIMUM SETBACKS
FRONT 25.0 FT
SIDE 5.0 FT
REAR 5.0 FT

TRAFFIC FLOW NOTES

-TWO WAY INGRESS AND EGRESS TRAFFIC FLOW

-RIGHT TURN ONLY INTO LOT

-RIGHT TURN ONLY OUT OF LOT

-TWO WAY INTERIOR AND CROSS-LOT TRAFFIC FLOW

GENERAL DESIGN CRITERIA:

1. ALL STRUCTURES ON LOTS WILL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN
2. DESIGN OF BUILDING SHALL BE A COMPATIBLE STYLE, MATERIALS AND COLORS THROUGHOUT LOTS 2-7
3. PARKING WILL NOT EXCEED THE REQUIRED PLUS 10%
4. ACCESSIBLE (ADA) COMPLIANT PARKING WILL BE LOCATED ADJACENT TO THE MAIN BUILDING ENTRY, AND REQUIRED PARKING SHALL BE DISTRIBUTED ON AT LEAST TWO SIDES OF A BUILDING
5. ALL SIDEWALKS WILL HAVE A MINIMUM OF 6 FEET CLEAN WALKWAY AREA PROTECTED BY PERMANENT CAR STOPS.
6. FRONT ENTRY SIDEWALK AREAS WILL BE COVERED OR SHADED BY TREES.
7. ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS AND THRU VEHICULAR AREAS.
8. PATIO AREAS FOR EMPLOYEES WILL BE PROVIDED AND SHADED
9. BICYCLE RACKS WILL BE PROVIDED PER COA CODE
10. ALL LANDSCAPING WILL BE PER COA CODE. NO GREATER THAT 20% OF LANDSCAPED AREA WILL BE LOW WATER USE AND ALL APPLICABLE WATER CONSERVATIONS MEASURES REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION WILL BE ADHERED TO. 80% MINIMUM GROUND COVERAGE WITH LOW WATER USE OF NATIVE PLANTS
11. SCREEN WALLS WILL NOT TO EXCEED 3'-4" HIGH, AND SHALL MATCH STUCCO COLOR OF BUILDINGS
12. ALL ROOF TOP OR GROUND LEVEL MECHANICAL UNITS WILL BE PHYSICALLY SCREENED FROM VIEW OR PAINTED TO BLEND WITH SURROUNDING STRUCTURE'S COLOR. ALL ROOF PENETRATIONS WILL MATCH STRUCTURE OR ROOF COLOR
13. FRONT FACADES WILL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS, AWNINGS, OR SHADE TRESS PLANTED IN A MANNER TO SHADE THERE ENTIRE FRONT FACADE OF THE STRUCTURE.
14. LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
15. ALL REFUSE ENCLOSURES WILL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
16. MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN WILL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN
17. BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
18. SITE AND BUILDING LIGHTING WILL COMPLY WITH COA CODES AND REGULATIONS, FULLY SHIELDED, ONE DESIGN TYPE, FOOTING SHALL MATCH STUCCO COLOR, AND 18'-0" HIGH MAXIMUM
19. 3'-0" HIGH BOLLARD ILLUMINATION (AT LEAST ONE) AT CURB RAMPS ENTERING A CROSSWALK, BE ONE DESIGN TYPE, FULLY SHIELDED
20. ALL CROSSWALKS TO BE TEXTURED WITH COLORED CONCRETE OR BRICK PAVING

PROJECT NUMBER: 1002455
APPLICATION NUMER.

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATE AND THE FINDING S AN CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 6-11-08
UTILITIES DEVELOPMENT	DATE 6-11-08
Christina Sandoval PARKS AND RECREATIONAL DEPARTMENT	DATE 6-11-08
CITY ENGINEER	DATE 6-11-08
ENVIRONMENTAL HEALTH DEPARTMENT N/A	DATE
SOLID WASTE MANAGEMENT N/A	DATE
DRB/CHAIRPERSON, PLANNING DEPARTMENT	DATE 6-11-08

GRAPHIC SCALE
60 0 60

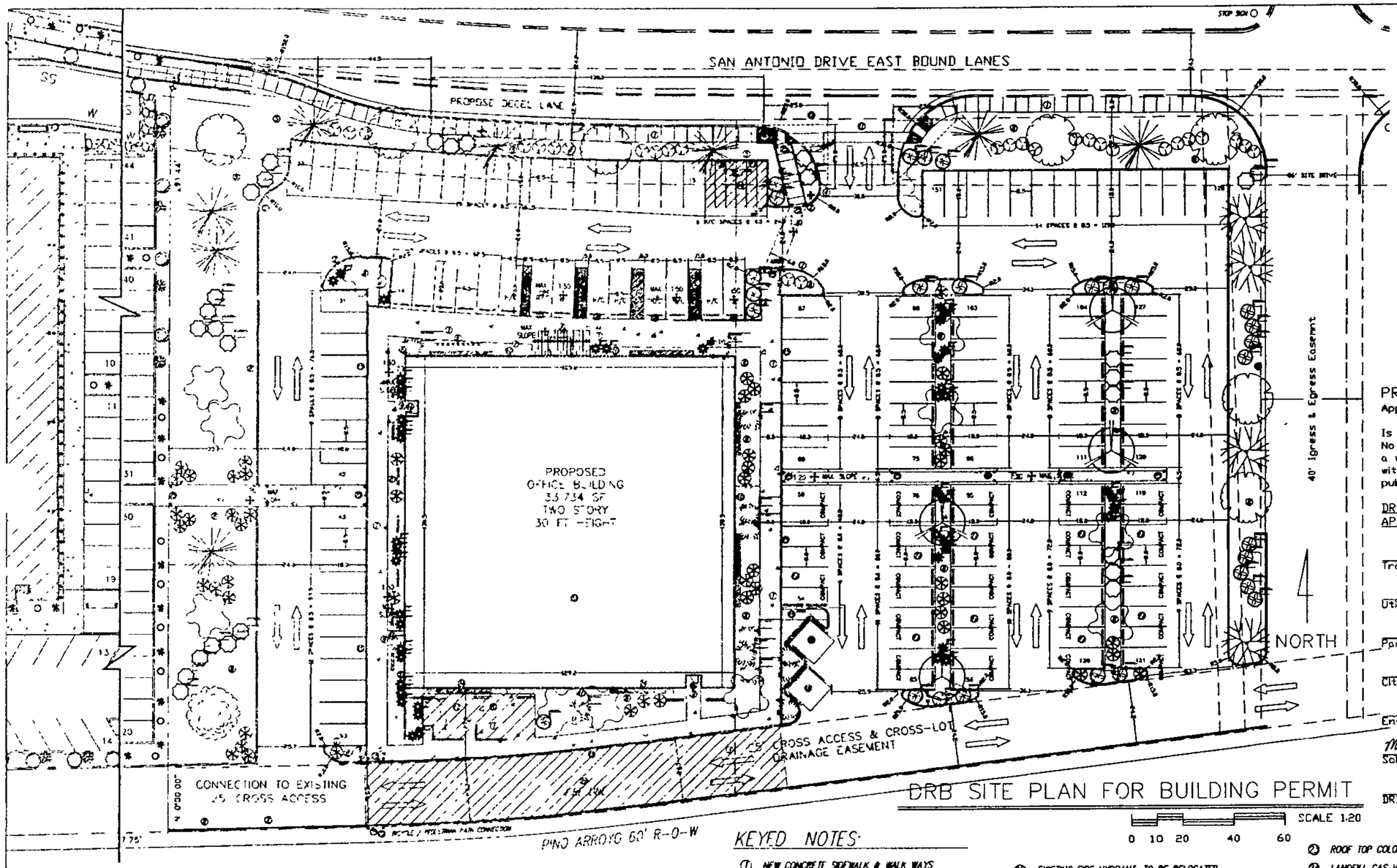
AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION
1"=60'-0"

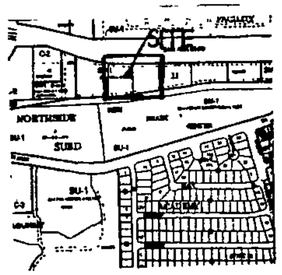
AFRA Construction & Design
2801 Yale Blvd, Suite 16E
Albuquerque, New Mexico 87106
Tel 505.500.3420
Tel 505.500.3409

SAN ANTONIO OFFICE & RETAIL
ALBUQUERQUE, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

SD-1
6.9.08





VICINITY MAP
NTS

PROJECT NUMBER: 1002455
Application Number: _____

Is an Infrastrusture List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Michael Holton (see attached letter) Solid Waste Management	10/8/08 Date
DRB Chairperson, Planning Department	Date

DRB SITE PLAN FOR BUILDING PERMIT

SCALE 1:20

0 10 20 40 60

GENERAL NOTES

LEGAL DESCRIPTION: LOT 2 [illegible] SUBDIVISION
CITY OF ALBUQUERQUE, NEW MEXICO
COUNTY OF BERNALILLO

USED USE: STATE OF NEW MEXICO OFFICE BUILDING
TWO STORY HEIGHT 30 FT 3 INCH

ZONE ZONING: SU-1/C-1

UTILITY ACCESS: ALL UTILITIES ARE AVAILABLE AT THE PROPERTY BOUNDARY LINES

PARKING REQUIRED: REQUIRED PER COA CODE FIRST FLOOR 6,867 SF NET LEASABLE SF - 34 SPACES
SECOND FLOOR 6,867 SF NET LEASABLE SF - 33 SPACES
167 TOTAL REQ
PROVIDED 151 TOTAL SPACES (148 REG. 44 COMPACT 9 HANDICAP)
(29% OF SPACES ARE FOR COMPACT CARS)

PARKING HANDICAP: REQUIRED PER COA CODE 6 SPACES with 10 to 100 no parking spaces
PROVIDED 8 SPACES, [illegible] ACCESSIBLE

PARKING MOTORCYCLE: REQUIRED PER COA CODE 7 SPACES (with 51 to 300 reg. parking spaces)
PROVIDED 7 SPACES

BICYCLE RACKS: REQUIRED PER COA CODE 8 SPACES (with 101 to 300 reg. parking spaces)
PROVIDED 8 SPACES

ADA NOTE: THERE ARE NO FIRE HYDRANTS, ELECTRIC POLE OR OTHER OBSTRUCTIONS WHICH WILL BE IN ADA PATHWAYS OR WHEELCHAIR RAMP PATHWAYS.

PHASING: THERE WILL BE NO PHASING PLAN IN THIS PROJECT

LINE TYPE LEGEND

PURPLE CURB AND GUTTER
EXISTING CURB AND GUTTER
PROPERTY LINE
SIDE WALK
PARKING
BUILDING LAYOUT
EASEMENT IN PROPOSED PLAT
SIDEWALK (EXISTING OR PROPOSED PLAT)
25' SIGHT TRIANGLE AREA
30" SAWED & COLORED CONCRETE, SAME AS LIGHT ADA CROSS WALK SIGNAL, SUN GOLD
SUBMITTED SIGN SHALL HAVE A BRACKET OF 2.5 IN. A MINIMUM OF CL. IN. AND A CENTER TO CENTER SPACING OF 2.25 IN.
ADA RAMP
TRAFFIC FLOW DIRECTION
FIRE HYDRANT
GAS LINE
SANITARY SEWER
WATER LINE
ELECTRICAL LINE
TELEPHONE LINE

KEYED NOTES:

1. NEW CONCRETE SIDEWALK & WALK WAYS
2. NEW CONCRETE CURB & GUTTER
3. REMOVE LOT LINE
4. NEW FIRE HYDRANT LOCATION
5. AGENCY SIGN TO BE SUBMITTED TO THE CITY FOR APPROVAL. SEE DRB ELEV SHEET FOR DETAIL SIGN WILL BE PERPENDICULAR TO SAN ANTONIO.
6. BICYCLE RACK, MINIMUM 8 SPACES
7. FLAG POLE
8. LANDSCAPED AREA, XERISCAPE WITH IRRIGATION SYSTEM
9. SECURITY LIGHTING AT ALL ENTRANCES
10. EXTERIOR BUILDING LIGHTING PER NEW MEXICO NIGHT SKY PROTECTION ACT AND WITH FULL-SHIELDED FIXTURES BY PHOTO CELL
11. DRIVEWAY PER CITY OF ALBUQUERQUE STANDARDS
12. EXISTING FIRE HYDRANT, TO BE RELOCATED
13. EXISTING FIRE HYDRANT
14. MOTORCYCLE PARKING WITH SIGNAGE PER COA CODE
15. NEW CONCRETE CURB AROUND THE PERIMETER OF THE WALKWAYS THAT SURROUNDS THE BUILDING
16. CIPHER LOCK ON ENTRANCE
17. EMPLOYEE PATIO WITH 25% COVERAGE, WOOD TRUSSES AND COLORED SHEET METAL TO MATCH THE COLOR OF THE WINDOW AWNINGS PATIO FURNITURE, TRASH RECEPTACLES, PICNIC TABLE & BBQ PIT
18. DUMPSTER ENCLOSURE, TO MATCH THE COLOR OF THE BUILDIG PER CITY OF ALBUQUERQUE STANDARDS
19. PROPOSED RECYCLE AREA, PER CITY OF ALBUQUERQUE STANDARDS
20. HANDICAP SIGNAGE LOCATION
21. MOTORCYCLE SIGNAGE LOCATION
22. PINO ARROYO BICYCLE & PEDESTRIAN TRAIL
23. ROOF TOP COLOR AND MATERIAL WILL BE NON-REFLECTIVE
24. LANDFILL GAS VENTING SYSTEM IN WALL SYSTEM
25. BOLLARD LIGHTING AT ALL CROSSWALK LOCATIONS
26. NO PARKING AREA LIGHTING, NO PUBLIC USE AFTER 5 PM ANTICIPATED
27. ALL COMPACT SPACES TO BE LABELED ON PAVEMENT
28. SHADING WALLS
29. STRIPED FIRE LANE, NO PARKING PER FIRE MARSHALL
30. KNOX BOX LOCATION PER FIRE MARSHALL

"THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE."

JOB NO.	
DATE	1 MAY 2008
REVISIONS	
	04 JUNE 2008
	02 JULY 2008
	09 JULY 2008
	07 OCTOBER 2008

Sheet Title: DRB SITE PLAN FOR BUILDING PERMIT

Drawn By: PERALTA, S.A. Checked By: T OTT

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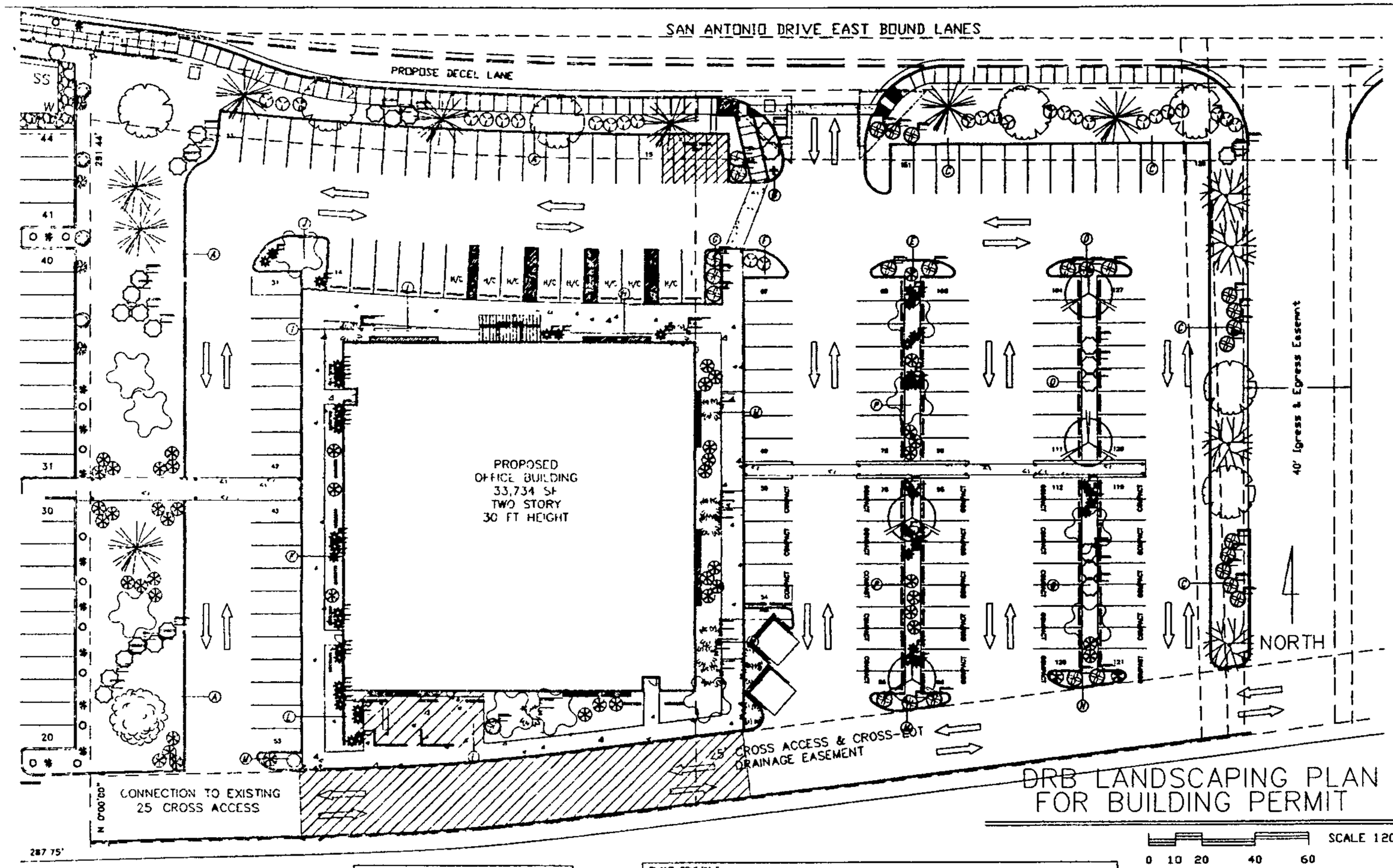
(505) 323-4075

MICHAEL DEL MARTINO / ARCHITECT
7000 OAKWOOD RD. NE/ (505) 888-[illegible]
ALBUQUERQUE, NEW MEXICO 87109

Project Name: STATE ENGINEERING ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.: DRB SP



DRB LANDSCAPING PLAN FOR BUILDING PERMIT

SCALE 1:20

0 10 20 40 60

GENERAL LANDSCAPE DATA:

1. TOTAL SITE AREA ..... 119,257 S.F
2. TOTAL BUILDING AREA (FOOTPRINT)..... 16,867 S.F
3. NET LOT AREA ..... 102,390 S.F.

LANDSCAPE REQUIREMENTS:

1. NET LOT AREA ..... 102,390 S.F
2. LANDSCAPE AREA REQUIRED
   NET LOT AREA X 15 % ..... 15,358 S.F
3. LANDSCAPE AREAS PROVIDED
   - AREA A ..... 11,263 S.F
   - AREA B ..... 219 S.F
   - AREA C ..... 6,050 S.F
   - AREA D ..... 155 S.F
   - AREA E ..... 155 S.F
   - AREA F ..... 124 S.F
   - AREA G ..... 120 S.F
   - AREA H ..... 1,773 S.F
   - AREA I ..... 441 S.F
   - AREA J ..... 194 S.F
   - AREA K ..... 171 S.F
   - AREA L ..... 1,757 S.F
   - AREA M ..... 76 S.F
   - AREA N ..... 194 S.F.
   - AREA O ..... 204 S.F
   - AREA P ..... 867 S.F
   - AREA Q ..... 918 S.F

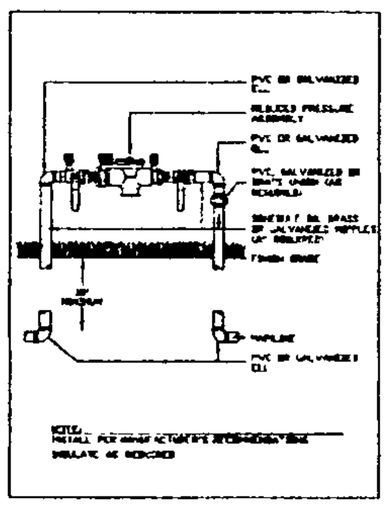
   TOTAL LANDSCAPE AREA PROVIDED ..... 24,682 S.F.

4. IRRIGATION SYSTEM ..... LAYOUT BY LANDSCAPE CONTRACTOR
   LOW FLOW DRIP SYSTEM
   BUBBLER SYSTEM

GENERAL NOTES:

1. ALL LANDSCAPING WILL BE COMPETED WITHIN 60 DAYS OF BUILDING OCCUPANCY
2. THE LANDSCAPE CONTRACTOR SHALL DESIGN AND CONSTRUCT ANY IRRIGATION SYSTEM WHICH SHALL INCLUDE PIPING, CONTROLS, EQUIPMENT AND LABOR NECESSARY FOR A COMPLETE SYSTEM SYSTEM SHALL INCLUDE AUTOMATIC VALVES AND TIMER.
3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATIONS OF ALL ON-SITE UTILITIES, TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN 3 FEET FROM UTILITY LINES.
4. MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEM TO BE THE RESPONSIBILITY OF THE OWNER.
5. 3/4" CRUSHER GRAY GRAVEL WITH FILTER FABRIC IN LANDSCAPING AREAS, 3" IN DEPTH.
6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO COMPLY WITH THE PROVISIONS OF THE CITY OF ALBUQUERQUE.
7. DEVELOPMENT WILL COMPLY WITH THE PROVISIONS OF THE COA ORDINANCE 6-1-1-1.
8. AREA A & C IS STREET TREE AREA. AREA TO CONFORM WITH COA 6-6-2-5. TREES WILL BY SPACED A MINIMUM OF 30 FT. APART AND WILL BE A MINIMUM OF 5 FT FROM EDGE OF SIDEWALK
9. ALL OTHER AREAS CONSIDERED GENERAL LANDSCAPING AREAS.
10. THERE IS NO ON SITE PONDING DUE TO FORMER LANDFILL STATUS.
11. LANDSCAPING BEDS BETWEEN EAST PARKING LOT TO BE DEPRESSED TO ALLOW STORM RUNOFF TO INFILTRATE
12. CURRENT FIELD IS A VACANT LOT WITH LOCAL VEGETATION.

"THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED BE TAKEN TO ENSURE THE HEALTH SAFETY OF THE PUBLIC OMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE"



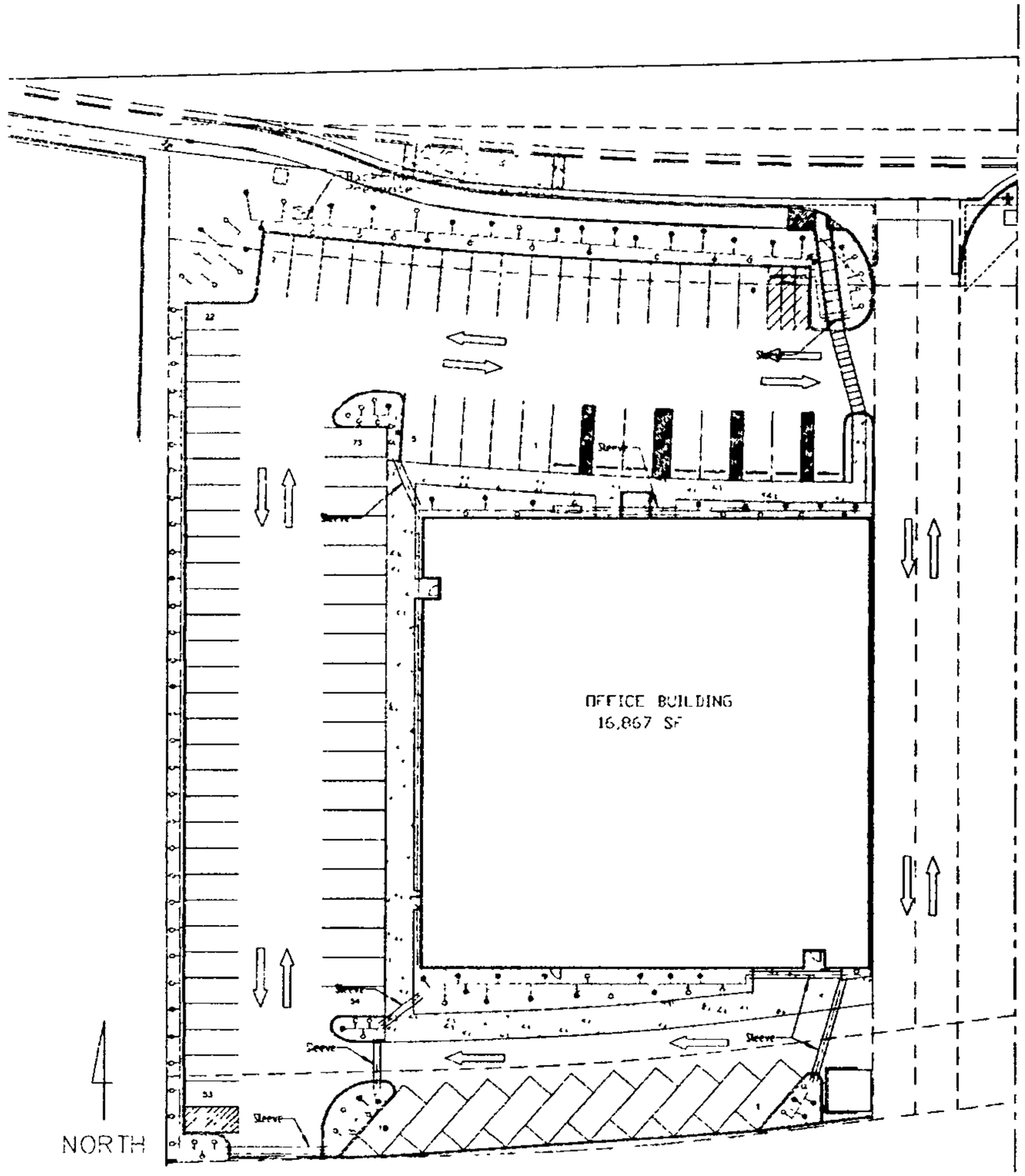
REDUCED PRESSURE & BACKFLOW PREVENTER ASSEMBLY

PLANT SCHEDULE

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED	NATURE	CONDITION	REMARK	AREA COVERAGE

PLANT SCHEDULE

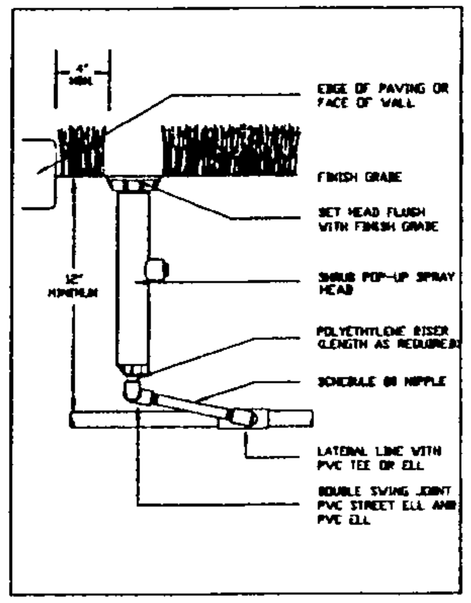
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	INSTALLED	NATURE	CONDITION	REMARK	AREA COVERAGE



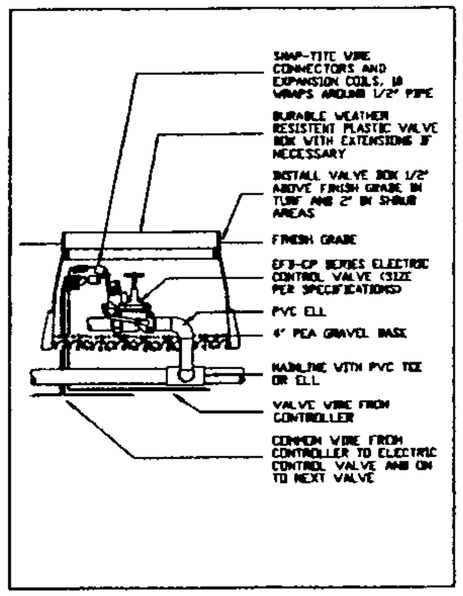
DRB IRRIGATION PLAN FOR BUILDING PERMIT

SCALE 120

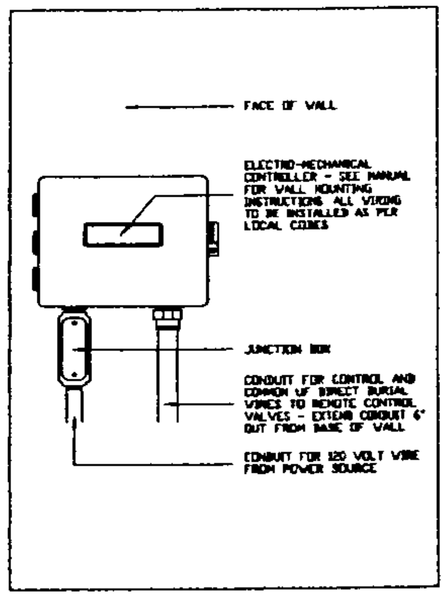
0 10 20 40 60



SHRUB HEAD POP-UP



EFB-CP CONTROL VALVE



CONTROLLER - WALL MOUNT

LEGEND

- Rainbird 1 1/2" PEB Series Control Valve
- Drip Emitter, Approximate Location
- 1 1/2" Reduced Pressure Assembly in Hot Box
- Rainbird Controller Wall Mount

GENERAL NOTES

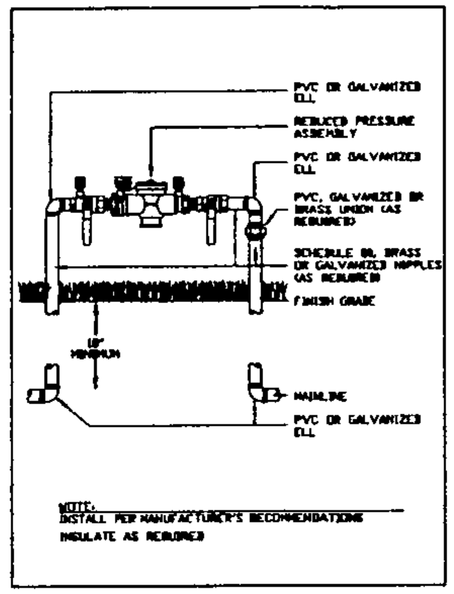
A The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction

B Locate all emitters away from low spots or areas of drainage flow

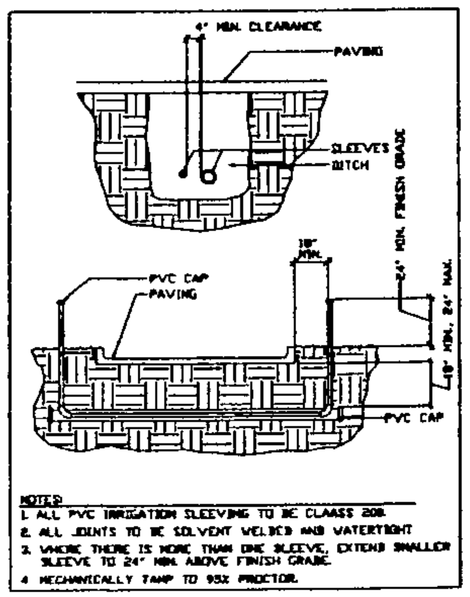
C 24V Electric control wire (#14G) and Common Ground (#12G) shall be direct burial, color coded, and all splices/connections shall be waterproofed. Provide expansion coils at all valves and 20' on center Maximum

D All pipe/wiring running beneath paved surfaces (drives, walks, etc.) shall be installed in Class 160 PVC sleeves. Sleeves shall be sized so that the inside diameter of the sleeve is 1" greater than the combined outer diameter of all items installed in the sleeve

E The contractor shall fine tune and adjust the irrigation system so that no water will run onto the street, walks or hit any buildings, walks, etc. This shall include adjusting all emitters



REDUCED PRESSURE & BACKFLOW PREVENTER ASSEMBLY



IRRIGATION SLEEVING

JOB NO.	
DATE:	1 MAY 2008
REVISIONS	
	04 JUNE 2008
	02 JULY 2008
	09 JULY 2008
	09 OCTOBER 2008

Sheet Title: DRB IRRIGATION PLAN FOR BUILDING PERMIT

Drawn By: MDM,AIA, S.A. Checked By: T. OTT

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MICHAEL DEL MARTINO / ARCHITECT
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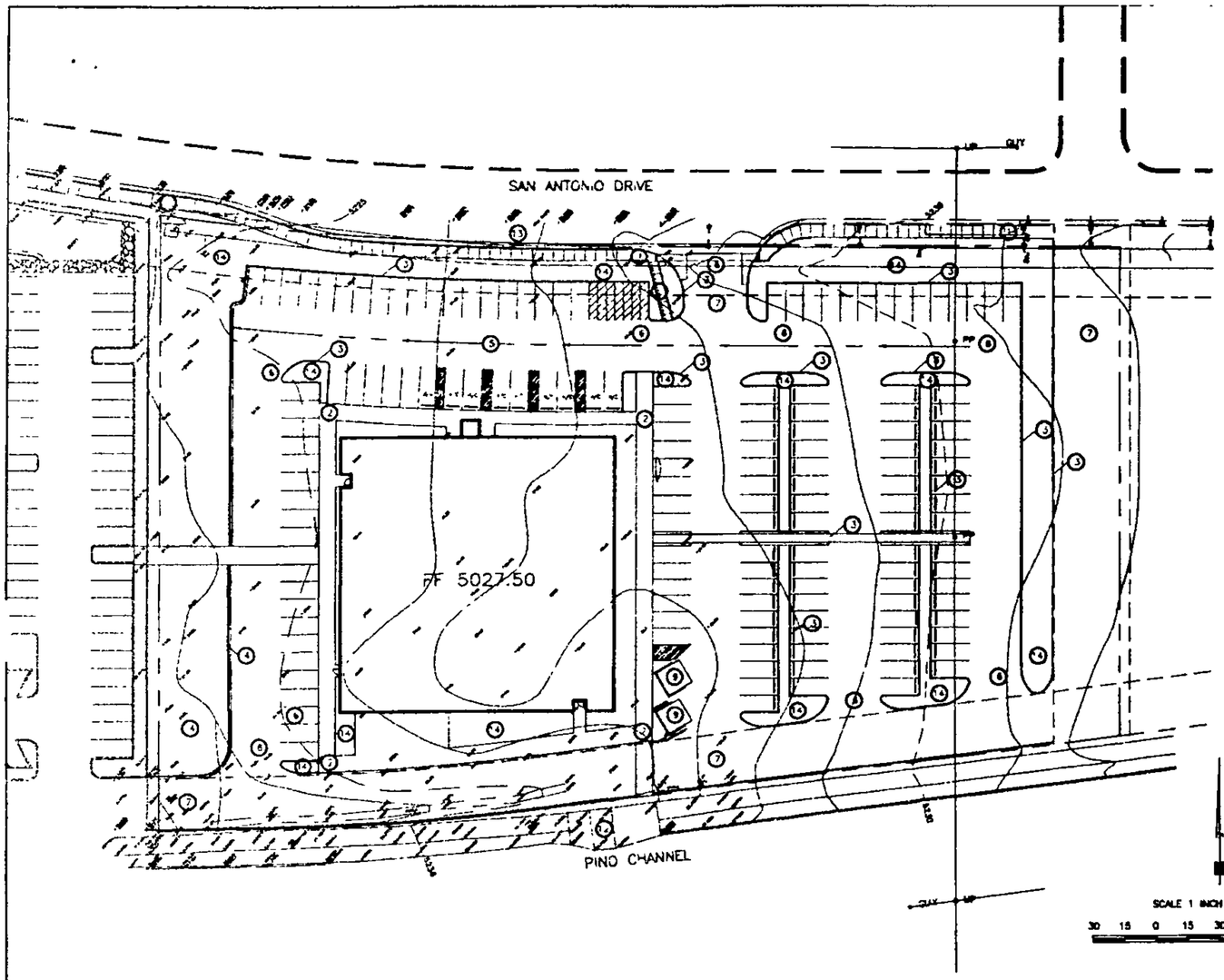
ALBUQUERQUE, NEW MEXICO 87120

Project Name: STATE ENGINEERING ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.

DRB IP



LEGAL DESCRIPTION

LOTS 2 & 3, JJ SUBDIVISION

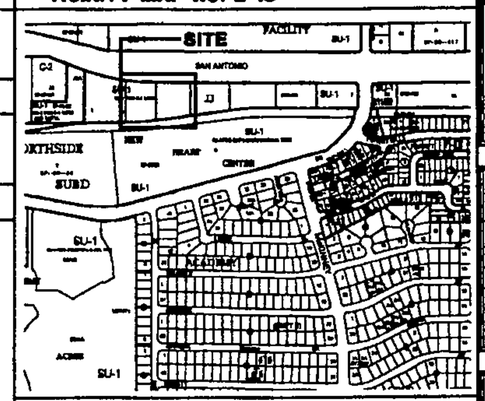
PERMANENT BENCHMARK

ACS 18-E16 ELEVATION 5058.886 (NGVD 1929)

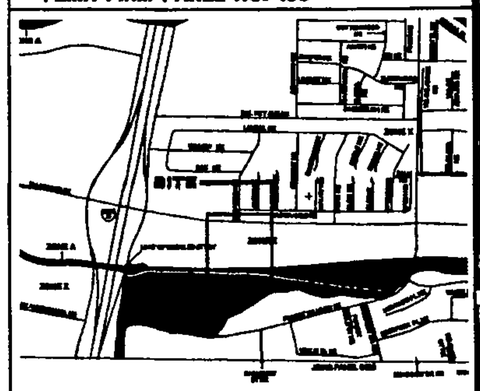
KEYED NOTES

1. SIDEWALK. SEE DETAIL SHEET CD
2. TURNDOWN SIDEWALK. SEE DETAIL SHEET CD
3. HEADER CURB. SEE DETAIL SHEET CD.
4. CURB AND GUTTER. SEE DETAIL SHEET CD.
5. ASPHALT SWALE.
6. ASPHALT PAVEMENT – LIGHT DUTY. SEE DETAIL SHEET CD.
7. ASPHALT PAVEMENT – HEAVY DUTY (HATCHED AREA) SEE DETAIL SHEET CD
8. 30 FOOT WIDE PRIVATE ENTRANCE DETAIL. SEE COA STD DWG 2426.
9. REFUSE ENCLOSURE.
10. DELETE
11. DELETE
12. EXISTING SIDE INLET TO PINO CHANNEL. EXTEND CONCRETE TO PROPERTY LINE. SEE DETAIL SHEET CD.
13. NEW DECELERATION LANE, CURB & GUTTER AND SIDEWALK PER CITY PROJECT NO XXXX.
14. LANDSCAPE

VICINITY MAP NO. E-18



FEMA FIRM PANEL NO. 139



LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS MATER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT
	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	RECORD SPOT ELEVATION

DRAINAGE NOTES

1. THE SITE IS LOCATED IN CITY OF ALBUQUERQUE RAINFALL ZONE 3.

2. OFFSITE FLOWS WILL BE INTERCEPTED BY THE ACCESS DRIVE AT THE EAST PROPERTY LINE AND ROUTED SOUTH AND WEST VIA A PARKING LOT SWALE IN AN EXISTING DRAINAGE EASEMENT TO AN EXISTING SIDE INLET IN THE PINO CHANNEL NEAR THE SOUTHEAST CORNER OF THE PROPOSED BUILDING

3. ONSITE FLOWS GENERATED EAST OF THE MAIN ENTRY DRIVE WILL BE DIRECTED TO THE PINO CHANNEL VIA THE EXISTING SIDE INLET DESCRIBED ABOVE. ONSITE FLOWS GENERATED WEST OF THE MAIN ENTRY DRIVE WILL BE DIRECTED TO THE PINO CHANNEL VIA A NEW SIDE INLET AT THE SOUTHWEST CORNER OF LOT 1

4. THE NEW SIDE INLET TO THE PINO CHANNEL AT THE SOUTHWEST CORNER OF LOT 1 SHALL BE CONSTRUCTED WITH THIS PROJECT

5. THE PROJECT IS IN EXCESS OF ONE ACRE AND A SWPPP WILL BE REQUIRED.

GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES

EROSION CONTROL NOTES

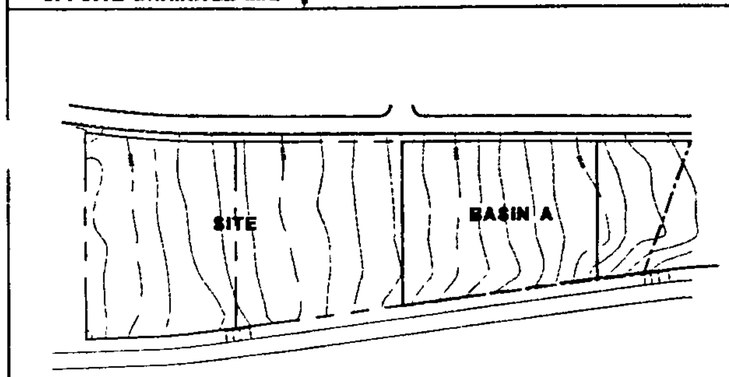
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN

2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET

3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION

OFFSITE DRAINAGE MAP

SCALE 1" = 100



DRAINAGE DATA

CONDITION	SOIL TYPE	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
		year	(table 4)	sq. ft.	in. (table 8)	cfs/acre (table 9)	cu. ft.	cfs
EXISTING	B	10	A	0	0.10	2.54	0	0.00
			B	123286	0.35	1.19	3000	3.37
			C	0	0.62	2	0	0.00
			D	0	1.5	3.30	0	0.00
			TOTAL	123286			3000	3.37
		100	A	0	0.80	1.87	0	0.00
			B	123286	0.82	2.8	8482	7.38
			C	0	1.20	3.45	0	0.00
			D	0	2.36	5.82	0	0.00
			TOTAL	123286			8482	7.38
DEVELOPED	B	10	A	0	0.10	2.54	0	0.00
			B	23000	0.35	1.19	801	0.80
			C	0	0.62	2	0	0.00
			D	100000	1.5	3.30	12574	7.80
			TOTAL	123286			13000	8.60
		100	A	0	0.80	1.87	0	0.00
			B	23000	0.82	2.8	1748	1.30
			C	0	1.20	3.45	0	0.00
			D	100000	2.36	5.82	19783	11.80
			TOTAL	123286			21523	12.90
	A	100	A	0	0.80	1.87	0	0.00
			B(10%)	7300	0.82	2.8	564	0.44
			C	0	1.20	3.45	0	0.00
			D(90%)	66271	2.36	5.82	13033	7.64
			TOTAL	73634			13600	8.00

DATE 30 JUNE, 2006

REVISIONS

Sheet Title: CONCEPTUAL GRADING PLAN

Drawn By: MCTD Checked By: JJB

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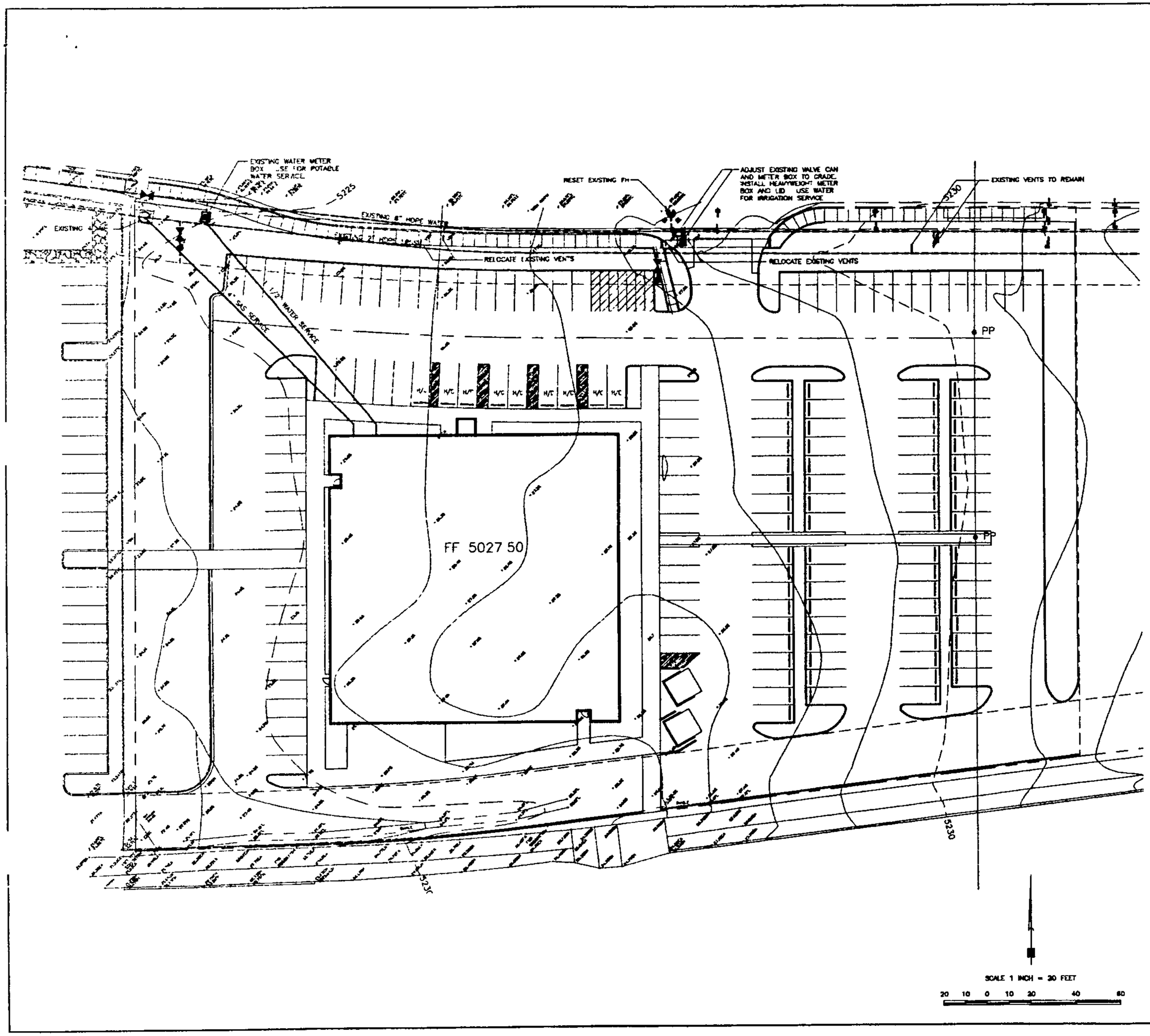
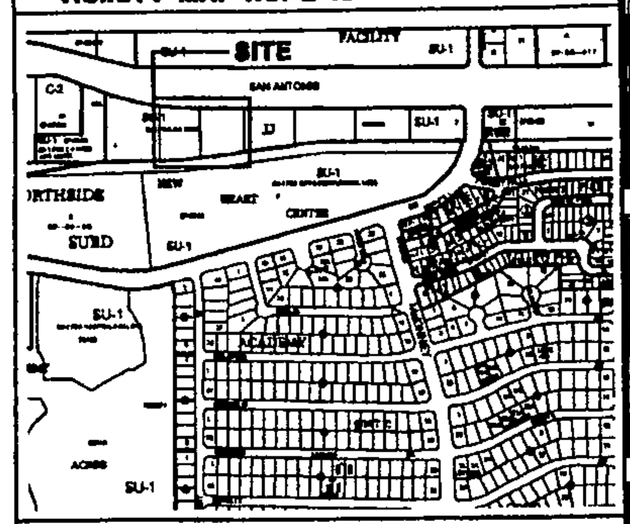
(505)823-1344

Project Name: NEW MEXICO OFFICE OF THE STATE ENGINEER ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.



VICINITY MAP NO. E-18



LEGAL DESCRIPTION

LOTS 2 & 3, JJ SUBDIVISION

PERMANENT BENCHMARK

ACS 18–E18 ELEVATION 5058.868 (NGVD 1929)

UTILITY NOTES

1. WATER, SANITARY SEWER, STORM DRAIN, POWER, GAS AND COMMUNICATIONS ARE AVAILABLE TO THE SITE AT ITS BOUNDARY OR IN A SHORT DISTANCE WITHIN THE SUBDIVISION BOUNDARY. NO OFFSITE (OUTSIDE THE SUBDIVISION BOUNDARY) CONSTRUCTION WILL BE REQUIRED.

2. COORDINATION OF FACILITY CONSTRUCTION MAY BE MADE THROUGH THE FOLLOWING:

WATER AND SANITARY SEWER – ABCWUA
POWER AND GAS – PUBLIC SERVICE CO. OF NEW MEXICO
TELEPHONE – QWEST
CABLE – COMCAST

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS MATER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
●XX.XX	PROPOSED SPOT ELEVATION
~~XX.XX~~ XX.XX	RECORD SPOT ELEVATION

DATE: 16 JUNE, 2006

REVISIONS

Sheet Title: CONCEPTUAL UTILITY PLAN

Drawn By: BEN Checked By: JB

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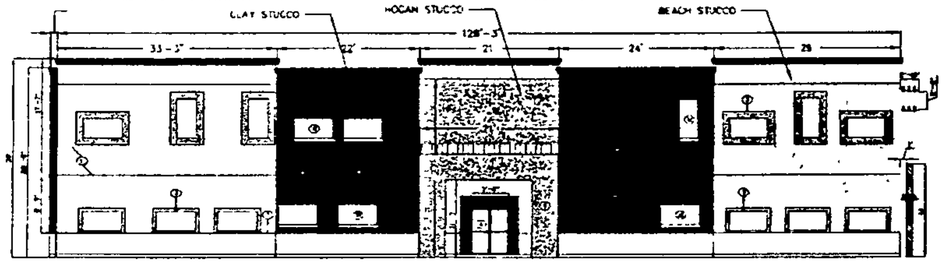
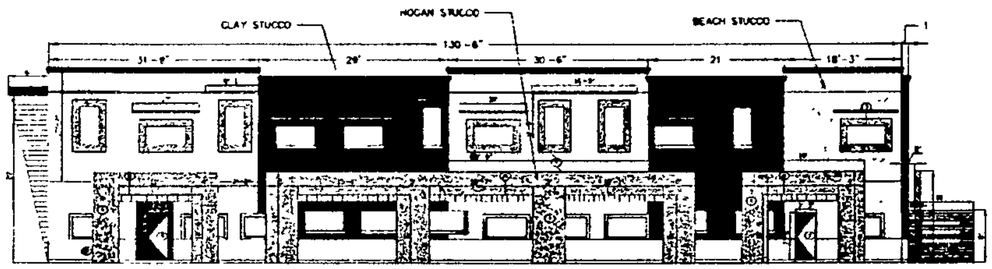
Project Name: NEW MEXICO OFFICE OF THE STATE ENGINEER ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.



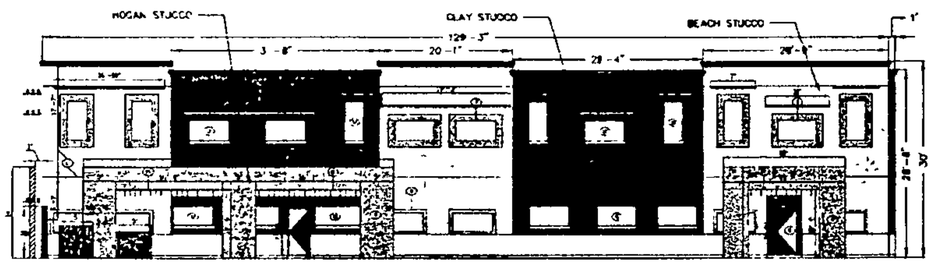
NORTH ELEVATION

Scale 3/32"=1'-0"



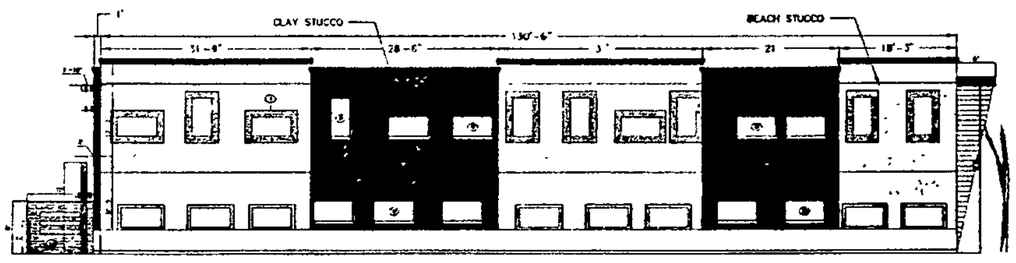
WEST ELEVATION

Scale 3/32"=1'-0"



SOUTH ELEVATION

Scale 3/32"=1'-0"



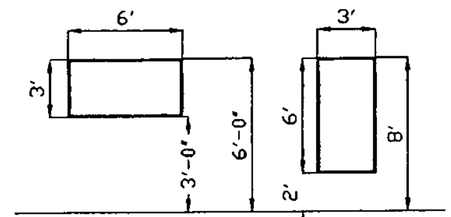
EAST ELEVATION

Scale 3/32"=1'-0"

KEYED NOTES

1. 2 COAT STUCCO SYSTEM; BEACH, CLAY, & HOGAN
2. EXPANSION JOINT, STUCCO THICKNESS
3. DOUBLE PANE GLAZING ALUMINUM FRAME WINDOW, WHITE
4. SHADING WALLS
5. HOLLOW METAL DOOR, TAN
6. 2 SETS OF ALUMINUM STORE FRONT AUTOMATIC SLIDING DOOR, WHITE
7. STONE FACE NATURAL BROWN STONE
8. FRONT ENTRANCE CANOPY
9. WALL MOUNTED AGENCY SIGNAGE, NOT LIGHTING
10. EXTERIOR WINDOW AWNINGS, METAL, TAN
11. AGENCY SIGNAGE
12. RECESSED WINDOWS
13. PATIO SCREENING WALLS

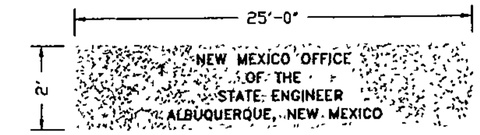
"THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE."



TYPICAL – ALUMINUM STORE FRONT WINDOW WITH MULLIONS
1/2" FIXED, 1 3/4" x 5 3/4" FRAME GLAZED W/INTED INSULATED DOUBLE PANE
PROVIDE VENTIAN BLINDS FOR ALL WINDOWS

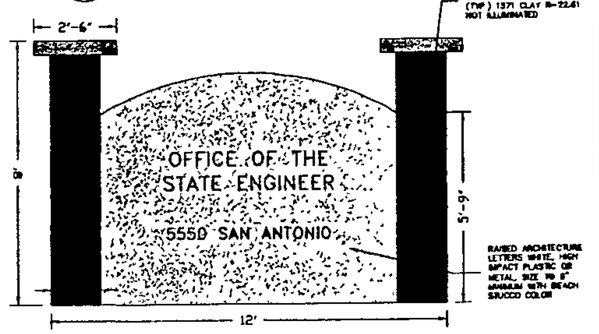
GENERAL NOTES

1. GLAZING CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. U – VALUE WINTER NIGHT U=0.49 R=2.04
3. U – VALUE SUMMER DAY, U=0.57 R=1.75.
4. TOTAL SQUARE FOOT FOR EACH WINDOW IS 18.
5. STUCCO: EL NEY ACRYLIC FINISH – CLASSIQUE
   R-VALUE CLAY 1571, LRV=22.81
   R-VALUE VEGA 21.31 LRV=21.31
   OR EQUIVALENT
6. ALL CANOPIES TOPS AT 4'-0" BELOW PARAPET
7. AGENCY BUILDING SIGN FACE AREA NOT TO EXCEED 60 SF



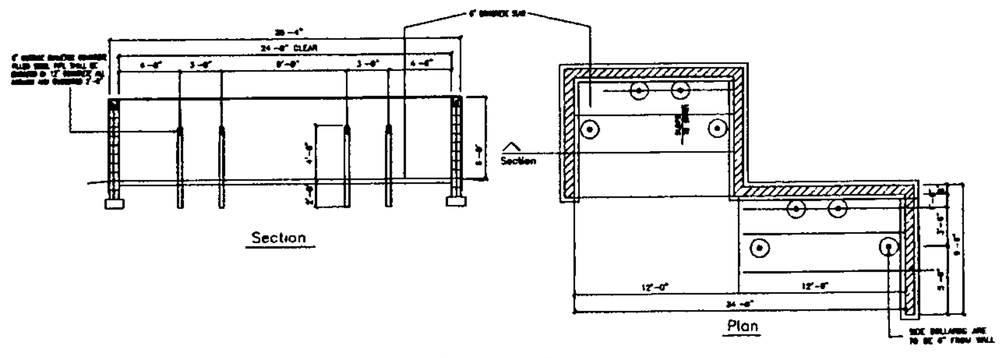
9 TYPICAL WALL MOUNT SIGN

SCALE: NTS



SIGN SF = 41.4 SF

11 SEE ECP SP NOTE 5 FOR LOCATION OF SIGNAGE
SIGN WILL BE PERPENDICULAR TO SAN ANTONIO DR



Refuse & Recycling Enclosure Details

SCALE: NTS

JOB NO	
DATE	1 MAY 2008
REVISIONS	
	04 JUNE 2008
	02 JULY 2008
	08 JULY 2008
	07 OCTOBER 2008

Sheet Title: DRB ELEVATIONS FOR BUILDING PERMIT

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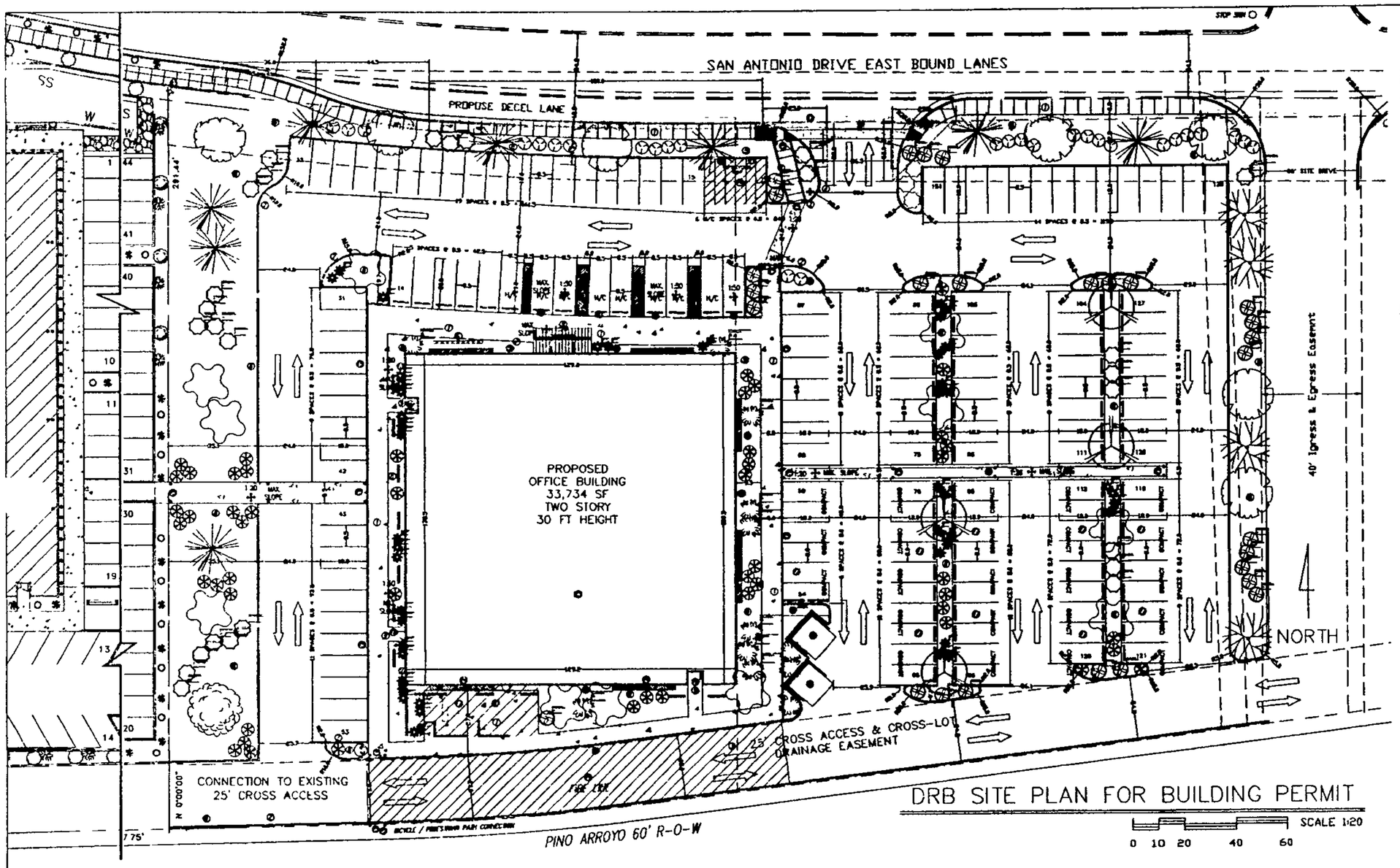
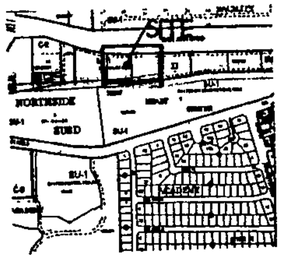
Project Name: STATE ENGINEERING ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO

DRB ELEV





VICINITY MAP

N.T.S.

KEYED NOTES:

1. NEW CONCRETE SIDEWALK & WALK WAYS
2. NEW CONCRETE CURB & GUTTER
3. REMOVE LOT LINE
4. NEW FIRE HYDRANT LOCATION
5. AGENCY SIGN TO BE SUBMITTED TO THE CITY FOR APPROVAL, SEE DRB ELEV SHEET FOR DETAIL SIGN WILL BE PERPENDICULAR TO SAN ANTONIO.
6. BICYCLE RACK, MINIMUM 8 SPACES
7. FLAG POLE
8. LANDSCAPED AREA, XERISCAPE WITH IRRIGATION SYSTEM
9. SECURITY LIGHTING AT ALL ENTRANCES
10. EXTERIOR BUILDING LIGHTING PER NEW MEXICO NIGHT SKY PROTECTION ACT AND WITH FULL-SHIELDED FIXTURES BY PHOTO CELL
11. DRIVEWAY PER CITY OF ALBUQUERQUE STANDARDS
12. EXISTING FIRE HYDRANT, TO BE RELOCATED
13. EXISTING FIRE HYDRANT
14. MOTORCYCLE PARKING WITH SIGNAGE PER COA CODE
15. NEW CONCRETE CURB AROUND THE PERIMETER OF THE WALKWAYS THAT SURROUNDS THE BUILDING
16. CYPHER LOCK ON ENTRANCE
17. EMPLOYEE PATIO WITH 25% COVERAGE, WOOD TRUSSES AND COLORED SHEET METAL TO MATCH THE COLOR OF THE WINDOW AWNINGS PATIO FURNITURE, TRASH RECEPTACLES, PICNIC TABLE & BBQ PIT
18. DUMPSTER ENCLOSURE, TO MATCH THE COLOR OF THE BUILDIG PER CITY OF ALBUQUERQUE STANDARDS
19. PROPOSED RECYCLE AREA, PER CITY OF ALBUQUERQUE STANDARDS
20. HANDICAP SIGNAGE LOCATION
21. MOTORCYCLE SIGNAGE LOCATION
22. PINO ARROYO BICYCLE & PEDESTRIAN TRAIL
23. ROOF TOP COLOR AND MATERIAL WILL BE NON-REFLECTIVE
24. LANDFILL GAS VENTING SYSTEM IN WALL SYSTEM
25. BOLLARD LIGHTING AT ALL CROSSWALK LOCATIONS
26. NO PARKING AREA LIGHTING, NO PUBLIC USE AFTER 5 PM ANTICIPATED
27. ALL COMPACT SPACES TO BE LABELED ON PAVEMENT
28. SHADING WALLS
29. STRIPED FIRE LANE, NO PARKING PER FIRE MARSHALL
30. KNOX BOX LOCATION PER FIRE MARSHALL

GENERAL NOTES

LEGAL DESCRIPTION: LOT 7, M SUBDIVISION
CITY OF ALBUQUERQUE, NEW MEXICO
COUNTY OF BERNALILLO

PROPOSED USE: STATE OF NEW MEXICO, OFFICE BUILDING
TWO STORY HEIGHT 30 FT 0 INCH

ZONING: SU-1/C-1

U.S.: ALL UTILITIES ARE AVAILABLE AT THE PROPERTY BOUNDARY LINES.

REGULAR: REQUIRED PER COA DIMS. FIRST FLOOR: 16,867 SF. NET LEASABLE SF = 84 SPACES
SECOND FLOOR: 16,867 SF NET LEASABLE SF = 37 SPACES
141 TOTAL REQ.
PROVIDED: 151 TOTAL SPACES (INC. 4 COMPACT, 3 HANDICAP)
(SEE SP SPACES ARE FOR COMPACT CARS)

PARKING HANDICAP: REQUIRED PER DIMS. BASIC: 5 SPACES (with 101 to 300 reg. parking spaces)
PROVIDED: 6 SPACES, 1 VAN ACCESSIBLE

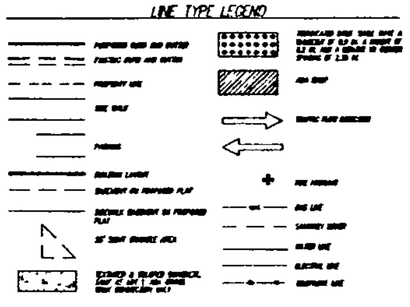
PARKING MOTORCYCLE: REQUIRED PER DIMS. BASIC: 7 SPACES (with 101 to 300 reg. parking spaces)
PROVIDED: 7 SPACES

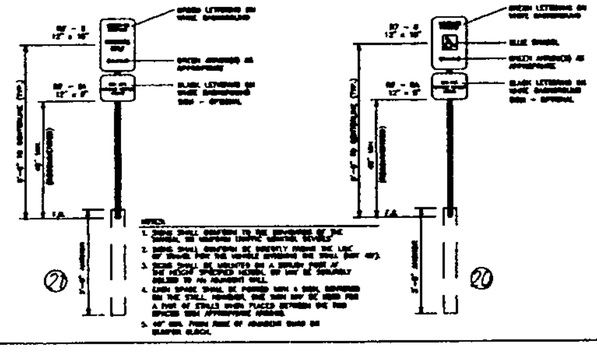
BICYCLE RACKS: REQUIRED PER DIMS. BASIC: 8 SPACES (with 101 to 300 reg. parking spaces)
PROVIDED: 8 SPACES

ADA NOTE: THERE ARE NO FIRE HYDRANTS, ELEVATION-ABLE OR OTHER OBSTRUCTIONS WHICH WHICH ARE IN ADA PATHWAYS OR WOULD IMPEDE ADA PATHWAYS.

PHASING: THERE WILL BE NO PHASING PLAN IN THIS PROJECT

LINE TYPE LEGEND





"THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE."

JOB NO.

DATE: 1 MAY 2008

REVISIONS
04 JUNE 2008
02 JULY 2008
09 JULY 2008
08 OCTOBER 2008

Sheet Title: DRB TRAFFIC CIRCULATION LAYOUT FOR BUILDING PERMIT

Drawn By: KENJAVA, S.A. Checked By: L.OTT

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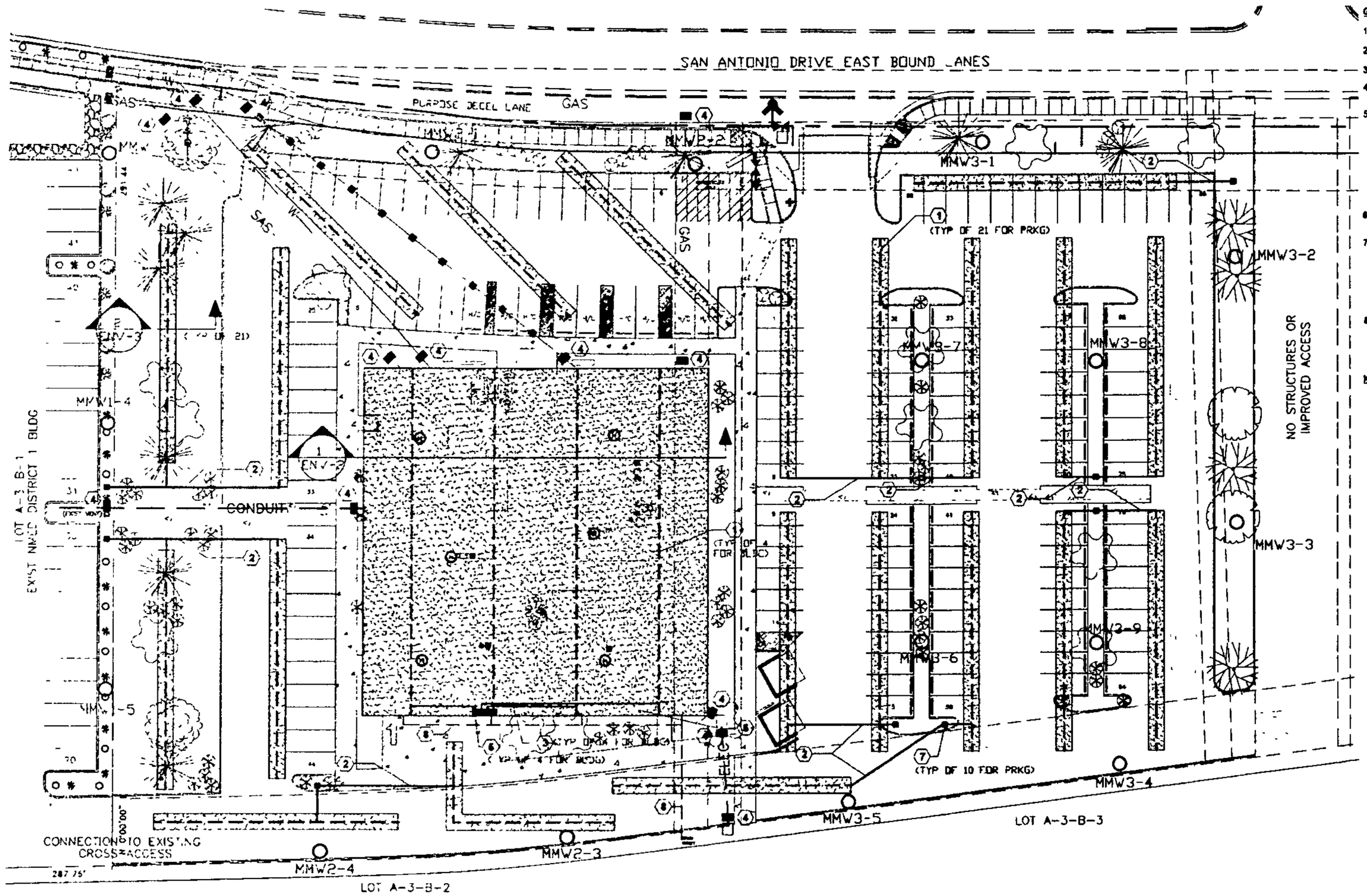
Project Name: STATE ENGINEERING ALBUQUERQUE BUILDING
ALBUQUERQUE, NEW MEXICO

SHEET NO.
DRB TCL



PLAN

N

20 0 20

Scale 1"=20'-0"

GENERAL NOTES

1. BASE SITE PLAN BY ISBS LLC - OWNER.
2. BASE FLOOR PLAN OF BUILDING PROVIDED BY OWNER.
3. LOCATIONS OF UTILITIES PROVIDED BY OWNER.
4. ALL PENETRATIONS THROUGH THE BASE LEVEL CONCRETE SHALL BE PER (4/ENV-2)
5. THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1,000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.
6. ALL PIPING AND FITTINGS FOR PARKING AND BUILDING VENT SYSTEMS TO BE GLUED AT CONNECTIONS
7. IN AREAS UNDERLAIN BY REFUSE (INCLUDES ALL AREAS WITHIN THE SITE BOUNDARIES), ONLY NATIVE DROUGHT-TOLERANT PLANT SPECIES THAT DO NOT REQUIRE IRRIGATION SHALL BE PLANTED DIRECTLY IN TO THE GROUND. LAWNS REQUIRING IRRIGATION SHALL NOT BE USED. SHADE TREES SHALL BE PLACED IN SEALED-BOTTOM PLANTERS PER (1/ENV-2) OR (2/ENV-2)
8. SANITARY SEWER (SAS), WATER, AND GAS UTILITY LINES OVERLYING BURIED WASTE SHALL INCORPORATE FLEXIBLE COUPLINGS AT JOINTS, COUPLINGS TO BE APPROVED BY LFG ENGINEER.

KEYED NOTES

1. 6" DIA PERFORATED SCH 40 PVC LFG VENT PIPE
2. 6" DIA SOLID SCH 40 PVC LFG VENT PIPE FOR PARKING AREA VENT SYSTEM. USE FITINGS AS NECESSARY TO CONNECT PERFORATED PIPE TO SOLID PIPE AND TURBINE VENT
3. 6" DIA SOLID SCH 40 PVC LFG VENT PIPE FOR BUILDING VENT SYSTEM. USE FITTINGS AS NECESSARY TO CONNECT PERFORATED PIPE TO SOLID PIPE. VENT PIPE RISERS TO BE INSTALLED INSIDE THICKENED SECTION OF EXTERIOR WALL TO TURBINE VENTS MOUNTED ON THE ROOF
4. UTILITY TRENCH BENTONITE PLUG AND VENT (SEE (4/ENV-2)).
5. TURBINE VENTILATION FAN (SEE SHEET ENV.2 SECTION A, KEYED NOTE 4).
6. VENTING LAYER TO EXTEND BENEATH ENTIRE BUILDING FOOTPRINT (SEE (4/ENV-2) FOR TYPICAL SECTION)
7. LFG VENTING LAYER OUTLET FOR PARKING AREAS (SEE (1/ENV-2)) NOTE: UP TO 3 OUTLETS FOR INDIVIDUAL VENTING LAYERS FOR PARKING AREAS MAY BE MANIFOLDED INTO A SINGLE OUTLET AT THE DISCRETION OF THE OWNER
8. BURIED DRAINAGE PIPE FROM ROOF DRAINS

LEGEND

- TURBINE VENTILATION FAN MODEL BEB-12 OR BIB-12 (LOMANCO INC. 1-800-843-5596) OR APPROVED ALTERNATE. SEE SHEET ENV-2 FOR DETAIL
- (M) METHANE SENSORS (6) BY CEA INSTRUMENTS, INC. (1-201-867-5660), SERIES "U", OR APPROVED ALTERNATE. SENSORS TO BE PLACED ALONG BASEBOARD APPROXIMATELY AT LOCATION SHOWN ON DRAWING. SENSOR RESPONSE SHALL BE AS DESCRIBED IN OPERATIONS, MAINTENANCE AND MONITORING PLAN (OMMP). SENSORS SHALL BE LINKED DIRECTLY TO ALARMED DATA LOGGER AS DESCRIBED IN OMMP
- MMW2-4 — PROPOSED PERMITER METHANE MONITORING WELL AND NUMBER. MONITORING WELL LOCATIONS MAY BE ADJUSTED SLIGHTLY TO ACCOMODATE SITE FEATURES (SEE (4/ENV-2) FOR TYPICAL SECTION).
- MMW1-5 — EXISTING PERMITER METHANE MONITORING WELL AND NUMBER FOR ADJACENT NAMED BUILDING WEST OF STATE ENGINEER BUILDING.

LARRY M. COOKS NEW MEXICO 19142 REGISTERED PROFESSIONAL ENGINEER

JOB NO. 07-18
DATE 08 Aug 08
REVISIONS

TIM OTT / DEVELOPER
PO BOX 50006
ALBUQUERQUE, NM 87106
(505) 889-4275

MICHAEL DEL MASTRO / ARCHITECT
7500 BULLOCH RD, NE (505) 828-1000
ALBUQUERQUE, NEW MEXICO 87109

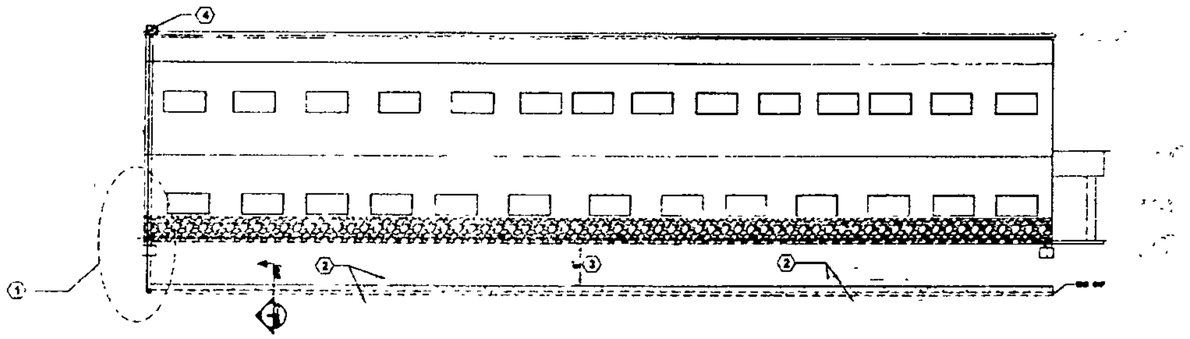
OFFICE OF THE STATE ENGINEER BUILDING

ENV-1 LFG ABATEMENT SYSTEM PLAN

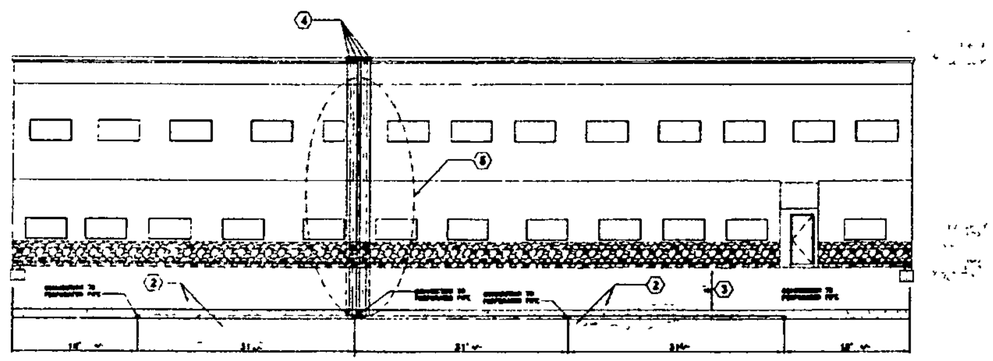
ISBS LLC

Date 08 AUG 08 | Drawn By LMC | Drawing File C:\Projects\NET-IS\ISBS\ISBS\ENV-1.dwg

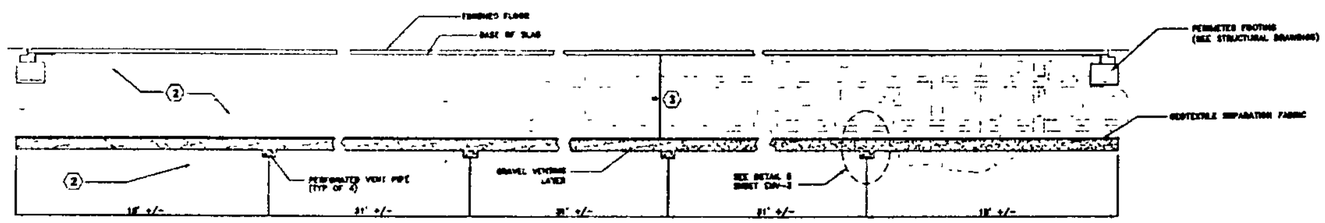
LAWRENCE EARTH ENGINEERING
4500 Glenwood Hills NE
Albuquerque NM 87111
Phone 505-294-7227 Fax 505-294-7112



EAST ELEVATION
Scale 1" = 10'



SOUTH ELEVATION
Scale 1" = 10'



1
SECTION A
Scale 1" = 5'

GENERAL NOTES

1 ELEVATION BASE BY ISBS LLC - OWNER

2. ALL PENETRATIONS THROUGH THE BASE LEVEL CONCRETE SHALL BE PER (1)

3 ALL PIPING AND FITTINGS FOR PARKING AND BUILDING VENT SYSTEM TO BE GLUED AT CONNECTIONS

KEYED NOTES

(1) USE FITTINGS AS REQUIRED TO CONNECT 6" PVC RISER PIPES TO 6" PVC PERFORATED VENT PIPES RISERS TO PENETRATE CONCRETE FOOTING AND STEMWALL PENETRATIONS THROUGH FOOTINGS AND STEMWALL SHALL BE SEALED SIMILAR TO (1) STRUCTURAL ENGINEER TO VERIFY INTEGRITY OF FOOTING AND STEMWALL AT PENETRATIONS

(2) PLACE AND COMPACT FILL IN ACCORDANCE WITH SOILS REPORT SOILS TO BE COMPACTED TO REQUIRED DENSITY AT 0 TO 2 PERCENT ABOVE OPTIMUM MOISUTRE CONTENT BETWEEN BASE OF WASTE EXCAVATION AND BASE OF VENTING LAYER, AND BETWEEN TOP OF VENTING LAYER AND BASE OF SLAB

(3) 6' SEPARATION DISTANCE BETWEEN BASE OF SLAB AND TOP OF GRAVEL VENTING LAYER (GEOTEXTILE SEPARATION FABRIC)

(4) TURBINE VENTILATION FAN MODEL BEB-12 OR BIB-12 (LOMANCO INC 1-800-643-5596) OR APPROVED ALTERNATE TOP OF VENTILATION FANS TO STICK UP MINIMUM OF 6 INCHES ABOVE TOP OF PARAPET VENTILATION FANS TO BE SPACED MINIMUM OF 6 INCHES APART (EDGE TO EDGE). SEE SHEET A-18 FOR ROOF VENT DETIALS

(5) RISER PIPES INSIDE CHASE OR WALL SHALL BE PROTECTED FROM PUNCTURE BY NAILS OR SCREWS BY COVERING RISERS WITH MINIMUM 12 GAGE GALVANIZED METAL SHEETING ALSO REFER TO (1) . SEE SHEET A-18 FOR ROOF VENT DETIALS

LARRY H COOKS
NEW MEXICO
10142
REGISTERED
PROFESSIONAL ENGINEER

JOB No:	07-18
DATE:	08 Aug 08
REVISIONS	
1	

TM CITY / DEVELOPER
PO BOX [illegible]
ALBUQUERQUE, NM [illegible]
(505) 299-[illegible]

MICHAEL DEL MANTRO / ARCHITECT
[illegible]
ALBUQUERQUE, NEW MEXICO [illegible]

OFFICE OF THE STATE ENGINEER BUILDING

ENV- 2 LFG ABATEMENT SYSTEM ELEVATIONS AND SECTION A

ISBS LLC

Date:	08 AUG 08
Drawn By:	LJEC
Drawing File:	[illegible]

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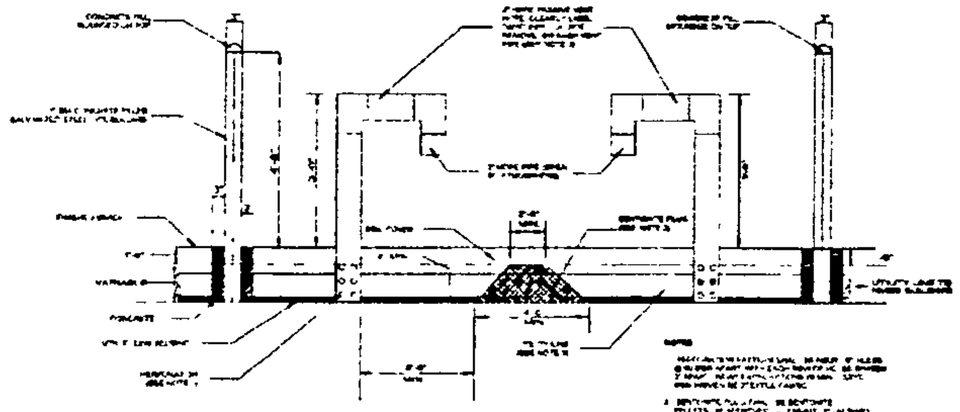
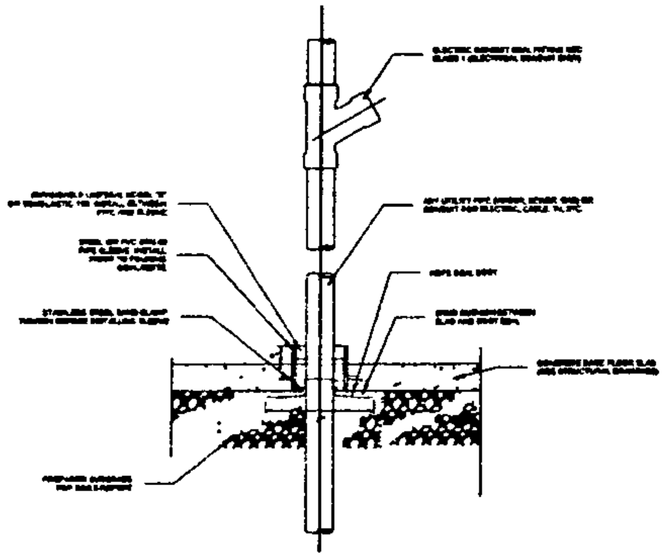
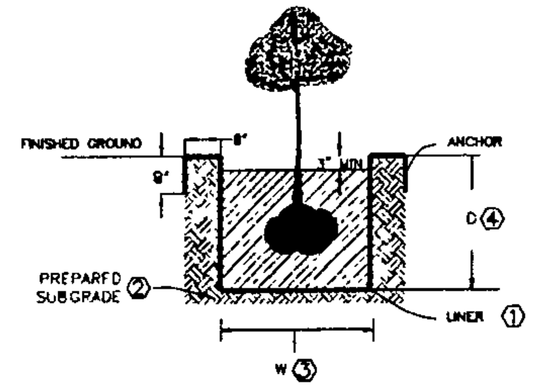
4500 Glenwood Hills NE
Albuquerque, NM 87111
Phone 505-294-7227 Fax 505-294-7712



1 BENTONITE PLUG AND VENT FOR UTILITY LINE (TYP)
NTS



4 UTILITY PIPE PENETRATION - SLAB OR FOOTING (TYP)
NTS



7 LINED TREE PLANTER DETIAL - OPTION B
NTS

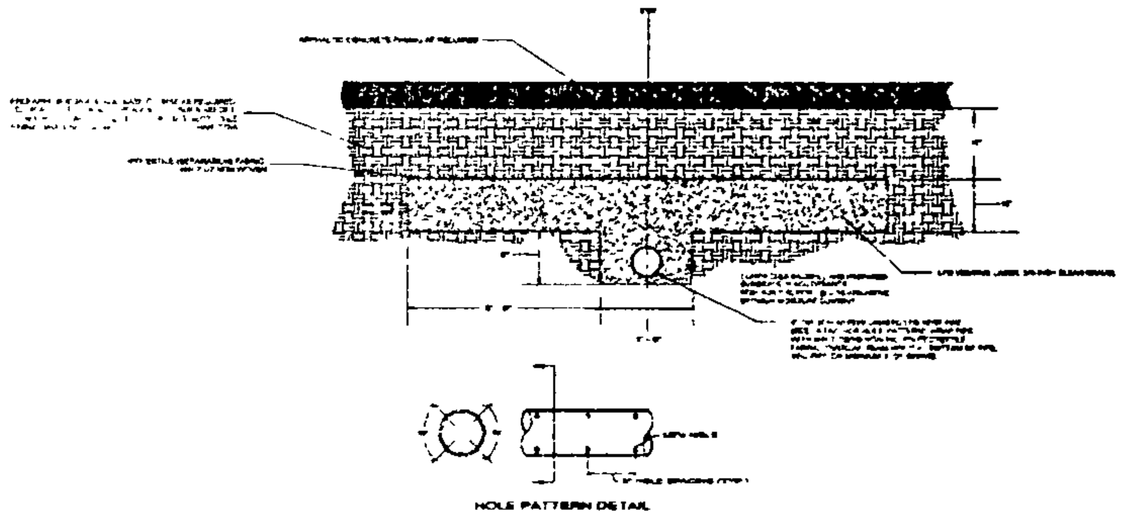
NOTES:

1 - PLANTER LINER: 45-mil THICK EPDM. NO SEAMS INSIDE PLANTER. PREPARE SIDES OF EXCAVATION PRIOR TO PLACEMENT OF LINER BY REMOVING ALL SHARP OR PUNCTURING OBJECTS SUCH AS ROCKS, ROOTS, STICKS, DEBRIS, OR OTHER OBJECTS THAT COULD PUNCTURE LINER.

2 - PREPARE SUBGRADE BENEATH LINER BY COMPACTING UPPER 12" TO MIN 90% STD PROCTOR DENSITY. REMOVE ALL SHARP OBJECTS IN UPPER 6" AS IN 1 ABOVE OR PLACE 4" SAND CUSHION BETWEEN PREPARED SUBGRADE AND LINER (SAND CUSHION SHALL BE CLEAN SILICA SAND OR ROUNDED PEA GRAVEL).

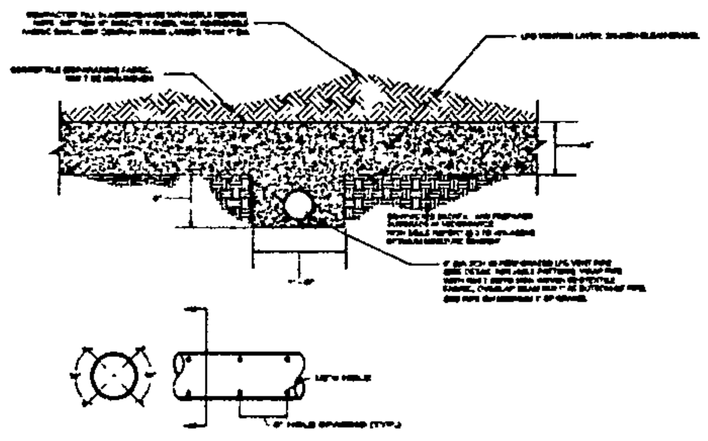
3 - PLANTER WIDTH IS DETERMINED BY LANDSCAPE CONTRACTOR/ PROFESSIONAL, BUT NOT TO EXCEED 72 INCHES.

4 - PLANTER DEPTH AS DETERMINED BY LANDSCAPE CONTRACTOR/ PROFESSIONAL, BUT NOT TO EXCEED 36 INCHES.



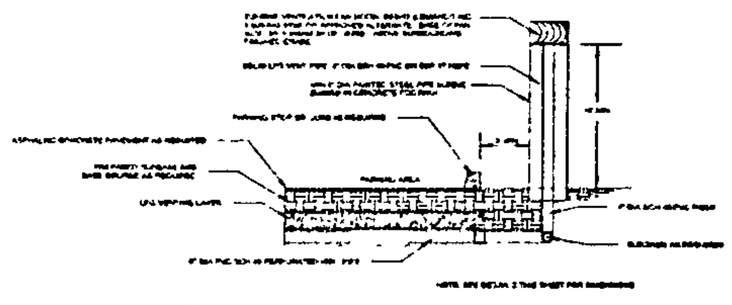
HOLE PATTERN DETAIL

2 LFG VENTING LAYER DETAIL FOR PARKING AREAS (TYP)
NTS

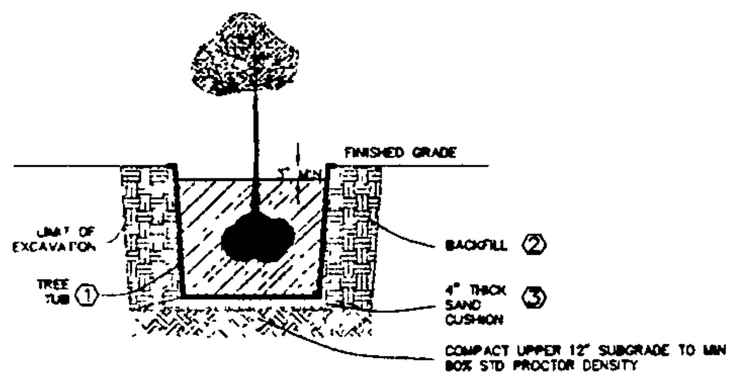


HOLE PATTERN DETAIL

6 LFG VENTING LAYER DETAIL FOR BUILDING (TYP)
NTS



3 LFG VENTING LAYER OUTLET DETAIL FOR PARKING AREAS (TYP)
NTS



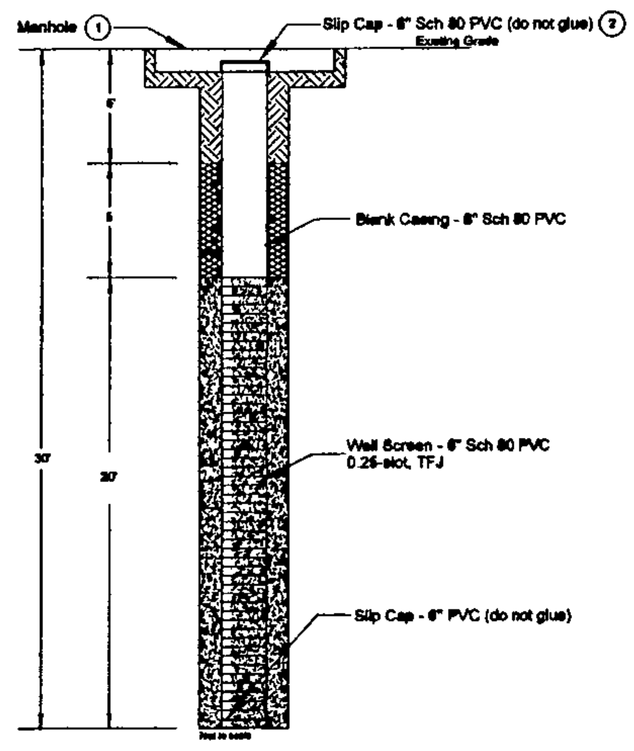
8 LINED TREE PLANTER DETIAL - OPTION A
NTS

NOTES:

1 - BIO PLANTERS INC (1-866-383-3298) OR APPROVED EQUAL. SIZE TO BE DETERMINED BY LANDSCAPE CONTRACTOR / PROFESSIONAL.

2 - SELECT BACKFILL W/ NO ROCKS LARGER THAN 1" DIA. HAND TAMP BACKFILL FROM 6" LIFTS NO GREATER THAN 6" LOOSE. BACKFILLING SHALL NOT PROCEED AREAS OF FILLING INSIDE THE TREE TUB.

3 - CLEAN SILICA SAND OR ROUNDED PEA GRAVEL



LEGEND

- Clean soil backfill
- 1/4" bentonite pellets (hydrate w/ 2 gal water after placement in annulus)
- 1" to 1-1/2" clean gravel

NOTES

1 Manteen MM418XA12X12 (12" x 12") Manhole
Albuquerque Pipe (344-4646); Owner to supply keyed-alike locks

2 Owner to equip cap with quick-disconnect adapter Cole Parmer cat no A-6369-81

Blank well casing shall be 6" Sch 80 PVC TFJ
Borehole shall be minimum 24" diameter by drilling or trenching

6 PERIMETER METHANE WELL SCHEMATIC (TYP)
NTS

LARRY N. COONS
NEW MEXICO
18142
REGISTERED PROFESSIONAL ENGINEER

JOB NO:
DATE: 08 Aug 08
REVISIONS
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OFFICE OF THE STATE ENGINEER BUILDING

ENV- 3 LFG ABATEMENT SYSTEM DETAILS

2006 LLC

Drawing File: C:\Projects\07 11 0000 0000\07-2.dwg
Drawn By: LJBC
Date: 08 AUG 08

LAWRENCE EARTH ENGINEERING
4000 Glenwood Hills NE
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Phone 505-294-7227 Fax 505-294-7712

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

Date: July 25, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1002455**
08EPC-40045 SITE DEVELOPMENT - BUILDG PRMT
08EPC-40046 AMEND SITE DEVELOPMENT PLAN - SUBDVN

Timothy Ott
5620 Venice NE, Suite G
Albuq. NM 87113

LEGAL DESCRIPTION: for all or a portion of lots 2 & 3, subdivision JJ zoned SU-1 for C-1 located on SAN ANTONIO NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 2.75 acres. (E-18) Carol Toffaleti, Staff Planner

On July 24, 2008 the Environmental Planning Commission voted to approve Project 1002455/ 08EPC 40046, an Amendment to a Site Development Plan for Subdivision, for Lots 2 - 7, JJ Subdivision, zoned SU-1 for C-1 uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is to amend the site development plan for subdivision for Lots 2-7, JJ Subdivision approved by the EPC in 2006 (#1002455, 06EPC-01076, 10/19/2006, 06DRB-01648, 6/11/08). The subject site is located on the south side of San Antonio Dr. between I-25 and San Pedro Dr..

2. The request is accompanied by a site development plan for building permit for Lots 2 and 3 to construct an office building for lease to a New Mexico state agency (#1002455, 08EPC-40045).

3. The subject site is part of a 7-lot site development plan for subdivision (SDPS) of approximately 10 acres zoned SU-1 for C-1 uses, that was approved by the EPC in 2003 (#1002455, 03EPC-00147, 3/20/2003, signed off by DRB on 10/29/03). In conjunction with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (#1002455, 03EPC-00148, 3/20/2003, 04DRB-00984, 9/28/04).

4. Lots 1 and 2 of the JJ Subdivision are currently under single ownership.

5. The subject site lies above the former San Antonio municipal landfill. A Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, was prepared for the applicant.

6. A TIS dated May 2003 was submitted to the City for Lots 1-7, JJ Subdivision, based on office use on Lot 1 and a retail center on Lots 2-7.

7. The proposed amendments to the 2006 SDPS consist of: the proposed use for office on Lots 2 and 3; a new deceleration lane on San Antonio Dr. and 25'-wide access easement between Lots 2 and 3; vacation of the lot line between Lots 2 and 3 to form a single parcel; and changes to the General Design Criteria governing Lots 2 - 7. The latter concern which lots must demonstrate compatibility of design, the percentage of live vegetative ground cover and typographical errors.

8. The City Forester and the City's Environmental Services Division have discussed adjustments to standard street tree and landscaping requirements due to the site's location over a landfill, which requires lining and maximum depths of landscaped areas. Trees and shrubs may be installed in clusters or a serpentine pattern without necessarily achieving 75% live ground cover of landscaped beds in all areas of the site. Infiltration of rainwater into landscaped beds is allowed, where they are fully lined and plants are selected to withstand poor drainage.

9. The proposed amendment to the site development plan for subdivision furthers the following applicable goals and policies of the Comprehensive Plan:
   a. Established Urban Area Policy II.B.5.k, because the site layout adjacent to a minor arterial includes a deceleration lane and an access easement that aligns with the median cut of the roadway, which improve access to the subdivision for motorists and minimizes harmful effects on traffic flows and safety.
   b. The Water Quality Goal and Policies II.C.2.a and II.C.2.c, because it refers to compliance with the current version of the Interim Guidelines for Development within City-designated Landfill Buffer Zones, which prevent groundwater contamination from stormwater runoff and irrigation water.

10. Neighboring property-owners, the Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

CONDITIONS:

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Locate full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
   e. Right turn deceleration lane to be constructed per DPM requirements.
   f. A concurrent platting action will be required at DRB.
   g. Site plan shall comply and be designed per DPM Standards.

4. The amended site development plan for subdivision shall indicate the correct zoning designation, i.e. SU-1 for C-1 uses.

5. The proposed pedestrian link on Lot 1 shall be reviewed and approved administratively prior to DRB sign-off of this amended site development plan for subdivision.

6. Design criterion #2 shall require design compatibility between Lots 2 – 7.

7. Design criterion #10 shall also refer to compliance with the landfill gas abatement plan for the site.

8. The typographical errors shall be corrected.

9. The first paragraph on sheet SD1 shall be put on the current site development plan (sheet SDP).

10. A "cloud" shall be put around any design criteria that have been amended on the 2006 Site Development Plan for Subdivision.

On July 24, 2008 the Environmental Planning Commission voted to approve Project 1002455/ 08EPC 08EPC 40045, a Site Development Plan for Building Permit, for Lots 2 and 3, JJ Subdivision, zoned SU-1 for C-1 uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is for a site development plan for building permit for Lots 2 and 3, JJ Subdivision, a site of approximately 2.73-acres, zoned SU-1 for C-1 uses and located on the south side of San Antonio Dr. between I-25 and San Pedro Dr.. A two-story office building with a total square footage of 33,734 sf is proposed, which will house a NM state agency.

2. The request is accompanied by an amendment to the 2006 site development plan for subdivision (#1002455, 08EPC-40046).

3. The subject site is part of a 7-lot site development plan for subdivision (SDPS) zoned SU-1 for C-1 uses, that was approved by the EPC in 2003 (#1002455, 03EPC-00147, 3/20/2003, signed off at DRB 10/29/03). In conjunction with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (#1002455, 03EPC-00148, 3/20/2003, 04DRB-00984, 9/28/04).

4. The subject site lies above the former San Antonio municipal landfill. A Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, was prepared for the applicant.

5. The City Forester and the City's Environmental Services Division have discussed adjustments to standard street tree and landscaping requirements due to the site's location over a landfill, which requires lining and maximum depths of landscaped areas. Trees and shrubs may be installed in clusters or a serpentine pattern without necessarily achieving 75% live ground cover of landscaped beds in all areas of the site. Infiltration of rainwater into landscaped beds is allowed, where they are fully lined and plants are selected to withstand poor drainage.

6. A TIS dated May 2003 was submitted to the City for Lots 1-7, JJ Subdivision, based on office use on Lot 1 and a retail center on the remaining Lots 2-7.

7. The proposal furthers the following applicable goals and policies of the Comprehensive Plan:
   a. Established Urban Area (EUA) Policy II.B.5.e: the subject site is vacant land contiguous to existing public infrastructure and facilities.
   b. EUA Policy II.B.5.i: the employment and government service uses are sited at a considerable distance (approximately 240') from the nearest residential zone with direct access from a minor arterial street, which will minimize potential adverse effects on residential environments.
   c. EUA Policy II.B.5.k: a deceleration lane is provided on the adjoining arterial, which will minimize harmful effects of trips generated by the development on traffic flows and safety on the arterial.
   d. EUA Policy II.B.5.l: the architecture of the office building uses quality materials in earth tones and the contemporary style is compatible with other commercial buildings in the area.
   e. EUA Policy II.B.5.m: the architecture and landscape design will improve the visual quality of a vacant site on a former landfill.
   f. EUA Policy II.B.5.p, because the proposed redevelopment of 2.73 acres of a former municipal landfill will be accomplished through private investment and be cost-effective for the City.
   g. Open Space Network Policy II.B.1.f., and Transportation and Transit Policies II.D.4.g and II.D.4.h: the development extends the sidewalk on San Antonio Dr. and provides pedestrian access to the South Pino Arroyo trail and safe and convenient internal walkways.
   h. Transportation and Transit Policy II.D.4.d.: the number of driveways is limited to two on an arterial frontage of more than 400', and one of the driveways will be shared with adjoining lots.
8. The proposal furthers General Policies 5 and 6, and Design Guidelines for Adjacent Development / Orientation Policy 1 of the Facility Plan for Arroyos (FPA) and Access standard of the Trails and Bikeways Facilities Plan (TBFP), because the site development plan provides a pedestrian connection to the South Pino Arroyo Trail and the two-storied office development has windows and an employee patio facing the arroyo right-of-way.
9. Neighboring property-owners, the Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

CONDITIONS:

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Locate full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
   e. Right turn deceleration lane to be constructed per DPM requirements.
   f. A concurrent platting action will be required at DRB.
   g. Site plan shall comply and be designed per DPM Standards.

4. 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 (San Antonio 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 Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division. The developers of this site are also required to follow the Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, prepared for Mr.. Tim Ott, ISBS LLC, 40 Chaco, Los Alamos, NM 87544, by Lawrence Earth Engineering.

5. Site Plan Layout / Configuration: All structural elements shall be labeled or keyed, including the building projections and shading walls.

6. Parking:
   a. Replace the easternmost handicapped space with a standard parking space, as it is not wide enough to serve as a handicapped space and is in excess of requirements, and adjust the parking calculations accordingly. The remainder of the handicapped spaces shall be adjusted per the Zoning Code;

b. Indicate that the 6 spaces north of the refuse and recycling enclosures are compact spaces (8' wide);
c. Eliminate the easternmost 1 or 2 motorcycle spaces, which are in excess of requirements, to accommodate the proposed fire hydrant and pedestrian link.

7. Pedestrian access and circulation
   a. The legend and site layout shall indicate that the material of crosswalks only, not sidewalks and walkways, is textured and colored concrete to match Lot 1.
   b. Indicate a curb around the perimeter of the walkway that surrounds the building.
   c. Relocate the arroyo access to the west side, adjacent to and accessible from the patio.

8. Lighting – Bollard lighting shall be added at both ends of the crosswalk to the South Pino Arroyo Trail.

9. Landscaping:
   a. Tree placement shall be coordinated with the lighting and signage plan, and with utility and PNM lines.
   b. Tree planting detail: The root collar shall be placed at finish grade. Staking should only be used if necessary and shall use fabric (arbor tie or similar) material, no wire (see attached drawing).
   c. The plant list shall *exclude* Aesculus Hippocastanum, Abies concolor, Picea Abies and Juniperus Virginiana. It shall *include*:
      - 'Sensation' Box Elder
      - Honey Locust
      - Scholar Tree
      - Tree Lilac - not a shade tree
      - Ornamental Apple - not a shade tree
      - Sumac - Not a shade tree
      - Cotoneaster - shrub
      - Fernbush – shrub

      Tree sizes shall be the actual expected in Albuquerque.

   d. Plants/trees from the following list shall be used in areas that are found to hold water:
      - Bald Cypress
      - Dawn Redwood
      - Sycamore
      - Hackberry
      - Maple
      - Western Redbud
      - Crape Myrtle
      - Butterfly bush – shrub

- Lilac – shrub
- Spirea – shrub

e. A more detailed description of the proposed drip irrigation shall be provided, including the number of emitters, flow rates and runtime to establish and maintain trees and shrubs.
f. The species used to screen the refuse and recycling enclosures shall be evergreen.
g. The landscape buffer along San Antonio Dr. shall be as continuous as possible, but shrubs shall be planted between 3' and 5' from tree trunks, and consist of evergreen shrubs in order to screen parked cars, per Section 14-16-3-1 (F)(4) of the Zoning Code.
h. A note shall state that the landscaped beds between rows of parking east of the building are depressed to allow storm runoff to infiltrate.

10. The easement along the south boundary of the site shall be fully labeled as a *25' cross-access and cross-lot drainage easement* on all sheets of the site development plan for building permit.

11. The location of the proposed underground or overhead distribution lines shall be indicated on all sheets of the site development plan for building permit.

12. Architecture:
    a. Redesign the shading walls on the west and south facades so that they do not obstruct windows, shade more of the building surface and are harmonious with the architecture of the building.
    b. Indicate the material and common colors of all the structural elements, including window frames, shading walls and patio structure.
    c. The detail of the refuse and recycling enclosures shall match the site plan layout and include gates. The material and color of walls and gates shall match those used in the building.
    d. Add a note stating that roof top or ground mounted equipment shall be screened from view or painted to match adjacent structure, per Design Criterion 11 of the amended SDP for Subdivision.

13. Signage:
    a. The monument sign shall be shown perpendicular to San Antonio Dr. on the site development plan.
    b. The location of the wall sign shall be indicated on the north façade and the sign face shall be dimensioned to fit.
    c. The color, material and size of the lettering of the wall sign shall be indicated, to ensure its legibility and compatibility with the building design. A minimum of 50% contrast shall be achieved between the graphics and background.

14. The typographical errors shall be corrected.

PROTEST: 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, WHICH IS BY **AUGUST 8, 2008**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **AUGUST 8, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

Richard Dineen
Planning Director

RD/CT/ac

cc: Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuq. NM 87199
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuq. NM 87109
Sharen Johnson, Meadows Residents Assoc., 7112 Pan Ameican Frwy NE, #301, Albuq. NM 87109
Betty Skelly, Meadows Residents Assoc., 7112 Pan American Frwy NE, #240, Albuq.NM 87109

To: DRB chairperson October 7,2008

From: Tim Ott

Subj: Lots 2 & 3 JJ Subdivision, San Antonio, Site Plan for Amend Subdivision, Site Plan for Building Permit and Final Plat submission

EPC Cases # 08EPC-40045 & 08EPC-40046, Project #1002455

Final Plat approval – Attached is a copy of the final plat. This plat submission is per the EPC requirements that were approved.

Amended Site Plan for Subdivision - Attached is an amended site plan for subdivision as per the EPC approval.

Site Plan for Building Permit – Attached is a site plan for building permit as approved by the EPC.

Project description – This project is a 34555 sf two story office building being built for the State of New Mexico, State Engineers Office. There is nothing exceptional about it's construction. The building site is comprised of 2 lots which are being consolidated into one. The zoning for the project is SU-1 and the surrounding buildings on two sides are office buildings or retail (under construction). The project would appear to fit well into the established neighborhood. This is an infill project and a brownsfield project. The project is located on the old City of Albuquerque San Antonio landfill..

Tim Ott
Owner

Bordenave Designs

October 7, 2008

City of Albuquerque
DRB, Planning Dept.
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Lot 2-A, JJ Subdivision

Dear Member:

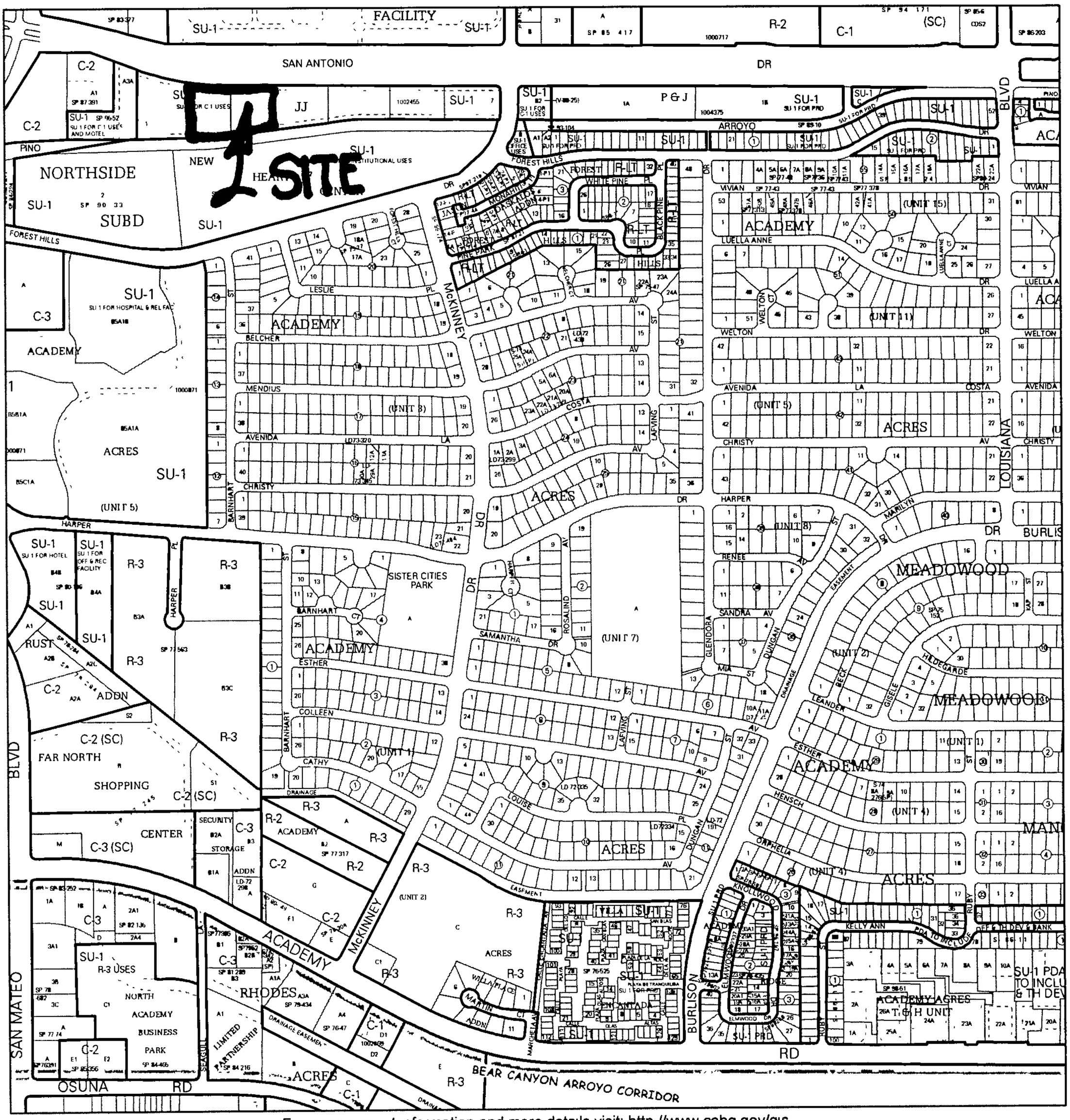
The purpose of the request is to combine existing lots 2 and 3 into a single lot to accommodate an office building that is located such that it would straddle the common lot line. In addition the proposed plat will dedicate additional right-of-way on San Antonio Dr. needed for a proposed deceleration lane at the entrance to the parking lot for the new office building.

Thank you for your attention in this matter.

Sincerely,

Jean J (Jake) Bordenave

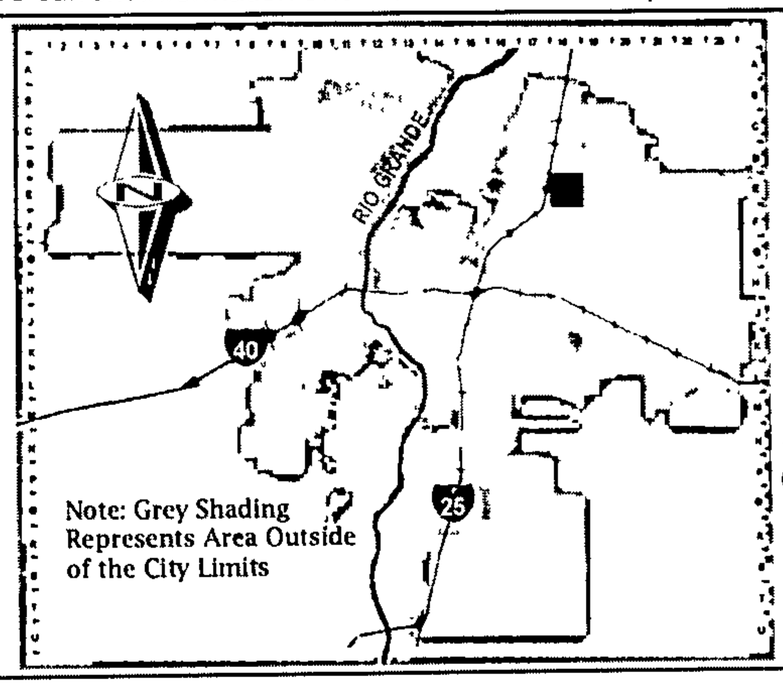
P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

E-18-Z

Selected Symbols

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

0 750 1,500 Feet

Current DRC
Project Number_____

FIGURE 12

Date Submitted: 10/13/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved._____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOT 2-A, JJ SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 2&3, JJ SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		12'x150'	Deceleration Lane w/ C&G	San Antonio Drive	W. PL Lot 2	Private Entrance	/	/	/
		30' Wide	Private Entrance	San Antonio Drive	@ East end of Decel.		/	/	/
		40' Wide	Private Entrance	San Antonio Drive	@ East PL	Lot 3	/	/	/
		20' Wide	Concrete Rundown to Pino Channel	Pino Channel	@ West PL	Lot 1	/	/	/
		6' Wide	Sidewalk (PCC)	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Administrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

10/10/08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date	PARKS & RECREATION - date
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
UTILITY DEVELOPMENT - date	_____ - date
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

CITY OF ALBUQUERQUE

June 26, 2008

Jean J. Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

Re: New Mexico Office of the State Engineer,
Lot 2 JJ Subdivison - San Antonio Drive, Conceptual Grading & Drainage
Engineer's Stamp dated 06-20-08 (E-18/D057B)

Dear Mr. Bordenave,

Based upon the information provided in your re-submittal received 06-24-08, the above referenced plan is approved for Foundation Permit.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

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

ISBS, LLC
5620 Venice NE, Suite G
Albuquerque, NM 87113
Phone: (505) 268-9742
Fax: (505) 268-9751

October 7, 2008

Mr. Michael Holton
Plan Reviewer
Administrative Services Division
Solid Waste Management Department
4600 Edith N.E.
Albuquerque, NM 87107

Re: 5550 San Antonio Blvd, N.E., Albuquerque, NM

In reference to your meeting with ISBS LLC, Representative, Sherry Peshlakai on 7 October 2008, ISBS LLC request a waiver of dumpster from three (3) to two (2) due to the current tenant will be required to have a recycle program and an offsite destruction vendor of material.

If required in the near future, we will install a third dumpster as required. If you have any questions, please give me a call at 505-270-6915.

Greatly appreciate your assistance.

Sincerely,

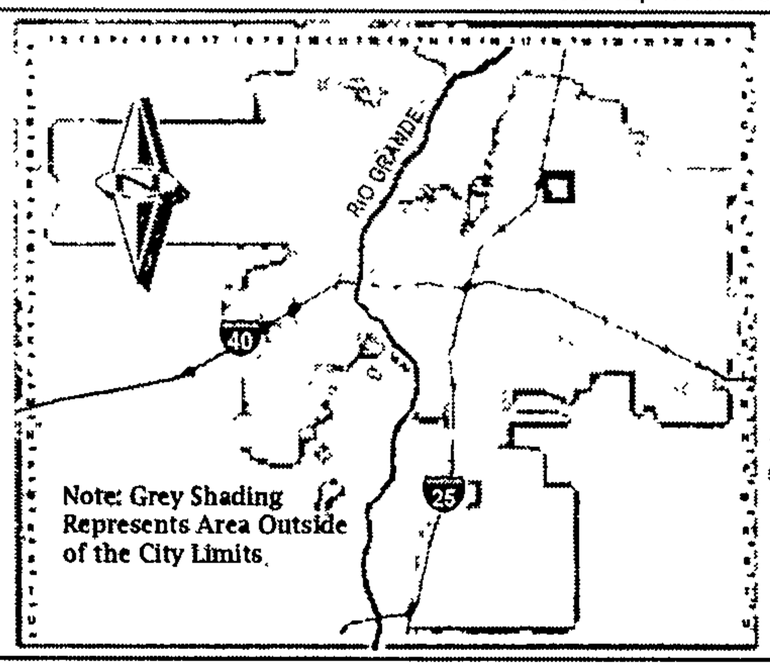
T. M. Ott

T. M. OTT

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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

E-18-Z

Selected Symbols

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

0 750 1,500 Feet

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

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

ZONE MAP NUMBER _____ **REFERRAL #** _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT Lot 2, JJ Subdivision
C.O.A. N.M. Bernalillo.

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTATANEOUS FLOW REQUIRED 1322 gpm.

SQUARE FOOTAGE – LARGEST BUILDING 3,4 sqft.

TYPE CONSTRUCTION II B sprinkled

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

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

DATE: 10/6/08.

FIRE DEPARTMENT INSPECTOR: Richard C. Sousa

RECEIVED BY: Sherry Peshlakai TELEPHONE: 999-8912 268-9742

NOTES

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

WHITE – INDIVIDUAL YELLOW - FILE

Timothy M. Ott
5620 Venice Ave NE, Suite G
Albuquerque, NM 87113
Phone: (505) 268-9742
Fax: (505) 268-9751

October 10, 2008

City of Albuquerque
Planning Department
Development Review Division
Albuquerque, NM 87103

Re: New Mexico Office of the State Engineer
Lots 2 & 3 JJ Subdivision – San Antonio
Official Notification of Decision to Amendment to Site Development Plan for Subdivision and Site Development Plan for Building Permit

EPC Case# 08EPC-40045 & 08EPC-40046, Project#1002455

On July 24, 2008 the Environmental Planning Commission voted to approve Project #1002455 / 08EPC-40046, Zoned SU-1 for C-1 uses, based on the findings and subject to the following Conditions. The revisions below met the provided referenced conditions.

Amendment to Site Development Plan for Subdivision - Conditions:

1. See Attached Letter.
2. ISBS Representative has met with a DRB staff.
3. Recommended conditions from City Engineer, municipal development and NMDOT:
   a. All requirements have been met as required in the Official Notification of Decision; file Project #1002455 of 25 July 2008.
   b. Developer understands they are responsible for all public infrastructure constructed within public right-of-way or public easements will be to City Standards.
   c. The TIS require no system improvements for this project. The developer is adding a right deceleration lane, but it is not required by the TIS.
   d. The full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc) including a physical connection to San Antonio (i.e. 36' wide site drive) are indication on the sheet SPD and DRB Site Plan.
   e. Right turn deceleration lane will be constructed per DRB requirements.
   f. A final plat is submitted with attached items.
   g. A Site Plan will comply and be designed per DRB standards.

4. Sheet SDP indicates the zoning designation SU-1 / C-1.
5. Proposed pedestrian link on Lot 1 was reviewed and approved.
6. Design criterion #2 states: Design of building shall be a compatible style, materials, and colors throughout lots 2-7.
7. Design criterion #10 states: All landscaping shall be per COA code. No greater than 20% of landscaped area shall be high water use and all applicable water conservation measures required at the time of building permit application shall be adhered to plants shall be clustered to allow water harvesting. Clustering will concentrate ground coverage in planted areas with decorative non-plant ground cover in non-planted areas. All Landscaping shall be in compliance with the landfill gas abatement plan.
8. All typographical errors were reviewed and corrected.
9. The first paragraph on SD1 is also shown on sheet SDP.
10. A "cloud" indicates any design criteria that have been amended on 2006 Site Development Plan for Subdivision.

Site Development Plan for Building Permit - Conditions:

1. See Attached Letter.
2. ISBS Representative has met with a DRB staff.
3. Recommended conditions from City Engineer, municipal development and NMDOT:
   a. All requirements have been met as required in the Official Notification of Decision; file Project #1002455 of 25 July 2008.
   b. Developer understands they are responsible for all public infrastructure constructed within public right-of-way or public easements will be to City Standards.
   c. The TIS require no system improvements for this project. The developer is adding a right deceleration lane, but it is not required by the TIS.
   d. The full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc) including a physical connection to San Antonio (i.e. 36' wide site drive) are indication on the sheet SPD and DRB Site Plan.
   e. Right turn deceleration lane will be constructed per DRB requirements.
   f. A final plan is submitted with plans.
   g. A Site Plan will comply and be designed per DRB standards.
4. All review and permitting procedures will be complied within regards to COA landfill development.
5. <u>Site Plan Layout/Configurations</u>: All structural elements are labeled and keyed including the shading wall and any building projections.
6. <u>Parking</u>:
   a. The easternmost handicapped space was replaced with a standard parking space and the parking calculations were adjusted accordingly per the Zoning Code.
   b. The 6 parking spaces north of the refuse indicate compact spaces (8' wide).
   c. 1 eastern most motorcycle space was eliminated.
7. <u>Pedestrian access and circulation</u>:
   a. The legend and site layout indicates only crosswalks, not sidewalks and walkways, are textured and colored concrete to match Lot 1.
   b. A curb is indicated around the perimeter of the walkway that surrounds the building on sheet DRB SP.
   c. The arroyo access is relocated to the west side, adjacent to and accessible from the patio.

8. Lighting – Bollard lightings are located on both ends of the crosswalk to the South Pino Arroyo Trail.
9. Landscaping :
   a. Tree placement coordinates with the signage plan, the utility and PNM lines.
   b. A tree planting detail is shown on sheet ENV-3.
   c. Aesculus Hippocastanum, Abies concolor, Picea Abies and Juniperus Virginiana were replace and removed from plant list.
   d. The appropriate Plants/trees from the given list were placed in areas that were found to hold water.
   e. A detail Irrigation Plan is provided in the submittal.
   f. The species used to screen the refuse enclosures are evergreen.
   g. The Landscaping buffer along San Antonio is as continuous as possible and shrubs will be planted between 3' and 5' from tree trunks, and evergreen shrubs are planted to screen parked cars, per Section 14-16-3-1 (F) (4) of the Zoning Code.
   h. A note states that the landscaping beds between rows of parking east of the building are depressed to allow storm runoff to infiltrate.
10. The easement along the south boundary of the site is fully labeled as *25' CROSS-ACCESS AND CROSS-LOT DRAINAGE EASEMENT* on all sheets of the site development plan for building permit.
11. The location of the proposed underground or overhead distribution lines are indicated and labeled.
12. Architecture:
   a. Shading walls have been redesigned to maximize shading and minimize window obstruction.
   b. Common colors of all structural elements are indicated, including windows frames, shading walls, and patio structure.
   c. The refuse enclosure detail matches the site plan layout and includes gates. The material and color of walls and gates shall match the building.
   d. A note is added to state roof top or ground mounted equipment shall be screened from view or painted to match adjacent structure, per Design Criterion 11 on sht. SDP.
13. Signage:
   a. The monument sign is shown perpendicular to San Antonio Dr
   b. The location of the wall sign is indicated on the north façade.
   c. The color, material, and size of the lettering of the wall sign are indicated on sheet DRB Elev. A note is added to state the minimum of 50% contrast shall be achieved between the graphics and background.
14. All typographical errors were corrected.

If you should have any questions, you can contact me at the above phone number or on my cell (505) 250-4675.

Sincerely,

T. M. Ott

T.M. OTT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
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**
6. **Previously approved Development Plan (if applicable)**

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

✓ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
✓ 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.
✓ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.

✓ 1. **Location and typical dimensions**, including handicapped spaces

✓ 2. **Calculations:** spaces required: 141 provided: 151

Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 7 provided: 7

✓ B. Bicycle parking & facilities

✓ 1. Bicycle racks, spaces required: 8 provided: 8

___ 2. Bikeways and other bicycle facilities, if applicable

___ C. Public Transit

___ 1. Bus facilities, including routes, bays and shelters existing or required

✓ D. Pedestrian Circulation

✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment

✓ E. 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
✓ 6. Existing and proposed street widths, right-of-way widths and curve radii
✓ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
✓ 8. Location of traffic signs and signals related to the functioning of the proposal
✓ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

3. 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 – Phase I & II . . .
✓ 9. Backflow prevention detail
✓ 10. Planting Beds, indicating square footage of each bed
✓ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 12. Responsibility for Maintenance (statement)
✓ 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
✓ 16. Planting or tree well detail
✓ 17. Street Tree Plan as defined in the Street Tree Ord.

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 with written approval from the Planning Department Staff.

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
✓ 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 UTILITY PLAN

✓ 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)

SHEET #5 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 (north, south, east, & west).
✓ 2. Facade dimensions including overall height and width
✓ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
✓ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

✓ 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".
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**
6. **Previously approved Development Plan (if applicable)**

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

✓ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
✓ 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.
✓ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.

✓ 1. **Location and typical dimensions**, including handicapped spaces

✓ 2. **Calculations:** spaces required: 141 provided: 151

Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 7 provided: 7

✓ B. Bicycle parking & facilities

✓ 1. Bicycle racks, spaces required: 8 provided: 8

___ 2. Bikeways and other bicycle facilities, if applicable

___ C. Public Transit

___ 1. Bus facilities, including routes, bays and shelters existing or required

✓ D. Pedestrian Circulation

✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment

✓ E. 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
✓ 6. Existing and proposed street widths, right-of-way widths and curve radii
✓ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
✓ 8. Location of traffic signs and signals related to the functioning of the proposal
✓ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

3. 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 – Phase I & II . . .
✓ 9. Backflow prevention detail
✓ 10. Planting Beds, indicating square footage of each bed
✓ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 12. Responsibility for Maintenance (statement)
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✓ 6. Materials and colors for sign face and structural elements.

CITY OF ALBUQUERQUE

June 26, 2008

Jean J. Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

Re: New Mexico Office of the State Engineer,
Lot 2 JJ Subdivison - San Antonio Drive, Conceptual Grading & Drainage
Engineer's Stamp dated 06-20-08 (E-18/D057B)

Dear Mr. Bordenave,

Based upon the information provided in your re-submittal received 06-24-08, the above referenced plan is approved for Foundation Permit.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

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

Current DRC
Project Number:_____

FIGURE 12

Date Submitted 10/13/08
Date Site Plan Approved:_____
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires:_____
DRB Project No :_____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOT 2-A, JJ SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 2&3, JJ SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed fo... and/or in the review of the construction drawings, if the DRC Chair determines that appur... items in the listing and related financial guarantee. Likewise, if the DRC Chair determine... portions of the financial guarantees. All such revisions require approval by the DRC Chai... administratively. In addition, any unforeseen items which arise during construction which ... project acceptance and close out by the City.

necessarily a complete listing During the SIA process ... frastructure listing, the DRC Chair may include those ... g, those items may be deleted as well as the related ... ed, these revisions to the listing will be incorporated ... divider's responsibility will be required as a condition of

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement			To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		12'x150'	Deceleration Lane w/ C&G			...ta ...ance	/	/	/
		30' Wide	Private Entrance			cal.	/	/	/
		40' Wide	Private Entrance				/	/	/
		20' Wide	Concrete Rundown to Pino Channel		Lot 1	Pino Channel	/	/	/
		6' Wide	Sidewalk (PCC)	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
		-	Relocate 4" Gas (Landfill) Vents	San Antonio	West PL Lot 2	East PL Lot 3	/	/	/
		-	Relocate Fire Hydrant	San Antonio	East PL Lot 2		/	/	/
		1½"	Relocate Water Meter Box	San Antonio	East PL Lot 2		/	/	/
							/	/	/

Angela 1005 Sh 5

#2

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

10/10/08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)