



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 3, 2008, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1003004

08DRB-70359 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

HOMESITE FIVE LTD request(s) the referenced/ above action(s) for all or a portion **STINSON PARK SUBDIVISION** zoned R-D/ R-LT, located on the south side of TOWER RD SW BETWEEN UNSER BLVD SW AND STINSON ST SW containing approximately 14.87 acre(s). (L-10)

Project# 1003991

08DRB-70358 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

VUELO LLC request(s) the referenced/ above action(s) for all or a portion of **SAGE RANCH SUBDIVISION** zoned R-LT, located on the east side of 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD NW containing approximately 3.74 acre(s). (M-9)

Project# 1003470

08DRB-70353 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 1** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN VISTA ATIGUA RD NW AND GO WEST RD NW containing approximately 40.18 acre(s). (D-9)

Project# 1004355

08DRB-70355 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 2** zoned SU-2/ R-D, located on VISTA DEL SOL DR NW BETWEEN GO WEST RD NW AND SCENIC RD NW containing approximately 40.86 acre(s). (D-9)

Project# 1004607

08DRB-70356 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOME NM, INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 3**, zoned SU-2/ R-D, located on the west side of VISTA TERRAZA DR NW BETWEEN SCENIC RD NW AND GROUNDSEL RD NW (D-9); and,

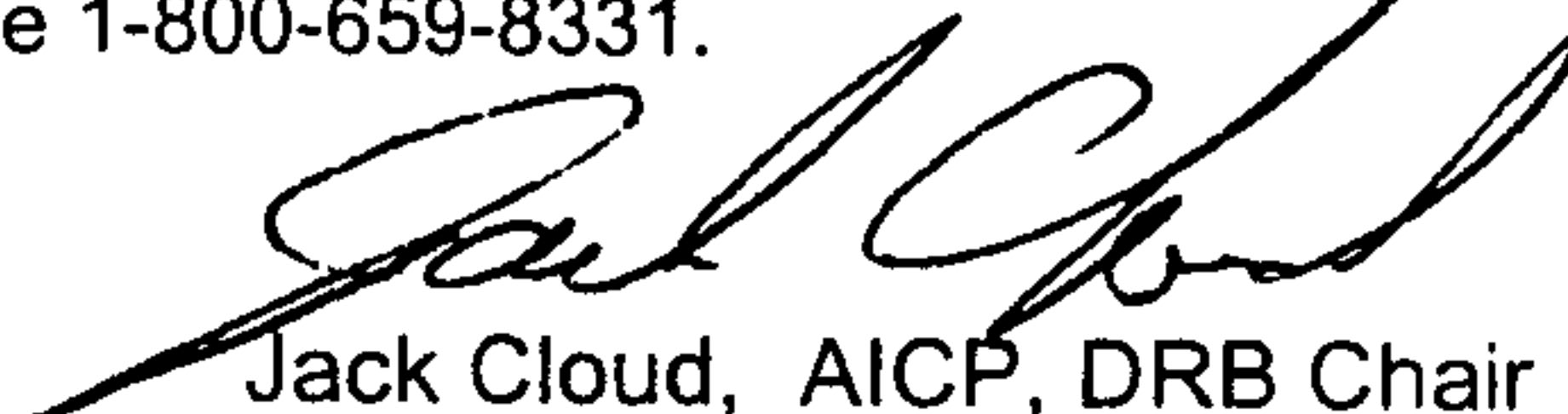
08DRB-70357 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for KB HOMES NM INC request(s) the referenced/ above action(s) for all or a portion of **VISTA VIEJA SUBDIVISION Unit 4**, zoned SU-2/ R-D, located on the west side of VISTA ANTIGUA DR NW BETWEEN GROUNDSEL RD NW AND VISTA VIEJA AVE NW containing approximately 77.86 acre(s). (D-9)

Project# 1005182
08DRB-70354 MAJOR - - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

WILSON & COMPANY agent(s) for LA CUENTISIA II SALES, LLC request(s) the referenced/ above action(s) for all or a portion of **LA CUENTISTA SUBDIVISION Unit II**, zoned SU-2 SRSL 26, located on the south side of ROSA PARKS RD NW BETWEEN ALOE RD NW AND KIMMICK RD NW containing approximately 35.4714 acre(s). (C-10 & C-11)

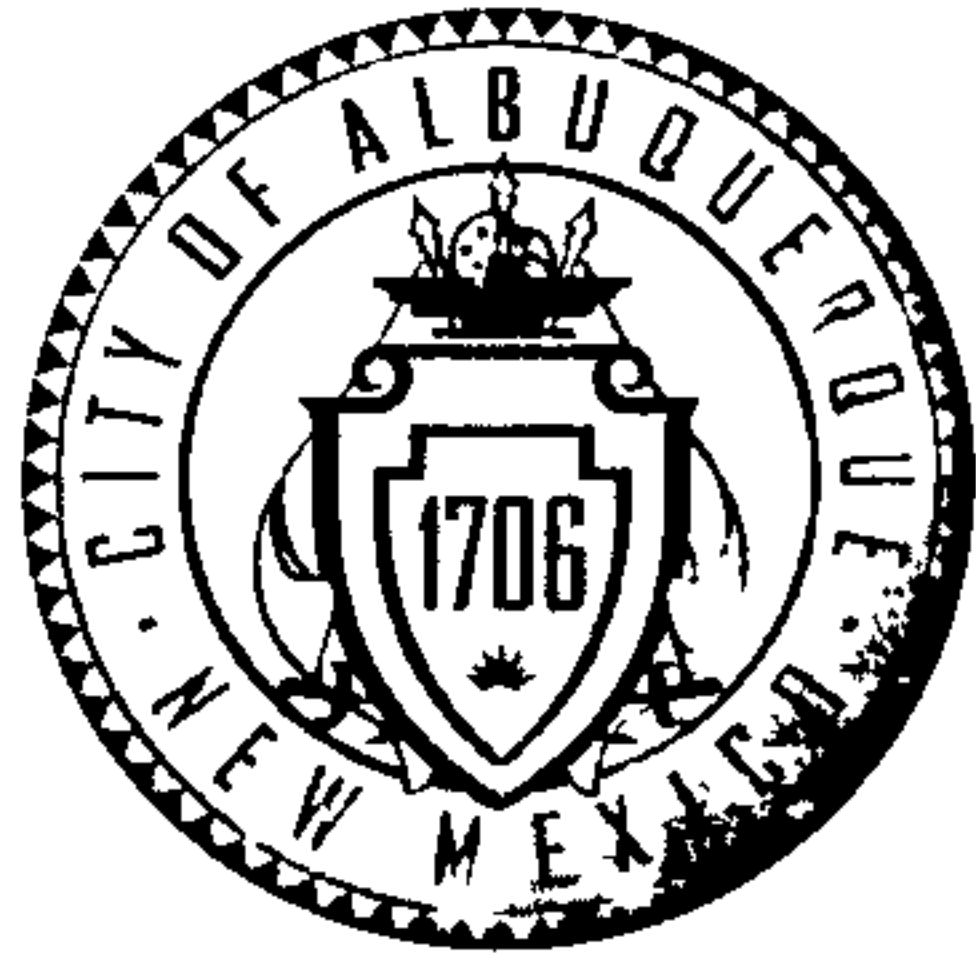
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special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



Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 18, 2008.

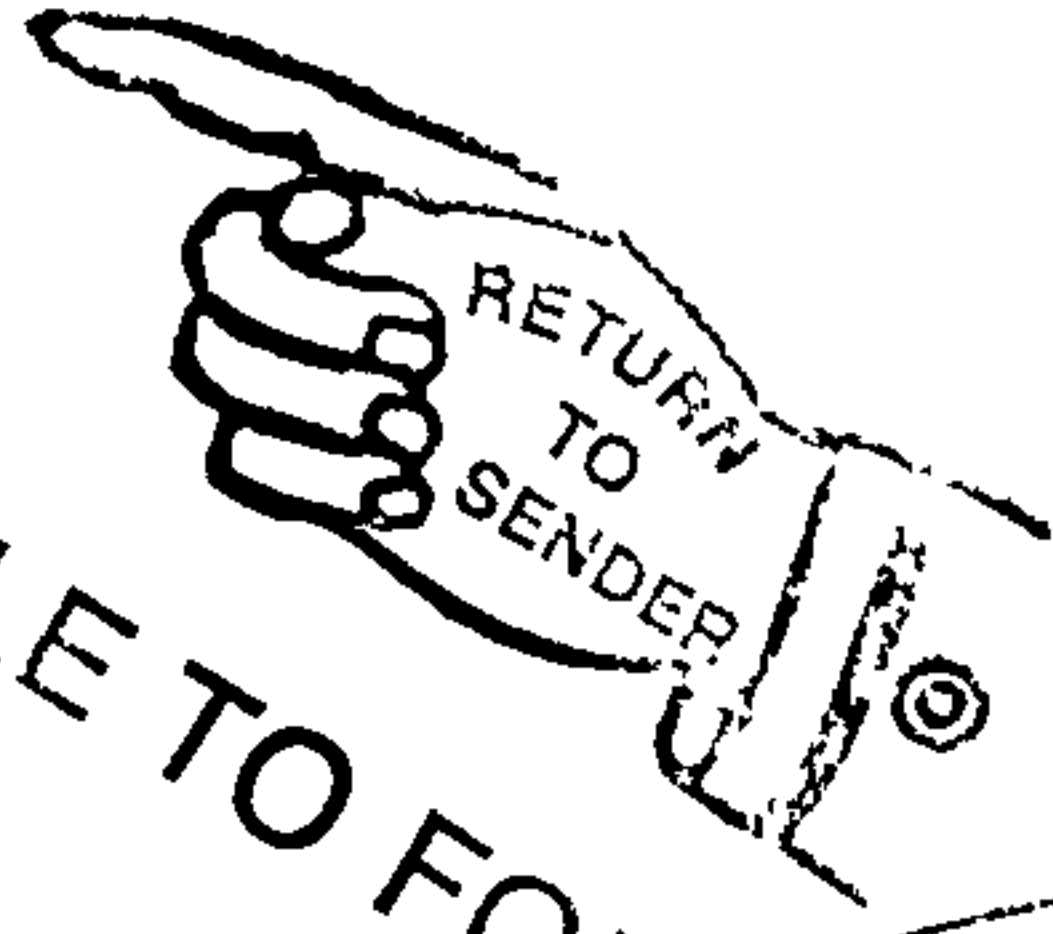
CITY OF ALBUQUERQUE



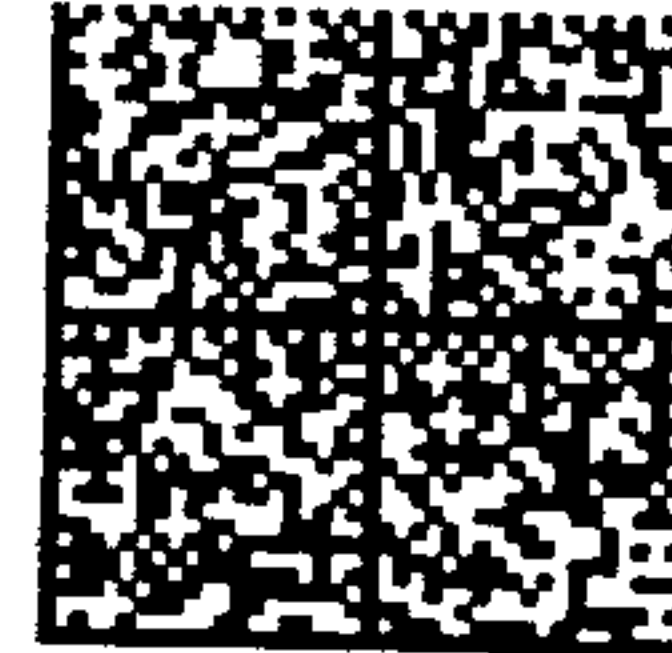
Planning Department

DRB

UNABLE TO FORWARD

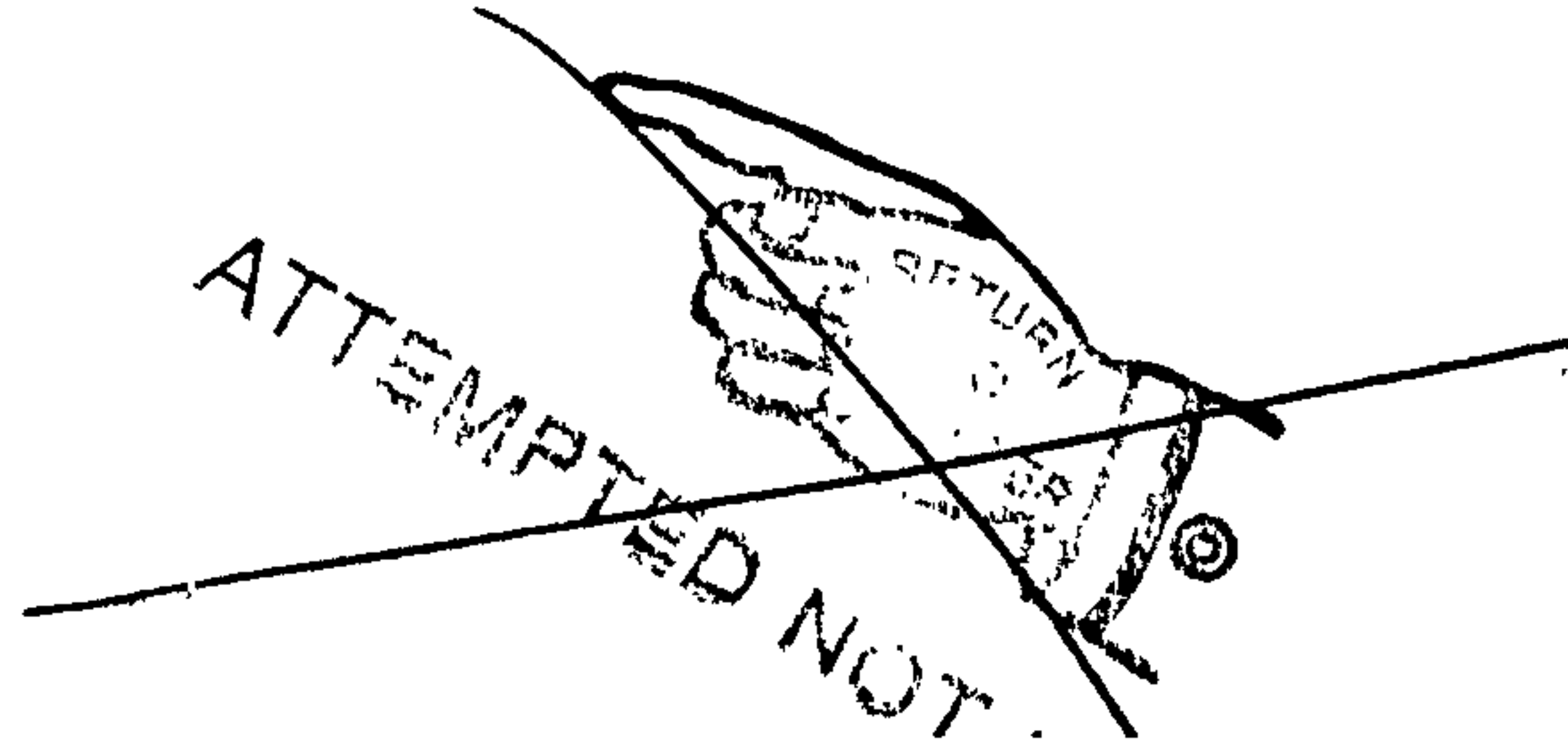


OR CURRENT RESIDENT
100905520235320817
GOMEZ CARLOS & RITA
9513 REBA AVE SW
ALBUQUERQUE, NM 87121



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MAIL PIECE TO BE DELIVERED
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REASON FOR NON-DELIVERY EXISTS,
CARRIER: REMOVE LABEL BEFORE DELIVERY

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P O Box 1293 Albuquerque New Mexico 87103

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TO
SENDER



UNRECEIVED NOT KNOWN

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 13

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved amended drainage report is required for Preliminary Plat approval.
Amended infrastructure list required.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN ____

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

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

FOR:

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

DATE: February 13, 2008



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Project# 1004607

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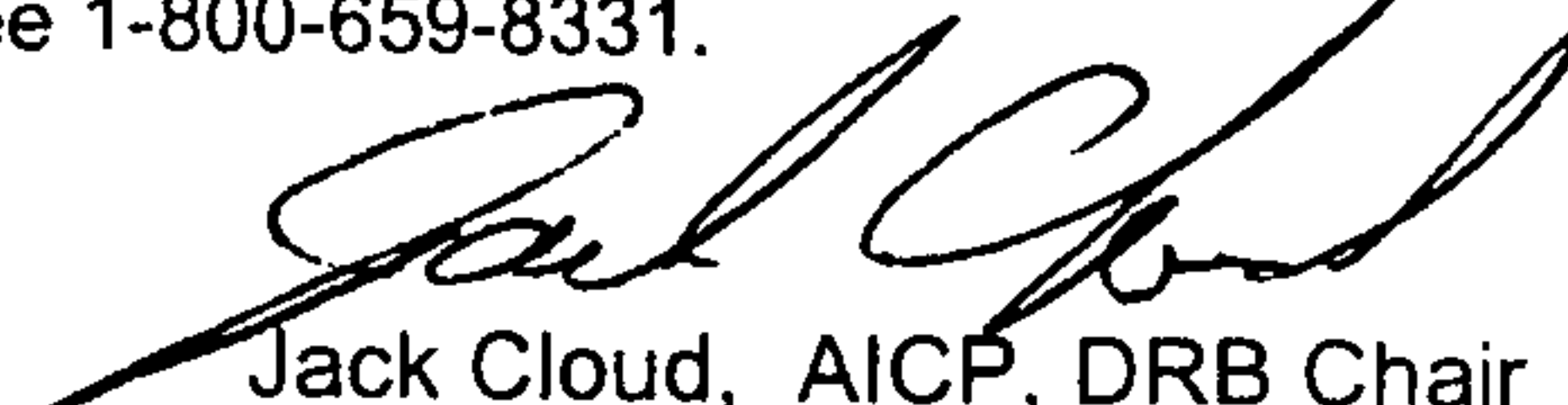
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Project# 1005182
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EXTENSION OF SUBDIVISION
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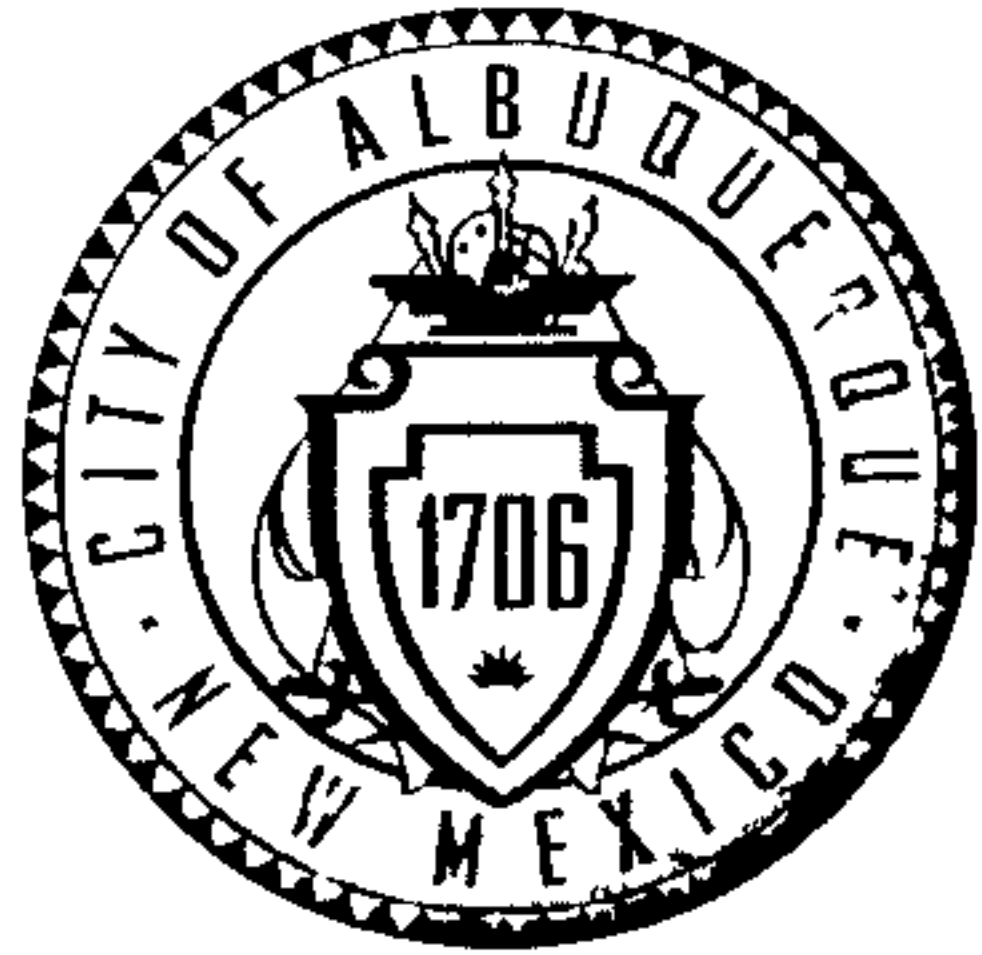
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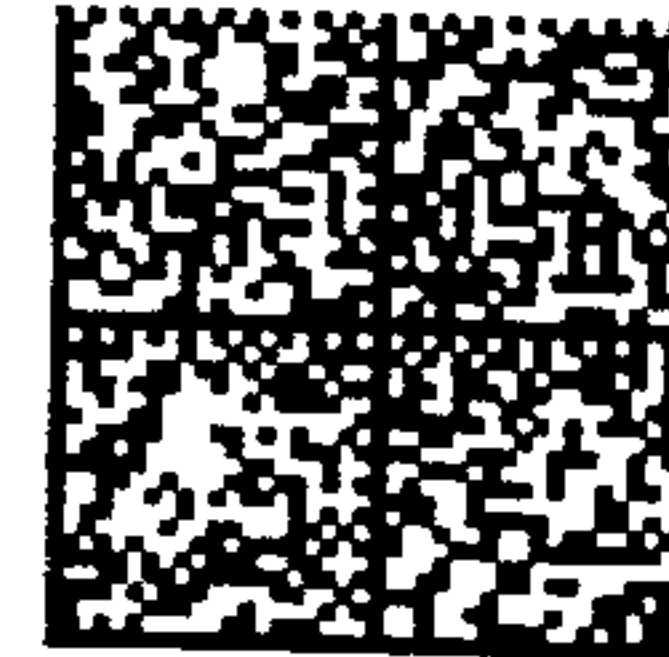
CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT
100905524336322109
CHAVEZ SABRINA S
9427 JENNY CT SW
ALBUQUERQUE, NM 87121



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BC: 87103129393 *0268-05783-10-35

8712103129393



P O Box 1293 Albuquerque New Mexico 87103

10/10/73

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: September 3, 2008
Zone Atlas Page: M-9
70358 Notification Radius: 100 Ft.

Project# 1003991
App#08DRB-

Cross Reference and Location: 98TH ST BETWEEN SAGE ST SW AND SNOW
VISTA BLVD

Applicant: VUELO LLC
1200 PENNSYLVANIA NE STE 23
ALBUQUERQUE, NM 87110

Agent: SAME

Special Instructions:

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

Date Mailed: AUGUST 15, 2008
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

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

APPLICANT Vivelo LLC PHONE 232-2800
 ADDRESS 1200 - PENNSYLVANIA NE SUITE 23 FAX 266-1030
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL _____
 Proprietary interest in site. OWNER List all owners _____

DESCRIPTION OF REQUEST:

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 (ATTACHED PLAT + LEGAL) P1-26 P-1 TR. A Block _____ Unit _____
 Subdiv/Addn/TBKA Sage Ranch Subdivision
 Existing Zoning SU-1 Residential Proposed zoning _____
 Zone Atlas page(s) M-9 UPC Code _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) SIA P1-26 P-1
Project # 7697.88, 7697.82

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots. 26 No. of proposed lots NA Total area of site (acres) _____
 LOCATION OF PROPERTY BY STREETS On or Near 98th STREET + SAGEth SW
 Between SAGE STth and SNOW VISTA BLVD.

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

SIGNATURE Gordon Rowe, Manager DATE 8/8/2008
 (Print) Gordon Rowe, Manager Vivelo LLC Applicant Agent

FOR OFFICIAL USE ONLY

- 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
DRB 70358

Action	SF	Fees
<u>SIA</u>	<u>567</u>	<u>\$ 50.00</u>
<u>ADV</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 145.00</u>

Hearing date 09/03/08

Project # 1003991

Sandy Huelga 09/03/08
 Planner signature / date

Form revised 4/07

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

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

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

Gordon Rowe, New CC
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised October 2007

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

Application case numbers
CEDRB - 70358

Sandy Handley 08/08/08
 Planner signature / date
 Project # 1003991

R e c	UPC	OWNER	OWNADD	OWN CITY	OW NST ATE	OWN ZIP CODE	PRO PCL ASS	TA XDI ST	LEGALDESC	OB JEC TID
1	1009055 1923292 1322	ALVAREZ JESUS J & NO RMA I	1208 PEARL S T SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00230064WESTGATE HEIG HTS ADD UNIT 2	208 195
2	1009055 2423562 0823	ORTIZ MIGUEL A	9409 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00170063WESTGATE HEIG HTS ADD UNIT 2	194 202
3	1009055 1733272 0809	BRITO JIM ALBERT ETUX	1213 PEARL S W	ALBU QUER QUE	NM	8710 5	R	A1 A	*00030063WESTGATE HEIG HTS ADD UNIT 2	194 018
4	1009055 2353562 0822	DURAN LEONARD D & AS TRAEA	9413 REBA S W	ALBU QUER QUE	NM	8712 1	R	A1 A	*00160063WESTGATE HEIG HTS ADD UNIT 2	193 191
5	1009055 1953532 0816	CELIS ANA L	9601 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00100063WESTGATE HEIG HTS ADD UNIT 2	221 755
6	1009055 2083532 0818	MARTINEZ ANGEL M	9509 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00120063WESTGATE HEIG HTS ADD UNIT 2	218 374
7	1009055 2463742 2121	RAMIREZ JOSE C & MARI A R	9422 SHONE AVE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 21- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO ONT .1621 AC	217 768
8	1009055 2613772 2118	GARCIA SUSANNE Y	9408 SHONE AVE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 18- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1105 AC	216 994
9	1009055 2433562 2108	PEREA ANITA MARTINEZ & LUCERO EDNA	9025 4TH ST NW	ALBU QUER QUE	NM	8711 4	R	A1 A	LOT 8- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1084 AC	216 220
10	1009055 2183372 1317	AKERS DONNA	9500 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00050064WESTGATE HEIG HTS ADD UNIT 2	216 014
11	1009055 2283552 0821	MILLS ROBERT E	9417 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00150063WESTGATE HEIG HTS ADD UNIT 2	212 792
12	1009055 2043272 1319	MONTOYA FAVIAN T & T ONIA H	9508 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00030064WESTGATE HEIG HTS ADD UNIT 2	208 075
13	1009055 2163282 1318	MARBUT ROYAL HERBE RT ETUX	9504 REBA A VE SW	ALBU QUER QUE	NM	8710 5	R	A1 A	*00040064WESTGATE HEIG HTS ADD UNIT 2	208 042
14	1009055 2483672 2110	ROBERTSON CYNTHIA & JEREMIAH	8401 YEAGER DR NE	ALBU QUER QUE	NM	8710 9	R	A1 A	LOT 10- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1084 AC	205 524
15	1009055 2283372 1316	SANTIAGO ANDRES M	9416 REBA S W	ALBU QUER QUE	NM	8712 1	R	A1 A	*00060064WESTGATE HEIG HTS ADD UNIT 2	201 987
16	1009055 2023532 0817	GOMEZ CARLOS & RITA	9513 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00110063WESTGATE HEIG HTS ADD UNIT 2	199 836
17	1009055 2593512 2104	HARRISON MICHAEL D & CALVILLO LISA MARIE	9414 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 4- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1106 AC	195 351
18	1009055 2413942 2125	GUTIERREZ ROSA	3431 BLUE M OUNTAIN DR	SAN J OSE	CA	9512 7	R	A1 A	LOT 25- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1033 AC	222 629
1	1009055	VESCOVI JEFFREY D ET	9604 REBA S	ALBU	NM	8710	R	A1	*00010064WESTGATE HEIG	223

9	1893372 1321	UX	W	QUER QUE		5		A	HTS ADD UNIT 2	429
2 0	1009055 1683402 0811	OROZCO ROCIO	1205 PEARL S W	ALBU QUER QUE	NM	8712 1	R	A1 A	*00050063WESTGATE HEIG HTS ADD UNIT 2	224 948
2 1	1009055 1633512 0852	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 26- P1 PLAT OF SAGE RANCH CONT .1201 AC	235 558
2 2	1009055 1673512 0851	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 25- P1 PLAT OF SAGE RANCH CONT .1018 AC	235 559
2 3	1009055 1713512 0850	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 24- P1 PLAT OF SAGE RANCH CONT .1019 AC	235 560
2 4	1009055 2433632 2109	CHAVEZ SABRINA S	9427 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 9- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1653 AC	226 276
2 5	1009055 1993352 1320	CHAVIRA REGINALDO M	9600 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00020064WESTGATE HEIG HTS ADD UNIT 2	230 007
2 6	1009055 1683402 0811	OROZCO ROCIO	1205 PEARL S W	ALBU QUER QUE	NM	8712 1	R	A1 A	*00050063WESTGATE HEIG HTS ADD UNIT 2	224 948
2 7	1009055 2433632 2109	CHAVEZ SABRINA S	9427 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 9- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1653 AC	226 276
2 8	1009055 1893522 0815	MURPHY PHILLIP B & LIN DA S	9605 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00090063WESTGATE HEIG HTS ADD UNIT 2	229 054
2 9	1009055 2413852 2123	FLORES GABRIEL & DEB ORAH A	9430 SHONE AVE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 23- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1030 AC	229 099
3 0	1009055 2503482 2106	MONTOYA MARCELINO S ALAMON	9422 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 6- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT 1159 AC	229 350
3 1	1009055 1993352 1320	CHAVIRA REGINALDO M	9600 REBA A VE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	*00020064WESTGATE HEIG HTS ADD UNIT 2	230 007
3 2	1009055 2583662 2112	ESTANCIAL BLUEWATER LLC	8400 MENAUL BLVD NE SUI TE A214	ALBU QUER QUE	NM	8710 9	R	A1 A	LOT 12- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1105 AC	231 843
3 3	1009055 2313292 1315	CHAVEZ MANUEL G & JA NETTE F	9412 REBA S W	ALBU QUER QUE	NM	8710 5	R	A1 A	*00070064WESTGATE HEIG HTS ADD UNIT 2	231 874
3 4	1009055 2623672 2113	GALARZA MARCO A	9409 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 13- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1105 AC	232 213
3 5	1009055 2453402 1313	CHAVEZ ELIAS A & ANNE TTE	9404 REBA A VE SW	ALBU QUER QUE	NM	8710 5	R	A1 A	*00090064WESTGATE HEIG HTS ADD UNIT 2	232 427
3 6	1009055 2573772 2119	PADILLA MICHELLE R	9414 SHONE AVE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 19- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1104 AC	232 596
3 7	1009055 2523762 2120	SANCHEZ BARBARA M & EDILBERIO	9418 SHONE AVE SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 20- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1143 AC	232 603

38	1009055 2553502 2105	VARGAS JOSE M & CISNEROS GUADALUPE I	9418 JENNY CT SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 5-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1011 AC	233604
39	1009055 2453502 2107	SFJV-2003-2 LLC	745 7TH AVE FLOOR 5	NEW YORK	NY	10019	R	A1A	LOT 7-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1287 AC	233609
40	1009055 1053842 0307	PAN AMERICAN LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	V	A1A	TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC	235068
41	1009055 1633512 0852	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 26-P1 PLAT OF SAGE RANCH CONT .1201 AC	235558
42	1009055 1673512 0851	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 25-P1 PLAT OF SAGE RANCH CONT .1018 AC	235559
43	1009055 1713512 0850	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 24-P1 PLAT OF SAGE RANCH CONT .1019 AC	235560
44	1009055 1993552 0805	FD SAGE MARKETPLACE LLC	6263 N SCOTSDALE RD SUITE 160	SCOTTSDALE	AZ	85250	C	A1A	PARCEL A-1-D PLAT OF PARCELS A-1-A, A-1-B, A-1-C, A-1-D & A-1-E TOWN OF ATRISCO GRAN T UNIT 7 CONT 3.6204 AC	235690
45	1009055 1623902 0803	WAL-MART STORES EAST LIMITED PARTNERSHIP % WAL-MART PROP TAX DEPT MS 0555	PO BOX 8050	BENTONVILLE	AR	72712	C	A1A	PARCEL A-1-B PLAT OF PARCELS A-1-A, A-1-B, A-1-C, A-1-D & A-1-E TOWN OF ATRISCO GRAN T UNIT 7 CONT 4.7626 AC	235693
46	1009055 2483572 0824	WHITMORE PERCY TRUSTEE OF THE WHITMORE LIVING TRUST	PO BOX 1483	LOS ALAMOS	NM	87544	R	A1A	*00180063WESTGATE HEIGHTS ADD UNIT 2	235954
47	1009055 2423792 2122	CORDOVA A GERALD	9426 SHONE AVE SE	ALBUQUERQUE	NM	87121	R	A1A	LOT 22-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1452 AC	236804
48	1009055 2533662 2111	HAWKS JAMES E	9419 JENNY CT SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 11-P1 BLOCK 1 PLAT OF SUN SAGE HILLS SUBDIVISIONCONT .1011 AC	237054
49	1009055 1823512 0814	ORTIZ RENNEE L DURAN	9609 REBA AVE SW	ALBUQUERQUE	NM	87105	R	A1A	*00080063WESTGATE HEIGHTS ADD UNIT 2	238075
50	1009055 1723332 0810	QUINONES RENE RAMIREZ	1209 PEARL ST SW	ALBUQUERQUE	NM	87120	R	A1A	*00040063WESTGATE HEIGHTS ADD UNIT 2	238661
51	1009055 1793522 0848	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 22-P1 PLAT OF SAGE RANCH CONT .1021 AC	238814
52	1009055 1883612 0833	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 8-P1 PLAT OF SAGE RANCH CONT .1274 AC	239091
53	1009055 1943622 0834	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 9-P1 PLAT OF SAGE RANCH CONT .1162 AC	239092
54	1009055 1983622 0835	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 10-P1 PLAT OF SAGE RANCH CONT .1040 AC	239093
55	1009055 1833522 0847	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 21-P1 PLAT OF SAGE RANCH CONT .1021 AC	239280
56	1009055 1883522	VUELO LLC	1200 PENNSYLVANIA NE SUITE 2B	ALBUQUERQUE	NM	87110	V	A1A	LT 20-P1 PLAT OF SAGE RANCH	239281

	0846		UITE 2B	QUE					CONT .1022 AC	
57	1009055 1933532 0845	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 19- P1 PLAT OF SAGE RANCH CONT .1023 AC	239 282
58	1009055 1973532 0844	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 18- P1 PLAT OF SAGE RANCH CONT .1024 AC	239 283
59	1009055 2073532 0842	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 16- P1 PLAT OF SAGE RANCH CONT .1369 AC	239 284
60	1009055 2023532 0843	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 17- P1 PLAT OF SAGE RANCH CONT .1024 AC	239 285
61	1009055 2153532 0841	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 15- P1 PLAT OF SAGE RANCH CONT .2286 AC	239 286
62	1009055 1583592 0826	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 1- P1 PLAT OF SAGE RANCH CONT .1108 AC	239 287
63	1009055 2173572 0840	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 14- P1 PLAT OF SAGE RANCH CONT .1743 AC	239 288
64	1009055 1633592 0827	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 2- P1 PLAT OF SAGE RANCH CONT .1040 AC	239 289
65	1009055 1713602 0829	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 4- P1 PLAT OF SAGE RANCH CONT .0978 AC	239 314
66	1009055 1673602 0828	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 3- P1 PLAT OF SAGE RANCH CONT .1040 AC	239 315
67	1009055 1753602 0830	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 5- P1 PLAT OF SAGE RANCH CONT .0978 AC	239 316
68	1009055 1793612 0831	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 6- P1 PLAT OF SAGE RANCH CONT .0978 AC	239 317
69	1009055 2173602 0839	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	TR A PLAT OF SAGE RANCH CONT .0554 AC	239 318
70	1009055 1833612 0832	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 7- P1 PLAT OF SAGE RANCH CONT .1038 AC	239 337
71	1009055 2683522 2102	HERNANDEZ LEONOR G UADALUPE & SERGIO G ONZALEZ	9404 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 2- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1106	240 386
72	1009055 1743522 0849	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 23- P1 PLAT OF SAGE RANCH CONT .1020 AC	240 410
73	1009055 2633512 2103	FLOYD STEVEN L	9408 JENNY CT SW	ALBU QUER QUE	NM	8712 1	R	A1 A	LOT 3- P1 BLOCK 1 PLAT OF SUN S AGE HILLS SUBDIVISIONCO NT .1106 AC	240 507
74	1009055 2143632 0838	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 13- P1 PLAT OF SAGE RANCH CONT .1901 AC	241 192
75	1009055 2033632 0836	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 11- P1 PLAT OF SAGE RANCH CONT .0961 AC	241 666
76	1009055 2083632 0837	VUELO LLC	1200 PENNSY LVANIA NE S UITE 2B	ALBU QUER QUE	NM	8711 0	V	A1 A	LT 12- P1 PLAT OF SAGE RANCH CONT .0913 AC	241 667

OR CURRENT RESIDENT
100905521833721317
AKERS DONNA
9500 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905519535320816
CELIS ANA L
9601 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524336322109
CHAVEZ SABRINA S
9427 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905523535620822
DURAN LEONARD D & ASTRAEA
9413 REBA SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524138522123
FLORES GABRIEL & DEBORAH A
9430 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905526137722118
GARCIA SUSANNE Y
9408 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525935122104
HARRISON MICHAEL D & CALVILLO
LISA MARIE
9414 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905521632821318
MARBUT ROYAL HERBERT ETUX
9504 REBA AVE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905520432721319
MONTTOYA FAVIAN T & TONIA H
9508 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905516834020811
OROZCO ROCIO
1205 PEARL SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905519232921322
ALVAREZ JESUS J & NORMA I
1208 PEARL ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524534021313
CHAVEZ ELIAS A & ANNETTE
9404 REBA AVE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905519933521320
CHAVIRA REGINALDO M
9600 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525836622112
ESTANCIAL BLUEWATER LLC
8400 MENAUL BLVD NE SUITE A214
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100905526335122103
FLOYD STEVEN L
9408 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905520235320817
GOMEZ CARLOS & RITA
9513 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525336622111
HAWKS JAMES E
9419 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905520835320818
MARTINEZ ANGEL M
9509 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525034822106
MONTTOYA MARCELINO SALAMON
9422 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524235620823
ORTIZ MIGUEL A
9409 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905517332720809
BRITO JIM ALBERT ETUX
1213 PEARL SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905523132921315
CHAVEZ MANUEL G & JANETTE F
9412 REBA SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905524237922122
CORDOVA A GERALD
9426 SHONE AVE SE
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905519935520805
FD SAGE MARKETPLACE LLC
6263 N SCOTTSDALE RD SUITE 160
SCOTTSDALE, AZ 85250

OR CURRENT RESIDENT
100905526236722113
GALARZA MARCO A
9409 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524139422125
GUTIERREZ ROSA
3431 BLUE MOUNTAIN DR
SAN JOSE, CA 95127

OR CURRENT RESIDENT
100905526835222102
HERNANDEZ LEONOR GUADALUPE &
SERGIO GONZALEZ
9404 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905522835520821
MILLS ROBERT E
9417 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905518935220815
MURPHY PHILLIP B & LINDA S
9605 REBA AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905518235120814
ORTIZ RENNEE L DURAN
9609 REBA AVE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905525737722119
PADILLA MICHELLE R
9414 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905517233320810
QUINONES RENE RAMIREZ
1209 PEARL ST SW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
100905525237622120
SANCHEZ BARBARA M & EDILBERIO
9418 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905525535022105
VARGAS JOSE M & CISNEROS
GUADALUPE I
9418 JENNY CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905516239020803
WAL-MART STORES EAST LIMITED
PARTNERSHIP % WAL-MART PROP
TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE, AR 72712

Project# 1003991
LIBBY MCINTOSH
Westgate Heights NA
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905510538420307
PAN AMERICAN LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100905524637422121
RAMIREZ JOSE C & MARIA R
9422 SHONE AVE SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905522833721316
SANTIAGO ANDRES M
9416 REBA SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905518933721321
VESCOVI JEFFREY D ETUX
9604 REBA SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
100905524835720824
WHITMORE PERCY TRUSTEE OF THE
WHITMORE LIVING TRUST
PO BOX 1483
LOS ALAMOS, NM 87544

Project# 1003991
KELLY THOMAS
Westgate Views
1201 JENARO SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
100905524335622108
PEREA ANITA MARTINEZ & LUCERO
EDNA
9025 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
100905524836722110
ROBERTSON CYNTHIA & JEREMIAH
8401 YEAGER DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
100905524535022107
SFJV-2003-2 LLC
745 7TH AVE FLOOR 5
NEW YORK, NY 10019

Project# 1003991
100905516335120852
VUELO LLC
1200 PENNSYLVANIA NE SUITE 2B
ALBUQUERQUE, NM 87110

Project# 1003991
MATTHEW ARCHULETA
Westgate Heights NA
1628 SUMMER FIELD SW
ALBUQUERQUE, NM 87121

Project# 1003991
SYLVIA HAYES
Westgate Views
10016 LADRONES SW
ALBUQUERQUE, NM 87121



City of Albuquerque

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

Date: August 5, 2008

TO CONTACT NAME: GORDON ROWL
COMPANY/AGENCY: Vuelo, LLC
ADDRESS/ZIP: 1200 Penn NE
PHONE/FAX #: 232-2800 266-1030

Thank you for your inquiry of 8-5-08 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 1-26 TRACT A OF SAGE RANCH - 98th STREET SW & SAGE SW zone map page(s) M-9

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Westgate Heights
Neighborhood or Homeowner Association
Contacts: Matthew Archuleta
1628 Summerfield SW / 87121
836-7251 (h)
Libby McIntosh
1316 hadrones Ct. SW / 87121
831-5189 (h)

Westgate Vecinos
Neighborhood or Homeowner Association
Contacts: Kelly Thomas
1208 Senaro SW / 87121
831-5242 (h)
Sylvia Hayes
10016 hadrones SW / 87121
836-7358 (h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

7007 2680 0003 0480 7868

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ALBUQUERQUE NM 87121
 STEVEN SCHIFF STAM ALBUQUERQUE NM 87121
 AUG 05 2006
 Postmark Here

Sent to
 Libby Mc Intosh
 Street, Apt. No., or PO Box No. 1316 Ladrones Ct. NW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$ 7.00
Total Postage & Fees	\$ 25.12

ALBUQUERQUE NM 87121
 STEVEN SCHIFF STAM ALBUQUERQUE NM 87121
 AUG 05 2006
 Postmark Here

Sent to
 Sylvia Hayes
 Street, Apt. No., or PO Box No. 10016 Ladrones SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$ 7.00
Total Postage & Fees	\$ 25.12

ALBUQUERQUE NM 87121
 STEVEN SCHIFF STAM ALBUQUERQUE NM 87121
 AUG 05 2006
 Postmark Here

Sent to
 Matthew Archuleta
 Street, Apt. No., or PO Box No. 1628 Summerfield SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0003 0480 7882

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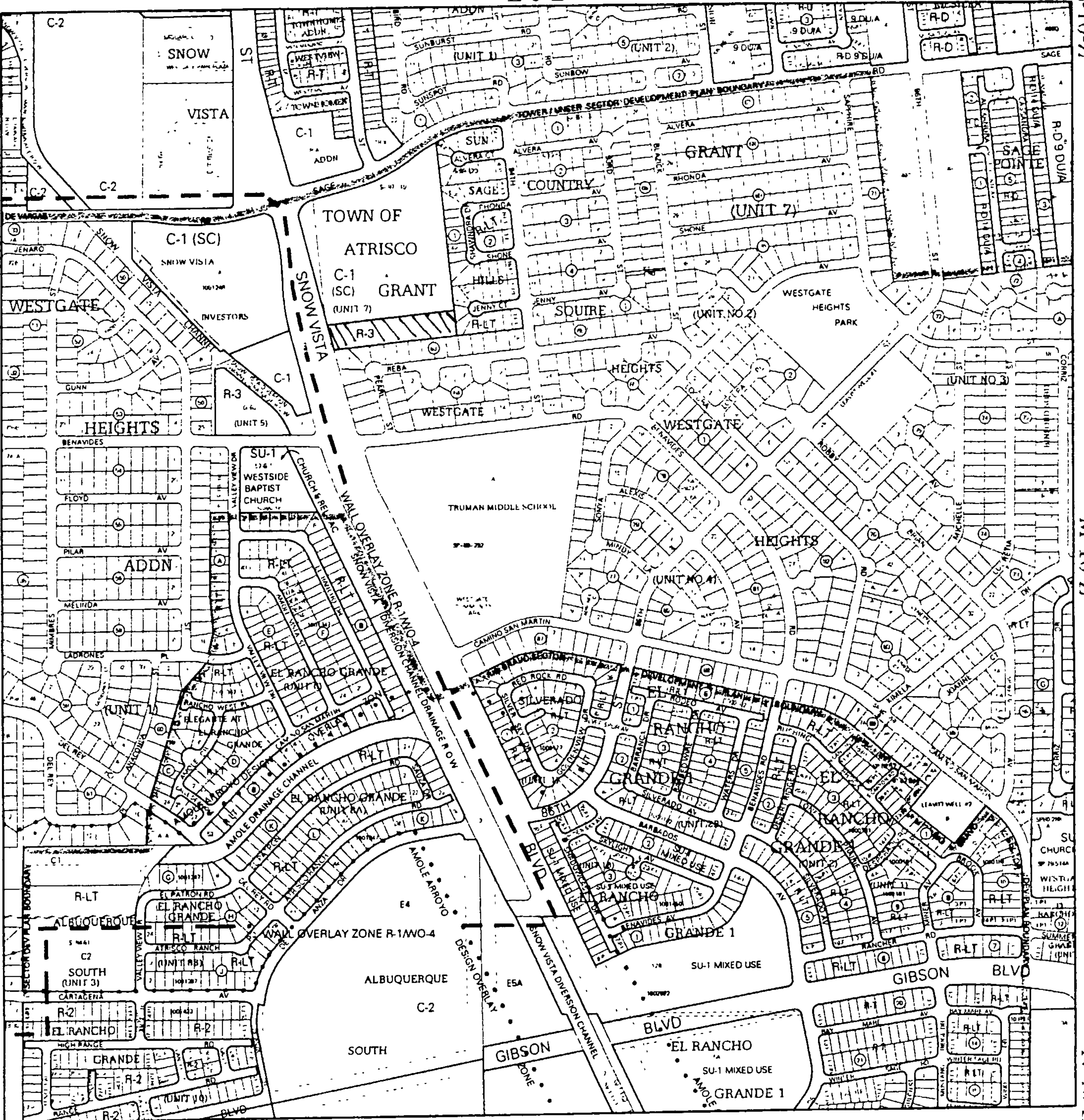
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Return Receipt Fee (Endorsement Required)	\$ 2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32

ALBUQUERQUE NM 87121
 STEVEN SCHIFF STAM ALBUQUERQUE NM 87121
 AUG 05 2006
 Postmark Here

Sent to
 Kelly Thomas
 Street, Apt. No., or PO Box No. 1201 Senara SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3800, August 2006 See Reverse for Instructions



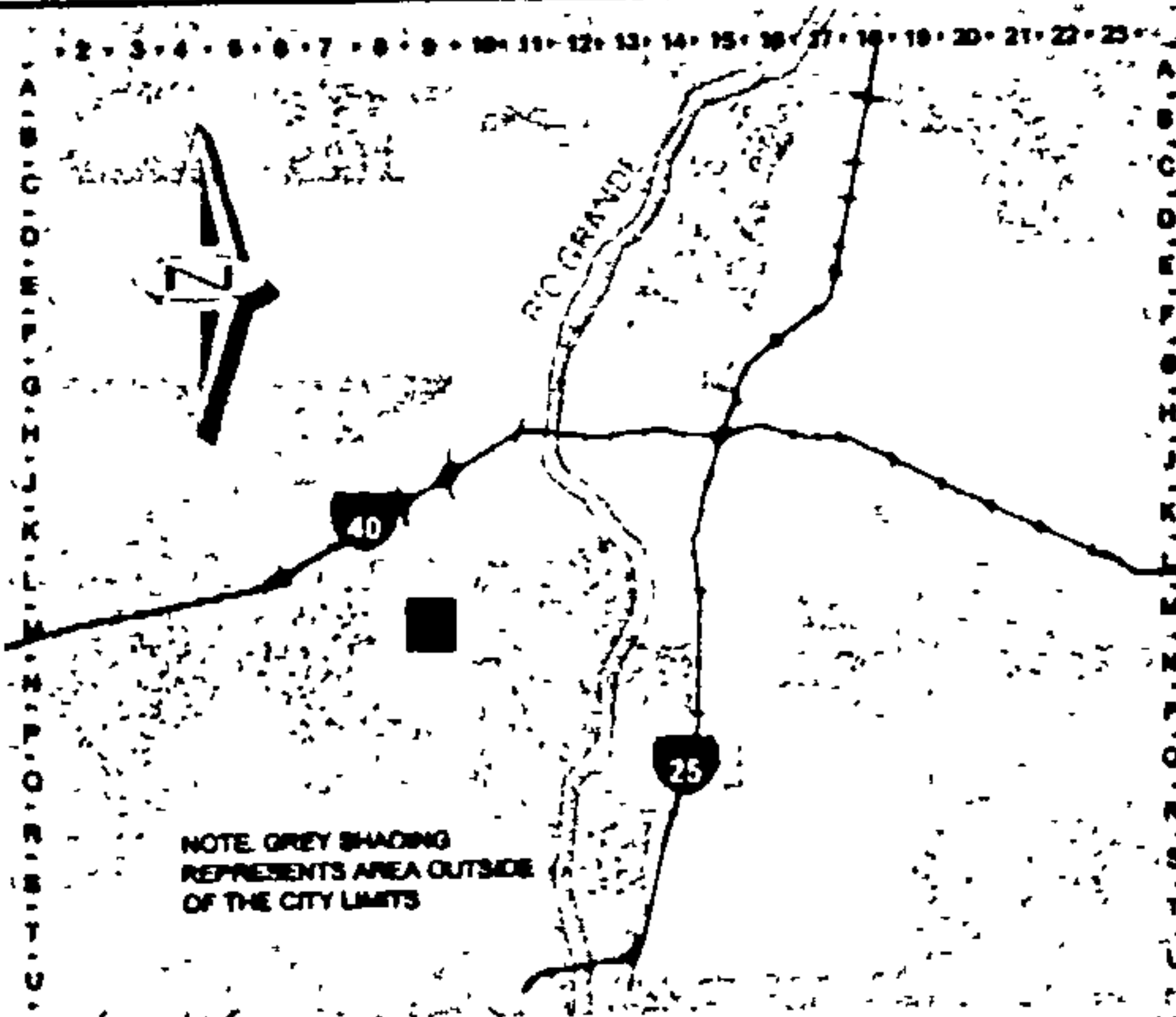
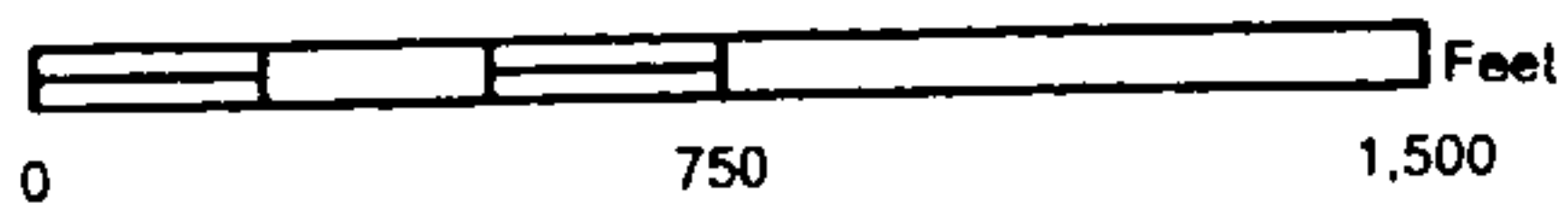


Zone Atlas Page: **M-9-Z**

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

Selected Symbols

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



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
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A G I S
 Albuquerque Geographic Information System
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SAGE
6

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

Project # 1003991

06DRB-01206 Major-Preliminary Plat Approval
06DRB-01207 Major-Vacation of Public Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9)

AMAFCA

No adverse comments.

COG This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Snow Vista Bd appears to be on the 98th St alignment, according to the Long Roadway and Long Range Bikeway systems maps. Street name changes should be reported to MRCOG in order to insure appropriate comment on development plans. 98th St south of Sage is in the Long Roadway System as a principal arterial with a right-of-way of 106 feet. Additionally 98th St south of Sage is in the Long Range Bikeway System as having on-street bike lanes. Please coordinate with DMD to insure that project conforms to these adopted policies of the Metropolitan Transportation Board.

Transit

The Sidewalk Deferral Exhibit shows a sidewalk planned connecting Sage Ranch Court to the Walmart site to the north across Tract A – a great connection to make. Should Tract A have a public pedestrian easement?

Zoning Enforcement

No adverse comments.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/12/06	Residential @ 98 th Ave Proj# 1003991	Sketch	Comments given

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 12, 2006
DRB Comments**

ITEM # 25

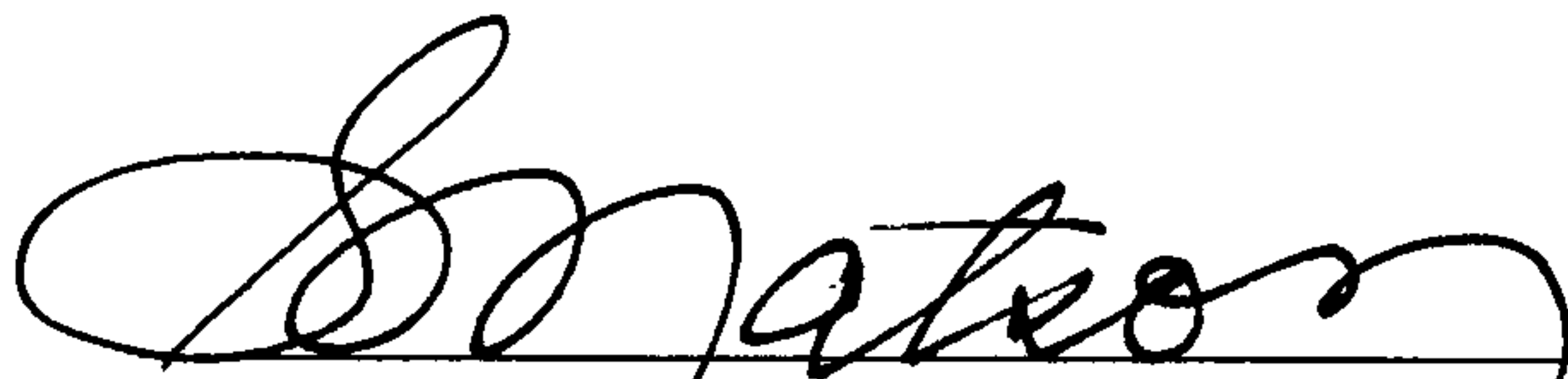
PROJECT # 1003991

APPLICATION # 06-00437

RE: Lot A-1-C, Town of Atrisco Grant, Unit 7/sketch

Be sure to consult the RLT Zone Code regulations on minimum lot size and required setbacks.

A perimeter wall design is required for any walls fronting on Snow Vista Blvd. Design approval is required before preliminary plat approval occurs.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



IMPACT FEES – # 1003991

**Development Review Board 4/12/06
Agenda Item # 25
Sketch Plat: Town of Atrisco Grant
Unit 7, Lot: A-1-C**

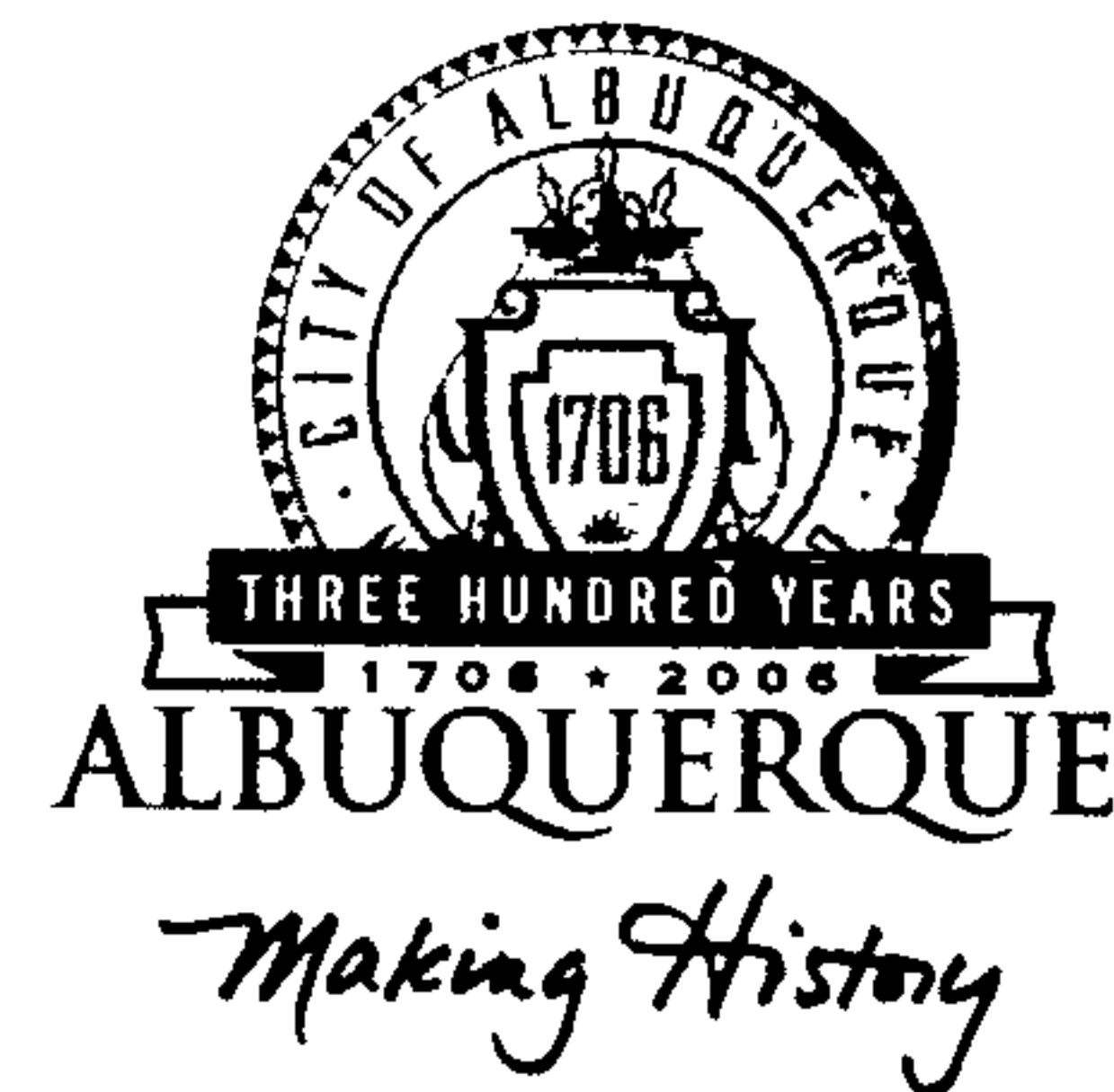
The creation of new residential lots in this area will not require Impact Fees at this time. However, Impact Fees will be required at the time a building permit is issued for each home on each lot. Using an average of 2000sf of heated building area and .06 acres for impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the SW Mesa area are approximately \$4,046.00
2. Public Safety Facilities for the Westside are approximately \$414.00
3. Drainage Facilities for the SW Mesa area are approximately \$770.16
4. Parks, Recs., Trails and Open Space for the Southwest Mesa area are approximately \$3220.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 25

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

discussed

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 12, 2006

#10



DRB

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

REVISED 9/28/05

Completed 11/16/05

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

DRB Application No.: <u>05DRB-01716 (SBP)</u>	Project # <u>1003991</u>
Project Name: <u>RETAIL SHOPS @ SAGE MARKET PLACE</u>	
Agent: <u>Tierra West LLC</u>	Phone No.: <u>858-3100</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/16/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Closure Agreement
- Sidewalk adjustments
- LAYOUT of parking stalls
-
-
- UTILITIES: _____
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): 3 copies of SDP for BP
-
-
-

slides called + L.M. Keli

9/16/05

Project Number 1003991

- 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.**

#10



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

REVISED 9/28/05

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

DRB Application No.: 05DRB-01716 (SBP)
Project Name: RETAIL SHOPS @ SAGE MARKET PLACE
Agent: Tierra West LLC

Project # 1003991
Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/16/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Closure Agreement
- Sidewalk adjustments
- layout of parking stalls
-
-
- UTILITIES: _____
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): 3 Copies of SBP for BP.
-
-
-

Project Number 1003991

- 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.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

NOVEMBER 16, 2005

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:20 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002556**
05DRB-01636 Major-Vacation of Pub
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat
Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

3. **Project # 1004508**
05DRB-01630 Major-Vacation of Pub
Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK**, zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**

4. **Project # 1002254**
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan
BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

5. **Project # 1002196**
05DRB-01646 Major-Vacation of Pub
Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat
Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public
Easements
05DRB-01524 Major-Preliminary Plat
Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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

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

- 7. Project # 1001623**
05DRB-01709 Minor-SiteDev Plan
Subd/EPC
05DRB-01710 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat
Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

- 8. Project # 1002513**
05DRB-01715 Minor-Amnd SiteDev Plan
BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 9. Project # 1004365**
05DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA**, zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Catalina Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. ~~Project # 1003991~~
05DRB-01716 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] [**Stephanie Shumsky, EPC Case Planner**] (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. **Project # 1003238**
05DRB-01719 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**
05DRB-01712 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003475**
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. **Project # 1004535**
05DRB-01703 Minor-Sketch Plat or Plan
- LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION**, zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004540**
05DRB-01713 Minor-Sketch Plat or Plan
- WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81ST ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004541**
05DRB-01714 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**


ADJOURNED: 12:20 P.M.

November 10, 2005

~~4/10~~

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner 

SUBJECT: Project # 1003991

The Environmental Planning Commission approved Project # 1003991/05EPC-01256, a request for review and approval of a site development plan for building permit for an approximately 4.5-acre site located on Snow Vista Boulevard SW between Sage Road SW and Reba Avenue, on October 21, 2005. The applicant has satisfied all of the conditions of approval with the following exceptions:

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

4. The existing CMU wall on the eastern property line is identified on the Drainage Plan but not on the Site Plan. The wall location and height shall be identified on the Site Plan.

The applicant did not meet with me prior to DRB submittal as required by condition #2. However, because so few conditions were placed on the project, I think that the intent of this condition has been satisfied by my review of this DRB submittal.

The DRB submittal has been altered from what was approved by the EPC:

- A significant number of light poles have been added throughout the subject site.

- Other alterations include a 5' reduction in the width of the eastern landscape buffer. This buffer is required to be at least 10' as approved by the EPC. In addition, the amount of landscaping and groundcover was reduced on the east and west sides of Building "B" and within the ponding area. The applicant is required to provide the landscaping as approved by the EPC. A reduction in the amount of landscaping is not acceptable.

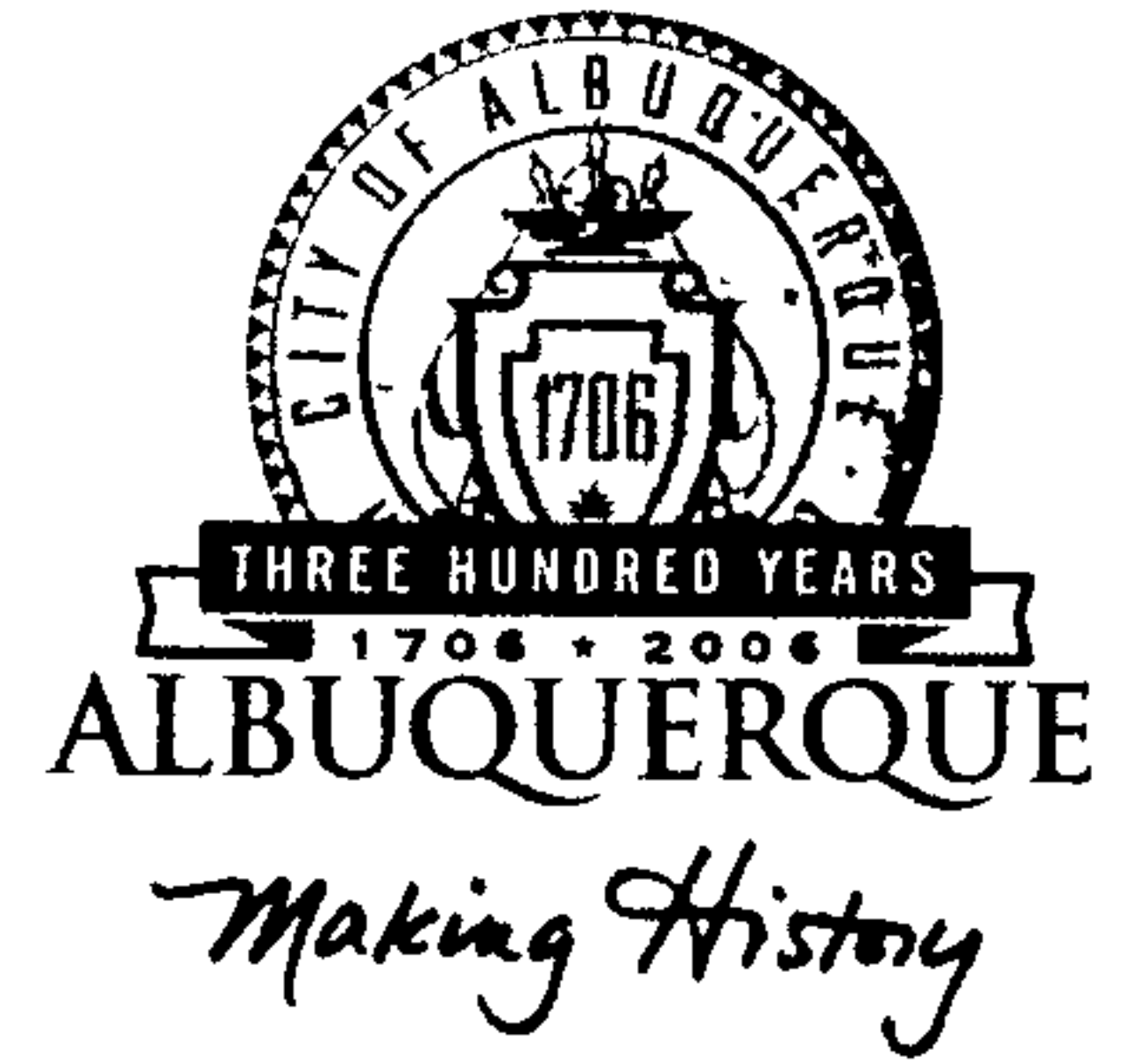
- The information on the elevations sheet, while generally the same, is presented differently than what was approved by the EPC.

- The signage description approved by the EPC on the elevations sheet has been removed. The signage description (including sign face area square footage) shall be added to the elevations sheet of the DRB submittal.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 10

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005



COMPLETED 11/08/05 stt
DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01293 (SPS)

Project # 1003991

Project Name: Town of atrisco Grant Unit 7

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign) *3 copies*
Comments indicated OK
stt
- _____
- _____

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

Project Number

1003991



COMPLETED 11/08/05
DRB CASE ACTION LOG (SITE PLAN B. P.)
 REVISED 2/5/04

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

DRB Application No.: **05DRB-01294 (SBP)**
 Project Name: **Town of Atrisco grant Unit 7**
 Agent: **Tierra West LLC**

Project # **1003991**
 Phone No.: **858-3100**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/9/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA
AB

PARKS / CIP: _____

PLANNING (Last to sign): Scupie
[Signature]
[Signature]

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

Project Number 1003991

#4

Attachments

0
1
W
2
3
4

~~Handwritten scribble~~

~~Handwritten scribble~~

~~Handwritten scribble~~

~~Handwritten scribble~~

~~Handwritten scribble~~



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

REVISED 2/5/04

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

DRB Application No.: 05DRB-01294 (SBP)

Project # 1003991

Project Name: Town of Atrisco grant Unit 7

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUBJ. (SDP for BP)) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/9/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

PLANNING (Last to sign): Scupie
Bascom's initial OK

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

Project Number 1003991

#4

Sito Plans
Bluebook
Sheet 1.4
Copies /



DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01293 (SPS)
Project Name: Town of atrisco Grant Unit 7
Agent: Tierra West LLC

Project # 1003991
Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign) 3 copies
Comments indicated OK

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

Project Number 1003991



COMPLETED 10/27/05 2th
DRB CASE ACTION LOG (PREL & FINAL)
 REVISED 2/5/04

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

DRB Application No.: 05DRB-01384 (P&F) Project # 1003991
 Project Name: TOWN OF ATRISCO GR UNIT 7
 Agent: Tierra West LLC Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 9/7/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAECA: Minor comments JKUB
~~_____~~

PARKS / CIP: _____

PLANNING (Last to sign): Record plat
~~_____~~

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

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

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

Project Number 1003991

#4

3991

DXF Electronic Approval Form

DRB Project Case #: 1003991

Subdivision Name: TOWN OF ATRISCO GRANT PARCELS A1A, A1B, A1C, A1D & A1E

Surveyor: LARRY W MEDRANO

Contact Person: KELLY KRUEGER

Contact Information: 858-3100

DXF Received: 10/12/2005

Hard Copy Received: 10/12/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

10-12-2005
Date

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

AGIS Use Only
Copied fc **3991** to agiscov on **10/12/2005** Contact person notified on **10/12/2005**

#4



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01384 (P&F)

Project # 1003991

Project Name: TOWN OF ATRISCO GR UNIT 7

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 9/7/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAECA: Minor comments
~~AGIS DXF~~

PARKS / CIP: _____

PLANNING (Last to sign): Record plat
~~AGIS DXF~~

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

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

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

Project Number

1003991



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 7, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

THERE ARE NO ADVERTISED CASES THIS WEEK

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

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

1. **Project # 1004166**
05DRB-01353 Minor-SiteDev Plan
BldPermit/EPC
- DCSW ARCHITECTS INC agent(s) for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A, **THE ALBUQUERQUE HISPANO CHAMBER OF COMMERCE** and Lot(s) 2, Block(s) D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R-1 & SU-2/NCR, located on 4TH ST SW,

between BARELAS RD SW and CROMWELL AVE SW containing approximately 1 acre(s). [REF: 05ZHE01065, 05EPC00753, DRB-99-298, ZA-84-257, 05EPC00751, 05EPC00752] [Carmen Marrone, EPC Case Planner] (L-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR REPLAT, CARMEN MARRONE'S SIGNATURE, 3 COPIES OF THE SITE PLAN AND A NEW UTILITY PLAN.**

2. **Project # 1000195**
05DRB-01358 Minor-SiteDev Plan
Subd/EPC
05DRB-01359 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for Lot(s) A, Tract(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

- 05DRB-01356 Minor-Prelim&Final Plat
Approval
05DRB-01357 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for TRACT(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS FOR SHARED DRIVES. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004244**
05DRB-01373 Minor-SiteDev Plan
BldPermit/EPC

PA ARCHITECTS agent(s) for SAINT PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, ST. PAULS UNITED METHODIST CHURCH, MESA VILLAGE ADDITION, zoned SU-1 special use zone, located on CONSTITUTION AVE NE, between MOON NE and EUBANK NE containing approximately 5 acre(s). [REF: 05DRB01176, 05DRB01085] [Catalina Lehner, EPC Case Planner] (J-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [Russell Brito for Elvira Lopez, EPC Case Planner] [Deferred from 8/17/05 & 8/31/05] (M-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/1/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 05DRB-01384 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC, request(s) the above action(s) for all or a portion of Tract(s) A1 & A, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MINOR**

COMMENTS AND PLANNING FOR AGIS DXF FILE AND PLANNING TO RECORD.

5. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit
- BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05] (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

6. **Project # 1004408**
05DRB-01381 Minor-Prelim&Final Plat
Approval
- SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, B & E, **MATTHEW MEADOWS ADDITION**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between MATEO PRADO NW and GARDEN PARK CR NW containing approximately 4 acre(s). (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK CONSTRUCTION AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
7. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE,

between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

8. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

10. **Project # 1002778**
05DRB-01383 Major-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNITS 1 & 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW

and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB-01461] (B-8) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

11. Project # 1002322
05DRB-01372 Minor-Extension of Preliminary Plat

RESOURCE TECHNOLOGY INC agent(s) for ACME REAL ESTATES FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 90TH ST SW, between SUNSET GARDENS RD SW and CENTRAL AVE SW containing approximately 9 acre(s). [REF: 02DRB01666, 03DRB00420, 03DRB00349, 04DRB01396] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. Project # 1000351
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. **Project # 1004392**
05DRB-01352 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 1, **VOLCANO CLIFFS, UNIT 7**, zoned R-1 residential zone, located on MOJAVE NW, between POJOAQUE NW and UNSER NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004405**
05DRB-01371 Minor-Sketch Plat or Plan
- GARY D. GARDEY agent(s) for DAVID W. MCCARTY request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 23, **ALBUQUERQUE HIGHLANDS**, zoned R-1, C-2 AND O-1, located on LOMAS BLVD NE, between SAN PEDRO NE and SAN MATEO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004407**
05DRB-01376 Minor-Sketch Plat or Plan
- FRANK P PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 24, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 24, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

#4

September 6, 2005

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner

SUBJECT: Project # 1003991/05DRB-01293/01294 (05EPC-00367/00364/00365)

The Environmental Planning Commission approved Project # 1003991/05EPC-00367/00364/00365, a Zone Map Amendment, Site Development Plan for Subdivision, and a Site Development Plan for Building Permit for Parcel A-1 and Westerly portion of Parcel A, Town of Atrisco Grant on May 19, 2005.

This memo is a follow up to the memo provided to Sheran Matson, DRB Chair, dated August 16, 2005, from Russell Brito, Senior Planner. The memo stated that the site development plan for subdivision did not meet EPC condition #2 and the site development plan for building permit did not meet EPC conditions 2, 4, 7, 8, 9a and 9d.

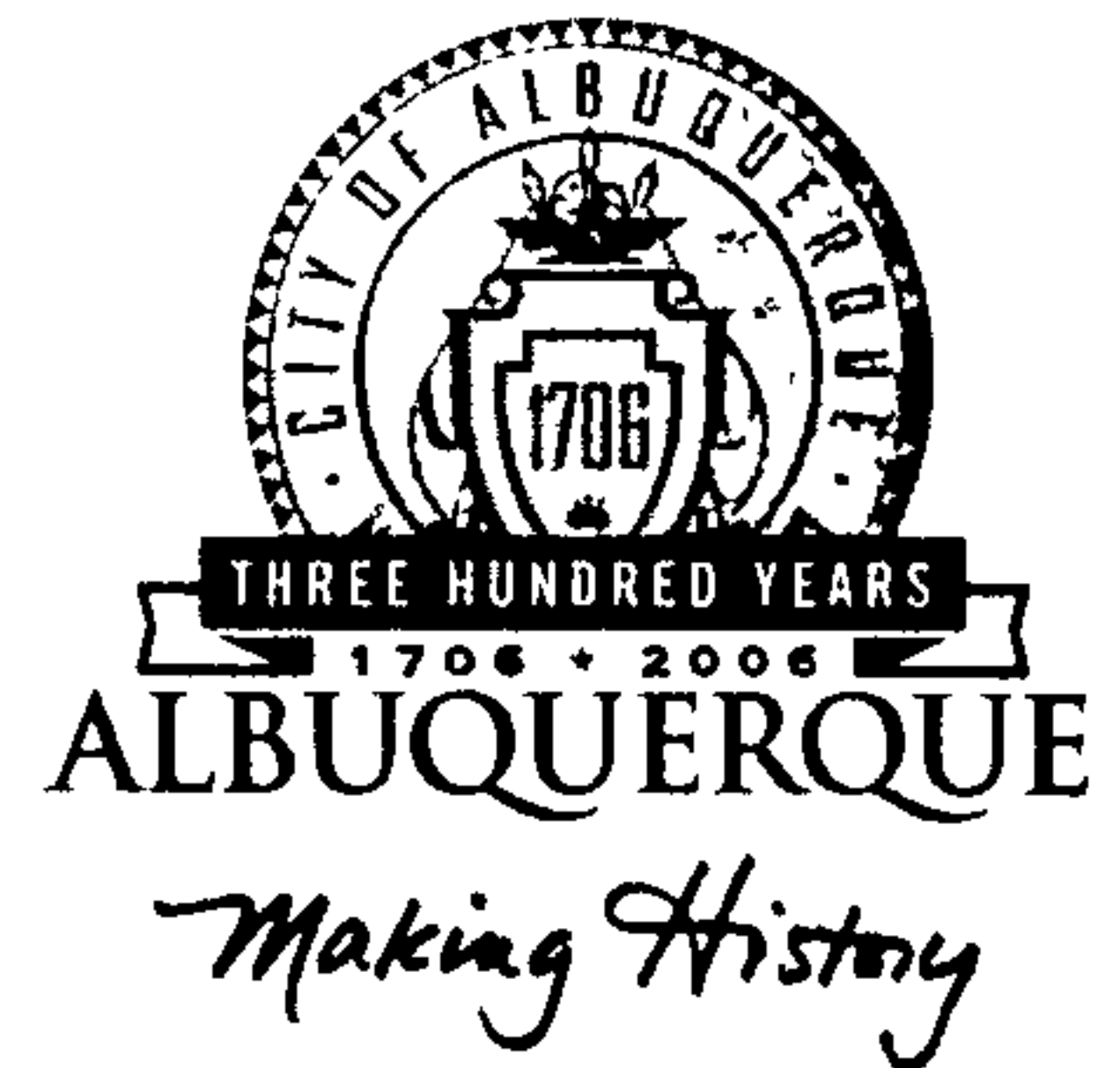
On September 6, 2005, Development Review staff reviewed a modified submittal. The applicant has met all EPC conditions of approval except #4, which states:

- 4a. All pedestrian walkways shall be lined with adjacent **shade trees spaced approximately 25-feet on center** and placed within defined planting areas that have a minimum interior dimension of 36 SF and a minimum width of 4 ft. (Section 14-16-3-1, Off-street Parking Regulations). This standard shall be met for the walkway provided from Sage Rd. to the main entrance of the building. This standard shall also be met for any additional walkways that are provided.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments on SPS.
Minor comments on plat.

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: **SIA**

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 7, 2005



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 2, 2005

Ms. Sheran Matson
Planning Manager
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

RE: **DRB Final Sign-off of EPC Approved Site Plan for Subdivision and Building Permit**
Legal Description: Portion of Tract(s) A, Snow Vista Investors, zoned C-1 (SC)
Project #1003991, 04EPC-00154 EPC Site Development Plan-Building Permit

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner of the above referenced property, is requesting EPC final sign-off approval for Site Plan for Subdivision and Site Plan for Building Permit. We provided the following responses to the conditions listed by the Environmental Planning Commission.

CONDITIONS OF APPROVAL OF SITE PLAN FOR SUBDIVISION

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.

We are currently submitting for DRB final sign off and have addressed all of the EPC conditions.

2. The site plan shall provide direct, continuous pedestrian and bicycle connections from the subject site to the adjacent neighborhoods located to the south and to the east prior to DRB approval (Comprehensive Plan, Table 10: Policy a: Types of Activity Centers, following page II-35; WSSP, Policy 1.15 and 1.16). This pedestrian connection shall also be provided through the ponding area to give access to the shopping center. All Pedestrian ingress and egress locations should be labeled on the plan. The plan shall indicate that these pedestrian walkways shall be a minimum of 6 ft. wide.

Pedestrian/ bicycle connections to the adjacent neighborhoods to the south and east have been added to the plans. Pedestrian easements for these connection points have been added to the plat.

3. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalks and ADA accessible ramps that have not already been provided for. All public infrastructures 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).

All public improvements are included on the infrastructure list. All improvements will be built to meet City standards.

- b. A Traffic Impact Study is required and has been reviewed for this proposal.

Traffic Impact Study has been completed and reviewed by Tony Lloyd.

- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).

All improvements called for by the Traffic Impact Study have been included on the infrastructure list.

- d. Site plan shall comply and be designed per DPM Standards.

Site plan complies with and is designed per DPM standards.

- e. Platting must be a concurrent DRB action.

Plat has been turned into DRB for review prior to DRB final sign off.

- f. Dedication of a minimum 62 feet or right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.

The minimum 62 feet of right-of-way from the centerline of 98th Street exists. See Exhibit A for measurements.

- g. Dedication of a minimum 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designed on the Long Range Roadway System map.

The minimum 43' of right-of-way from centerline of Sage Road exists. See Exhibit A for measurements.

- h. Dedication of an additional 6 feet of right-of-way along 98th Street and Sage Road, as required by the City Engineer to provide for on-street bicycle lanes.

Additional right-of-way is granted for bicycle lane on Sage Road, there is an existing bicycle lane on Snow Vista therefore, right-of-way is not necessary on Snow Vista.

- i. Construction of a bicycle lane along 98th Street and Sage Road adjacent to the subject property, as designated on Long Range Bikeways System.

New 6' bicycle lane shown on sheet 2 along Sage Road. Existing 6' bicycle lane along 98th Street as shown on sheet 2.

- j. Applicant must request an availability statement. The submittal must include a statement from the Fire Marshal's office regarding instantaneous flow requirements for each proposed structure.

Availability statement has been issued by the City 8-29-05. Submittal to DRB includes copy of statement from Fire Marshal's office regarding instantaneous flow requirements.

CONDITIONS OF APPROVAL OF SITE PLAN FOR BUILDING PERMIT

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.

We are currently submitting for DRB final sign-off and have addressed EPC conditions.

2. The materials and colors of all screen walls shall be indicated on the plan, sheet 2. Materials and colors of walls shall match the grocery store building. Note #21 of the plan indicates that a 3' high wall screens the circulation area adjacent to the northern boundary line. This screen wall shall be shown on the site plan layout, similar to how other screen walls are depicted.

Material and color of all screen walls are indicated on sheet 2. All screen walls called out as split-face tan CMU as indicated in notes #8, 21, and 22 on sheet 2.

3. Vehicular Access, Circulation and Parking
 - a. Parking calculations shall be corrected to indicate that 174 parking spaces are required.

Parking calculations rechecked. Plans corrected to reflect 174 parking spaces required.

4. Pedestrians and Bicycle Access and Circulation, Transit Access
 - a. All pedestrian walkways shall be lined with adjacent shade trees spaced approximately 25-feet on center and placed within defined planting areas that have a minimum interior dimension of 36 SF and a minimum width of 4 ft. (Section 14-16-3-1, Off-street Parking

Regulations). This standard shall be met for the walkway provided from Sage Rd. to the main entrance of the building. This standard shall also be met for any additional walkways that are provided.

Pedestrian walkways have been lined with adjacent shade trees spaced approximately 25-ft on center, with interior dimensions of 36 SF and as shown on Sheet L3. Shade trees have been changed from Flowering Pear to Ash and Honey Locust.

- b. The sidewalk adjacent to the east side of the building shall be increased to 8' in order to comply with Section 14-16-3-1 (G)(4) of the Zoning Code.

Sidewalk adjacent to east side of building was increased to 8' to comply with Section 14-16-3-1 (G)(4) of the Zoning Code.

- c. The applicant shall provide a landscaping area or an additional pedestrian walkway within the proposed 177 parking sub-area to ensure that Section 14-16-3-1 (G)(5) of the Zoning Code is met.

Additional pedestrian walkway added to site plan.

5. The plan should indicate the location of proposed light poles prior to DRB approval.

Light pole locations added to the site plan.

6. Landscaping

- a. The southern boundary line shall be screened according to the requirements of 14-16-3-10 (E)(4) of the Zoning Code. This includes a 10' landscape buffer that primarily consists of trees. If a circulation area is proposed adjacent to the south side of the building, a 6' high opaque wall or fence shall be provided. Trees provided along this buffer shall include a combination of evergreen and deciduous trees.

There is a 6' high split-face tan CMU screen wall along the southern boundary line with 10' landscape buffer. Trees along this 10' buffer include a combination of evergreen and deciduous trees.

- b. The applicant shall provide at least the minimum required landscaping (27,304 SF). The applicant shall verify that the sum of all planting beds is equivalent to 29,491 SF of landscaping. If not the correct quantity of provided landscaping shall be indicated on the plan.

Shown in the landscaping calculations total bed provided is equivalent to 27,823 SF which is greater than the 27,304 SF required.

- c. Landscaping areas shall be covered with live plant coverage over at least 75% or required landscaping areas (Section 14-16-3-10).

This is shown in landscape calculations.

- d. The 36,774 SF ponding areas shall not be considered as provided landscaping on the subject site because it is not located on the subject site. Calculations shall be revised accordingly.

Ponding area taken off of landscape plan; calculations revised accordingly.

- e. The plan should provide a combination of both Ash and Honey Locust trees to prevent the loss of all trees in the case of disease. The plan should indicate whether a street tree is an Ash or Honey Locust tree.

The combination of Ash and Honey Locust trees being used are shown on landscaping plan.

7. Outdoor Seating

- a. Outdoor seating shall be provided along the north or west façade consistent with Section 14-16-3-18 (C)(3) of the Zoning Code. The width and height dimensions of outdoor seating should also be indicated on the site plan to verify that this standard is met.

Seating was added to the north façade. According to Section 14-16-3-18 (C)(3) of the Zoning Code a minimum of one seat per 25 linear feet of building façade is required. The north façade is 226 linear feet. This requires 9 seats with the required 24" wide 15" high dimensions. Three benches were added to the North faced which are 6' wide and 15" high, providing 9 seats. Note #30 on page 2 indicates the required bench dimensions.

- b. An outdoor seating area shall be provided to encourage informal gatherings. This area shall be shaded if located on the south or west of the building (Policy 1.15, WSSP).

The East façade is 212 linear feet which requires 9 seats. Tables and chairs and a bench have been added to the east side of the Neighborhood Market as shown on sheet 2. There are 9 seats required; the required dimensions are shown on notes 30 and 31 on sheet 2.

8. Architecture and Signage

- a. Additional pedestrian features, similar to those provided along the north façade, shall be provided along the west façade as set forth by Section 14-16-3-18 (C)(2) of the Zoning Code.

According to Section 14-16-3-18 (C)(2)(H) of the Zoning Code, since there is a drive thru pharmacy on this facade no additional features are required.

Exception, Major facades containing service areas will not be required to provide pedestrian features in front of the service area.

- b. A minimum 3' wide planting strip shall be provided on the public street side of the wall screening the proposed drive-thru pharmacy window (Section 14-16-2-18 (D)(5)).

Greater than 3' wide planting strip located along proposed screen wall.

- c. The elevation drawings shall indicate the percentage of building mounted signage that constitutes each façade to verify that Section 14-16-2-16 (A)(11) of the Zoning Code is met.

Calculations for building mounted signage shown on elevations, sheet 6.

- d. Details of the proposed pylon sign along the western boundary line shall be provided in order to verify that it is consistent with Zoning Code Requirements of the C-1 Zone.

Detail for proposed pylon added to sheet 7 to show sign is consistent with C-1 Zoning Code Requirements. An 8 ½ X 11 sheet showing detail of pylon sign also included with submittal.

9. The following corrections shall be made on sheet 2:
 - a. The proposed zoning shall be corrected to indicate SU-1 for C-1 Permissive Uses with Drive Thru Pharmacy.

Site data table changed to reflect zoning as SU-1 for C-1 permissive uses with drive-thru pharmacy.

- b. Note 8 shall be corrected to reflect the setback requirements of the site development plan for subdivision on sheet 1.

Note 8 corrected to reflect setback requirements of the site development plan for subdivision.

- c. Note 9 shall be consistent with maximum restrictions of the C-1 zone, not the C-2 zone.

Note 9 changed to reflect restrictions of C-1 Zone.

- d. Landscaping calculations provided on sheet 2 shall be corrected to reflect calculations in accordance with the landscaping plan on sheet L3.

Landscaping calculations on sheet 2 changed to reflect correct calculations on sheet L3.

10. Site plan shall comply with all SWMD ordinances and requirements.

Site plan will comply with all SWMD ordinances and requirements.

11. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructures 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).

All public improvements for the site included on infrastructure list.

- b. A Traffic Impact Study is required and has been reviewed for this proposal.

Traffic Impact Study has been completed and reviewed by Tony Lloyd.

- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).

Street improvements recommended in TIS are included on infrastructure list.

- d. Site plan shall comply and be designed per DPM Standards.

Site plan complies and is designed per DPM Standards.

- e. Platting must be a concurrent DRB action.

Plat has been previously submitted for DRB review.

- f. Dedication of a minimum 62 feet or right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.

The minimum 62 feet of right-of-way from the centerline of 98th Street exists. See Exhibit A for measurements.

- g. Dedication of a minimum 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designed on the Long Range Roadway System map.

The minimum 43' of right-of-way from centerline of Sage Road exists. See Exhibit A for measurements.

- h. Dedication of an additional 6 feet of right-of-way along 98th Street and Sage Road, as required by the City Engineer to provide for on-street bicycle lanes.

Additional right-of-way is granted for bicycle lane on Sage Road, there is an existing bicycle lane on Snow Vista therefore, right-of-way is not necessary on Snow Vista.

- i. Construction of a bicycle lane along 98th Street and Sage Road adjacent to the subject property, as designated on Long Range Bikeways System.

New 6' bicycle lane shown on sheet 2 along Sage Road. Existing 6' bicycle lane along 98th Street as shown on sheet 2.

- j. Applicant must request an availability statement. The submittal must include a statement from the Fire Marshal's office regarding instantaneous flow requirements for each proposed structure.

Availability statement has been issued by the City 8-29-05. Submittal to DRB includes copy of statement from Fire Marshal's office regarding instantaneous flow requirements.

12. Highly reflective surfaces are not permitted on the gas canopy. All under canopy lights must be fully recessed so that no part of the lense projects below the surface of the underside canopy.

Note 11 added to sheet 2 which states "Highly reflective surfaces are not permitted on the gas canopy. All under canopy lights must be fully recessed so that no part of the lense projects below the surface of the underside canopy."

13. Signage

- a. The provided detailed drawing (on the 8 ½ x 11 sheet) for freestanding signs shall be included on sheet 8 of the submittal prior to DRB approval.

Detail for proposed pylon added to sheet 7 to show sign is consistent with C-1 Zoning Code Requirements. An 8 ½ X 11 sheet showing detail of pylon sign also included with submittal.

- b. The submitted calculations for building mounted signage shall be included on elevations sheet 6 prior to DRB approval.

The elevations on sheet 6; have been revised to include the calculations for building mounted signage.

14. The applicant shall provide 3 additional motorcycle parking spaces.

Three additional motorcycle parking spaces have been added to plans.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sarah Abeyta

Enclosure(s)

cc: Jay Schneider

JN: 25020

SA/cla

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 7, 2005
DRB Comments**

Item # 4

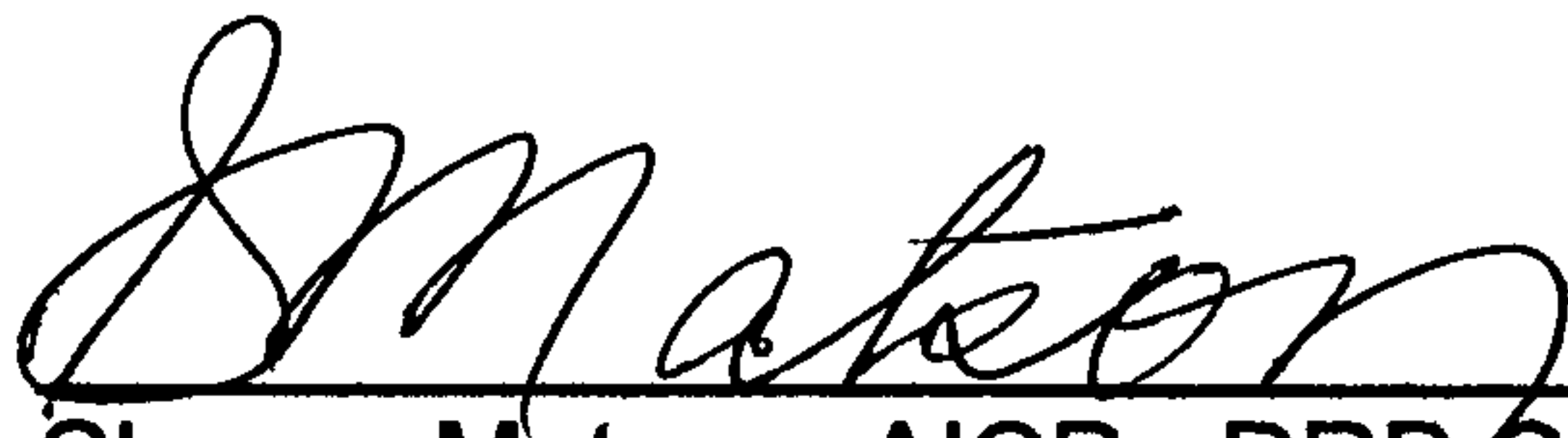
Project # 1003991 Application # 05-01293 & 01294

RE: Walmart@ Snow Vista, SW/ minor plat

OK now The acreage on the plat does not match that on the site plan for most of the parcels. Either the site plan or plat should be changed so that they agree with one another.

Planning must record the plat.

AGIS dxf approval is required.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 7, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

THERE ARE NO ADVERTISED CASES THIS WEEK

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

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

- Project # 1004166**
05DRB-01353 Minor-SiteDev Plan
BldPermit/EPC
DCSW ARCHITECTS INC agent(s) for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A, **THE ALBUQUERQUE HISPANO CHAMBER OF COMMERCE** and Lot(s) 2, Block(s) D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R-1 & SU-2/NCR, located on 4TH ST SW,

between BARELAS RD SW and CROMWELL AVE SW containing approximately 1 acre(s). [REF: 05ZHE01065, 05EPC00753, DRB-99-298, ZA-84-257, 05EPC00751, 05EPC00752] [Carmen Marrone, EPC Case Planner] (L-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR REPLAT, CARMEN MARRONE'S SIGNATURE, 3 COPIES OF THE SITE PLAN AND A NEW UTILITY PLAN.**

2. Project # 1000195

05DRB-01358 Minor-SiteDev Plan
Subd/EPC

05DRB-01359 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for Lot(s) A, Tract(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

05DRB-01356 Minor-Prelim&Final Plat
Approval

05DRB-01357 Minor-Vacation of Private
Easements

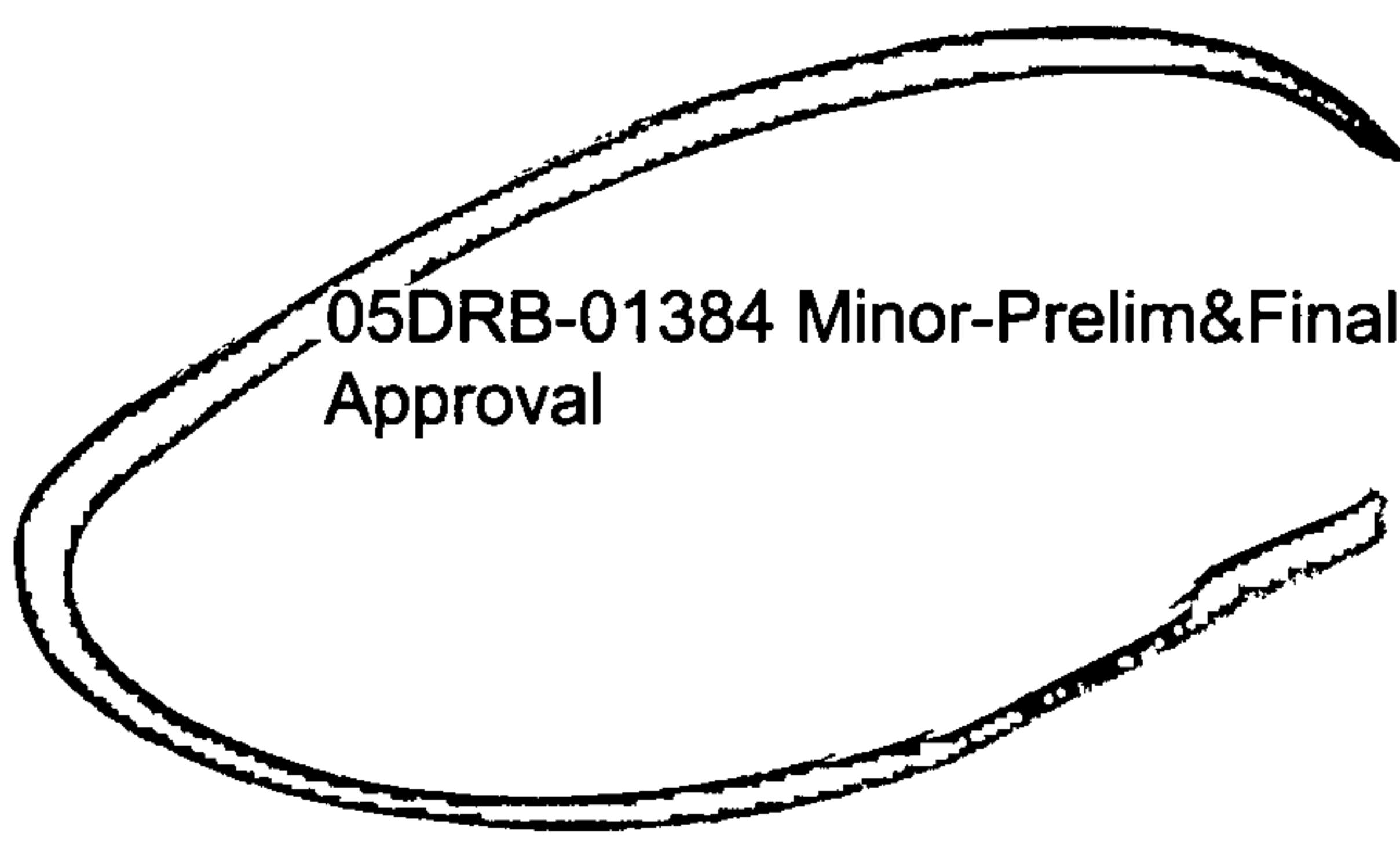
SURVEYS SOUTHWEST agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for TRACT(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS FOR SHARED DRIVES. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004244**
05DRB-01373 Minor-SiteDev Plan
BldPermit/EPC

PA ARCHITECTS agent(s) for SAINT PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, ST. PAULS UNITED METHODIST CHURCH, MESA VILLAGE ADDITION, zoned SU-1 special use zone, located on CONSTITUTION AVE NE, between MOON NE and EUBANK NE containing approximately 5 acre(s). [REF: 05DRB01176, 05DRB01085] [Catalina Lehner, EPC Case Planner] (J-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [Russell Brito for Elvira Lopez, EPC Case Planner] [Deferred from 8/17/05 & 8/31/05] (M-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/1/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**



05DRB-01384 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC, request(s) the above action(s) for all or a portion of Tract(s) A1 & A, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MINOR**

COMMENTS AND PLANNING FOR AGIS DXF FILE AND PLANNING TO RECORD.

5. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [*Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05*] (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

6. **Project # 1004408**
05DRB-01381 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, B & E, **MATTHEW MEADOWS ADDITION**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between MATEO PRADO NW and GARDEN PARK CR NW containing approximately 4 acre(s). (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK CONSTRUCTION AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

7. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE,

between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

8. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

10. **Project # 1002778**
05DRB-01383 Major-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNITS 1 & 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW

and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB-01461] (B-8) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

- 11. Project # 1002322**
05DRB-01372 Minor-Extension of Preliminary Plat

RESOURCE TECHNOLOGY INC agent(s) for ACME REAL ESTATES FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 90TH ST SW, between SUNSET GARDENS RD SW and CENTRAL AVE SW containing approximately 9 acre(s). [REF: 02DRB01666, 03DRB00420, 03DRB00349, 04DRB01396] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 12. Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (*Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT*) [*Indef deferred from 9/7/05*] (E-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. **Project # 1004392**
05DRB-01352 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 1, **VOLCANO CLIFFS, UNIT 7**, zoned R-1 residential zone, located on MOJAVE NW, between POJOAQUE NW and UNSER NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004405**
05DRB-01371 Minor-Sketch Plat or Plan
- GARY D. GARDEY agent(s) for DAVID W. MCCARTY request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 23, **ALBUQUERQUE HIGHLANDS**, zoned R-1, C-2 AND O-1, located on LOMAS BLVD NE, between SAN PEDRO NE and SAN MATEO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004407**
05DRB-01376 Minor-Sketch Plat or Plan
- FRANK P PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 24, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 24, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 31, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:53 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] [Deferred from 8/31/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/21/05.**

2. **Project #1004289**
05DRB-01246 Major-Vacation of Pub
Right-of-Way
- 05DRB-01073 Minor-Prelim&Final Plat
Approval
3. **Project #1004368**
05DRB-01267 Major-SiteDev Plan
BldPermit
4. **Project #1003366**
05DRB-01272 Major-Vacation of Pub
Right-of-Way
05DRB-01273 Major-Vacation of
Public Easements
- WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (Was Indef. Deferred 7/13/05) (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**
- JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK EASEMENT.**
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS

ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENTS WERE APPROVED AS SHOWN ON EXHIBITS B-1, B-2 AND B-3 IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: A SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED AND REEVALUATE GOLF COURSE ROAD RIGHT-OF-WAY.**

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

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 8/24/05]* (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05 & 8/17/05 & 8/24/05] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/15/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ALL TERMS OF THE ANNEXATION AGREEMENT, INCLUDING APS, MUST BE MET. NEED TO REVISIT THE WIDTH OF THE DRAINAGE AND WATER AND SEWER EASEMENTS IN THE SOUTHEAST CORNER OF THE SUBDIVISION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan
Subd/EPC
05DRB01350 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC) community commercial zone, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 9 acre(s). [REF: Z-85-119,04EPC01348, 04EPC01349, 04EPC01590] [**Carmen Marrone, EPC Case Planner**] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. ~~Project # 1003991~~
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] **[Russell Brito for Elvira Lopez, EPC Case Planner]** *[Deferred from 8/17/05 & 8/31/05]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**

9. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05]* (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

- 05DRB01348 Minor-SiteDev Plan
Subd/EPC

DENISH & KLINE ASSOCIATES agent(s) for LOWE'S INC request(s) the above action(s) for all or a portion of Lot(s) 27R, 28R, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT A, Tract(s) A-1-A-1, A-1-B, A-1-C, A-1-D AND A-1-E-1, **LOS ANGELES CENTER ADDITION**, Lot(s) 5, 6, 7, 28 and 27, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT A, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and I-25 containing approximately 38 acre(s). [REF: ZHE-99-025, 04EPC01032] **[Makita Hill, EPC Case Planner]** (D-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, EPC CASE PLANNER INITIALS AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004100**
05DRB-01290 Minor-SiteDev Plan
BldPermit/EPC

QUICK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDRENS LEARNING CENTER request(s) the above action(s) for all or a portion of Tract(s) F, **LA CUEVA VILLAGE - UNIT 1**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 05EPC00582] [**Carmen Marrone for Elvira Lopez, EPC Case Planner**] (*Deferred from 8/24/05*) (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

11. **Project # 1001946**
05DRB01347 Minor-Prelim & Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **HISE LANDS**, zoned M-1 (SC), located on PASEO DEL NORTE BLVD NE, between I-25 and SAN PEDRO BLVD NE containing approximately 6 acre(s). [Listed under Project #1004391 in error.] (D-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT FOR TRACT C AND CROSS-LOT DRAINAGE EASEMENT.**

12. **Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (*Deferred from 8/24/05 & 8/31/05*) (E-15) **DEFERRED AT THE BOARD'S REQUEST TO 9/7/05.**

13. **Project # 1004177**
05DRB-01280 Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] *(Was Indef. Deferred on 8/17/05)* (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project # 1004390**
05DRB01346 Minor-Sketch Plat or
Plan

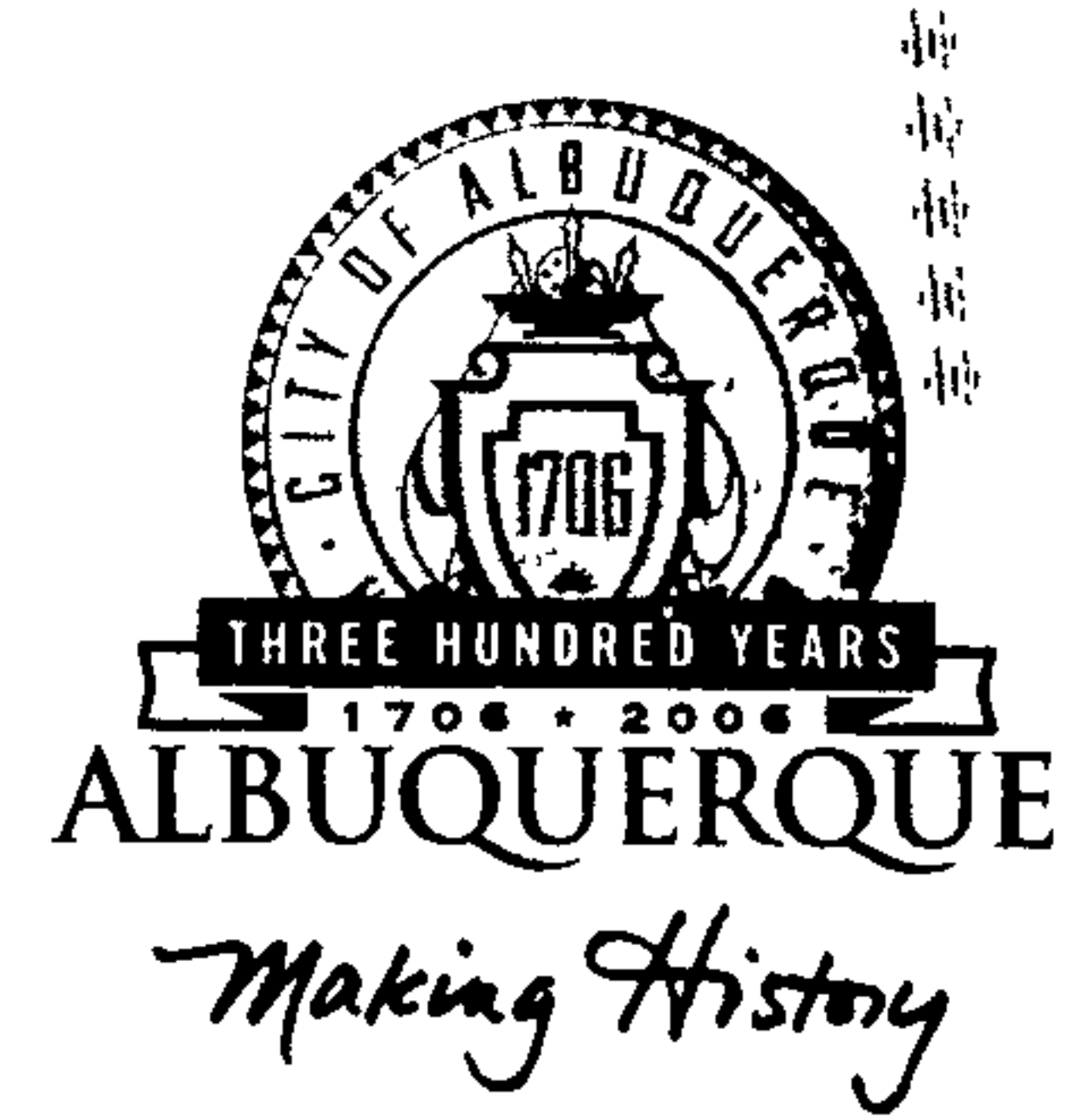
BOHANNAN HUSTON INC. agent(s) for LOFLAND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1A, D and 10 through 23, Block(s) 12 and 13, **FRANCISCAN ADDITION**, zoned M-2 heavy manufacturing zone, located on 1ST ST NW, between I-40 and MANUAL BLVD NW containing approximately 4 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for August 17, 2005. **THE DRB MINUTES FOR AUGUST 17, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:53 A.M.

CITY OF ALBUQUERQUE

referred to 9/1/05



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan must be on file prior to site plan approval.
Infrastructure List comments.

P.O. Box 1293

Albuquerque

RESOLUTION:

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

New Mexico 87103

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

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

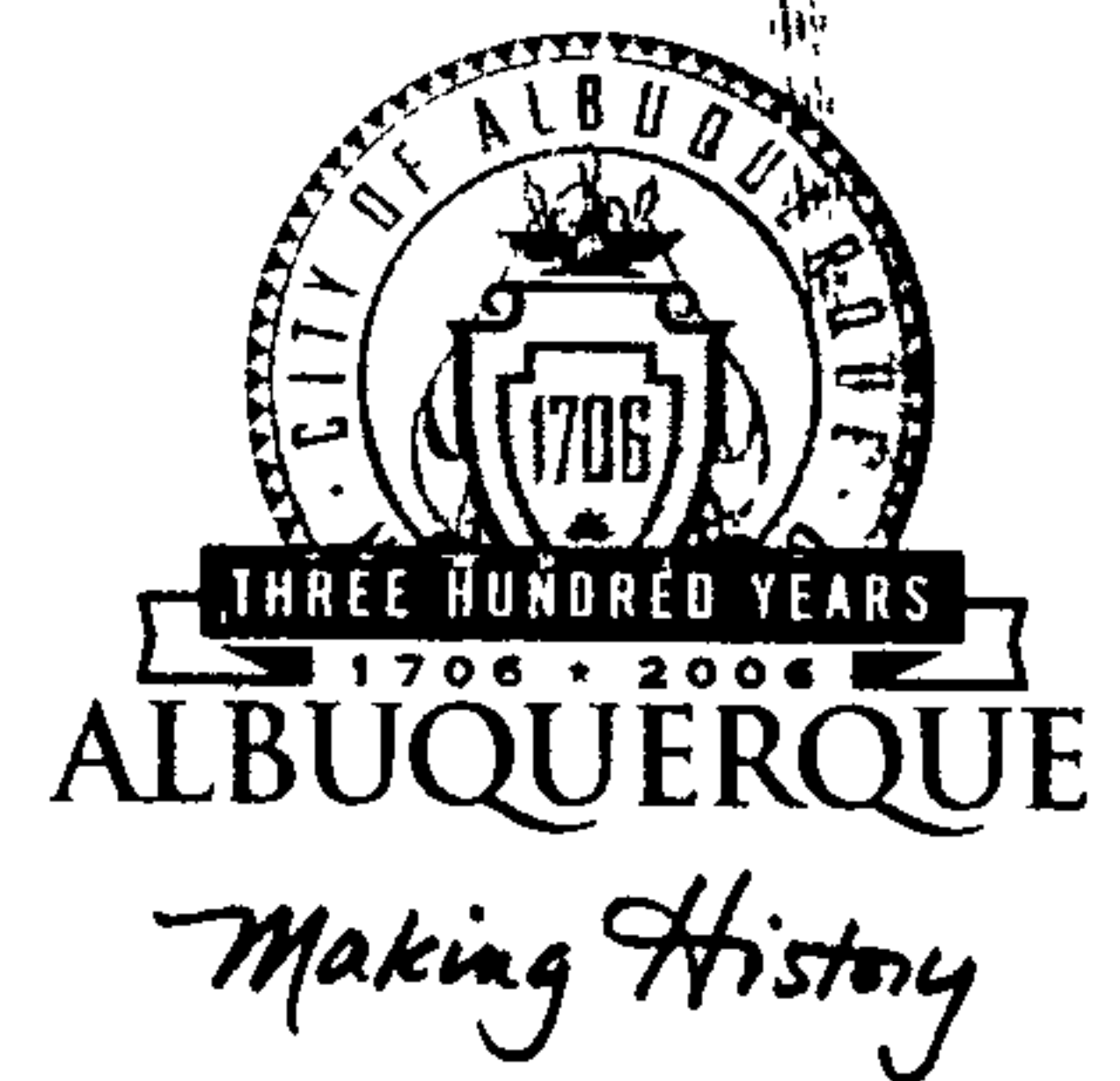
www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 31, 2005

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan must be on file prior to site plan approval.
Infrastructure List comments.

P.O. Box 1293

Albuquerque

RESOLUTION:

9-7-05

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

New Mexico 87103

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

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

www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 31, 2005



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44
44
44

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 17, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001986**
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004162**
05DRB-01193 Major-Preliminary Plat
Approval
05DRB-01195 Minor-Subd Design (DPM)
Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01275 Minor-SiteDev Plan
Subd/EPC

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] **[Russell Brito for Elvira Lopez, EPC Case Planner] (E-16) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NORTH ARROW.**

3. **Project # 1003585**
05DRB-01191 Major-Vacation of Pub
Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] *[Deferred from 8/17/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

4. **Project # 1002861**
05DRB-01202 Major-Preliminary Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] [Deferred from 8/17/05] (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

5. **Project # 1004341**
05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003551**
05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1004173**
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/10/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-01281 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: USE OF A**

HAMMERHEAD REQUIRES FIRE AND SOLID WASTE APPROVAL. A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

9. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 8/3/05 & 8/17/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

10. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[Deferred from 7/27/05 and 8/10/05 & 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

- 05DRB-01286 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[REF: 05DRB01080] [Deferred from 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

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

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

11. Project # 1000631

05DRB-01287 Minor-SiteDev Plan
Subd/EPC

05DRB-01288 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES, agent(s) for JEROME BETTMAN request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **JEANNEDALE, UNIT 5**, zoned SU-3 special center zone, located on UPTOWN BLVD NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: AA-96-118, Z-72-65, 03EPC02043, 03EPC02042, 1002442] [**Carmen Marrone, EPC Case Planner**] (H-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT, TO SHOW NEW 2-INCH METERBOX WITHIN RIGHT-OF-WAY AND TO TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN.**

05DRB-01282 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for 6401 UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **DALE J BELLAMAH'S JEANNEDALE UNIT 5**, zoned SU-3 special center zone, located on AMERICAS PARKWAY NE, between UPTOWN BLVD NE and JEANNEDALE DR NE containing approximately 5 acre(s). [REF: AA-96-118 03EPC02043, 03EPC020] (H-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD 20-FOOT WATERLINE EASEMENT, CHANGE STREET NAME, MAY NEED PRIVATE WATER/SEWER SERVICE EASEMENTS FOR BUILDING TO THE WEST AND TO TRANSPORTATION DEVLEOPMNT FOR RADIUS DEDICATION @ INTERSECTIONS, ADA EASEMENTS AND CROSS-ACCESS (WEST)(NORTH).**

12. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [**Russell Brito for Elvira Lopez, EPC Case Planner**] [*Deferred from 8/17/05*] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

13. **Project # 1004353**
05DRB-01285 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE @ THE TRAILS UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT NW, between RAINBOW BLVD NW and OAKRIDGE NW containing approximately 20 acre(s). [Listed under Project #1002962 in error] (C-9) **SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [*Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05*] (D-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO DETERMINE IF ENVIRONMENTAL HEALTH HAS APPROVED THE ABATEMENT MEASURES FOR THE LANDFILL.**

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

16. **Project # 1004177**
05DRB-01280 Minor-Subd Design (DPM)
Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] (B-8) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1002960**
05DRB-01284 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, **SUNDORO SOUTH, UNIT 2**, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA BLVD NW and I-40 NW containing approximately 6 acre(s). [REF: 05DRB-00109] (J-8/9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXCHANGE WITH NMDOT AND TO RECORD PLAT AND TO PARKS FOR MAINTENANCE OF PCD EASEMENT.**

18. **Project # 1003982**
05DRB-01283 Minor-Prelim&Final Plat
Approval
- WILKS CO. agent(s) for TAIHI & MARYANN JONES request(s) the above action(s) for Tract(s) A-15-M5-17 and A-15-M5-16, **LANDS OF TAIHI & MARYANN JONES**, zoned SU-2 NCR, located on WALTER NE, between MOUNTAIN RD NE and KINLEY AVE NE containing approximately 1 acre(s). [REF: 05DRB00338] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
19. **Project # 1004058**
05DRB-01268 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for SANDIA FOUNDATION, PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS & BROADWAY and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORP., UNIT 2 (to be known as **LANDS OF SANDIA FOUNDATION**) zoned SU-2 M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: ZA-87-241, DRB-93-164, DRB-90-186, 05DRB00486] (J-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
20. **Project # 1003672**
05DRB-00704 Minor-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) [*Final Plat Indef Deferred for SIA*] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE ACROSS LOT 6-P1 AND TO PLANNING TO RECORD.**

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

21. **Project # 1004361**
05DRB-01247 Minor-Sketch Plat or Plan
- G. DONALD DUDLEY ARCHITECT agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4 and 5, Block(s) 001, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between CARLISLE NE and WELLESLY NE containing approximately 1 acre(s). (G-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1004369**
05DRB-01279 Minor-Sketch Plat or Plan
- RICHARD L GONZALES request(s) the above action(s) for all or a portion of Lot(s) 24-39, Block(s) 3, WEST PARK (to be known as **COUNTRY CLUB TOWNHOMES**) zoned C-2 community commercial zone, located on CENTRAL SW, between NEW YORK SW and GOLF COURSE containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for August 3, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 3, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.

MEMO

Date: 16 August 2005
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner
RE: Project # 1003991: 05DRB-01293 / 01294 (05EPC-00367 / 00364 /00365)

#12

RS

The submitted site development plan for subdivision DOES NOT meet the EPC conditions of approval as follows:

2. The site plan shall provide direct, continuous pedestrian and bicycle connections from the subject site to the adjacent neighborhoods located to the south and to the east prior to DRB approval (Comprehensive Plan, Table 10: Policy a: Types of Activity Centers, following page II-35; WSSP, Policy 1.15 and 1.16). This pedestrian connection shall also be provided through the ponding area to give access to the shopping center. All Pedestrian ingress and egress locations should be labeled on the plan. The plan shall indicate that these pedestrian walkways shall be a minimum of 6 ft. wide.

The applicant has failed to provide the connections to the south and to the east.

The submitted site development plan for building permit DOES NOT meet the EPC conditions of approval as follows:

2. The materials and colors of all screen walls shall be indicated on the plan, sheet 2. **Materials and colors of walls shall match the grocery store building.** Note #21 of the plan indicates that a 3' high wall screens the circulation area adjacent to the northern boundary line. This screen wall shall be shown on the site plan layout, similar to how other screen walls are depicted.

dc *The materials and colors of walls must match the grocery store building (split-face, tan block). All walls must be designated as "split face" block.*

4. Pedestrian and Bicycle Access and Circulation, Transit Access
 - a. All pedestrian walkways shall be lined with adjacent **shade trees spaced approximately 25-feet on center** and placed within defined planting areas that have a minimum interior dimension of 36 SF and a minimum width of 4 ft. (Section 14-16-3-1, Off-street Parking Regulations). This standard shall be met for the walkway provided from Sage Rd. to the main entrance of the building. This standard shall also be met for any additional walkways that are provided.

Tree wells are not spaced 25-feet on center. Flowering pear is not a shade tree.

7. Outdoor Seating
 - a. Outdoor seating shall be provided along the north or west façade consistent with Section 14-16-3-18 (C) (3) of the Zoning Code. The width and height dimensions of outdoor seating should also be indicated on the site plan to verify that this standard is met.

14-16-3-18(C)(3) states: "major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades." No indication of seating locations or dimensions.

8. Architecture and Signage

- d. Details of the proposed pylon sign along the western boundary line shall be provided in order to verify that it is consistent with Zoning Code Requirements of the C-1 Zone.

Submitted packet does not include a sheet 8, that details the pylon sign.

9. The following corrections shall be made on sheet 2:

- a. The proposed zoning shall be corrected to indicate SU-1 for C-1 Permissive Uses with Drive Thru Pharmacy.

Sheet 2 still reflects C-1 (SC).

- d. Landscaping calculations provided on sheet 2 shall be corrected to reflect calculations in accordance with the landscaping plan on sheet L3.

The landscape calculation numbers do not correspond with those on sheet L3.

Please review the conditions from the City Engineer, Municipal Development and the Public Works Dept. to ensure that they are satisfactorily met.



FRONT COUNTER ROUTING FAX FORM

TO: Karen

FAX NUMBER: _____

SENT BY: Alvise
Initial

DATE: 8/16/05

PROJECT NO: _____ APPLICATION NO: _____

*EPC Comments
on DRB Case
Tomorrow*

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

**UTILITY DEVELOPMENT SECTION (WATER & SEWER)
DEVELOPMENT & BUILDING SERVICES**

PHONE 924-3989 Roger Green
924-3988 Nancy Musinski

D.R.B. CASE NO.: 1003991

DATE: 8/17/05

ITEM NO.: 12

ZONE ATLAS PAGE: M-9

LOCATION: SE corner of Snow Vista Blvd
and Sage Road

REQUEST FOR: Site Plan for Subdiv.
Site Plan for Bldg Permit

COMMENTS:

1. Need fire Marshal's flow calc for the site.
2. Need fire Marshal's approval of FH locations.
3. Availability statement is pending.
4. Need a public waterline loop through proposed residential culdesac to the south.
5. Need revised ~~the~~ utility plan. Must address future constr.
6. Our database shows a 30-inch ψ in Snow Vista. What project built an 8-inch that you refer to?

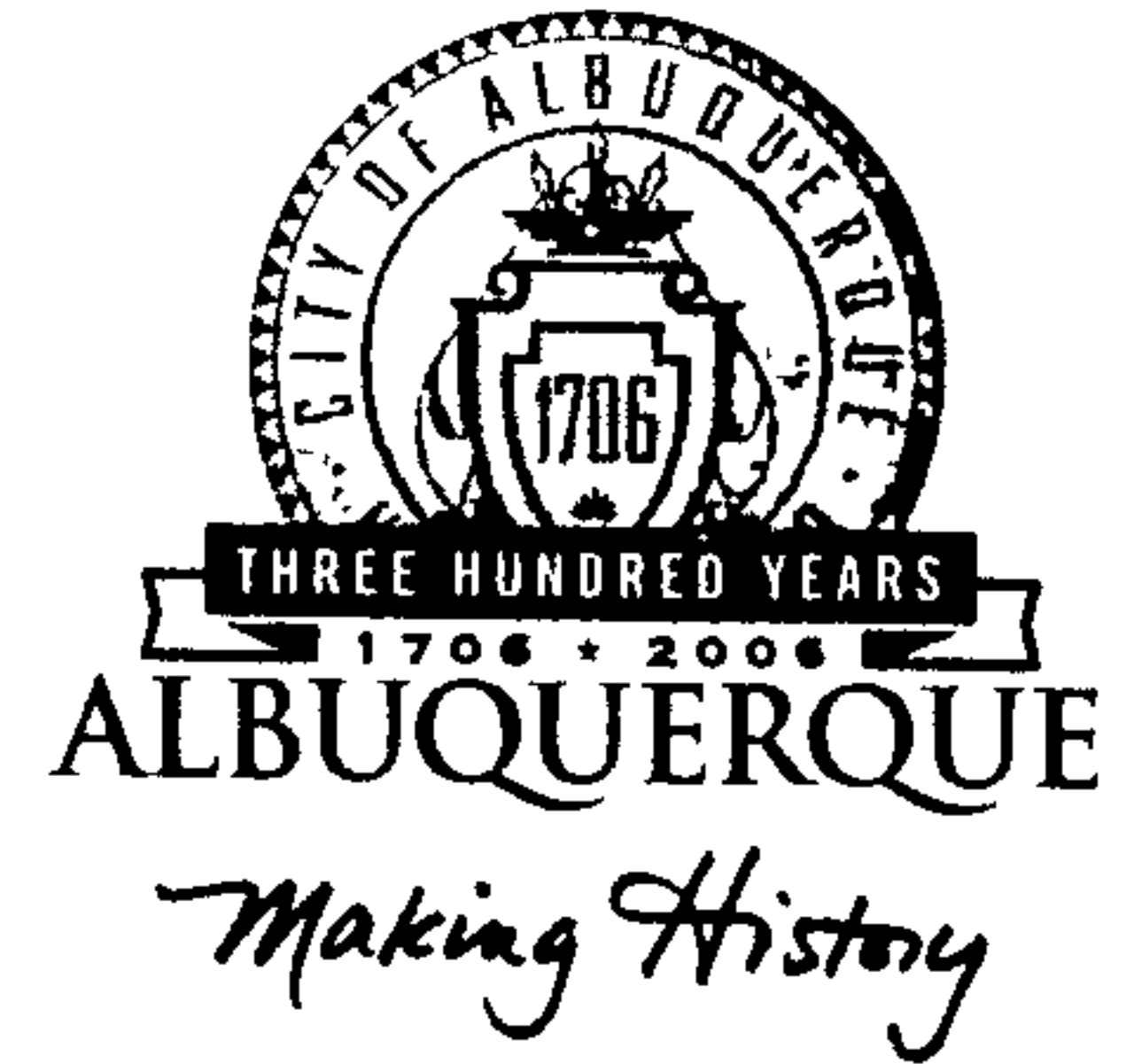
SIGNED: _____

Nancy Musinski

DATE: _____

8/15/05

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003991

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan must be on file prior to site plan for building permit approval.

P.O. Box 1293

Infrastructure List comments.

Concurrent platting action is required.

No adverse comments on Site Plan for Subdivision.

Albuquerque

RESOLUTION:

8/31/05

New Mexico 87103 APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

www.cabq.gov

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/08/2008 Issued By: PLNSDH

Permit Number: 2008 070 358 **Category Code 910**

Application Number: 08DRB-70358, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: 98TH ST SW BETWEEN SAGE ST SW AND SNOW VISTA BLVD NW

Project Number: 1003991

Applicant
Vuelo Llc

Agent / Contact
Vuelo Llc

1200 Pennsylvania Ne Ste 23
Albuquerque NM 87110
232-2800

1200 Pennsylvania Ne Ste 23
Albuquerque NM 87110
232-2800

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

8/8/2008 11:49AM LOC: ANNY
 W3# 006 TRANSH 0018
 RECEIPT# 00096179-00096179
 PERMIT# 2008070358 TRSDMG
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 VI \$145.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Frontera Development Inc. PHONE: 480-315-9600
 ADDRESS: 6263 North Scottsdale Rd. Suite 160 FAX: 480-315-9607
 CITY: Scottsdale STATE AZ ZIP 85250 E-MAIL: _____
 Proprietary interest in site: Owner/Developer List all owners: Sage Investments Ltd.
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 8509 Jefferson NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. A-1-C Block: _____ Unit: 7
 Subdiv. / Addn. Town of Atrisco Grant TBK Resubmitted @ 98th and Sage
 Current Zoning: R-LT Proposed zoning: SAME
 Zone Atlas page(s): M-9 No. of existing lots: 2 No. of proposed lots: 26
 Total area of site (acres): 3.7442 Density if applicable: dwellings per gross acre: 6.94 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905517940820802 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Reba Avenue SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-79-154
05EPC-0364,0365,0366,0367/05DRB-01293,01294

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

SIGNATURE Donna Bohannon DATE 4.4.06
 (Print) for Ronald R. Bohannon, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers
AcDRB-00437

Action
SK

S.F.	Fees
_____	\$ <u>0</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total \$ <u>0</u>

Hearing date 4-12-06

Chase Jensen 4/4/06

Project # **1003991**

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Ronald R. Bohannan, PE

Applicant name (print)

s/ Donna Bohannan

4.4.06
Applicant signature / date



Form revised 11/04

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

Application case numbers

06DRB - 00437

Clara Senora 4/4/06
Planner signature / date

Project # 1003991

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 4, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102


**RE: Sketch Plat Review & Comment
98th & Sage Residential
Zone Atlas Page M9, Project # 1003991**

Dear Ms. Matson:

Tierra West LLC, on behalf of Sage Investments Ltd., requests the review and comments on the Sketch Plat for the above-referenced project. The site is located on Snow Vista Boulevard SW, between Sage Road SW and Reba Avenue SW. The site consists of 3.7442 acres, is zoned R-LT with 6.94 DU's /AC and proposes 26-single family residences.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

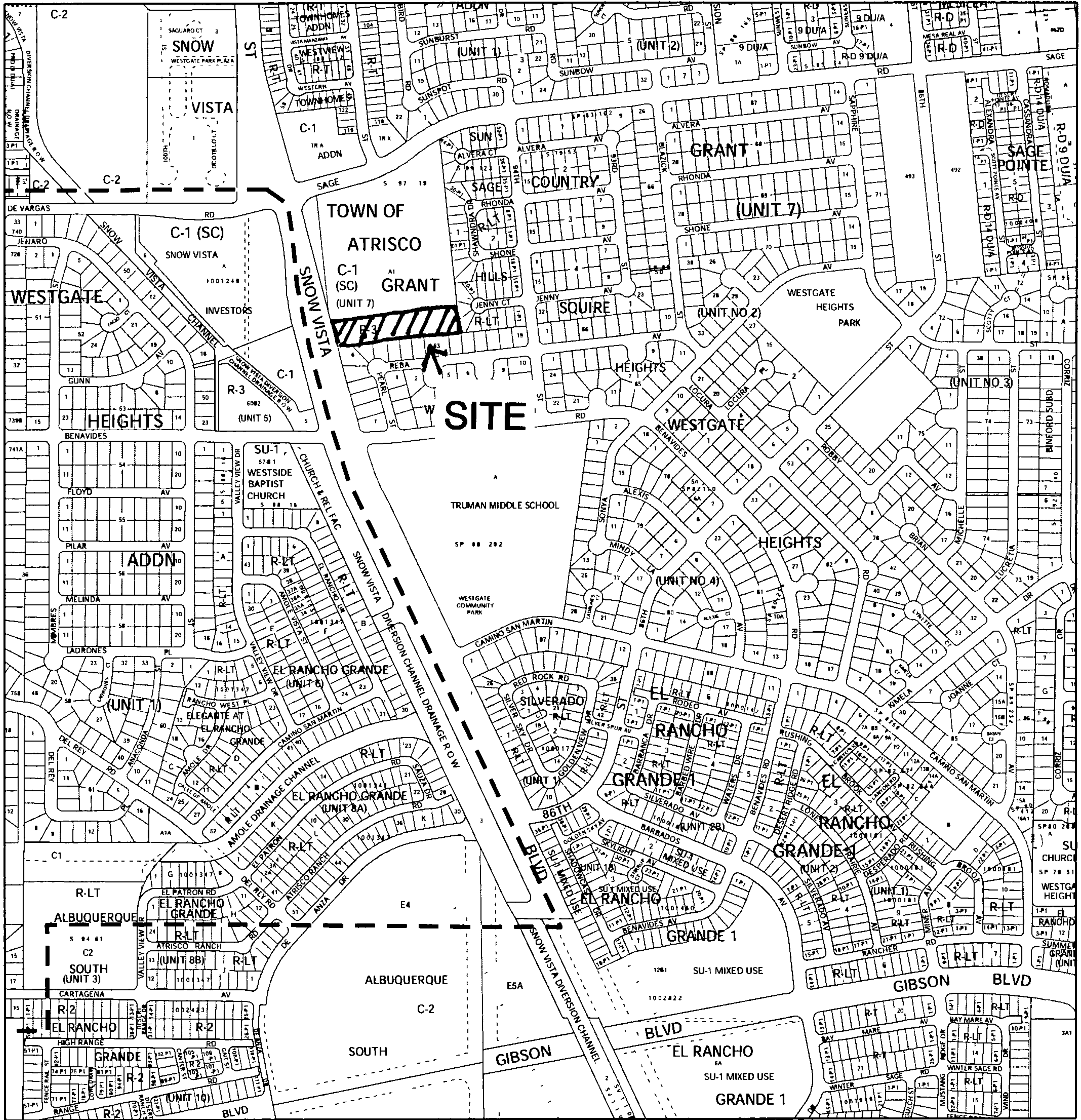

for Ronald R. Bohannon, PE

Enclosure/s

cc: Jay Schnieder

JN: 26015
RRB/kdk

2006:26015sheranmatsonSketchplat040406



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-9-Z

Selected Symbols

0 750 1,500 Feet

Karen Diana West

No. Of Lots 5 ¹¹⁻³⁻⁰⁵
Nearest Major Streets 98TH & SAGE

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

1003991
05-01294

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 1ST day of November, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and FD SAGE MARKETPLACE, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A LIMITED LIABILITY COMPANY, whose address is 6263 NORTH SCOTTSDALE ROAD SUITE 160, SCOTTSDALE AZ 85250 and whose telephone number is 480.315.9600, 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 [describe:] PARCEL "A", UNIT #7 TOWN OF ATRISCO GRANT, recorded on SEPTEMBER 1, 19 83 in the records of the Bernalillo County Clerk at Book C22, Folio 12 (the "Subdivision"). The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] PARCEL "A-1", BULK LAND PLAT OF THE TOWN OF ATRISCO GRANT UNIT 7, recorded on MARCH 12, 20 03 in the records of the Bernalillo County Clerk at Book 2003C, Folio 66 (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:] FD SAGE MARKETPLACE, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as 98TH & SAGE COMMERCIAL DEVELOPMENT 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 7TH day of SEPTEMBER, 2007 ("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. 7697.81.

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 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.

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's. 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:

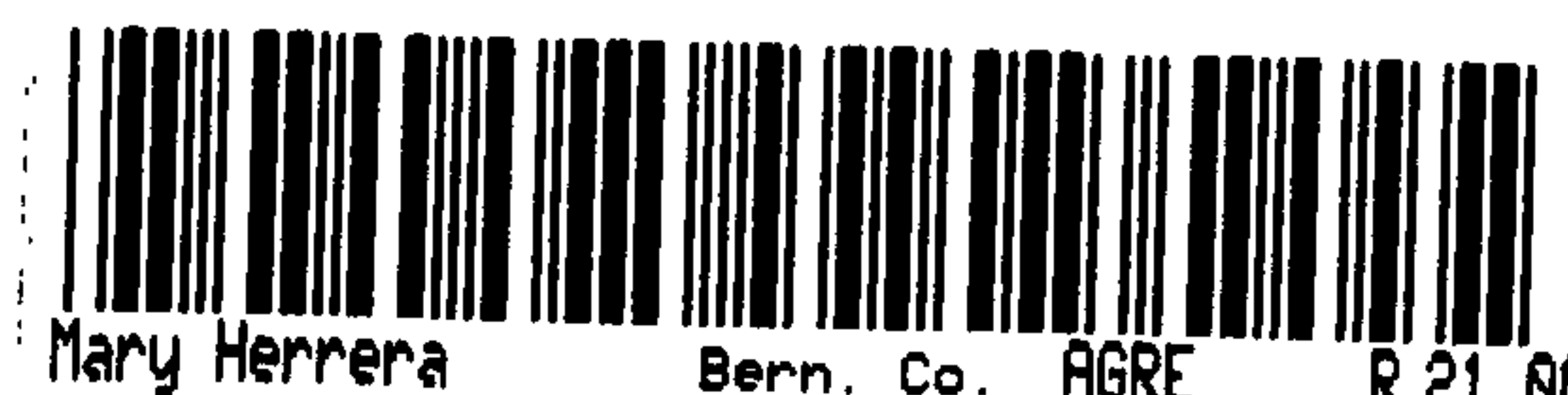
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation & Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

(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 PRECISION SURVEYS, and construction surveying of the Private Improvements shall be performed by PRECISION SURVEYS. 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 TIERRA WEST LLC, and inspection of the Private Improvements shall be performed by TIERRA WEST LLC, 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 TERRACON, and field testing of the Private Improvements shall be performed by TERRACON, 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 the 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 therefore.

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 Guarantee:"

Type of Financial Guaranty: LOAN RESERVE LETTER

Amount: \$ 369,068.06

Name of Financial Institution or Surety providing Guaranty:

MIDFIRST BANK, a Federally Chartered Savings Association

Date City first able to call Guaranty: SEPTEMBER 7, 2007

[Construction Completion Deadline]: SEPTEMBER 7, 2007

If Guarantee other than a Bond, last day City able to call on Guaranty is:

NOVEMBER 7, 2007

Additional information: INFRASTRUCTURE

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:

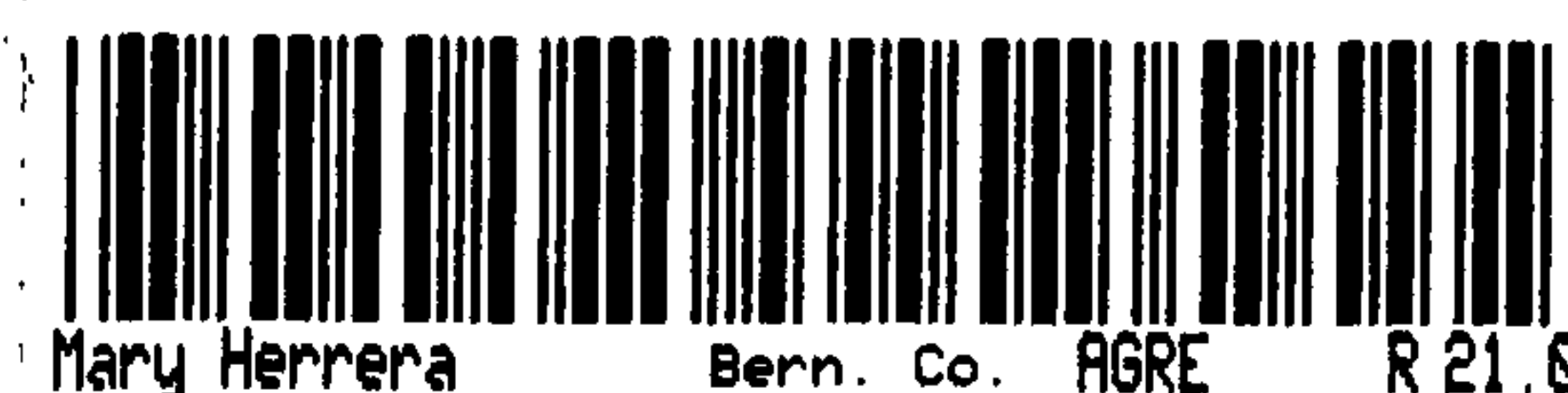
A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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 the Financial Guaranty.

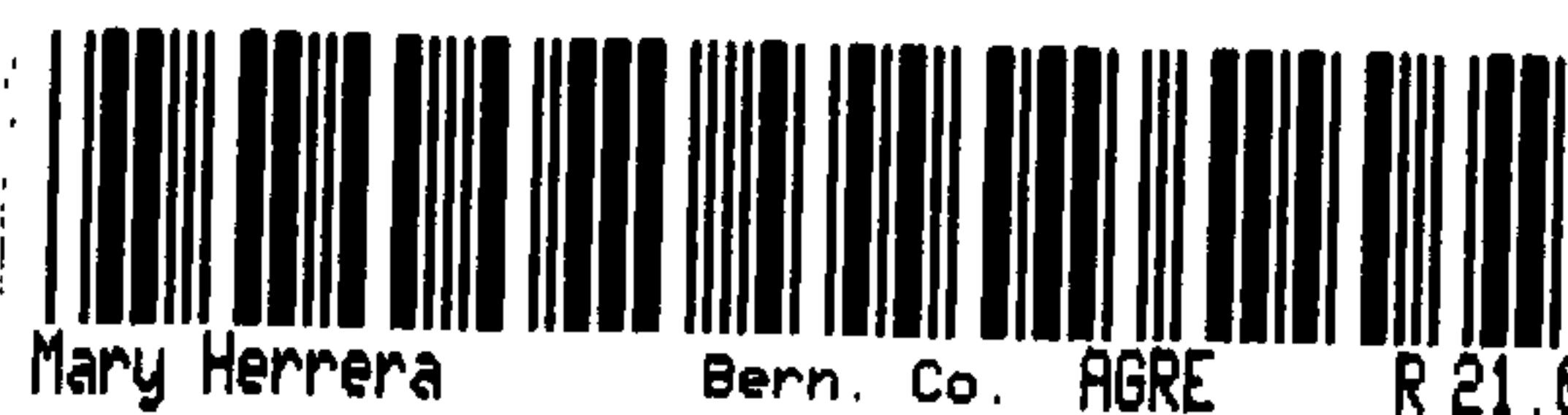
14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

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:

CITY OF ALBUQUERQUE

By [Signature]: *J. R. Schneider*
Name: Jay R. Schneider
Title: Managing Member
Dated: October 13, 2005

Approved by: *Paul D. ...*
City Engineer
Dated: 11-01-05
Ug 10/21/05



2005164387
6360437
Page: 6 of 7
11/03/2005 12:02P
Bk-A106 Pg-3937

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

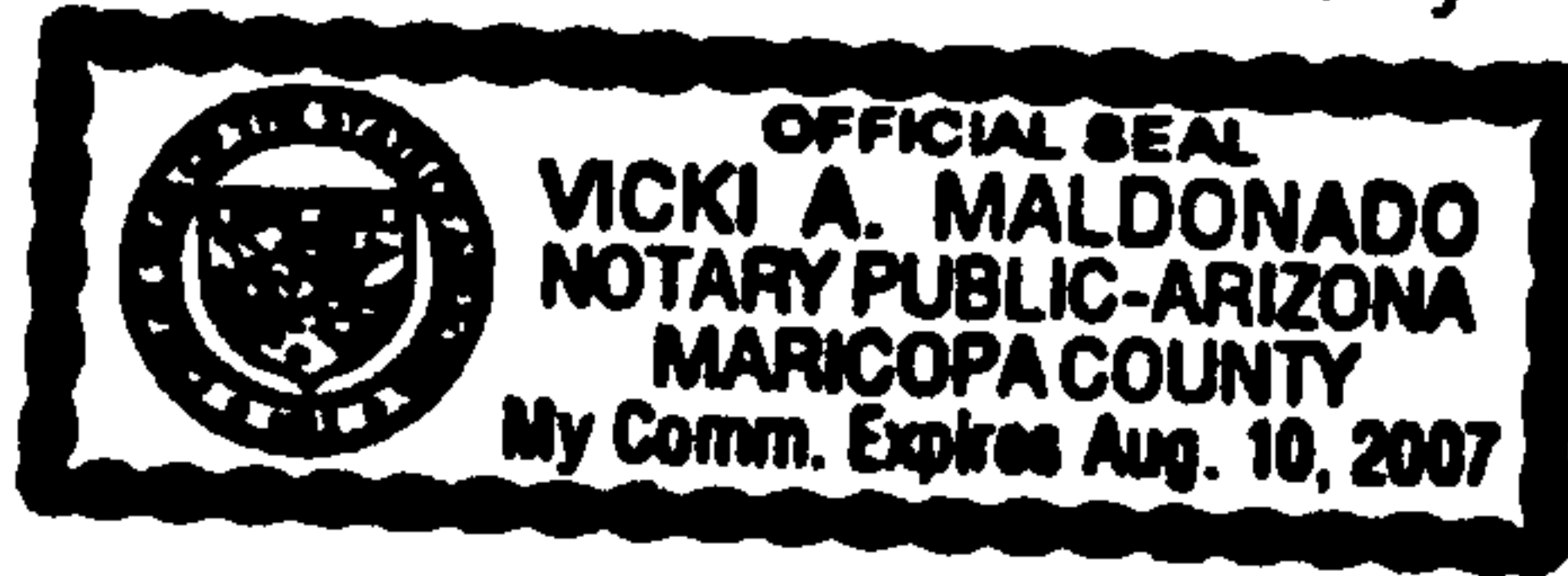
SUBDIVIDER'S NOTARY

This instrument was acknowledged before me on 13 day of October, 2005
by [name(s) of person(s):] Jay R. Schneider, [title or capacity, for instance, "President" or
"Owner":] Managing Member of [Subdivider:] Fd Sage Marketplace, LLC

Vicki A. Maldonado
Notary Public

My Commission Expires:

Aug-10, 2007



CITY'S NOTARY

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

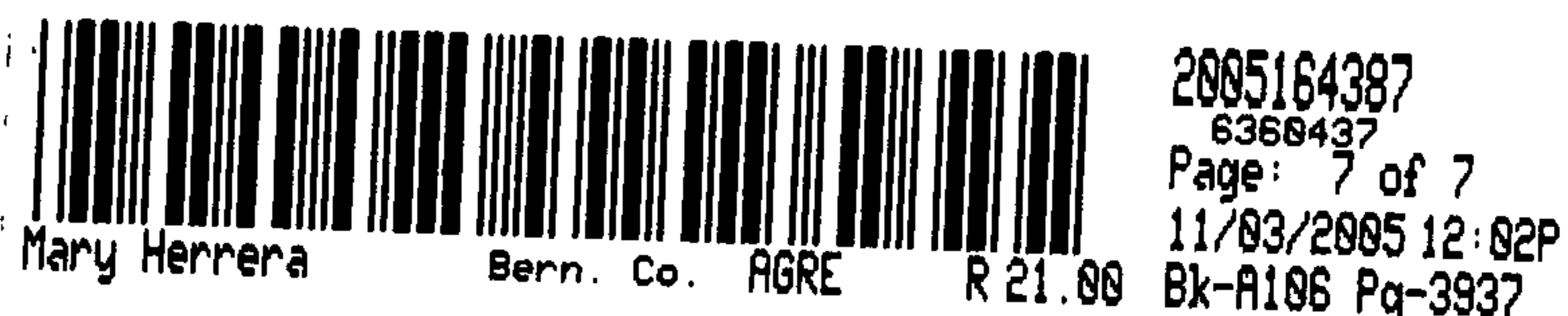
This instrument was acknowledged before me on 1st day of November, 2005 by
Richard Bourte, City Engineer, of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

Dloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED





October 13, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for **FD SAGE MARKETPLACE LLC**
City Project No.: **7697.81**
Project Name: **98TH & SAGE COMMERCIAL DEVELOPMENT**

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of **MidFirst Bank**, a **federally chartered savings association** ("Financial Institution") in **PHOENIX, AZ** holds a loan reserve the sum of **THREE HUNDRED SIXTY-NINE THOUSAND SIXTY-EIGHT DOLLARS AND 06/100 CENTS (\$ 369,068.06)** ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires **FD SAGE MARKETPLACE LLC** ("Subdivider") to provide for the installation of the improvements which must be constructed at **98TH & SAGE COMMERCIAL DEVELOPMENT**, Project No. **7697.81** ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 11-01-, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A106, at pages 3937 to 3937, as amended ("Agreement").

1. Reduction of Reserve. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

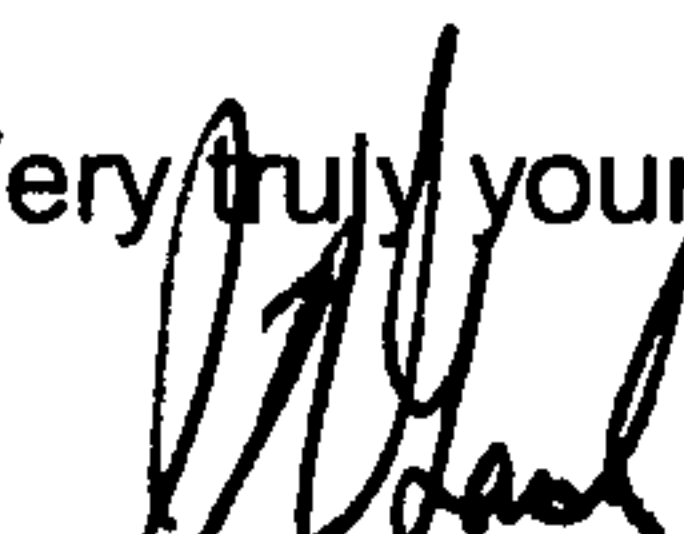
2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.



3. Draw on Reserve. If by SEPTEMBER 7, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between SEPTEMBER 7, 2007 and, NOVEMBER 7, 2007 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
 - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
 - C. Expiration of the date NOVEMBER 7, 2007; or
 - D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,


By: Jay Ganske
Title: Vice President
MidFirst Bank, a federally chartered
savings association

ACCEPTED:
CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer
or authorized designee
Title: _____
Dated: _____

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 9-2-05
Date Site Plan Approved: 9/7/05
Date Preliminary Plat Approved:
Date Professional Seal:

EXHIBIT "A"

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

DRB Project No: 1003991
DRB Application No: 06DRB-01384

Neighborhood Market at 90th/Sage, Blots #3395-00
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1 & Remaining Westerly Portion of Parcel A, Town of Altrisco Grant Unit
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	769781	6'	Bike Lane	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
			Permanent Paving				/	/	/
		275'	Left Turn Lane (including transition)	Sage Road	400' East of Snow Vista Blvd	East Property Line	/	/	/
		6'	Concrete Sidewalk (South side)	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
		225'	Right Turn Lane (including transition)	Sage Road	100' East of Snow Vista Blvd	Site Entrance on Sage Road	/	/	/
		225'	Left Turn Lane (including transition)	Snow Vista Blvd	50' South of Sage Rd	200' South of Sage Rd	/	/	/
			Fire Hydrant Relocation	Sage Road			/	/	/
		300'	Median Improvements (Opening for site access)	Snow Vista Blvd	300' South of Sage Road		/	/	/
		225'	Left Turn Lane (including transition)	Snow Vista Blvd	420' South of Snow Vista Blvd	650' South of Snow Vista Blvd	/	/	/

100'	8	Extension of Left Turn Lane	Snow Vista Blvd	100' North of South Property Line	South Property Line	
30'	9	Median Improvements (Opening for site access and closing existing access)	Snow Vista Blvd	100' North of South Property Line	South Property Line	
6"	10	SAS Connections	Existing Public Easement	South Property Line	South Property Line	
6"	11	Water Connection <i>Flow through side</i>	Sage Road	450' East of Snow Vista Blvd	South Property Line	
6"	12	Water Connection, <i>Flow through side</i>	Snow Vista Blvd	300' South of Sage Road	South Property Line	
		Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.				
	13	10' Channel	PUBLIC EASEMENT A-1-C	PARCEL A-1-D	EXIST. CHANNEL OFF JENNY COURT	
		Sanitary Sewer to include Manholes and Service Connections as required.				
		Catch Basins and RCP connections included with Storm Sewer				

NOTES

Street lights and signs per DPM Requirements

14 225' Right Turn Lane Snow Vista Blvd SW Corner A-1-B

15 8" SAS EXISTING AND PARCEL A-1-D

1
2
3
4
5

ORIGINAL

AGENT / OWNER

Ronald R. Bohannon, PE

NAME (print)

Tierra West, LLC

FIRM

[Signature] 9/7/05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9/7/05
DRB CHAIR - date

[Signature] 9/7/05
PARKS & GENERAL SERVICES - date

[Signature] 9-7-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 9/7/05
UTILITY DEVELOPMENT - date

[Signature] 9/7/05
CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

09/23/2005

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

Project Description:

Project ID #: 769781, 98th & Sage Commercial Dev/Walmart NHCtr, Phase

Requested By: Sarah Abeyta - Tierra West

Approved estimate amount:		\$238,898.71
Contingency Amount:	10.00%	\$23,889.87
Subtotal:		\$262,788.58
NMGRT	6.75%	\$17,738.23
Subtotal:		\$280,526.81
Engineering Fee	3.25%	\$9,117.12
Testing Fee	2.00%	\$5,610.54
Subtotal:		\$295,254.45
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$369,068.06</u>

APPROVAL:

DATE:

KAZ

9-23-05

Notes: 10% Contingency, plans not yet approved

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: FRONTERA DEVELOPMENT INC. PHONE: 480.315.9600
 ADDRESS: 6263 NORTH SCOTTSDALE RD STE. 160 FAX: 480.315.9607
 CITY: SCOTTSDALE STATE AZ ZIP 85250 E-MAIL: _____
 Proprietary interest in site: Owner/Developer List all owners: SAGE INVESTMENT LTD.
 AGENT (if any): Tierra West LLC PHONE: 858-3100
 ADDRESS: 8509 Jefferson NE FAX: 858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: DRB Final Sign off of EPC Approved Site Plan for Building Permit

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

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

Lot or Tract No. A-1 and remaining westerly portion of parcel A (a.k.a. Lot 4) Block: _____ Unit: _____
 Subdiv. / Addn. Town of Atrisco Grant Unit 7 TBK Retail Shops @ Sage Market Place
 Current Zoning: SU-1 for C-1 with Drive-up Pharmacy, R-LT & C-1(SC) Proposed zoning: Same
 Zone Atlas page(s): M9 No. of existing lots: 2 No. of proposed lots: 5
 Total area of site (acres): 13.88 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905517940820802 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Reba Avenue SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Z-79-154 / 05EPC - 00364, 05EPC-00365, 05EPC-00366, 05EPC-00367, 05DRB-01293, 05DRB-01294

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

SIGNATURE Karen Kline for DATE 11/8/05

(Print) Ronald R. Bohannon, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01716</u>	<u>SBP</u>	<u>P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>11/16/05</u>			\$ <u>20.00</u>

Andrew Garcia 11/8/05

Project # **1003991**

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) *ON ORIGINAL*
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) *ON ORIGINAL*
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

RONALD R. BOHANNAN, P.E.
 Applicant name (print)
Karen Kline for 11/8/05
 Applicant signature / date

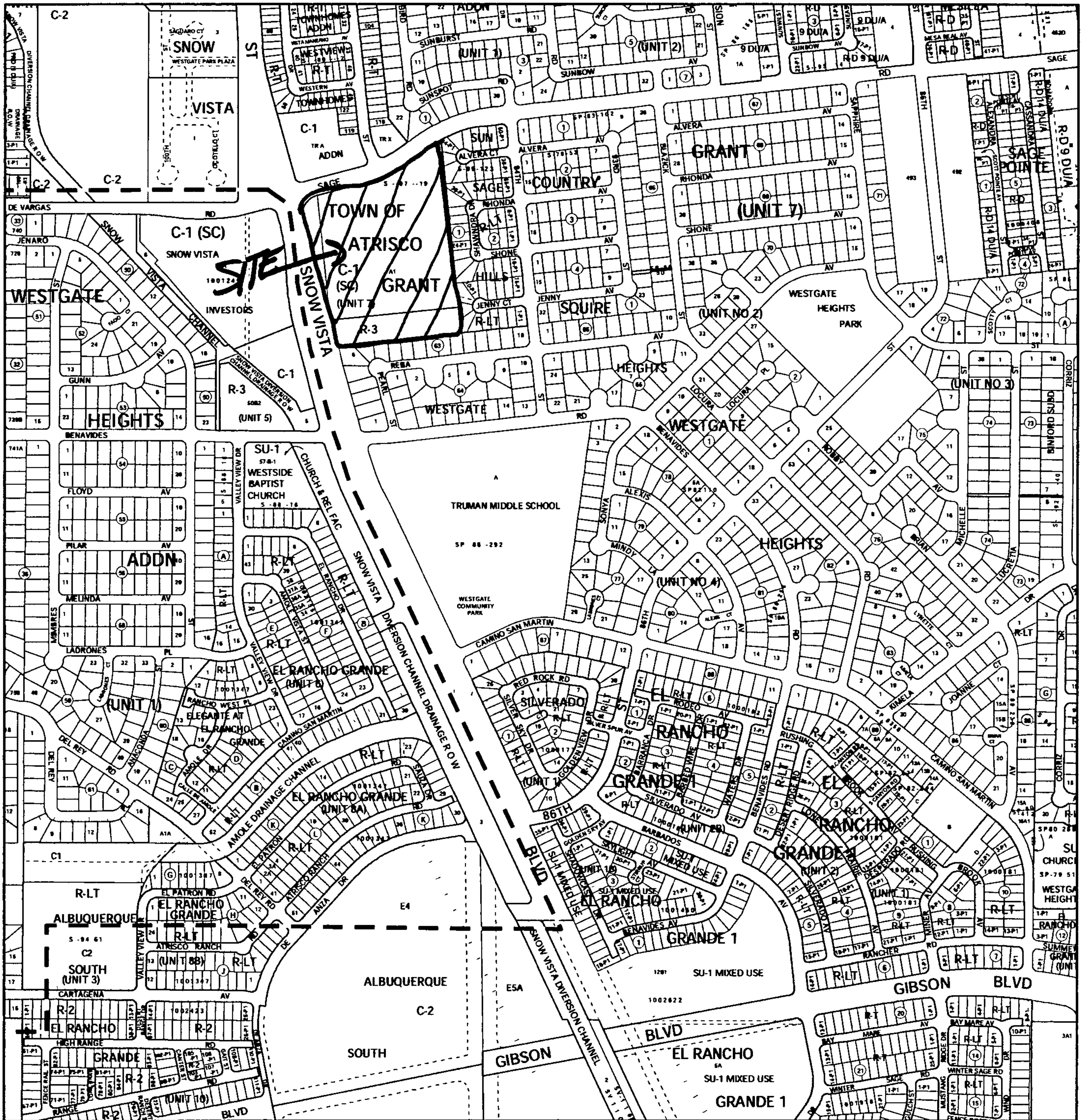


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 05 DRB - -01716

Andrew Garcia 11/8/05
 Planner signature / date
Project # 1003991

Form revised October 2004



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-9-Z

Selected Symbols

0 750 1,500 Feet



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 8, 2005

Ms. Sheran Matson
Planning Manager
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

**RE: DRB Final Sign-off of EPC Approved Site Plan for Building Permit
Tract A-1 and Lot 4, Town of Atrisco Grant, Unit 7; Zoned C-1 (SC)
Project #1003991, 05EPC-01256 EPC Site Development Plan-Building Permit**

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner of the above referenced property, is requesting EPC final sign-off approval for Site Plan for Building Permit. We provided the following responses (bolded) to the conditions listed by the Environmental Planning Commission.

CONDITIONS OF APPROVAL OF SITE PLAN FOR BUILDING PERMIT

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.

EPC comments were addressed and are being submitted to DRB for final sign off.

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

The Staff Planner will be contacted prior to DRB final sign-off to review that all conditions of approval have been met. The Planner's signature will be obtained on the site plan prior to DRB.

3. A comprehensive landscape plan has not been submitted for the entire SC designated area as required by the Shopping Center Regulations. Future landscape plans for Lot 3 shall be consistent with the landscape plan approved for Lot 1 (not part of the SC designated area but adjacent to it and functionally part of it) and Lot 4 (the subject site).

At this time Lot 3 is not being developed. The plans, including the landscape plan, will be submitted to the EPC and DRB at the time it is developed.

4. The existing CMU wall on the eastern property line is identified on the Drainage Plan but not on the Site Plan. The wall location and height shall be identified on the Site Plan.

The location of the retaining wall and its height was added to the Site Plan for Building Permit on sheet 1.

5. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:

a) All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

The Site Plan for Subdivision and Site Plan for Building Permit for the Neighborhood Market were previously signed-off by the DRB and are included in the submittal (sheet 1A & 1B) for reference.

b) The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalks and ADA accessible ramps that have not already been provided for. All public infrastructures 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).

The required off-site improvements were included on the infrastructure list approved with the previous DRB action. The plat, granting the required dedications, was approved and recorded October 24, 2005.

c) Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

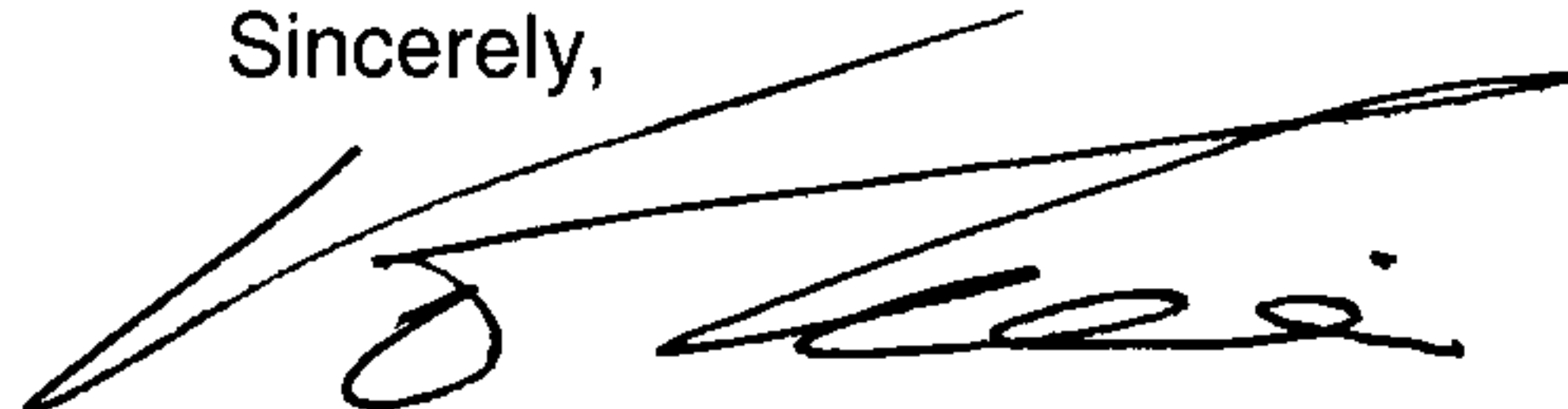
The required off-site improvements are those identified in the TIS. The infrastructure list, with all required improvements, was approved in previous DRB action.

d) Site plan shall comply and be designed per DPM Standards.

The Site Plan complies with DPM Standards.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Vince Carrica, PE

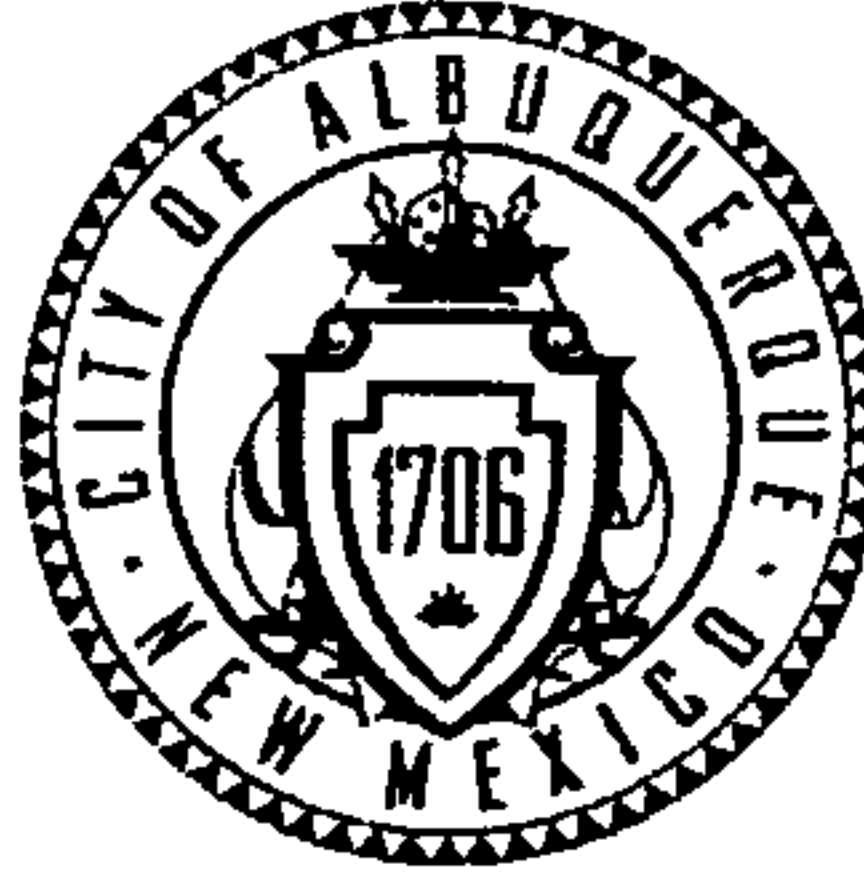
Enclosure(s)

cc: Jay Schneider, FD Sage Marketplace
Sarah Abeyta, Tierra West, LLC

JN: 25020

RRB/SA/cla

JW 2500-
1/14/05
DRB



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

Date: October 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003991
05EPC-01256 EPC Site Development Plan-
Building Permit

Frontera Development Inc.
6263 North Scottsdale Rd. Ste 160
Scottsdale, Az 85250

LEGAL DESCRIPTION: for all or a portion of Tract A-1, **Town of Atrisco Grant Unit 7**, zoned C-1(SC) located on SNOW VISTA BLVD. SW, between SAGE ROAD SW and REBA AVE. SW, containing approximately 4.5 acres. (M-9) Stephanie Shumsky, Staff Planner

On October 20, 2005 the Environmental Planning Commission voted to approve Project 1003991/05EPC 01256, a request for approval of a site development plan for building permit, for Tract A-1 and Lot 4, Town of Atrisco Grant, Unit 7, zoned C-1 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately 4-acre site located on Snow Vista Boulevard SW between Sage Road SW and Benavides Road SW. The site is zoned C-1 (SC) and is part of a larger site development plan for subdivision that was approved by the EPC and signed off by the DRB in early September 2005 (1003991/05DRB-01293).
2. The request generally complies with Zoning Code requirements as discusses in the staff report. With minor modifications to the site plan as described in the recommended conditions of approval, the request will be in full compliance.
3. This request furthers, or partially furthers, goals and policies of the *Comprehensive Plan*:
 - a. The Established Urban goal, policies d, e, g, i, j, k and l are furthered or partially furthered because the development will provide retail uses, services, and employment opportunities within a building that is architecturally compatible with surrounding development (goal, policy i). The subject site is located in an activity center and has access to urban facilities, services, and pedestrian walkways (policies d, e, g, j and k). The proposed building design is compatible with the Wal-Mart neighborhood grocery to the west and it complies with Zoning Code and other City requirements (policy l).

- b. The Air Quality goal and policy b are furthered or partially furthered because, while pedestrian opportunities are provided as well as access to the adjacent transit bus stops, the number of parking spaces far exceeds the number required by the Zoning Code (goal). A concentration of commercial and office development in activity centers is desired in order to reduce the number of vehicle trips and the site layout encourages pedestrians to walk from adjacent development (policy b).
 - c. The Activity Centers goal and policy f are furthered because the proposed development type is appropriate in a neighborhood activity center, the site layout may help to reduce the number of vehicle trips, and the development will act as a buffer or transition zone between the roadways and the residential areas.
 - d. The Transportation and Transit goal, policies g and p are furthered or partially furthered because the subject site is located at the intersection of two arterials with pedestrian and vehicular access provided to each of them. However, the excess number of parking spaces does not provide an incentive for people to walk, bicycle, or take the bus to the shopping center (goal partially furthered and policy p). Pedestrian connections are provided internally between each lot and connect with the public sidewalks (policies g and p). Peak hour traffic may be reduced because the retail uses will have varying hours (policy o).
4. This request furthers several goals, objectives, and policies of the *West Side Strategic Plan*:
 - a. Goal 12, Objectives 1 and 8 are furthered because the development will contribute to long-term sustainable development on the West Side and will reduce the need for residents to travel long distances for jobs and/or services.
 - b. Policies 1.1, 3.40, and 3.41 are furthered because the subject site is located within the Bridge/Westgate Community and the proposed development density and urban-style services are encouraged in this community.
 - c. Policies 1.15 and 1.16 are furthered because the proposed development meets the criteria for development in neighborhood centers and the proposed retail uses could accommodate the uses suggested in policy 1.15.
5. The proposed development complies with the Shopping Center regulations of the Zoning Code.
6. The request complies with the site development plan for subdivision that was approved in May 2005 (05EPC-00365).
7. Cross access was approved with the site development plan for subdivision (05EPC-00364) and allows customers to park once and walk to adjacent uses. Staff does not believe the applicant has adequately justified the parking overage.
8. The proposed development's architectural design and layout is compatible to the approved development on Lot 1. The landscape materials and plantings are consistent with those approved for Lots 1 and 2.

9. The Route 66 West and the Westgate heights Neighborhood Associations, as well as property owners within 100' of the subject site, were notified of this request. A facilitated meeting between the applicant's agent and members of the Westgate Heights Neighborhood Association was held on August 25, 2005. There is neighborhood support for this project and there is no known neighborhood or other opposition to this request.

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 DRB submittal, the applicant shall meet with the staff planner to ensure that all of the conditions of approval are adequately addressed.
3. A comprehensive landscape plan has not been submitted for the entire SC designated area as required by the Shopping Center Regulations. Future landscape plans for Lot 3 shall be consistent with the landscape plan approved for Lot 1 (not part of the SC designated area but adjacent to it and functionally part of it) and Lot 4 (the subject site).
4. The existing CMU wall on the eastern property line is identified on the Drainage Plan but not on the Site Plan. The wall location and height shall be identified on the Site Plan.
5. City Engineer, Municipal Development, Water Authority and NMDOT conditions of approval:
 - 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 for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - 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. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
OCTOBER 20, 2005
PROJECT #1003991
PAGE 4 OF 4

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 4, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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/SS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Charles Lucas, Route 66 West NA, 10332 Hackamore Pl. SW, Albuquerque, NM 87121
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121

Karen Diana West

No. Of Lots 5 *11-3-05*
Nearest Major Streets 98TH & SAGE

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 1ST day of November, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and FD SAGE MARKETPLACE, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A LIMITED LIABILITY COMPANY, whose address is 6263 NORTH SCOTTSDALE ROAD SUITE 160, SCOTTSDALE AZ 85250 and whose telephone number is 480.315.9600, 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 [describe:] PARCEL "A", UNIT #7 TOWN OF ATRISCO GRANT, recorded on SEPTEMBER 1, 19 83 in the records of the Bernalillo County Clerk at Book C22, Folio 12 (the "Subdivision"). The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] PARCEL "A-1", BULK LAND PLAT OF THE TOWN OF ATRISCO GRANT UNIT 7, recorded on MARCH 12, 20 03 in the records of the Bernalillo County Clerk at Book 2003C, Folio 66 (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:] FD SAGE MARKETPLACE, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as 98TH & SAGE COMMERCIAL DEVELOPMENT 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 7TH day of SEPTEMBER, 2007 ("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. 7697.81.

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 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.

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's. 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:

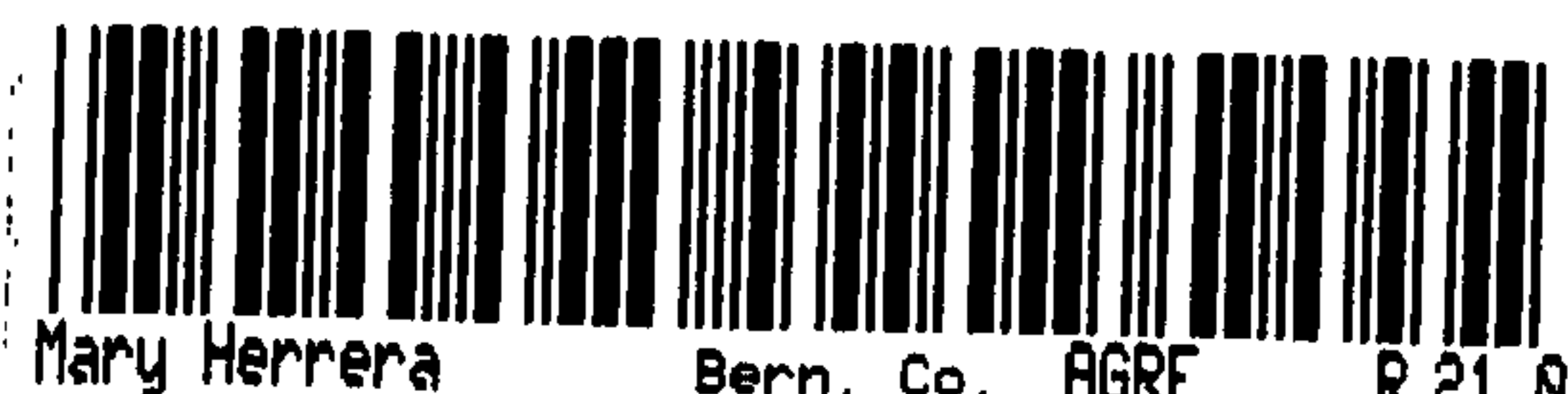
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation & Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

(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 PRECISION SURVEYS, and construction surveying of the Private Improvements shall be performed by PRECISION SURVEYS. 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 TIERRA WEST LLC, and inspection of the Private Improvements shall be performed by TIERRA WEST LLC, 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 TERRACON, and field testing of the Private Improvements shall be performed by TERRACON, 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 the 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 therefore.

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 Guarantee:"

Type of Financial Guaranty: LOAN RESERVE LETTER

Amount: \$ 369,068.06

Name of Financial Institution or Surety providing Guaranty:

MIDFIRST BANK, a Federally Chartered Savings Association

Date City first able to call Guaranty: SEPTEMBER 7, 2007

[Construction Completion Deadline]: SEPTEMBER 7, 2007

If Guarantee other than a Bond, last day City able to call on Guaranty is:

NOVEMBER 7, 2007

Additional information: INFRASTRUCTURE

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 Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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 the Financial Guaranty.

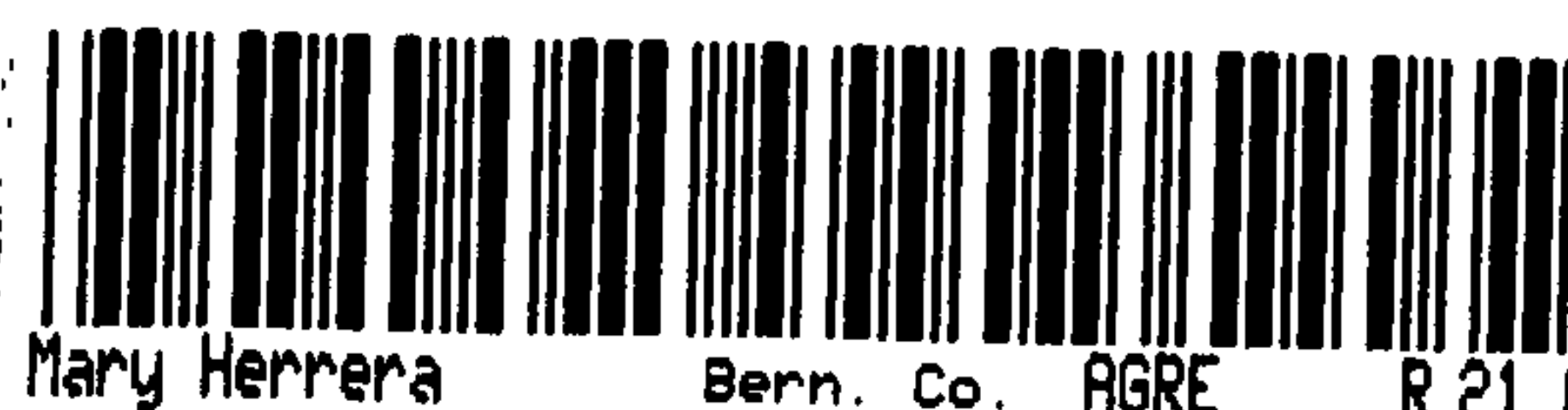
14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

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:

CITY OF ALBUQUERQUE

By [Signature]: *J. R. Schneider*
Name: Jay R. Schneider
Title: Managing Member
Dated: October 13, 2005

Approved by: *Paul D. ...*
City Engineer
Dated: 11-01-05
Use 10/20/05

 2005164387
6360437
Page: 6 of 7
11/03/2005 12:02P
Bk-A106 Pg-3937
Mary Herrera Bern. Co. AGRE R 21.00

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

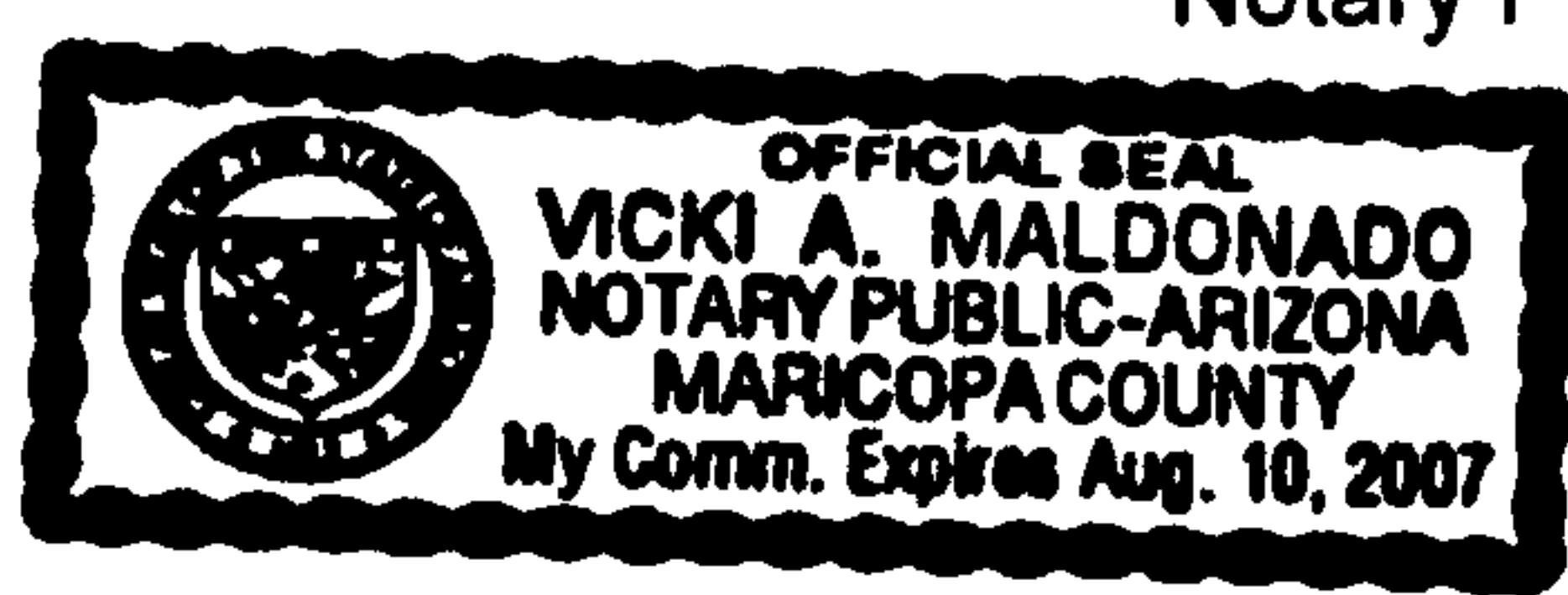
SUBDIVIDER'S NOTARY

This instrument was acknowledged before me on 13 day of October, 2005
by [name(s) of person(s):] Jay R. Schneider, [title or capacity, for instance, "President" or
"Owner":] Managing Member of [Subdivider:] Fo Sage Marketplace, LLC

Vicki A. Maldonado
Notary Public

My Commission Expires:

Aug-10, 2007



CITY'S NOTARY

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

This instrument was acknowledged before me on 1st day of November, 2005 by
Richard Bourte, City Engineer, of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

Dlora D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 21.00 2005164387 6360437 Page: 7 of 7 11/03/2005 12:02P Bk-A106 Pg-3937



October 13, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for **FD SAGE MARKETPLACE LLC**
City Project No.: **7697.81**
Project Name: **98TH & SAGE COMMERCIAL DEVELOPMENT**

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of **MidFirst Bank**, a **federally chartered savings association** ("Financial Institution") in **PHOENIX, AZ** holds a loan reserve the sum of **THREE HUNDRED SIXTY-NINE THOUSAND SIXTY-EIGHT DOLLARS AND 06/100 CENTS (\$ 369,068.06)** ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires **FD SAGE MARKETPLACE LLC** ("Subdivider") to provide for the installation of the improvements which must be constructed at **98TH & SAGE COMMERCIAL DEVELOPMENT**, Project No. **7697.81** ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 11-01-, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A106, at pages 3937 to 3937, as amended ("Agreement").

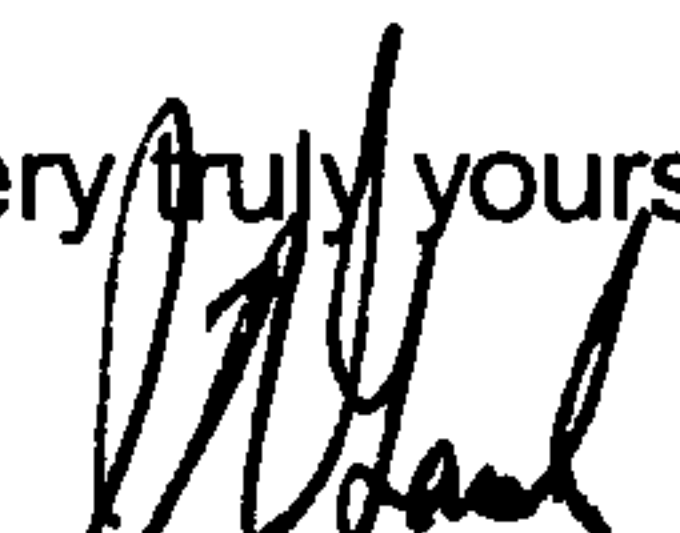
1. Reduction of Reserve. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.



3. Draw on Reserve. If by SEPTEMBER 7, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between SEPTEMBER 7, 2007 and, NOVEMBER 7, 2007 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
 - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
 - C. Expiration of the date NOVEMBER 7, 2007; or
 - D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

By: Jay Ganske
Title: Vice President
MidFirst Bank, a federally chartered
savings association

ACCEPTED:
CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer
or authorized designee
Title: _____
Dated: _____

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Neighborhood Market at 90th/Sage, Slots #3385-00
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1 & Remaining Westerly Portion of Parcel A, Town of Airisco Grant Unit
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 9-2-05

Date Site Plan Approved: 9/17/05

Date Preliminary Plat Approved:

Date Professional Seal Exp.

DRB Project No: 1003991

DRB Application No: 06DEB-

0138A

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chst Engineer
B-1	769781	6'	Bike Lane	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
	769781	275'	Permanent Paving	Sage Road	490' East of Snow Vista Blvd	East Property Line	/	/	/
		6'	Left Turn Lane (including transition)	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
		225'	Concrete Sidewalk (South side)	Sage Road	180' East of Snow Vista Blvd	Site Entrance on Sage Road	/	/	/
		225'	Right Turn Lane (including transition)	Sage Road	50' South of Sage Rd	280' South of Sage Rd	/	/	/
		225'	Left Turn Lane (including transition)	Sage Road	300' South of Sage Road		/	/	/
		30'	Fire Hydrant Relocation	Snow Vista Blvd	420' South of Snow Vista Blvd	650' South of Snow Vista Blvd	/	/	/
		225'	Median Improvements (Opening for site access)	Snow Vista Blvd			/	/	/
			Left Turn Lane (including transition)	Snow Vista Blvd			/	/	/

100'	8	Extension of Left Turn Lane	Snow Vista Blvd	100' North of South Property Line	South Property Line	
30'	9	Median Improvements (Opening for site access and closing existing access)	Snow Vista Blvd	100' North of South Property Line	South Property Line	
8"	10	SAS Connections	Existing Public Easement	South Property Line	South Property Line	
8"	11	Water Connection <i>Flow through side</i>	Sage Road	450' East of Snow Vista Blvd	South Property Line	
8"	12	Water Connection <i>Flow through side</i>	Snow Vista Blvd	300' South of Sage Road	South Property Line	
		Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.				
	13	10' Channel PUBLIC EASEMENT A-1-C		PUBLIC EASEMENT A-1-D	EXIST. CHANNEL	
		Sanitary Sewer to include Manholes and Service Connections as required.			EXIST. JENNY COURT	
		Catch Basins and RCP connections included with Storm Sewer				

NOTES

Street lights and signs per DPM Requirements

1 14 225' Right Turn Lane Snow Vista Blvd SW Corner A-1-B

2 15 8" SAS EXISTING MD

EXIST. A-1-D

3

4

5

ORIGINAL

AGENT / OWNER

Ronald R. Bohannon, PE

NAME (print)

Tierra West, LLC

FIRM

[Signature] 9/7/05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9/7/05
DRB CHAIR - date

[Signature] 9/7/05
PARKS & GENERAL SERVICES - date

[Signature] 9-7-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 9/7/05
UTILITY DEVELOPMENT - date

[Signature] 9/7/05
CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

FINANCIAL GUARANTY AMOUNT

09/23/2005

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

Project Description:

Project ID #: 769781, 98th & Sage Commercial Dev/Walmart NHCtr, Phase

Requested By: Sarah Abeyta - Tierra West

Approved estimate amount:		\$238,898.71
Contingency Amount:	10.00%	\$23,889.87
Subtotal:		\$262,788.58
NMGRT	6.75%	\$17,738.23
Subtotal:		\$280,526.81
Engineering Fee	3.25%	\$9,117.12
Testing Fee	2.00%	\$5,610.54
Subtotal:		\$295,254.45
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$369,068.06</u>

APPROVAL:

DATE:

KAZ

9-23-05

Notes: 10% Contingency, plans not yet approved

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

PAID RECEIPT

APPLICANT NAME Frontera Development Inc.
AGENT Tierra West LLC
ADDRESS 8509 Jefferson N.E.
PROJECT & APP # 1003991 / 05 DRB-01716
PROJECT NAME _____

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

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

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 PH (505) 858-3100		2233 95-677/1070 -	
DATE <u>11/8/05</u> City of Albuquerque Treasury Division			
PAY TO THE ORDER OF <u>City of Albuquerque</u>		\$ <u>20.00</u>	
<u>Twenty</u>		11/8/2005 12:04PM LOC: ANNX	
RECEIPT# 00048211 WSH 008 TRANS# 013		Account 441032 Fund 0110	
Activity 3424000		TRSCCS	
Trans Amt \$20.00			
J24 Misc			
ACK <u>Donna Bohannon</u>		CHARGE \$20.00	
FOR <u>25020- DRB Final</u>		\$0.00	
⑈002233⑈ ⑆107006677⑆		201813⑈	

© HARLAND STYLE XPP

Claire

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 9-2-05

Date Site Plan Approved: 9/7/05

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003991

DRB Application No.: 05DRB-

01384

~~14~~ **ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Neighborhood Market at 98th/Sage, Store #3385-00

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1 & Remaining Westerly Portion of Parcel A, Town of Atrisco Grant Unit

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6'	Bike Lane Permanent Paving	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
		275'	Left Turn Lane (including transition)	Sage Road	480' East of Snow Vista Blvd	East Property Line	/	/	/
		6'	Concrete Sidewalk (South side)	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
		225'	Right Turn Lane (including transition)	Sage Road	180' East of Snow Vista Blvd	Site Entrance on Sage Road	/	/	/
		225'	Left Turn Lane (including transition)	Snow Vista Blvd	50' South of Sage Rd	280' South of Sage Rd	/	/	/
			Fire Hydrant Relocation	Sage Road			/	/	/
		30'	Median Improvements (Opening for site access)	Snow Vista Blvd	300' South of Sage Road		/	/	/
		225'	Left Turn Lane (including transition)	Snow Vista Blvd	420' South of Snow Vista Blvd	650' South of Snow Vista Blvd	/	/	/

ORIGINAL

100'	Extension of Left Turn Lane	Snow Vista Blvd	100' North of South Property Line	South Property Line	/	/	/
30'	Median Improvements (Opening for site access and closing existing access)	Snow Vista Blvd	100' North of South Property Line	South Property Line	/	/	/
8"	SAS Connections	Existing Public Easement	South Property Line		/	/	/
8"	Water Connection <i>Loop through site</i>	Sage Road	450' East of Snow Vista Blvd		/	/	/
8"	Water Connection <i>Loop through site</i>	Snow Vista Blvd	300' South of Sage Road		/	/	/
	Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.				/	/	/
	<i>10' Channel</i>	<i>PUBLIC EASEMENT A-1-C</i>	<i>PARCEL A-1-D</i>	<i>EXIST. CHANNEL OFF JENNY COURT</i>	/	/	/
	Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
	Catch Basins and RCP connections included with Storm Sewer				/	/	/

NOTES

1		Street lights and signs per DPM Requirements
	<i>225' Right Turn Lane</i>	<i>Snow Vista Blvd SW Corner</i>
	<i>Curb/Gutter PWSW (6')</i>	<i>A-1-B</i>
2		
	<i>8" SAS EXISTING MH</i>	<i>EXIST. A-1-B</i>
3		
4		
5		

ORIGINAL

AGENT / OWNER

Ronald R. Bohannon, PE

NAME (print)

Tierra West, LLC

FIRM

SIGNATURE - date

9/7/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

M. Peterson 9/7/05
DRB CHAIR - date

Christina Sandoval 9/7/05
PARKS & GENERAL SERVICES - date

[Signature] 9-7-05
TRANSPORTATION DEVELOPMENT - date

Koga & Lee 9/7/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 9/7/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: FRONTERA DEVELOPMENT INC. PHONE: 480.315.9600
 ADDRESS: 6263 NORTH SCOTTSDALE RD STE. 160 FAX: 480.315.9607
 CITY: SCOTTSDALE STATE AZ ZIP 85250 E-MAIL: _____
 Proprietary interest in site: Owner/Developer List all owners: SAGE INVESTMENT LTD.
 AGENT (if any): Tierra West LLC PHONE: 858-3100
 ADDRESS: 8509 Jefferson NE FAX: 858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL Plat

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

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

Lot or Tract No. A-1 and remaining westerly portion of parcel A (a.k.a. Lot 4) Block: _____ Unit: _____
 Subdiv. / Addn. Town of Atrisco Grant Unit 7
 Current Zoning: SU-1 for C-1 with Drive-up Pharmacy, R-LT & C-1(SC) Proposed zoning: Same
 Zone Atlas page(s): M9 No. of existing lots: 2 No. of proposed lots: 5
 Total area of site (acres): 13.88 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905517940820802 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Reba Avenue SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-79-154 / 05EPC - 00364, 05EPC-00365, 05EPC-00366, 05EPC-00367, 05DRB-01293, 05DRB-01294

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

SIGNATURE Donna Bohannon DATE _____

(Print) for Ronald R. Bohannon, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01384</u>	<u>P&F</u>	<u>5(3)</u>	\$ <u>495.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>09/07/05</u>			Total \$ <u>515.00</u>

Sandy Handley 08/30/05

Project # **1003991**

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

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

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

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

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

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

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

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

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

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

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

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

RONALD R. BOHANNAN, P.E.
 Applicant name (print)
Ron Bohannon 8.30.05
 Applicant signature / date

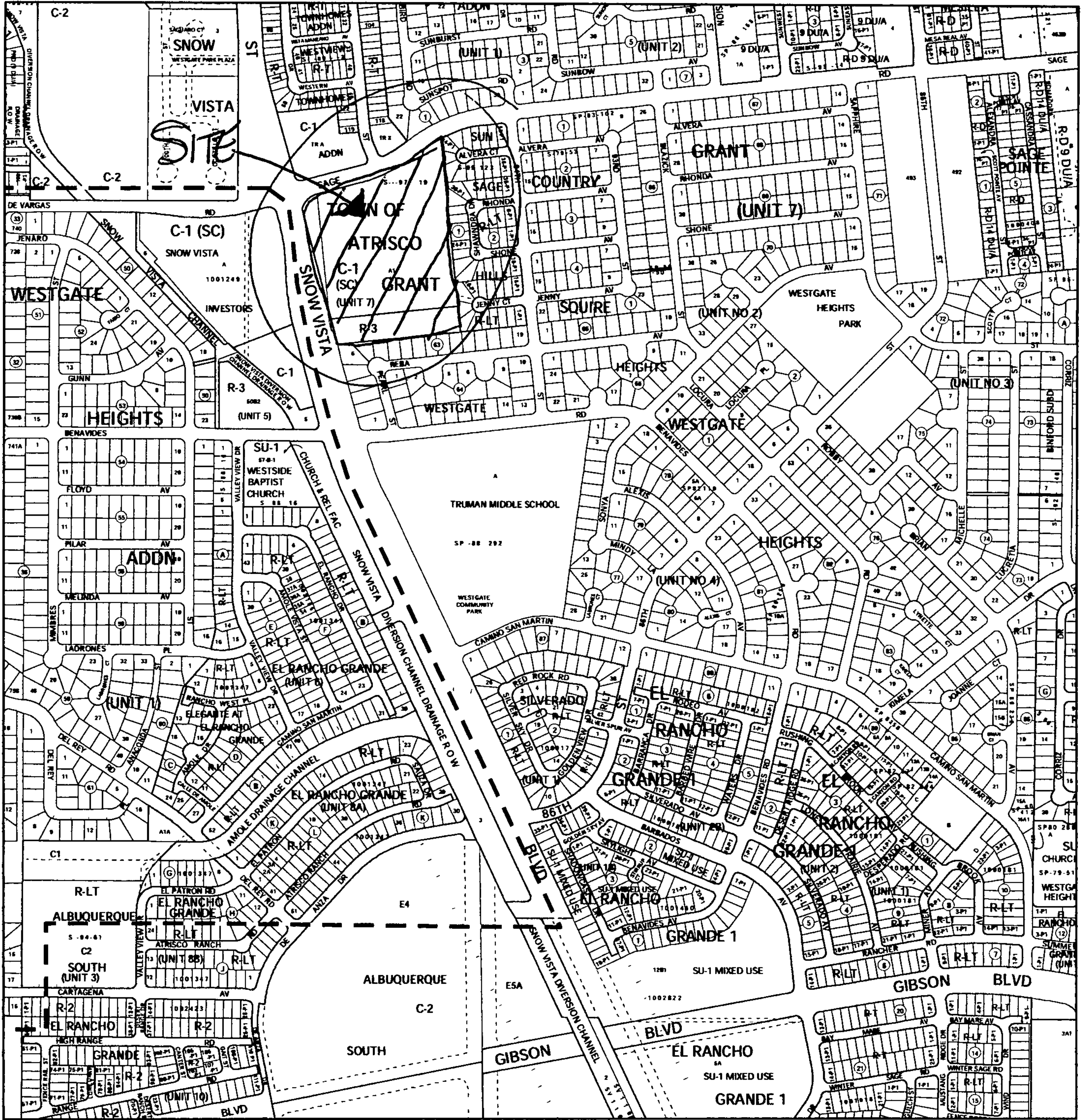


Form revised 11/04

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

Application case numbers
OSDRB - - - - - 01384
 - - - - -
 - - - - -

Sandy Handley 08/30/05
 Planner signature / date
Project # 1003991



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-9-Z

Selected Symbols

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1418

twllc@tierrawestllc.com
1-800-245-3102

August 30, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Minor Preliminary/Final Plat Approval for 98th & Sage Development
Zone Atlas Page M-9; Project# 1003991**

Dear Ms. Matson:

Tierra West LLC, on behalf of Frontera Development Inc., request approval of the Minor Preliminary/Final Plat for the above referenced project. The site is located on Snow Vista Boulevard SW between Sage Road SW and Reba Avenue SW. On May 19, 2005, the EPC approved the Site Plan for Subdivision and Site Plan for Building Permit. The infrastructure list will be approved with the Site Plan for Subdivision and Site Plan for Building Permit, which has already been submitted to DRB and will be heard on September 7th. We request the approval of the Minor Preliminary/Final plat.

If you have any further questions or need assistance in this matter, please do not hesitate to contact us.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Jay Schneider
Steve Dyer

JN: 25020
RRB/kk

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

PAID RECEIPT

APPLICANT NAME FRONTERA DEVELOPMENT INC
 AGENT TIERRA WEST LLC
 ADDRESS 8509 JEFFERSON NE
 PROJECT & APP # 1003991 / 05 DRB 0138⁴
 PROJECT NAME TOWN OF ATRISCO GRANT - UNIT 7

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 495.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 515.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		2146 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>8.30.05</u>
<u>Five hundred fifteen & no/100</u>		\$ <u>515.00</u>
DUPLICATE City of Albuquerque Treasury Division		***DUPLICATE*** City of Albuquerque Treasury Division
8/30/2005 HIGH DESERT STATE BANK Member FDIC RECEIPT # <u>00045934</u> TRANS# <u>0029</u> Account <u>441032</u> Fund <u>0110</u> FOR <u>25020 DRB Plat Submittal</u> Trans Amt <u>515.00</u> J24 Misc	LOC: ANNX RECEIPT# <u>00045934</u> TRANS# <u>0029</u> Account <u>441006</u> Activity <u>4983000</u> Trans Amt <u>\$515.00</u> J24 MISC	11:22AM LOC: ANNX TRSCXG

\$20.00		
Thank You	CK	\$515.00
	CHANGE	\$0.00

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

44444

PAID RECEIPT

APPLICANT NAME Walmart
 AGENT Jenna West
 ADDRESS _____
 PROJECT & APP # 100 3991/05 DRBO 1293, 01294
 PROJECT NAME Law of Rules Grant

\$ _____ 441032/3424000 Conflict Management Fee
 \$ 50⁰⁰ 441006/4983000 DRB Actions Deferred fee
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 50⁰⁰ TOTAL AMOUNT DUE

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

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		2142 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>8/25/05</u>
<u>Fifty</u>		\$ <u>50.00</u>
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		***DUPLICATE DOLLARS*** City Of Albuquerque Treasury Division
FOR <u>25020 - DRB Deferral Fee</u>		8/26/2005 11:19AM LOC: ANNX RECEIPT# 00045773 WSH 006 TRANSH 0020 ACCOUNT# 441006 Fund 010 Activity 4983000 TRSCXG
⑆002142⑆ ⑆107006677⑆		Trans Amt \$50.00 J24 Misc \$50.00 CK \$50.00 CHANGE \$0.00

© HARLAND STYLE XKI

SITE PLANS

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 23, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Deferral of DRB Final Sign-off of EPC Approved Site Plan for Subdivision & Building Permit; Project# 1003991; APP# 05DRB-01293 & 05DRB-01294

Dear Ms. Matson:

Tierra West LLC, on behalf of Wal-Mart Stores East LP, request to defer the above referenced action from August 31, 2005 to September 7, 2005. This will allow time for us to submit the plat as required by the EPC Official Notice of Decision.

If you have any further questions or need assistance in this matter, please do not hesitate to contact us.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Jay Schneider
Steve Dyer

JN: 25020
RRB/kk

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

PAID RECEIPT

APPLICANT NAME WALMART-STORES EAST LP
AGENT TIERRA WEST LLC
ADDRESS 8509 JEFFERSON NE
PROJECT & APP # 1003991 / 05DRB 01293 & 01294
PROJECT NAME 98th & SAGE

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals ~~DEFERRAL~~
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2140

95-677/1070

City of 8/23/05
DATE

PAY TO THE ORDER OF City of Albuquerque

01/24/2005 958841 \$ 50.00 ANNEX
RECEIPT# 00048311 JS# 007 TRANS# 0005
ACCOUNT 441006 FUND/DOLLARS
Activity 4983000 TRF SEJA
Trans Amt \$50.00
J24 Misc

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR DRB-25020
"002140" 107006677
2018 13
Danna J Bohannon
\$50.00
\$50.00
Thank You

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 8-9-05

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

EXHIBIT "A"

Date Preliminary Plat Approved: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

Date Preliminary Plat Expires: _____

DRB Project No.: 1003991

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

DRB Application No. _____

Neighborhood Market at 98th/Sage, Store #3385-00

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TR. A-1 & REMAINING WESTERLY PORTION OF PARCELA TOWN OF ATRISCO GRANT UNIT 7

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 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 related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6'	Bike Lane Permanent Paving	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
		275'	Left Turn Lane (including transition)	Sage Road	480' East of Snow Vista Blvd	East Property Line	/	/	/
		6'	Concrete Sidewalk (South side)	Sage Road	Snow Vista Blvd	East Property Line	/	/	/
		225'	Right Turn Lane (including transition)	Sage Road	180' East of Snow Vista Blvd	Site Entrance on Sage Road	/	/	/
		225'	Left Turn Lane (including transition)	Snow Vista Blvd	50' South of Sage Rd	280' South of Sage Rd	/	/	/
		4'	Asphalt Trail (East side)	Snow Vista Blvd	Sage Road	South Property Line	/	/	/
		30'	Median Improvements (Opening for site access)	Snow Vista Blvd	300' South of Sage Road		/	/	/
		225'	Left Turn Lane (including transition)	Snow Vista Blvd	420' South of Snow Vista Blvd	650' South of Snow Vista Blvd	/	/	/

		100'	Extension of Left Turn Lane	Snow Vista Blvd	100' North of South Property Line	South Property Line	/	/	/	
		30'	Median Improvements (Opening for site access and closing existing access)	Snow Vista Blvd	100' North of South Property Line	South Property Line	/	/	/	
		8"	SAS Connections	Existing Public Easement	South Property Line		/	/	/	
		8"	Water Connection	Sage Road	470' East of Snow Vista Blvd		/	/	/	
		8"	Water Connection	Snow Vista Blvd	300' South of Sage Road		/	/	/	
			Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required					/	/	/
			Sanitary Sewer to include Manholes and Service Connections as required					/	/	/
			Catch Basins and RCP connections included with Storm Sewer					/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SARAH ABEYTA

NAME (print)

Tierra West, LLC

FIRM

Sarah Abeyta 8/9/05

SIGNATURE - date

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

DRB CHAIR - date

PARKS & GENERAL SERVICES - 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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Wal-Mart Stores East LP PHONE: 479-273-4567
 ADDRESS: 2001 SE 10th Street FAX: _____
 CITY: Bentonville STATE AR ZIP 72716 E-MAIL: _____
 Proprietary interest in site: Owner/Developer List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 858-3100
 ADDRESS: 8509 Jefferson NE FAX: 858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: DRB Sign off of EPC Approved Site Plan for Subdivision and Building Permit, **INFRASTRUCTURE LIST**

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

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

Lot or Tract No. A-1 and remaining westerly portion of parcel A Block: _____ Unit: _____
 Subdiv. / Addn. Town of Atrisco Grant Unit 7
 Current Zoning: SU-1 for C-1 with Drive-up Pharmacy & R-LT Proposed zoning: SU-1 for C-1 with Drive-up Pharmacy & R-LT
 Zone Atlas page(s): M9 No. of existing lots: 2 No. of proposed lots: 5
 Total area of site (acres): 13.88 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905517940820802 & 100905514740920803 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista Boulevard SW
 Between: Sage Road SW and Benavides Road SW

CASE HISTORY: Elsena Lopez (EPC Case Planner)
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Z-79-154 / 05EPC - 00364, 05EPC-00365, 05EPC-00366, 05EPC-00367

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

SIGNATURE: Ronald R. Bohannon DATE 8.9.05
 (Print) Ronald R. Bohannon, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01293</u>	<u>SPS</u>	<u>P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 01294</u>	<u>SBP</u>	<u>P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F H D P. fee rebate	Hearing date <u>8/17/05</u>	_____	_____	\$ <u>20.00</u>

Andrew Jones 8/9/05

Project # **1003991**

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) **ON ORIGINAL**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) **ON ORIGINAL**
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

RONALD R. BOHANNAN, PE

Applicant name (print)

Ronald Bohannan

8.9.05

Applicant signature / date



Form revised October 2004

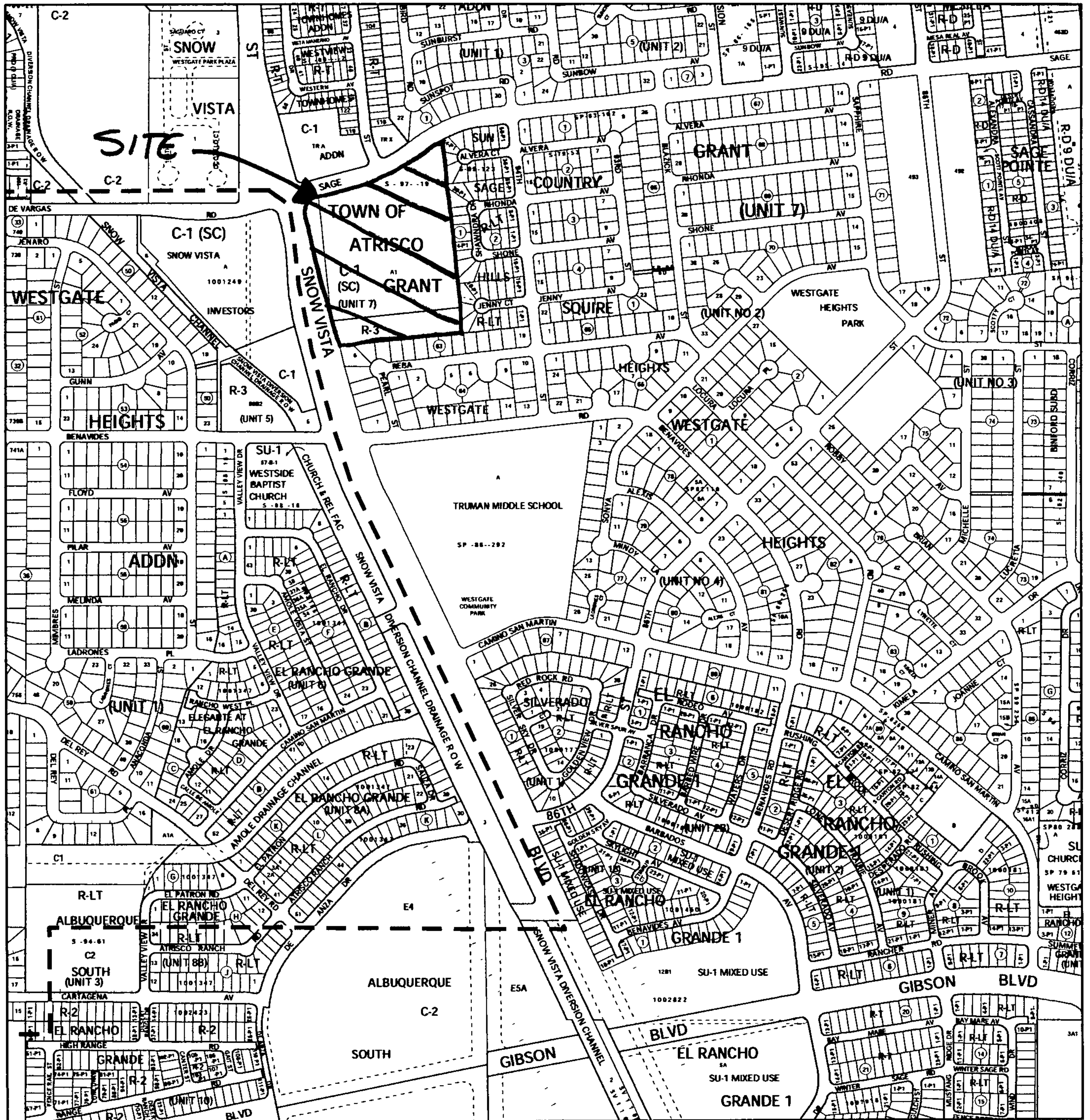
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
OS DRB -	-01293
-	-
-	-

Rudhen Gomez 8/9/05

Planner signature / date

Project # 1003991



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-9-Z

Selected Symbols

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118
August 8, 2005

twllc@tierrawestllc.com
1-800-245-3102

Ms. Sheran Matson
Planning Manager
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

RE: **DRB Final Sign-off of EPC Approved Site Plan for Subdivision and Building Permit**
Legal Description: Portion of Tract(s) A, Snow Vista Investors, zoned C-1 (SC)
Project #1001049, 04EPC-00154 EPC Site Development Plan-Building Permit

Dear Ms. Matson: ¹⁰⁰³⁹⁹¹

Tierra West LLC, on behalf of the owner of the above referenced property, is requesting EPC final sign-off approval for Site Plan for Subdivision and Site Plan for Building Permit. We provided the following responses to the conditions listed by the Environmental Planning Commission.

CONDITIONS OF APPROVAL OF SITE PLAN FOR SUBDIVISION

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.

We are currently submitting for DRB sign off and have addressed all of the EPC conditions.

2. The site plan shall provide direct, continuous pedestrian and bicycle connections from the subject site to the adjacent neighborhoods located to the south and to the east prior to DRB approval (Comprehensive Plan, Table 10: Policy a: Types of Activity Centers, following page II-35; WSSP, Policy 1.15 and 1.16). This pedestrian connection shall also be provided through the ponding area to give access to the shopping center. All Pedestrian ingress and egress locations should be labeled on the plan. The plan shall indicate that these pedestrian walkways shall be a minimum of 6 ft. wide.

No access to the east or south thru the new SAS and drainage easement due to existing 6' screen wall along existing residential subdivision to the east.

3. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalks and ADA accessible ramps that have not already been provided for. All public infrastructures 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).

All public improvements are included on the infrastructure list. All improvements will be built to meet City standards.

- b. A Traffic Impact Study is required and has been reviewed for this proposal.

Traffic Impact Study has been completed and reviewed by Tony Lloyd.

- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).

All improvements called for by the Traffic Impact Study have been included on the infrastructure list.

- d. Site plan shall comply and be designed per DPM Standards.

Site plan complies with and is designed per DPM standards.

- e. Platting must be a concurrent DRB action.

Plat will be turned into DRB as soon as available.

- f. Dedication of a minimum 62 feet or right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.

Dedication of right-of-way has been granted along 98th Street and is shown on sheet 2.

- g. Dedication of a minimum 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designed on the Long Range Roadway System map.

Dedication of right-of-way has been granted along Sage Rd and is shown on sheet 2.

- h. Dedication of an additional 6 feet of right-of-way along 98th Street and Sage Road, as required by the City Engineer to provide for on-street bicycle lanes.

Additional right-of-way is granted for bicycle lane on Sage Road, there is an existing bicycle lane on Snow Vista therefore, right-of-way is not necessary on Snow Vista.

- i. Construction of a bicycle lane along 98th Street and Sage Road adjacent to the subject property, as designated on Long Range Bikeways System.

New 6' bicycle lane shown on sheet 2 along Sage Road. Existing bicycle lane along 98th Street.

- j. Applicant must request an availability statement. The submittal must include a statement from the Fire Marshal's office regarding instantaneous flow requirements for each proposed structure.

Statement on plans included stating an approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises.

CONDITIONS OF APPROVAL OF SITE PLAN FOR BUILDING PERMIT

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.

We are currently submitting for DRB final sign-off and have addressed EPC conditions.

2. The materials and colors of all screen walls shall be indicated on the plan, sheet 2. Materials and colors of walls shall match the grocery store building. Note #21 of the plan indicates that a 3' high wall screens the circulation area adjacent to the northern boundary line. This screen wall shall be shown on the site plan layout, similar to how other screen walls are depicted.

Material and colors of walls called out on plans; tan CMU block. Screen wall shown along north parking area; color as shown in Note 21.

3. Vehicular Access, Circulation and Parking
 - a. Parking calculations shall be corrected to indicate that 174 parking spaces are required.

Parking calculations rechecked. Plans corrected to reflect 174 parking spaces required.

4. Pedestrians and Bicycle Access and Circulation, Transit Access
 - a. All pedestrian walkways shall be lined with adjacent shade trees spaced approximately 25-feet on center and placed within defined planting areas that have a minimum interior dimension of 36 SF and a minimum width of 4 ft. (Section 14-16-3-1, Off-street Parking Regulations). This standard shall be met for the walkway provided from Sage Rd. to the main entrance of the building. This standard shall also be met for any additional walkways that are provided.

Planting area added along pedestrian walkways spaced approximately 25-ft apart with interior dimension of 36 SF.

- b. The sidewalk adjacent to the east side of the building shall be increased to 8' in order to comply with Section 14-16-3-1 (G)(4) of the Zoning Code.

Sidewalk adjacent to east side of building was increased to 8' to comply with Section 14-16-3-1 (G)(4) of the Zoning Code.

- c. The applicant shall provide a landscaping area or an additional pedestrian walkway within the proposed 177 parking sub-area to ensure that Section 14-16-3-1 (G)(5) of the Zoning Code is met.

Additional pedestrian walkway added to site plan.

5. The plan should indicate the location of proposed light poles prior to DRB approval.

Light pole locations added to the site plan.

6. Landscaping
 - a. The southern boundary line shall be screened according to the requirements of 14-16-3-10 (E)(4) of the Zoning Code. This includes a 10' landscape buffer that primarily consists of trees. If a circulation area is proposed adjacent to the south side of the building, a 6' high opaque wall or fence shall be provided. Trees provided along this buffer shall include a combination of evergreen and deciduous trees.

There is a 6' high tan CMU screen wall along the southern boundary line with 10' landscape buffer. Trees along this 10' buffer include a combination of evergreen and deciduous trees.

- b. The applicant shall provide at least the minimum required landscaping (27,304 SF). The applicant shall verify that the sum of all planting beds is equivalent to 29,491 SF of landscaping. If not the correct quantity of provided landscaping shall be indicated on the plan.

Shown in the landscaping calculations total bed provided is equivalent to 22,263 SF which is greater than the 20,832 SF required.

- c. Landscaping areas shall be covered with live plant coverage over at least 75% or required landscaping areas (Section 14-16-3-10).

This is shown in landscape calculations.

- d. The 36,774 SF ponding areas shall not be considered as provided landscaping on the subject site because it is not located on the subject site. Calculations shall be revised accordingly.

Ponding area taken off of landscape plan; calculations revised accordingly.

- e. The plan should provide a combination of both Ash and Honey Locust trees to prevent the loss of all trees in the case of disease. The plan should indicate whether a street tree is an Ash or Honey Locust tree.

The combination of Ash and Honey Locust trees being used are shown on landscaping plan.

7. Outdoor Seating

- a. Outdoor seating shall be provided along the north or west façade consistent with Section 14-16-3-18 (C)(3) of the Zoning Code. The width and height dimensions of outdoor seating should also be indicated on the site plan to verify that this standard is met.

Outdoor seating area added to north façade.

- b. An outdoor seating area shall be provided to encourage informal gatherings. This area shall be shaded if located on the south or west of the building (Policy 1.15, WSSP).

**No room for outdoor shaded seating areas on the south or west sides of the building.
Outdoor shaded seating area located on east side of building.**

8. Architecture and Signage

- a. Additional pedestrian features, similar to those provided along the north façade, shall be provided along the west façade as set forth by Section 14-16-3-18 (C)(2) of the Zoning Code.

According to Section 14-16-3-18 (C)(2)(H) of the Zoning Code, since there is a drive thru pharmacy on this facade no additional features are required.

Exception, Major facades containing service areas will not be required to provide pedestrian features in front of the service area.

- b. A minimum 3' wide planting strip shall be provided on the public street side of the wall screening the proposed drive-thru pharmacy window (Section 14-16-2-18 (D)(5)).

Greater than 3' wide planting strip located along proposed screen wall.

- c. The elevation drawings shall indicate the percentage of building mounted signage that constitutes each façade to verify that Section 14-16-2-16 (A)(11) of the Zoning Code is met.

Calculations for building mounted signage shown on elevations.

- d. Details of the proposed pylon sign along the western boundary line shall be provided in order to verify that it is consistent with Zoning Code Requirements of the C-1 Zone.

Detail for proposed pylon added to sheet 8 to show sign is consistent with C-1 Zoning Code Requirements.

9. The following corrections shall be made on sheet 2:
- a. The proposed zoning shall be corrected to indicate SU-1 for C-1 Permissive Uses with Drive Thru Pharmacy.

Site data table changed to reflect SU-1 for C-1 permissive uses with drive thru pharmacy.

- b. Note 8 shall be corrected to reflect the setback requirements of the site development plan for subdivision on sheet 1.

Note 8 corrected to reflect setback requirements of the site development plan for subdivision.

- c. Note 9 shall be consistent with maximum restrictions of the C-1 zone, not the C-2 zone.

Note 9 changed to reflect restrictions of C-1 Zone.

- d. Landscaping calculations provided on sheet 2 shall be corrected to reflect calculations in accordance with the landscaping plan on sheet L3.

Landscaping calculations on sheet 2 changed to reflect correct calculations on sheet L3.

10. Site plan shall comply with all SWMD ordinances and requirements.

Site plan will comply with all SWMD ordinances and requirements.

11. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructures 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).

All public improvements for the entire site included on infrastructure list.

- b. A Traffic Impact Study is required and has been reviewed for this proposal.

Traffic Impact Study has been completed and reviewed by Tony Lloyd.

- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).

Street improvements recommended in TIS are included on infrastructure list.

- d. Site plan shall comply and be designed per DPM Standards.

Site plan complies and is designed per DPM Standards.

- e. Platting must be a concurrent DRB action.

Plat will be submitted as soon as available.

- f. Dedication of a minimum 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.

Dedication along 98th Street granted shown on plat and sheet 2.

- g. Dedication of a minimum 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designed on the Long Range Roadway System map.

Dedication granted along Sage Road and is shown on plat and site plan.

- h. Dedication of an additional 6 feet of right-of-way along 98th Street and Sage Road, as required by the City Engineer to provide for on-street bicycle lanes.

Existing bicycle lane shown along 98th Street. New 6' bicycle lane shown along Sage Road.

- i. Construction of a bicycle lane along 98th Street and Sage Road adjacent to the subject property, as designated on Long Range Bikeways System.

There is currently an existing bicycle lane along 98th Street. A new 6' bicycle lane will be built along Sage Road which is included on infrastructure list.

- j. Applicant must request an availability statement. The submittal must include a statement from the Fire Marshal's office regarding instantaneous flow requirements for each proposed structure.

Applicant has made request for availability statement. Statement included on sheet 2; stating an approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises.

- 12. Highly reflective surfaces are not permitted on the gas canopy. All under canopy lights must be fully recessed so that no part of the lense projects below the surface of the underside canopy.

Note added to plans which states "Highly reflective surfaces are not permitted on the gas canopy".

13. Signage

- a. The provided detailed drawing (on the 8 ½ x 11 sheet) for freestanding signs shall be included on sheet 8 of the submittal prior to DRB approval.

Detail drawing for free standing sign included on sheet 7.

- b. The submitted calculations for building mounted signage shall be included on elevations sheet 6 prior to DRB approval.

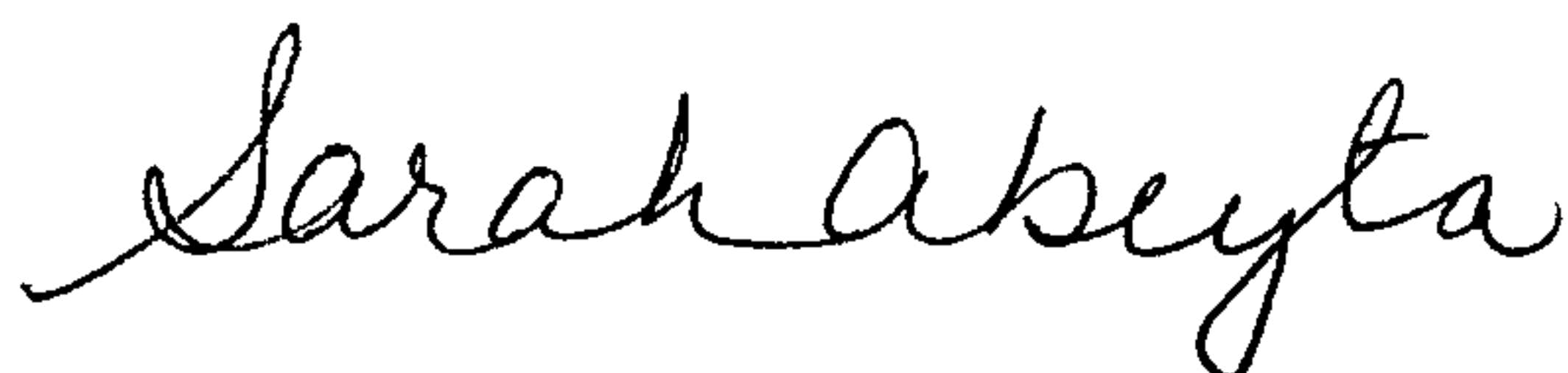
The elevations on sheet 5; have been revised to include the calculations for building mounted signage.

14. The applicant shall provide 3 additional motorcycle parking spaces.

Three additional motorcycle parking spaces have been added to plans.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sarah Abeyta

Enclosure(s)

cc: Jay Schneider

JN: 25020

SA/cla

~~25020~~
25020
DRB



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

Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003991***
05EPC-00367 EPC Sector Development Plan
05EPC-00364 EPC Site Development Plan-
Subdivision
05EPC-00365 EPC Site Development Plan-
Building Permit
05EPC-00366 Zone Map Amendment

Wal Mart Stores East LP
2001 SE 10th St.
Bentonville AR 72716

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1 and remaining westerly portion of Parcel A, Town of Atrisco Grant, Unit 7, located on SNOW VISTA BLVD SW, between SAGE RD and BENAVIDES RD, containing approximately 14 acres. (M-9) Elvira Lopez, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003991/05EPC 00366, a request for a zone map amendment, for Parcel A-1 and Westerly portion of Parcel A, Town of Atrisco Grant Unit 7, from C-1 (SC) to SU-1 for C-1 Permissive Uses with Drive-thru Pharmacy (4.5 acres) and from C-1 (SC) and R-3 to R-LT (3.76 acres), as shown on the concurrently submitted site development for subdivision, and based on the following Findings:

FINDINGS:

1. This is a request for a zone change from C-1 (SC) to SU-1 for C-1 Permissive Uses With Drive Thru Pharmacy for 4.5 acres, and from R-3 and C-1 (SC) to R-LT for 3.76 acres of a site located at the southeast corner of 98th St. SW (Snow Vista Blvd.) and Sage Rd.
2. The subject site is undeveloped. The applicant requests SU-1 for C-1 Permissive Uses With Drive Thru Pharmacy for proposed Lot 1 (4.5 acres). The applicant requests R-LT zoning for proposed Lot 5 (3.76 acres).

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3. The applicant concurrently requests approval of a site development plan for subdivision in order to create 5 new lots on the subject site. The applicant also requests approval of a site development plan for building permit on proposed Lot 1 and Lot 2.
4. The requested SU-1 for C-1 Permissive Uses With Drive Thru Pharmacy is consistent with Established Urban Area Policies 5d, 5e, 5i, 5j, 5k of the Comprehensive Plan. This request is also consistent with Air Quality Policy 1b of the Comprehensive Plan.
5. The requested R-LT zoning is consistent with Established Urban Area Policy 5e of the Comprehensive Plan because the subject site is contiguous to existing streets, water and sanitary sewer and storm drain facilities and because the integrity of existing neighborhoods can be ensured by the zone change. This request is consistent with Activity Center Policy 5f because the requested zoning will serve as a better transition between the more intense activity center uses and the surrounding low density housing located adjacent and south of the subject site. The intensity of the requested R-LT zoning will better respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern than the existing zoning (Established Urban Area Policy 5d, Comprehensive Plan).
6. The requested SU-1 for C-1 Permissive Uses With Drive Thru Pharmacy zoning is justified according to West Side Strategic Plan policies. The requested commercial zoning will facilitate the provision of urban style services appropriate in the Bridge/Westgate community (Policy 3.40). This zoning will encourage employment in this community (Policy 3.41).
7. The requested R-LT zoning is justified according to Policy 2.5 of the WSSP because it would reduce the overall number of dwellings in this community and lessen the burden on the public school system.
8. The requested SU-1 for C-1 Permissive Uses With Drive Thru Pharmacy and R-LT zoning designations are consistent with Sections 1.A, 1.B, 1.C, 1.D, 1.E, 1.F, 1.G, 1.H, and 1.I of Resolution 270-1980.
 - a. The proposed zoning, both SU-1 for C-1 Permissive Uses With Drive Thru and R-LT will not adversely affect the health, safety, morals, or general welfare of the City (Resolution 270-1980, Section 1.A).
 - b. The proposed zoning will provide stability of land use because the applicant requests similar commercial zoning to adjacent areas. The requested residential zoning is the same zoning as land adjacent and east (Section 1.B).
 - c. The proposed zone change is not in significant conflict with applicable policies of the Comprehensive Plan and West Side Strategic Plan (Section 1.C).
 - d. The existing zoning is inappropriate because SU-1 for C-1 Permissive Uses With Drive Thru and R-LT zoning are more advantageous to the community as articulated by applicable policies of the Comprehensive Plan and WSSP (Section 1.D.3).

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- e. The permissive uses in the requested zoning are not harmful to adjacent property, the neighborhood or the community (Section 1.E).
 - f. The requested zoning will not require major and unprogrammed capital expenditures by the City because major infrastructure already exists adjacent to the subject site (Section 1.F).
 - g. The cost of land or other economic considerations are not the determining factor for this zone change; the subject request will facilitate realization of applicable policies of the Comprehensive Plan and WSSP (Section 1.G).
 - h. Justification for the zone change is not based on the subject site's location adjacent to major streets; 4.55 acres of the subject request is already zoned for commercial uses (Section 1.H).
 - i. The request for SU-1 zoning will facilitate realization of applicable Comprehensive Plan and West Side Strategic Plan policies. The requested R-LT is similar to zoning adjacent and east of the subject site (Section 1.I).
9. The request for SU-1 for C-1 Permissive Uses With Drive Thru Pharmacy is more advantageous to the community according to Established Urban Area Policies 5d, 5e, 5i, 5j, 5k and Air Quality Policy 1b of the Comprehensive Plan. The requested commercial zoning is also more advantageous to the community according to Policies 3.40 and 3.41 of the West Side Strategic Plan (Resolution 270-1980, Section 1.D.3).
10. The requested R-LT zoning is more advantageous to the community according to Established Urban Area Policies 5d and 5e and Activity Center Policy 5f of the Comprehensive Plan. The requested zoning is also more advantageous to the community according to Policy 2.5 of the West Side Strategic Plan (Resolution 270-1980, Section 1.D.3).
11. Approval of the subject request should be contingent on replatting of the subject site so that new lot lines follow the proposed zoning.
12. Route 66 West NA (Recognized), Westgate Heights NA (Recognized), and Westgate Vecinos are neighborhood associations affected by this request. There is no known neighborhood or other opposition to this request.

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003991/05EPC 00364, a request for approval of a site development plan for subdivision, for Parcel A-1 and Westerly portion of Parcel A, Town of Atrisco Grant Unit 7 (10.14 acres), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 13.9 acre site located at the southeast corner of 98th St. (Snow Vista Blvd. SW) and Sage Rd.
2. The subject site is undeveloped and the applicant proposes to create 5 new lots.
3. The site plan is consistent with the minimum requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision. The site plan provides a scale of at least 1 inch to 100 feet, which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, internal circulation requirements and, for each lot, nonresidential uses' maximum floor area ratio (Zoning Code, Section 14-16-1-5).
4. This request is consistent with Established Urban Area Policies 5d, 5i, 5e and 5j of the Comprehensive Plan.
5. This request is consistent with Established Urban Area Policy 5k of the Comprehensive Plan. The applicant has submitted a required Traffic Impact Study and will provide traffic mitigation improvements prior to DRB approval.
6. The subject site is located within the Westgate Heights neighborhood activity center. With modifications to the site plan this request will be consistent with Activity Center Policy a of the Comprehensive Plan and WSSP Policies 1.15 and 1.16 which call for the provision of active pedestrian and bicycle connections from the subject site to the adjacent neighborhoods located to the south and to the east (Comprehensive Plan, Table 10: Policy a: Types of Activity Centers, following page II-35; WSSP, Policy 1.15 and 1.16).
7. With modifications to this submittal as reflected in the conditions of approval this request will comply with Established Urban Area Policy 5l because quality in design will be encouraged in new development; design will be encouraged that is appropriate to the plan area. With these modifications, this request will also be consistent with Established Urban Area Policy 5g because development will be carefully designated to conform to include trail corridors in the development where appropriate.
8. Route 66 West NA (Recognized), Westgate Heights NA (Recognized), and Westgate Vecinos are neighborhood associations affected by this request. There is no known neighborhood or other opposition to this request.

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. The site plan shall provide direct, continuous pedestrian and bicycle connections from the subject site to the adjacent neighborhoods located to the south and to the east prior to DRB approval (Comprehensive Plan, Table 10: Policy a: Types of Activity Centers, following page II-35; WSSP, Policy 1.15 and 1.16). This pedestrian connection shall also be provided through the ponding area to give access to the shopping center. All Pedestrian ingress and egress locations should be labeled on the plan. The plan shall indicate that these pedestrian walkways shall be a minimum of 6 ft. wide.
3. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. A Traffic Impact Study is required and has been reviewed for this proposal.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
 - f. Dedication of a minimum 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.
 - g. Dedication of a minimum 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designated on the Long Range Roadway System map.
 - h. Dedication of an additional 6 feet of right-of-way along 98th Street and Sage Road, as required by the City Engineer to provide for on-street bicycle lanes.
 - i. Construction of a bicycle lane along 98th Street and Sage Road adjacent to the subject property, as designated on Long Range Bikeways System.

- j. Applicant must request an availability statement. The submittal must include a statement from the Fire Marshal's office regarding instantaneous flow requirements for each proposed structure.
-

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003991/05EPC 00365, a request for approval of a site development plan for building permit, for Parcel A-1 and Westerly portion of Parcel A, Town of Atrisco Grant Unit 7 (4.5 acres), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 5.1-acre site located at the southeast corner of 98th St. (Snow Vista Blvd. SW) and Sage Rd.
2. The applicant proposes to develop a grocery store with drive-thru pharmacy on proposed lot 1 and a gas station on proposed lot 2.
3. This request is consistent with Established Urban Area Policies 5d, 5i, 5e and 5j of the Comprehensive Plan.
4. This request is consistent with Established Urban Area Policy 5k of the Comprehensive Plan. The applicant has submitted a required Traffic Impact Study and will provide traffic mitigation improvements prior to DRB approval.
5. With modifications to this submittal as reflected in the conditions of approval this request will comply with Established Urban Area Policy 5l because quality in design will be encouraged in new development; design will be encouraged that is appropriate to the plan area.
6. Route 66 West NA (Recognized), Westgate Heights NA (Recognized), and Westgate Vecinos are neighborhood associations affected by this request. There is no known neighborhood or other opposition to this request.

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. The materials and colors of all screen walls shall be indicated on the plan, sheet 2. Materials and colors of walls shall match the grocery store building. Note #21 of the plan indicates that a 3' high wall screens the circulation area adjacent to the northern boundary line. This screen wall shall be shown on the site plan layout, similar to how other screen walls are depicted.
3. Vehicular Access, Circulation, and Parking
 - a. Parking calculations shall be corrected to indicate that 174 parking spaces are required.
4. Pedestrian and Bicycle Access and Circulation, Transit Access
 - a. All pedestrian walkways shall be lined with adjacent shade trees spaced approximately 25-feet on center and placed within defined planting areas that have a minimum interior dimension of 36 SF and a minimum width of 4 ft. (Section 14-16-3-1, Off-street Parking Regulations). This standard shall be met for the walkway provided from Sage Rd. to the main entrance of the building. This standard shall also be met for any additional walkways that are provided.
 - b. The sidewalk adjacent to the east side of the building shall be increased to 8' in order to comply with Section 14-16-3-1 (G)(4) of the Zoning Code.
 - c. The applicant shall provide a landscaping area or an additional pedestrian walkway within the proposed 177 parking subarea to ensure that Section 14-16-3-1 (G)(5) of the Zoning Code is met.
5. The plan should indicate the location of proposed light poles prior to DRB approval.
6. Landscaping
 - a. The southern boundary line shall be screened according to the requirements of 14-16-3-10 (E)(4) of the Zoning Code. This includes a 10' landscape buffer that primarily consists of trees. If a circulation area is proposed adjacent to the south side of the building, a 6' high opaque wall or fence shall be provided. Trees provided along this buffer shall include a combination of evergreen and deciduous trees.
 - b. The applicant shall provide at least the minimum required landscaping (27,304 SF). The applicant shall verify that the sum of all planting beds is equivalent to 29,491 SF of landscaping. If not the correct quantity of provided landscaping shall be indicated on the plan.
 - c. Landscaping areas shall be covered with live plant coverage over at least 75% of required landscaping areas (Section 14-16-3-10).
 - d. The 36, 774 SF ponding area shall not be considered as provided landscaping on the subject site because it is not located on the subject site. Calculations shall be revised accordingly.
 - e. The plan should provide a combination of both Ash and Honey Locust trees to prevent the loss of all trees in the case of disease. The plan should indicate whether a street tree is an Ash or Honey Locust tree.
7. Outdoor Seating
 - a. Outdoor seating shall be provided along the north or west façade consistent with Section 14-16-3-18 (C) (3) of the Zoning Code. The width and height dimensions of outdoor seating should also be indicated on the site plan to verify that this standard is met.

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- b. An outdoor seating area shall be provided to encourage informal gatherings. This area shall be shaded if located on the south or west sides of the building (Policy 1.15, WSSP).

8. Architecture and Signage

- a. Additional pedestrian features, similar to those provided along the north façade, shall be provided along the west façade as set forth by Section 14-16-3-18 (C)(2) of the Zoning Code.
- b. A minimum 3' wide planting strip shall be provided on the public street side of the wall screening the proposed drive-thru pharmacy window (Section 14-16-3-18 (D)(5)).
- c. The elevation drawings shall indicate the percentage of building mounted signage that constitutes each façade to verify that Section 14-16-2-16 (A)(11) of the Zoning Code is met.
- d. Details of the proposed pylon sign along the western boundary line shall be provided in order to verify that it is consistent with Zoning Code Requirements of the C-1 Zone.

9. The following corrections shall be made on sheet 2:

- a. The proposed zoning shall be corrected to indicate SU-1 for C-1 Permissive Uses with Drive Thru Pharmacy.
- b. Note 8 shall be corrected to reflect the setback requirements of the site development plan for subdivision on sheet 1.
- c. Note 9 shall be consistent with maximum restrictions of the C-1 zone, not the C-2 zone.
- d. Landscaping calculations provided on sheet 2 shall be corrected to reflect calculations in accordance with the landscaping plan on sheet L3.

10. Site plan shall comply with all SWMD ordinances and requirements.

11. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. A Traffic Impact Study is required and has been reviewed for this proposal.
- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
- d. Site plan shall comply and be designed per DPM Standards.
- e. Platting must be a concurrent DRB action.
- f. Dedication of a minimum 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.
- g. Dedication of a minimum 43 feet of right-of-way from the centerline of Sage Road a minor arterial as designated on the Long Range Roadway System map.

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- h. Dedication of an additional 6 feet of right-of-way along 98th Street and Sage Road, as required by the City Engineer to provide for on-street bicycle lanes.
 - i. Construction of a bicycle lane along 98th Street and Sage Road adjacent to the subject property, as designated on Long Range Bikeways System.
 - j. Applicant must request an availability statement. The submittal must include a statement from the Fire Marshal's office regarding instantaneous flow requirements for each proposed structure.
12. Highly reflective surfaces are not permitted on the gas canopy. All under canopy lights must be fully recessed so that no part of the lens projects below the surface of the underside canopy.
13. Signage:
- a. The provided detailed drawing (on the 8 ½ x 11 sheet) for freestanding signs shall be included on sheet 8 of the submittal prior to DRB approval.
 - b. The submitted calculations for building mounted signage shall be included on elevations sheet 6 prior to DRB approval.
14. The applicant shall provide 3 additional motorcycle parking spaces.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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.

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

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

Sincerely,


for Richard Dineen
Planning Director

RD/EL/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Charles Lucas, Route 66 West NA, 10332 Hackamore Pl. SW, Albuquerque, NM 87121
Shelly Williams, Route 66 West NA, 10327 Guthrie SW, Albuquerque, NM 87121
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
Kelly Thomas, Westgate Vecinos, 1201 Jenaro SW, Albuquerque, NM 87121
Sylvia Hayes, Westgate Vecinos, 10016 Ladrones SW, Albuquerque, NM 87121

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

PAID RECEIPT

APPLICANT NAME Wal-Mart Stores East LP
AGENT Tierra West LLC
ADDRESS 8509 Jefferson NE.
PROJECT & APP # 1003991 / 05 DRB 01293, 05 DRB 01294
PROJECT NAME _____

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

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2129
95-677/1070

DATE 8/9/05
Treasury Division

PAY TO THE ORDER OF City of Albuquerque \$ 20.00
Twenty

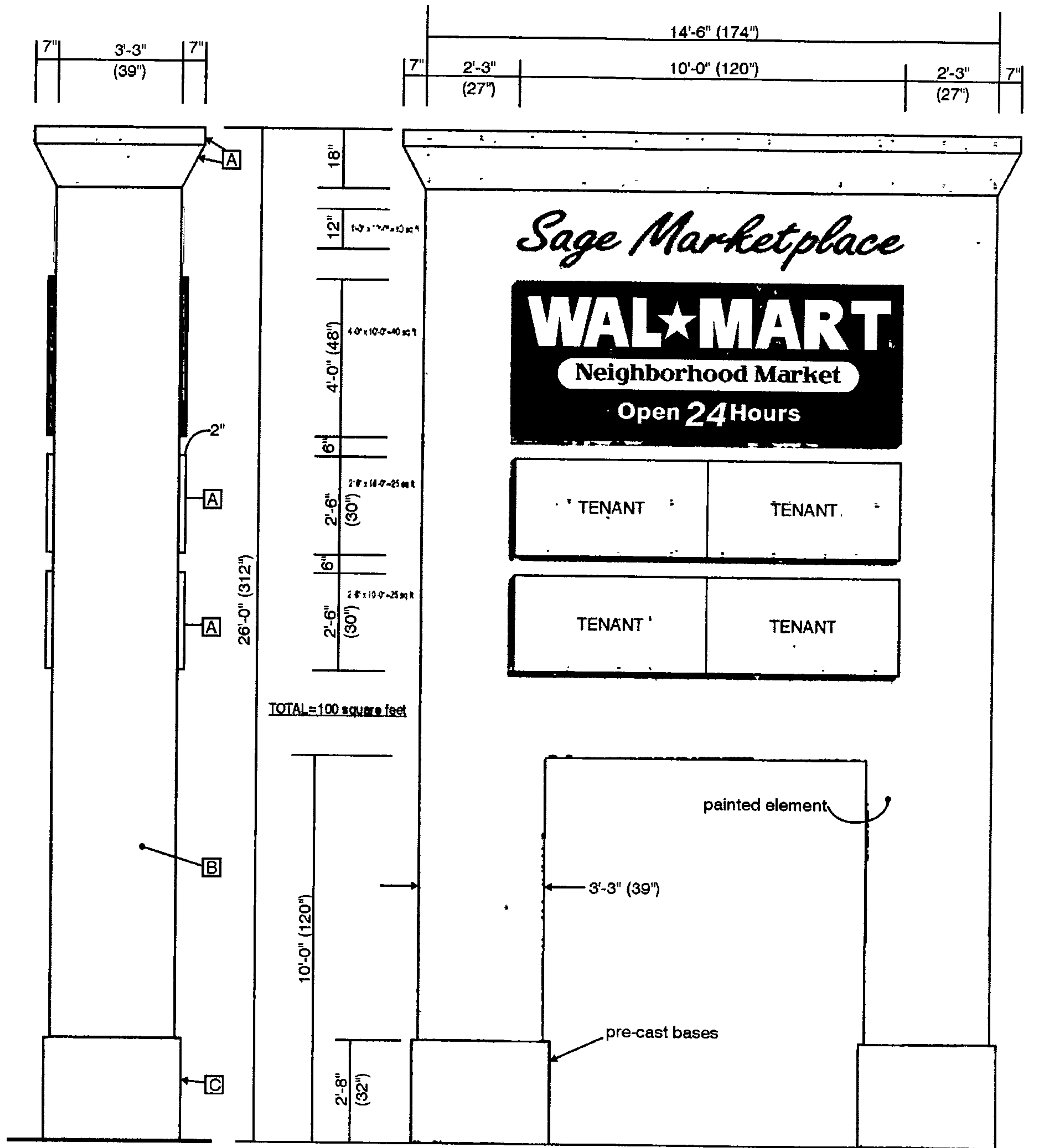
HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25020 DRB Submittal

8/9/2005 12:43PM
RECEIVED 00015006 SH 006 DOLLARS 0005
Fund 0110
Activity 3424000 TRSASR
Trans Int \$20.00
Misc

Denise Bohannon MP

002129 107006677 200803 20.00 0.00



END VIEW

OPTION B ARCHITECTS CONCEPT

"Travertine" SW 2200 medium montex	"Deer Valley" SW 2184 medium montex	pre-cast to match "Peach" by Superlite	3M Vinyl "Emerald Green" #230-126

Rev 2-Changed center name Added new cap & precast bases to plasters

CLIENT: WAL-MART Neighborhood Market #3385	DATE: 08-02-05	ADDRESS: 4828 W. WHITTON PKW, AZ, 85019 PHONE: (602) 472-9059 FAX: (602) 472-4808 E-MAIL: www.bootzandduke.com
ADDRESS: SAGE, NEW MEXICO	DATE: 08-04-05	
SALESMAN: BRI Gibson	DESIGNER: LM Williams	DESIGN #: L-1212-05-R2
DATE: 05-10-2005	SCALE: AS NOTED	PAGE: 1 of 1

