DEVELOPMENT REVIEW BOARD
Action Sheet

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

April 17, 2013 9:00 AM
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer
Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

1. **Project# 1003993**
13DRB-70476 MAJOR - 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

SUJAY THACKUR agent for GLOBAL STORAGE COORS, LLC requests the referenced/ above action(s) for Tract A-37-1A, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT** zoned SU-1/ O-1 & STORAGE, located on the west side of COORS BLVD NW between ST JOSEPH'S DR NW and SEQUOIA RD NW containing approximately 4.26 acres. (G-11)*[Deferred from 4/10/13]* **DEFERRED TO 4/24/13.**

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

2. **Project# 1004000**
13DRB-70498 VACATION OF PRIVATE EASEMENT
13DRB-70499 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70493 EPC APPROVED SDP FOR BUILD PERMIT
13DRB-70494 EPC APPROVED SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for LAND RESERVSE OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) A-1 OF TR A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-2 PDS TO INCLUDE C-3 USES, located on NE CORNER OF COORS AND PASEO DEL NORTE containing approximately 3.48 acre(s). (C-13) *[Deferred from 4/3/13, 4/10/13]* **INDEFINITELY DEFERRED.**

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: **1004000** *Application #:* 13DRB-70493
13DRB-70494

Project Name: **ALBUQUERQUE WEST Unit(s) 2**

Agent: TIERRA WEST LLC *Phone #:*

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

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** SBP - SIA / GRD
resolve landscaping

❑ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** SPS - add recording info
FBP - expansion - DRB

PLATS:

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

- **-The original plat and a mylar copy for the County Clerk.**
- **-Tax certificate from the County Treasurer.**
- **-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____**
- **-Tax printout from the County Assessor.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.**

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

ALL SITE PLANS:

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 10, 2013
DRB Comments

ITEM # 5

PROJECT # 1004000 **APPLICATION # 13-70498/ 70499**

RE: Tract A-1, Albuquerque West Unit 2

No adverse comment on proposed Vacation.

The site plan for subdivision needs to be signed off prior to Final Plat sign off.

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

[redacted] #7

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.: **07DRB-70027 (SBP)** Project # **1004000**

Project Name: **EAGLE RANCH SUBD. WEST UNIT 2**

Agent: NCA ARCHITECTS PA Phone No: 255-6400

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/27/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: S.I.A.
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): 3 copies (1 to Wilfred Gallegos)

☐ **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.**

Project Number 1004000

CITY OF AL UQUERQUE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004000 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

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

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:

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

DATE: June 27, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 27, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Planning Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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: 12:00 P.M.

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

1. **Project# 1002134**
07DRB-70029 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U1, U2, U3, U4 & U6, **VISTA DEL NORTE,** zoned SU-1 FOR IP USES, located on LAS LOMITAS DR NE BETWEEN EL PUEBLO NE AND VISTA DEL NORTE DR NE containing approximately 33.4552 acre(s). (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

3. **Project # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 06/06/07, 6/13/07 & 06/27/07]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

4. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 06/07/07, THE SITE PLAN FOR BUILDING PERMIT WAS WAS APPROVED WITH WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES, A 15 DAY APPEAL PERIOD AND THE PLAT .**

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.

5.	**Project# 1005354** 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION	DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
	07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6.	**Project# 1006573** 07DRB-70081 MINOR - SDP FOR BUILDING PERMIT 07DRB-70080 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7.	**Project# 1004000** 07DRB-70027 MINOR - SDP FOR BUILDING PERMIT	NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). *[Indef deferred on 6/13/07]* (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

8. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

9. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR THE PLAT AND 3 COPIES.**

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

10. **Project# 1003713**
07DRB-70064 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, BELL TRADING POSTS LOFTS, (to be known as **TRACT A-1, BELL TRADING POSTS LOFTS**) zoned SU-2, S-1 for RES 24 UNITS MAX WITH C-1, located on LAGUNA RD NW between CENTRAL AVE NW and 15TH ST NW containing approximately 1.03 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1004986**
07DRB-70060 SIDEWALK WAIVER

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A,** zoned R-1, located on STAGECOACH RD SE between PEDREGOSO SE and LA CABRA DR SE containing approximately .9439 acre(s). (M-23) **A SIDEWALK VARIANCE FOR WAIVER OF THE SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1003779**
07DRB-70072 MAJOR - FINAL PLAT APPROVAL

ADIL RIZVI request the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **UNIT 3, KUMAIL SUBDIVISION,** zoned RD, located on OAKLAND AVE between BLVD NE and LOUISIANA BLVD NE containing approximately 2.0 acre(s) (C-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 30-FEET RADIUS ON LOT 7-P1, STREET CROSS SECTION, A WATERLINE EASEMENT ON LOT 7-P1 AND TO PLANNING TO SIGN AND RECORD THE PLAT ON OR AFTER 06/29/07.**

13. **Project# 1000149**
07DRB-70067 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BT PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **UNIT 2, DAVIDSON ADDITION,** together with Tract 83-B, Map 33, zoned RC, located on CANDELARIA RD NW between 4TH ST NW and 2ND ST NW containing approximately .4894 acre(s) (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR FACE OF CURB TO PROPERTY LINE AND SIDEWALK WIDTH AND TO PLANNING FOR A RECORDED COPY OF THE PLAT.**

14. **Project# 1001235**
07DRB-70076 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, Map 35, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1, located on RIO GRANDE BLVD NW between KROGH CT NW and EL NIDO CT NW containing approximately 1.0769 acre(s). (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/24/07, THE PRELIMINARY PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

15. Project# 1006564
07DRB-70074 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ORLOE HANSON request(s) the above action(s) for all or a portion of Tract(s) 1-B & 1-C, **HERRERA SUBDIVISION,** zoned O-1 & R-1, located on SAN ANDRES AVE NW between 4TH ST NW and DELAMAR AVE NW containing approximately .3552 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF SIDEWALKS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

16. Project# 1003674
07DRB-70075 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). *[Deferred from 06/27/07]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 09/05/07.**

17. Project# 1006566
07DRB-70077 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 106 A, **BRENTWOOD HILLS,** zoned C-1, located on CANDELARIA RD NE between JUAN TABO NE and CHELWOOD PARK NE containing approximately .3369 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

18. Project# 1006561
07DRB-70070 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for ANASAZI DOWNTOWN LLC request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 19, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE,** zoned SU-3, located on CENTRAL AVE SW between 5TH ST SW and 6TH ST SW containing approximately .2445 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

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

20. **Project# 1006553**
07DRB-70066 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for CAROL LOVATO request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **GARDNER ADDITION,** zoned R-1, located on JUPITER RD NW BETWEEN GRIEGOS RD NW AND CANDELARIA RD NW containing approximately .153 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006551**
07DRB-70065 SKETCH PLAT REVIEW AND COMMENT

MARK A LUCERO & MARY JO LUCERO request(s) the above action(s) for all or a portion of Tract(s) 1, **LAND OF MANUEL G. JARAMILLO** zoned RA-2, located on LOS LUCEROS RD NW BETWEEN ZICKERT RD NW AND DURANES NW containing approximately .57 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project# 1006571**
07DRB-70079 SKETCH PLAT REVIEW AND COMMENT

JAY CRAMER agent(s) for KATHLEEN JIO request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA NW AND LULAC AVE NW containing approximately .552 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for June 20, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 20, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 13, 2007 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
David Flores in for Parks & Recreation

****

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A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] *[Deferred from 6/13/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

2. **Project # 1004368**
07DRB-00656 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, **RENAISSANCE CENTER,** zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS AND SIDEWALK AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.**

3. **Project # 1005590**
07DRB-00652 Major-Vacation of Public Easements
07DRB-00654 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY SCHOOL,** zoned R-D located on ILIFF RD NW between 72ND ST NW and 68TH ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE . THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1003779**
07DRB-00662 Major-Preliminary Plat Approval
07DRB-00663 Major-Vacation of Public Right-of-Way
07DRB-00665 Minor-Sidewalk Waiver
07DRB-00666 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **KUMAIL SUBDIVISION**, zoned R-D located on OAKLAND AVE NE , between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED O6/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 30-FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET CROSS SECTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project # 1000072**
07DRB-00664 Major-Vacation of Public Easements

D R HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE .**

6. **Project # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 06/06/07 & 6/13/07]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.**

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# 1004000**
07DRB-70027 MINOR - SDP FOR BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). *[Indef deferred on 6/13/07]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1005317**
07DRB-70036 EPC APPROVED SDP FOR BUILDING PERMIT

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) the above action(s) for all or a portion of Tract(s) A, **ACADEMY ACRES SUBDIVISION, UNIT 5,** zoned C-3, located on FOREST HILLS DR. NE BETWEEN PAN AMERICAN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). **[Carol Toffaleti, EPC Case Planner]** (E-17/18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1004735**
07DRB-70022 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70023 EPC APPROVED SDP FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE,** zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 06/06/07]* (F-22) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.**

10. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

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

11. **Project# 1004871**
07DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] *[Indef deferred from 6/13/07]* (L-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07]* **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

13. **Project# 1006518**
07DRB-70039 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT agent(s) for COE AND PETERSON, LLC request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 1, **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .856 acre(s). (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLOSURE OF THE DRIVE PADS ON LOS ARBOLES AND DEDICATION ALONG CLAREMONT AND TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

14. **Project# 1005141**
07DRB-70037 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

15. **Project # 1003790**
07DRB-00299 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [*Final plat was indef deferred 4/4/07]* (B-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project# 1002743**
07DRB-70024 MAJOR - FINAL PLAT APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE,** zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). *[Deferred from 6/06/07]* (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . . .

17. Approval of the Development Review Board Minutes for June 6, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10: 25 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004000 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for Building Permit

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.
An approved SIA with Financial Guarantee(s) is required prior to site plan sign off by City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X (INDEF); COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JUNE 13, 2007

0

CITY OF ALBUQUERQUE
Planning Department
June 13, 2007
DRB Comments

ITEM # 7

PROJECT # 1004000 APPLICATION # 07-70027

RE: North Valley S.D.A. Church/spbp

Because a church land use is one of those first listed as permissive in O-1 zoning, this site plan is eligible for DRB application submittal. This is per the Albuquerque West Annexation Agreement of which this property is a part.

Phase 2 of this plan should not have details at this point. Those details such as landscaping & screen wall, etc will be placed on the Phase 2 Site Plan at such time as the church wants to build the sanctuary. DRB will not approve Phase 2 at this time unless all required details are on the SPBP. The future landscaping can not count as part of the required 15% for this phase.

Is Phase 1, the church, represented on the site plan as a divided rectangular shape with closely spaced horizontal lines? If so, the building should be labeled and the square footage given on the building footprint along with the words, "Phase 1 Church".

A statement should appear on the site plan sheet clarifying that this site plan is for Phase 1 only and that another site plan will follow when Phase 2 is ready for development.

SITE PLAN SPECIFIC COMMENTS

1. The site plan sheet title should read "Site Development Plan for Building Permit".

2. Site lighting. Height and fixture types are required.

3. The refuse container elevation lacks materials and color description. The gate slats should not be wood or thin plastic.

LANDSCAPE PLAN

1. The Santa Fe Brown Gravel note should include the words "to a 3" minimum depth.

2. The Street Tree Ordinance requires street trees along Paseo del Norte as well as Paradise Blvd. One tree for every 30 feet of frontage is required. What are the 3 trees shown..are they existing because they are not identified.

3. The Street Tree Ordinance requires 4 different species of street trees.

4. The landscape requirement is not met. The additional trees will help with this problem.

5. Where are the 8 shade trees for the parking lot? Will the entire parking lot be built right away?

BUILDING ELEVATIONS

1. Note #42 on the Site Plan Sheet says there are three 8' high epiphanies on the north side of the church. The north building elevation should show them?

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

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1957
CONNECTION TEL	9p2686954
SUBADDRESS	
CONNECTION ID	
ST. TIME	06/11 10:10
USAGE T	00'50
PGS.	3
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Oswaldo Amaya

FAX NUMBER: 268-6954 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 6/11/07

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004000 **APPLICATION NO:** _____

****

Here are Planning's comments.

CITY OF ALBUQUERQUE
Planning Department
June 13, 2007
DRB Comments

ITEM # 7

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

PMY 1084000

NCA

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

June 11, 1985

Distribution: See Below

RE: AX-83-13/Z-83-89

Interested Persons:

This is to notify you that on May 20, 1985, the City Council of the City of Albuquerque approved annexation and simultaneous establishment of zoning on the above-noted request. It became effective five (5) days after publication of the ordinance.

Sincerely,

Mary Cuaron
Administrative Assistant

Benard Metzgar, P.O. Box 987, 87103
Phil Tafoya, 8804 Pony Express N.E., 87109
Stan Hatch, P.O. Box 1888, 87103
John Robert, Andrews, Asbury & Robert, 149 Jackson N.E.
Wendy Krantner, 235 Montezuma, Santa Fe, 87501
New Mexico Utilities, 10001 Coors Rd. N.W.
Joy Cottrazzola, 8802 Candelaria N.E., 87112
Herb Denish, Denish & Associates, P.O. Box 2001, 87103
Far West Land Co., P.O. Box 14708, 87191
High Assets Land Co., Ltd., P.O. Box 14708, 87191
American Eagle Investors, P.O. Box 14708, 87191
El Pueblo Properties, P.O. Box 14708, 87191
Eagle Ridge Investors, P.O. Box 14708, 87191
Executive Investors, P.O. Box 14708, 87191
Bill Kraemer, Bradbury Court, 215 Central Ave., N.W., Suite 270, 87102
John Salazer, Rodey Law Firm, P. O. Box 1888, 87103

MUNICIPAL DEVELOPMENT DEPARTMENT

Jack E. Leaman, City Planner

PLANNING DIVISION

Telephone (505) 766-7422

AN EQUAL OPPORTUNITY EMPLOYER

SIXTH COUNCIL

COUNCIL BILL NO. F/S O-186 ENACTMENT NO. 33-1985

SPONSORED BY: PATRICK J. BACA

ORDINANCE

ANNEXING THAT LAND GENERALLY BOUNDED BY PARADISE BOULEVARD, COOR BOULEVARD, THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT AND TRAC A-2-2 EAGLE RANCH SUBDIVISION CONTAINING APPROXIMATELY 93 ACRES, TO THI CITY OF ALBUQUERQUE, NEW MEXICO; AND AMENDING THE ZONE MAP OF THE CIT OF ALBUQUERQUE.

WHEREAS, the owner of the area to be annexed and hereinbelo described in this ordinance, which land is contiguous to the boundarie of the City of Albuquerque, New Mexico, has heretofore presented petition properly signed, accompanied by a map of said contiguou territory, petitioning the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City;

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following described territory is hereby annexed to and made a part of the City of Albuquerque for all purposes upon filing a copy of this ordinance and map of the territory so annexed in the office of the County Clerk of Bernalillo County, New Mexico, and publication of this ordinance according to law:

A. All of Albuquerque West Subdivision as shown on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 21, 1984 excluding therefrom Lot 6, Block C, of said Albuquerque West Subdivision.

Section 2. The zone map, adopted by Section 7-14-46.C R.O. 1974, is hereby amended as follows:

A. Establishment of SU-1 (Special Use for a Planned Development Area) to include uses permissive and conditional in the C-3 (Heavy Commercial Zone) for the area described in Section 1 above. The development parameters shown on Exhibit "A" attached hereto and made a part hereof are adopted as a component for this SU-1 zoning for a Planned Development Area.

Section 3. Effective Date and Publication. This ordinance shall become effective five days after publication in full.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 1985.
BY A VOTE OF 9 FOR AND 0 AGAINST.

Thomas W. Hoover, President
City Council

APPROVED THIS 4th DAY OF June, 1985.

Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:

City Clerk

/mt

4-2

EXHIBIT "A"

LAND OF R. J. SCHAEFER

CITY OF ALBUQUERQUE

ZONING AND SPECIAL USE OF PARAMETERS

ALBUQUERQUE WEST SUBDIVISION	ZONING	DEVELOPMENT PARAMETERS F.A.R.	HEIGHT
Lots 4 and 5, Block F; Lots 1 thru 4, Block E;	SU-1 (Special Use) For permissive and conditional uses in the C-3 zone listed.*	1.0	6.0 Stories
Lots 1 thru 4, ~~Block A, Lots 1 thru 10,~~ Block B; Lots 1 thru 9, Block C; Lots 1 thru 10; Block D; Lots 1 thru 3, Block F;		.8	3.5 Stories
Lots 11 and 12, Block D;		.5	Unspecified

*The following uses are expressly excluded whether first listed as permissive or conditional uses in the C-3 Zone: Tire recapping or retreading, contractors yard, equipment rental, bulk fuel storage or sales, auto dismantling, outdoor building material storage or sales unless incidental to retail sales and adequately screened.

1. The property listed above is in the Established Urban Area pursuant to the City/County Comprehensive Plan.

2. The lots referred above were created by approval and filing of Albuquerque West Subdivision, a Subdivision in Paradise Hills Development within the Town of Alameda Grant, Projected Section 13, T 11 N, R 2 E, NMPM, and Projected Section 18, T 11 N, R 3 E, NMPM, Bernalillo County, New Mexico, dated August, 1984 and recorded in the office of the County Clerk

of Bernalillo County on November 21, 1984 at Volume C-25, Folio 138 (herein referred to as "Albuquerque West Subdivision"):

a. Albuquerque West Subdivision was reviewed and approved pursuant to the City's Subdivision Ordinance, Enactment No. 56-1983, R.O. 1974. It is understood that necessary infrastructure improvements (roads and storm drainage) have been approved by the County of Bernalillo and the City of Albuquerque and their completion has been bonded or otherwise financially guaranteed by the property owners. Such improvements are designed to City specifications and are accepted by the City. No further bonding or other financial guarantee of those improvements will be required.

b. A drainage plan has been approved covering all tracts.

c. The road system providing ingress and egress to all tracts is approved except that final determination of an El Pueblo bridge road should not prevent platting or replatting on tracts not impacted by such alignment.

3. Zoning and special use parameters are established in the above Table allowing site development plan review to be the next step in the Land Use Planning process.

a. The following matters are delegated to the Development Review Board for approval.

(1) All platting or replatting.

(2) Site development plans for building permits provided that:

(a) The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;

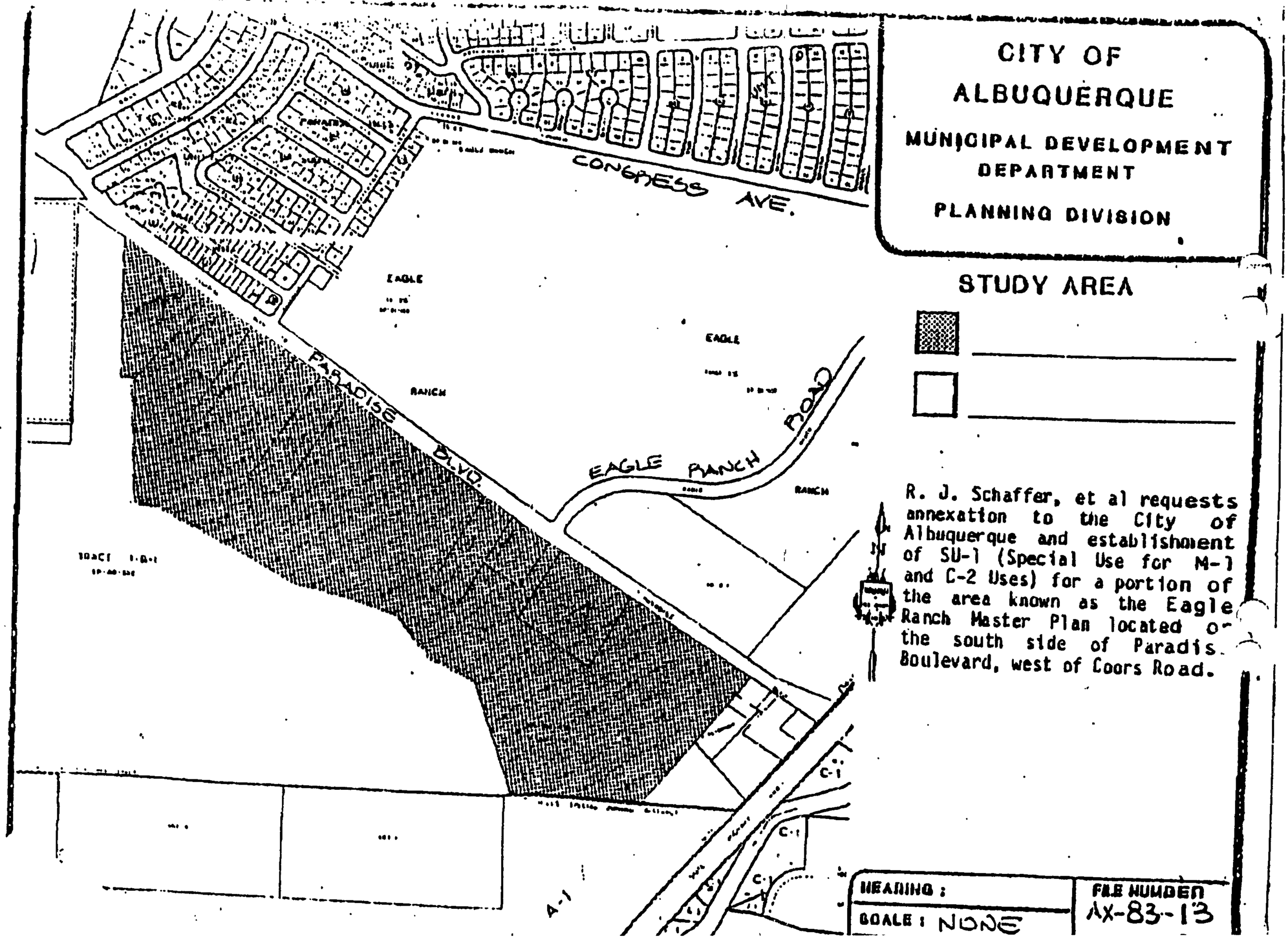
(b) Structures do not exceed 2.5 stories in height, and;

(c) 15% of the paved parking areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance;

(d) The F.A.R. does not exceed .50.

b. Approval of a Site Development Plan for Subdivision pursuant to Section 5B92(a) of the City Zoning Ordinance, and all Site Development Plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permits shall be delegated to the Development Review Board.

4. Because of the owners commitment to comply with the above referenced provisions, this property shall not be included in a Sector Development Plan Area and its inclusion in a Sector Development Plan shall not be required as a condition precedent to the development and/or sale of the property.


CITY OF
ALBUQUERQUE
MUNICIPAL DEVELOPMENT
DEPARTMENT
PLANNING DIVISION
STUDY AREA
CONGRESS AVE.
PARADISE BLVD.
EAGLE RANCH ROAD
EAGLE
RANCH
C-1
A-1
R. J. Schaffer, et al requests annexation to the City of Albuquerque and establishment of SU-1 (Special Use for M-1 and C-2 Uses) for a portion of the area known as the Eagle Ranch Master Plan located on the south side of Paradise Boulevard, west of Coors Road.
HEARING :
SCALE : NONE
FILE NUMBER
AX-83-13

CITY OF ALBUQUERQUE

00560

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE May 15, 1985 REF. NO._____

TO: Tom W. Hoover, City Council President

FROM: Harry E. Kinney, Mayor

SUBJECT: CS 0-186/FS 0-186 R. J. SHAFFER ANNEXATION

As a result of several meetings between staff and the applicant, the attached Floor Substitute is transmitted herewith. As noted in Section A. of the ordinance Lot 6, Block C was excluded, although it is now under the applicants ownership it was not included in the original annexation that was heard by the Environmental Planning Commission.

The Planning Division recommends approval of the Floor Substitute.

REVIEWED BY:

Carl P. Rodolph, Director, Municipal Development Department

RECOMMENDED BY:

Bob Stover, Chief Administrative Officer

Attachment

PG:mc:2458E

That certain tract of land situate within the Town of Alameda Grant (Projected Section 13, T11N, R2E and Projected Section 18, T11N, R3E, N.M.P.M.) and being comprised of the following Tracts:

Tracts B-1, C-1, and D-1 as the same is shown and designated on the Plat entitled "Replat, Tracts A-1 through D-1, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico" filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on September 2, 1982, in Book C-20, Page 37.

Tract E as the same is shown and designated on the Plat entitled "Replat of Tract A-1, EAGLE RANCH to Tracts A-2 and E, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico, filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1982, in Book C-20, Page 101.

Tract A-2-1 as the same is shown and designated on the Plat entitled "Replat of Tract A-2, EAGLE RANCH to Tracts A-2-1 and A-2-2, EAGLE RANCH, Town of Alameda Grant, Bernalillo County, New Mexico," filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on June 6, 1983 in Book C-21, Page 94.

That certain 6 acre parcel of land being the same property as described in the Warranty Deed of Record filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 17, 1980, in Book 133A Pages 974-975.

Lot 2 as the same is shown and designated on the Plat entitled "Plat, Lands of Tabernacle of Praise Church, Town of Alameda Grant, Bernalillo County, New Mexico," filed for Record in the office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1984, in Book C-23, Page 288.

And more particularly described by metes and bounds as follows:

Beginning at the U.S.G.L.O. Brass Cap marking the closing corner common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M. with the South Boundary of the Town of Alameda Grant (from which the N.M.S.H.C. Brass Cap "NM448-N9A" bears North 79°23'27" East, 2082.65 feet), thence North 89°55'00" West, 64.80 feet along the South boundary of the Town of Alameda Grant to a point on the westerly Right-of-Way of Eagle Ranch Road NW and true Point of Beginning; thence, continuing along the South boundary of the Town of Alameda Grant North 89°55'00" West, 315.20 feet; thence, leaving the South boundary of the Town of Alameda Grant, North 00°05'00" East, 669.97 feet; thence, North 70°00'00" West, 300.00 feet; thence, North 46°00'00" West, 240.00 feet; thence, North 74°30'00" West, 625.00 feet; thence, North 52°00'00" West 185.00 feet; thence, North 62°44'40" West, 473.25 feet; thence, North 71°30'26" West, 231.20 feet; thence, North 02°50'00" West, 800.00 feet, thence, North 41°10'29" East, 621.60 feet to a point on the southerly Right-of-Way of Paradise Boulevard NW; thence, along the southerly Right-of-Way of Paradise Boulevard NW in successive courses as follows: South 57°23'05" East, 225.37 feet to a Point of Curvature; 458.70 feet along the arc of a curve to the left (said curve having a radius of 2542.77 feet) to a Point of Reverse Curvature; 331.58 feet along the arc of a curve to the right (said curve having a radius of 6495.09 feet) to a Point of Tangency; South 55°29'09" East, 503.05 feet to a Point of Curvature; 216.09 feet along the arc of a curve to the left (said curve having a radius of 2517.79 feet) to a Point of Tangency; South 59°43'45" East, 226.24 feet; thence, leaving the southerly Right-of-Way of Paradise Boulevard NW, South 30°16'16" West, 307.00 feet; thence, South 55°48'27" East, 200.47 feet; thence, South 61°07'24" East, 346.50 feet to a point on the westerly Right-of-Way of Eagle Ranch Road NW; thence, along the westerly Right-of-Way of Eagle Ranch Road NW in successive courses as follows: South 28°52'36" West, 142.54 feet to a Point of Curvature; 319.41 feet along the arc of a curve to the left (said curve having a radius of 318.00 feet) to a Point of Reverse Curvature; 561.31 feet along the arc of a curve to the right (said curve having a radius of 707.00 feet) to the South boundary of the Town of Alameda Grant and Point of Beginning.

And

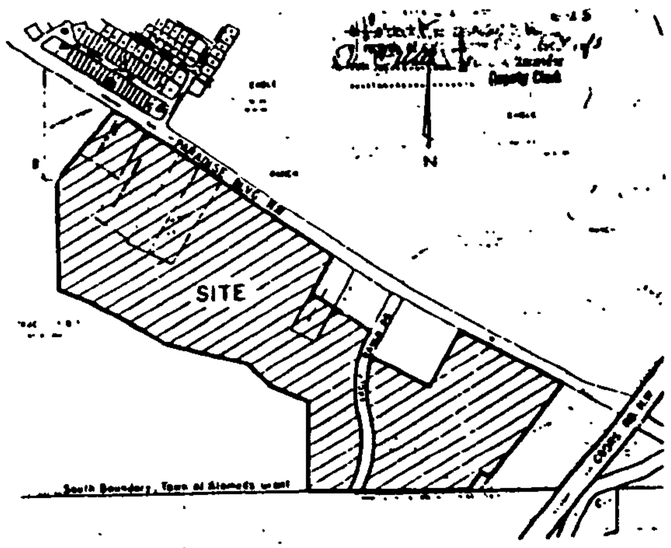
Beginning at the U.S.G.L.O. Brass Cap marking the closing corner common to Section 13, T11N, R2E, and Section 18, T11N, R3E, N.M.P.M. with the South Boundary of the Town of Alameda Grant (from which the N.M.S.H.C. Brass Cap "NM448-N9A" bears North 79°23'27" East, 2082.65 feet), thence, along the South boundary of the Town of Alameda Grant East 31.05 feet to a point on the easterly Right-of-Way of Eagle Ranch Road NW and true Point of Beginning; thence, along the easterly Right-of-Way of Eagle Ranch Road NW in successive courses as follows: 564.71 feet along the arc of a curve to the left (said curve having a radius of 791.00 feet) to a Point of Reverse Curvature; 133.14 feet along the arc of a curve to the right (said curve having a radius of 512.00 feet) to a Point of Tangency; thence, leaving the easterly Right-of-Way of Eagle Ranch Road NW, South 61°07'24" East, 500.00 feet; thence, North 28°52'36" East, [illegible] feet to a point on the southerly Right-of-Way of Paradise Boulevard NW; thence, along the southerly Right-of-Way of Paradise Boulevard NW, South 5[illegible]°07'24" East, 843.02 feet; thence, leaving the southerly Right-of-Way of Paradise Boulevard NW, South 18°30'00" West, 837.91 feet; thence, North 51°30'00" West, 100.00 feet; thence, South 38°30'00" West, 211.10 feet to the South boundary of the Town of Alameda Grant; thence, along the South boundary of the Town of Alameda Grant, West, 752.96 feet to the Point of Beginning.

[illegible] 91.3975 acres, more or less

SUBDIVISION DATA

[illegible]
ZONE ATLAS NO.: C-12 & C-13
TOTAL # OF LOTS: 44
TOTAL MILEAGE OF PUBLIC ROADS CREATED: 0.948
GROSS SUBDIVISION ACRES: 91.3975

TAPOS FILE NO. 08-15-[illegible]



VICINITY MAP

Zone Map C12 & C13

NOTE.
THIS SUBDIVISION IS WITHIN THE NEW MEXICO UTILITIES, INC' FRANCHISE AREA WATER AND SAN SEWER SERVICE CAPABILITIES ARE BASED ON N.M.U., INC' FACILITIES, NOT CITY OF ALBUQUERQUE FACILITIES

APPROVALS: SCS-84-43

Lenton Malry	11/19/84
Fred J. Cagnin	11/19/84
for Richard E. Leonard	11/19/84
[illegible]	
Barbara J. Guard	11-20-84
[illegible]	11/19/84
[illegible]	11/19/84
Paula Y. Miller	11-16-84
Dave Utterd	11/16/84
Wren Simms	11-15-84
[illegible]	

OWNER R J SCHAEFER ENTERPRISES, INC

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo SS

The Foregoing Instrument was Acknowledged Before Me This [illegible] Day of August 1984, by R J Schaefer

Notary Public
My Commission Expires [illegible]

ALBUQUERQUE [illegible]

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, NMPM, & PROJECTED SECTION 18, T11N, R3E, NMPM

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984 ZONE ATLAS C12 & C13

C-12,13

NOTES

Bearing base used to prepare this plat is the [illegible] as shown on the "Replat of Tract 1-5 Eagle Ranch" prepared by Maurer, Serafini and Maurer, Inc., and recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 14, 1980 in Volume C-17, Folio 181; together with plats prepared by Community Sciences Corp., filed for record on May 6, 1982 in Volume C-20, Folio 37 and on November 24, 1982 in Volume C-20, Folio 101.

To obtain State Plane Grid Bearings, rotate bearings shown clockwise 00°17'02".

Distances are ground.

DEDICATION STATEMENTS

The Subdivision hereon described is with free consent and in accordance with the wishes and desires of the undersigned owner thereof, and said owner does hereby dedicate all streets and public right-of-way shown hereon to the County of Bernalillo for the public use forever. And, said owners do hereby dedicate the public utility easements shown hereon as noted, including the right of ingress and egress and the right to trim interfering trees and bushes.

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), its successors and assigns, of Lot 6, Block C is with the full and free consent and in accordance with the desire of the owner. The dedication is for drainage; flood control; and the construction, operation and maintenance of related facilities. Any portion of Lot 6, Block C dedicated herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of AMAFCA.

CITY ENGINEERS ADDRESS VERIFICATION OFFICE

SURVEYORS CERTIFICATION

This is to certify that this Subdivision Plat was prepared under my direct supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

John G Leverton
NM PE & LS No 1874

STATE OF NEW MEXICO PROFESSIONAL ENGINEER AND LAND SURVEYOR JOHN G. LEVERTON No 1874 REGISTERED

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo SS

The Foregoing Instrument was Acknowledged Before Me This 15 Day of November, 1984, by John G. Leverton.

Notary Public
My Commission Expires: [illegible]

SHEET 1 OF 3

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

THE TOWN OF ALAMEDA GRANT

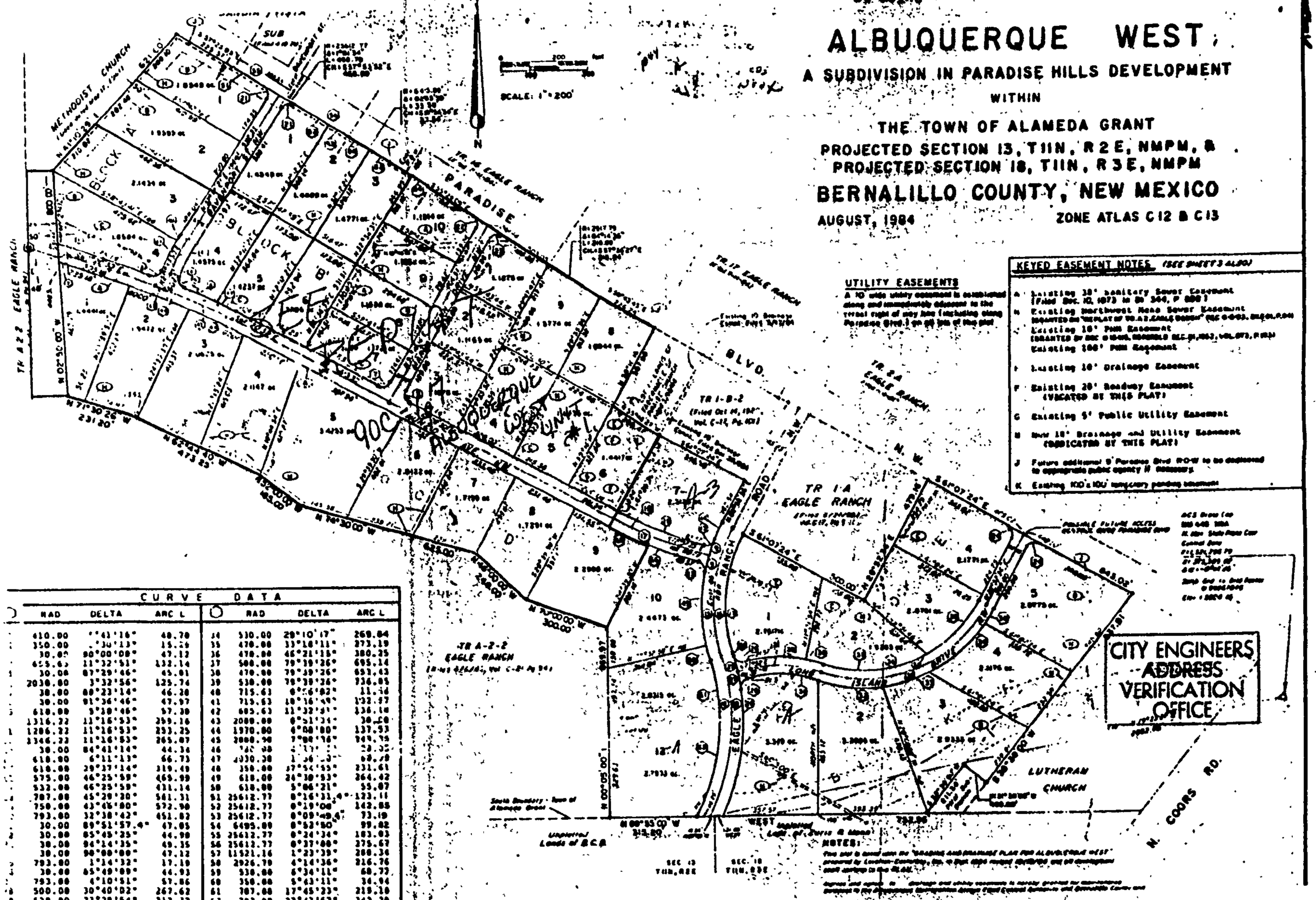
PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM

BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984

ZONE ATLAS C12 & C13

SCALE: 1" = 200'



UTILITY EASEMENTS

A 10' wide utility easement is established along and immediately adjacent to the total right of way line (including along Paradise Blvd.) on all lots of the plat.

KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)

A - Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk 344, P 888)

B - Existing Northwest Area Sewer Easement (GRANTED ON "RE-PLAT OF TR A-2 EAGLE RANCH" DEC 6-1983, BK 90, P 100)

C - Existing 10' PNM Easement (GRANTED BY DOC 81-1003, RECORDS DEC 31, 1983, VOL 873, P 993)
Existing 100' PNM Easement

D - Existing 10' Drainage Easement

F - Existing 20' Roadway Easement (VACATED BY THIS PLAT)

G - Existing 5' Public Utility Easement

H - New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)

J - Future additional 9' Paradise Blvd R.O.W. to be dedicated to appropriate public agency if necessary.

K - Existing 100'x100' temporary ponding easement

CURVE DATA

	RAD	DELTA	ARC L		RAD	DELTA	ARC L
	410.00	[illegible]°41'16"	48.78	34	530.00	29°10'47"	269.84
	350.00	[illegible]°30'13"	15.26	35	470.00	33°18'11"	273.19
	30.00	90°00'00"	47.12	36	470.00	46°21'15"	380.25
	655.63	11°32'51"	132.14	37	500.00	79°19'26"	695.14
	30.00	87°29'46"	45.81	38	470.00	79°19'26"	651.43
	2038.00	3°32'56"	125.74	39	530.00	78°38'26"	726.85
	38.00	88°23'14"	46.28	40	715.63	0°56'02"	11.14
	30.00	91°36'46"	47.97	41	715.63	10°16'49"	132.97
	610.00	5°38'46"	57.38	42	685.63	11°32'51"	136.14
	1316.22	11°16'53"	259.16	43	2080.00	0°51'34"	30.10
	1286.22	11°16'53"	253.25	44	1970.00	4°00'00"	137.53
	1346.22	11°16'53"	265.07	45	2080.00	7°00'16"	249.75
	30.00	84°41'14"	44.34	46	[illegible]	[illegible]	[illegible]
	610.00	6°11'13"	66.73	47	2030.30	[illegible]	68.28
	610.00	29°37'14"	319.49	48	350.00	37°54'55"	231.61
	575.00	46°25'59"	465.99	49	610.00	24°38'53"	264.42
	532.00	46°25'59"	431.14	50	610.00	5°06'21"	55.87
	787.00	45°29'30"	561.31	51	25612.77	0°16'33.4"	123.11
	750.00	43°45'00"	572.98	52	25612.77	0°19'06"	142.85
	793.00	32°38'42"	451.82	53	25612.77	0°09'49.4"	73.19
	30.00	89°51'57.4"	47.05	54	6495.89	0°52'50"	99.82
	30.00	85°45'25"	44.98	55	25612.77	0°24'34"	183.03
	38.00	84°14'35"	49.35	56	25612.77	0°37'08"	275.67
	38.00	90°00'00"	47.12	57	11521.16	1°23'39"	280.34
	793.00	1°14'32"	17.19	58	2926.79	4°14'36"	216.76
	30.00	85°49'09"	44.93	59	530.00	6°34'11"	60.77
	793.00	4°10'51"	57.86	60	350.00	5°43'11"	34.94
	500.00	30°40'02"	267.62	61	787.00	17°45'23"	219.10
	530.00	23°29'54"	217.37	62	787.00	27°43'57"	342.28
	530.00	7°10'08"	66.31	63	6495.89	1°33'04"	175.84
	470.00	30°40'02"	251.56	64	6495.89	0°29'56"	55.93
	530.00	25°42'07"	237.75	65	1346.22	7°02'39"	165.44
	530.00	18°12'31"	168.48N	66	1346.22	4°14'24"	99.62

NOTES:

84 89100

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record
on the NOV 21 1984
at ... o'clock ... and recorded in ...
Book ... Page ...
Witness my hand and seal of office
County Clerk, Bernalillo County, New Mexico
By ... Deputy

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN

THE TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, NMPM, &
PROJECTED SECTION 18, T11N, R3E, NMPM

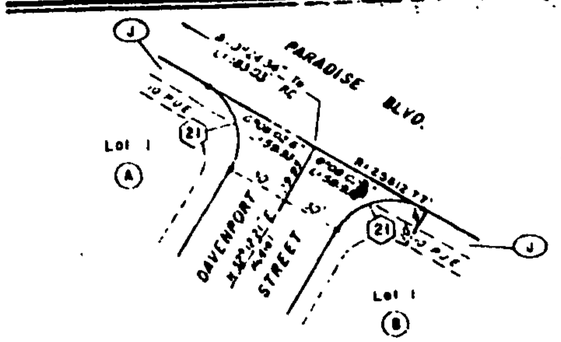
BERNALILLO COUNTY, NEW MEXICO

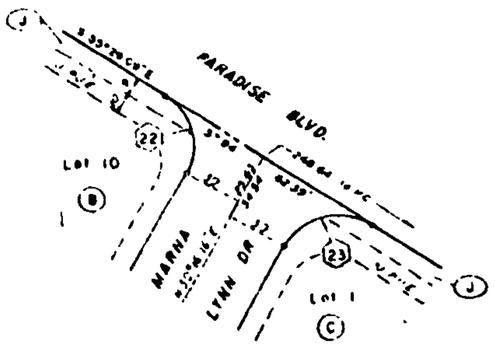
AUGUST, 1984

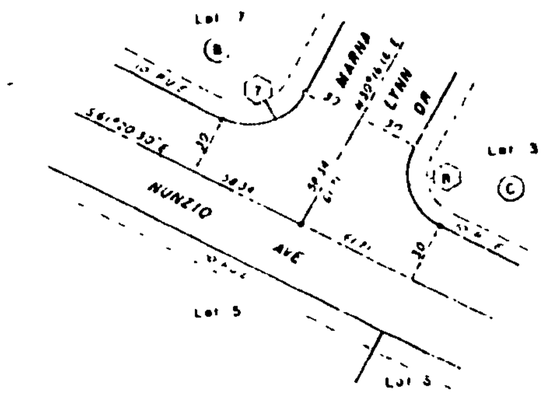
ZONE ATLAS C12 & C13

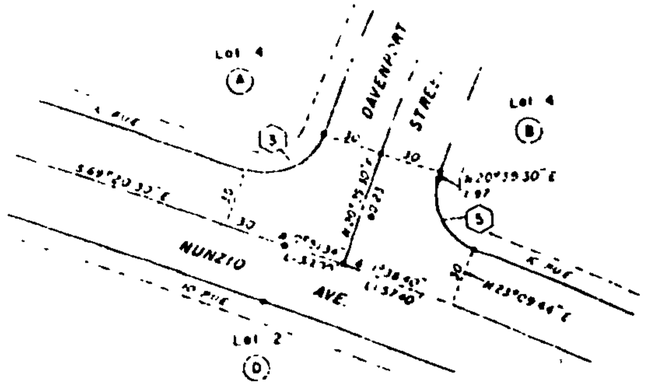
CITY ENGINEERS
ADDRESS
VERIFICATION
OFFICE

INTERSECTION & EASEMENT DETAILS



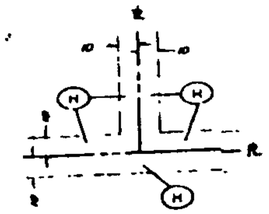






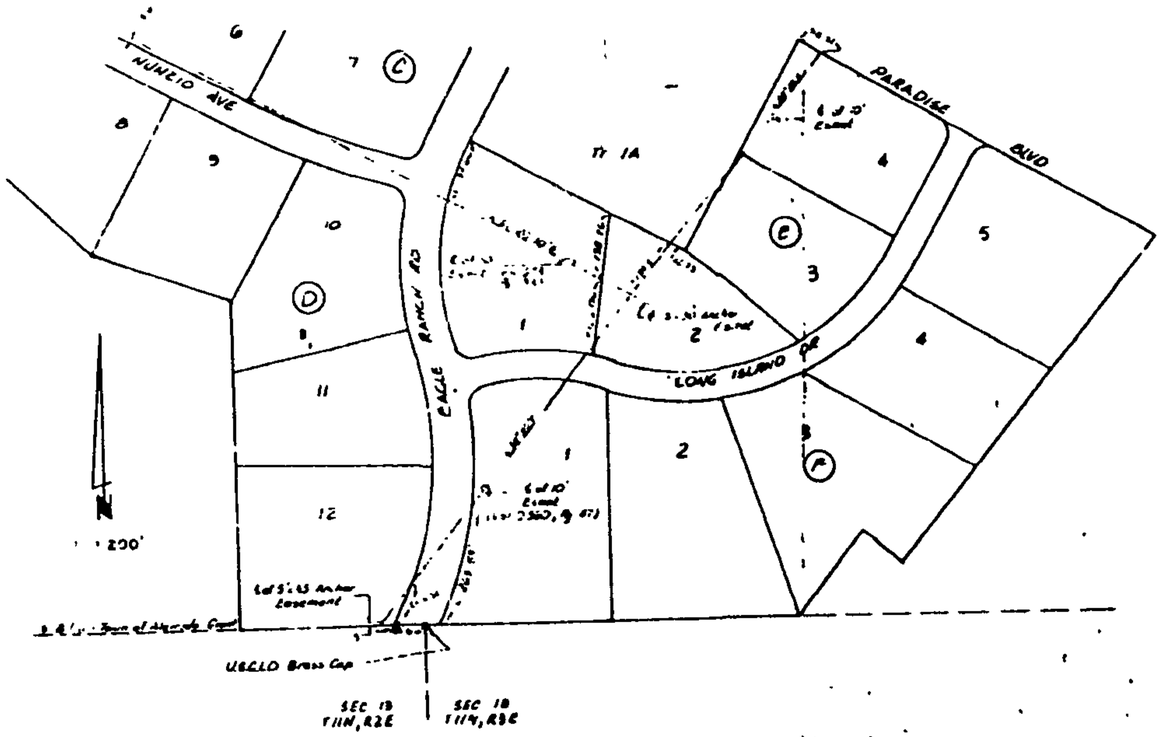
N

Scale: 1" = 50'



EASEMENT DETAIL

10' DRAINAGE & UTILITY ESMNT ON SIDE AND REAR LOT LINES AS SHOWN ON SHEET 2.



EXISTING 10' ELECTRIC & TELEPHONE EASEMENTS

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1004867 **Item No. 15** **Zone Atlas C-13**

DATE ON AGENDA 5-10-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Paradise is classified as a local street.
2)	A cross section of the existing paved street is needed to evaluate infrastructure requirements and dedication of right-of-way.
3)	A deferral of improvements may be granted at the DRB level.
4)	The bikeways system map show Paradise to have a trail.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004000 **AGENDA ITEM NO: 15**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required in order to identify size and reach of storm drain requirements.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 10, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 10, 2006
DRB Comments

ITEM # 15

PROJECT # 1004000 APPLICATION # 06- 00604

RE: Albuquerque West, Unit 2

Applicant must meet the Albuquerque West Unit 2 Annexation Agreement requirements to develop.

for

Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

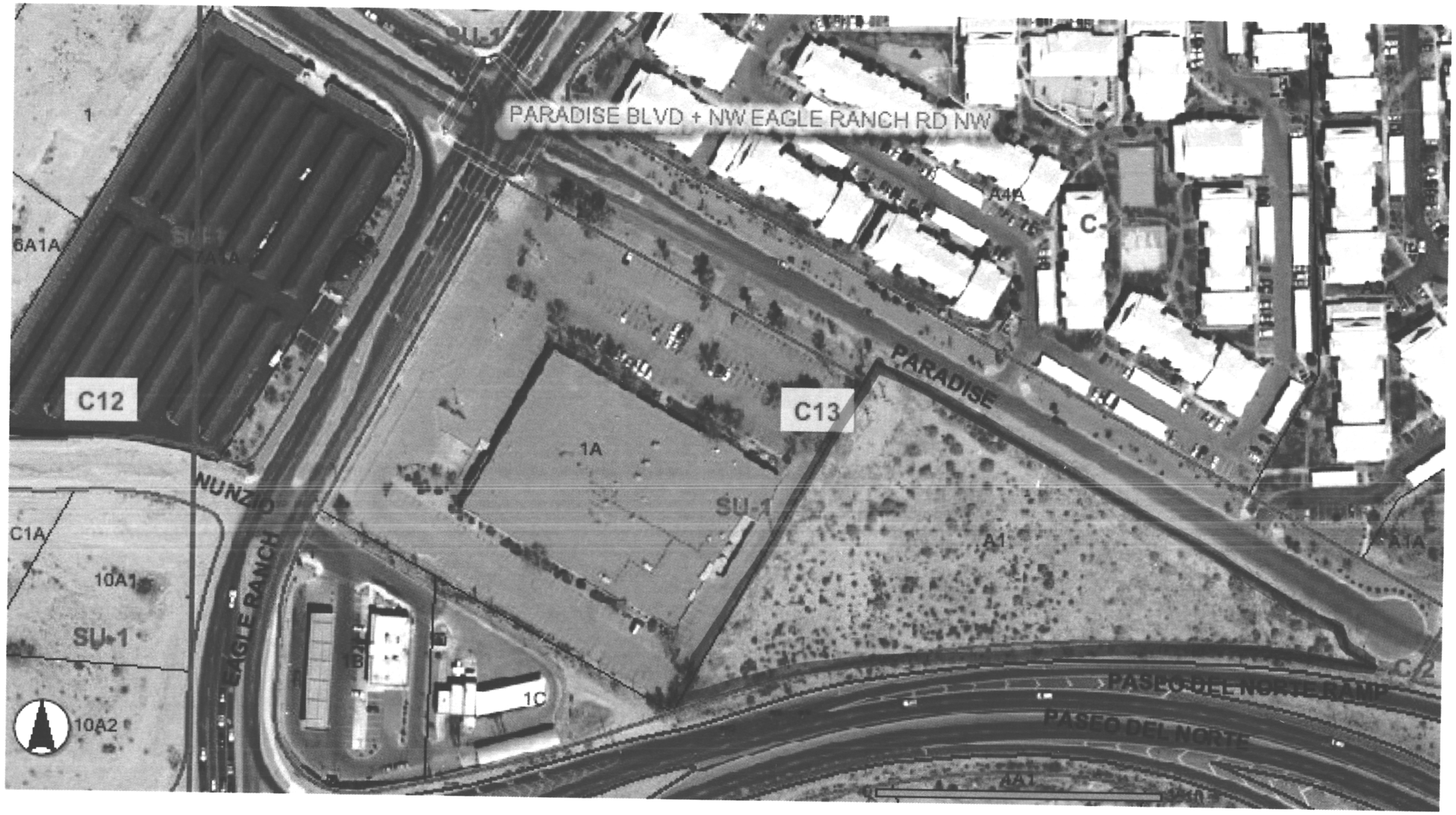
IMPACT FEES – # 1004867

Development Review Board 5/10/06
Agenda Item # 15
Sketch Plat: Tracts A and A-2-3,
Albuquerque West Unit 2

Impact Fees will be required at the time a building permit is issued. These fees will be adjusted according to the size of the buildings and the amount of impervious acreage.

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


PARADISE BLVD + NW EAGLE RANCH RD NW
SU-1
1
6A1A
C12
C13
PARADISE
1A
SU-1
A1
NUNZIO
EAGLE RANCH
C1A
10A1
SU-1
10A2
1C
PASEO DEL NORTE RAMP
PASEO DEL NORTE
4A1
A4A
C-

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/10/06	Albuq West Unit 2 Proj 1004000	Sketch	Comments given

#11

Completed 4/7/05

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00388 (P&F)** Project # **1004000**

Project Name: **ALBUQUERQUE WEST UNIT 1**

Agent: Isaacson & Arfman PA Phone No.: 268-89828

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 3/16/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: PROVIDE DOCUMENTATION of TRANSFER OF OWNERSHIP of "POT" PARCEL ✓
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **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.**

OK

Project Number 1004000

4000

DXF Electronic Approval Form

DRB Project Case #: 1004000

Subdivision Name: ALBUQUERQUE WEST UNIT 2 TRACT A1

Surveyor: TIMOTHY ALDRICH

Contact Person: FRED ARFMAN

Contact Information: 268-8828

DXF Received: 3/31/2005 Hard Copy Received: 3/31/2005

Coordinate System: Ground rotated to NMSP Grid

Approved 03-31-2005 Date

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

AGIS Use Only

Copied cov **4000** to agiscov on **3/31/2005** Contact person notified on **3/31/2005**

#11

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 2/5/04

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

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  - -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 1004000

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 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: 11:35 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

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

2. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN PRIOR TO FINAL PLAT APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

3. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ALL OFFSITE DRAINAGE EASEMENTS SHALL BE RECORDED PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

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

4. **Project # 1003231**
05DRB-00390 Minor-Temp Defer SDWK
05DRB-00389 Minor-Sidewalk Waiver

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT,** zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 30 acre(s). [REF: 02DRB01621, 02DRB01622, 04DRB00137] (N-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS 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.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS,** zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

8. **Project # 1003990**
05DRB-00361 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DON BEST request(s) the above action(s) for all or a portion of, Tract(s) B-1 & B-2-2, Block(s) D **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on CANDELARIA RD NE, between RICHMOND DR NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1004001**
05DRB-00391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BERNICE DERICKSON request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 19 & 20, Block(s) 5, **TIMOTEO CHAVEZ ADDITION,** zoned C-3, located on TOWNER AVE NE, between MENAUL BLVD NE and JEFFERSON ST NE containing approximately 1 acre(s). [REF: Z-77-15] (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2,** zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [Deferred from 3/16/05] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

11. **Project # 1004000**
05DRB-00388 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for HIGH ASSETS LAND COMPANY LTD request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) E, **ALBUQUERQUE WEST** and Tract(s) A, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA FOR C-3 USES, located on PARADISE BLVD NW, between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 3 acre(s). [REF: V-90-40, Z-86-138] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENTATION OF TRANSFER OF OWNERSHIP OF "DOT" PARCEL AND PLANNING FOR AGIS DXF FILE.**

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

12. Project # 1004002
05DRB-00395 Minor-Sketch Plat or Plan

THOMAS LEHMAN request(s) the above action(s) for all or a portion of Lot(s) 217-222, Block(s) 18, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-3, located on LOMAS BLVD NE, between 7TH ST NW and 6TH ST NW (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project # 1004005
05DRB-00394 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH,** zoned R-2, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 150 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

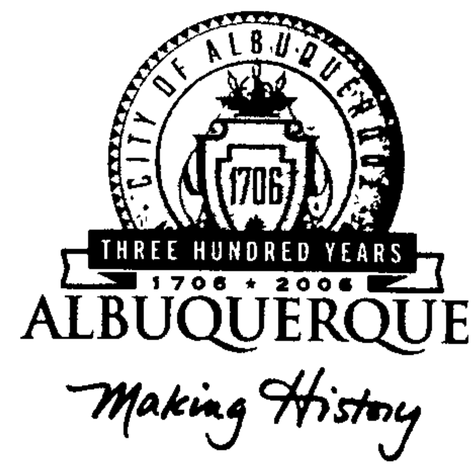
14. Project # 1003999
05DRB-00387 Minor-Sketch Plat or Plan

JLS ARCHITECTS agent(s) for KEERS ENVIRONMENTAL, BRIAN KILCUP request(s) the above action(s) for all or a portion of Lot(s) 16, 15 & 18, Block(s) 7, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B,** zoned SU-2 IP, located on SAN PEDRO NE, between FLORENCE NE and GLENDALE NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for February 23, 2005. **THE DRB MINUTES FOR FEBRUARY 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004000 **AGENDA ITEM NO: 11**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 16, 2005

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004000 Item No. 11 Zone Atlas C-13

DATE ON AGENDA 3-16-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM is required.
2)	Need sketch to show that all improvements are in place for Paradise. (Permanent Pavement, C & G and sidewalk.)
3)	Are all improvements in place along PDN?

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 16, 2005
DRB Comments

ITEM # 11

PROJECT # 1004000 **APPLICATION # 05-00388**

RE: Lot 3, Block E, Albuquerque West, Tract A, Albuquerque West, Unit 1/minor P&F plat

There are no objections to this request.

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

Cloud, Jack W.

Transit
Whole Site
2 Code
14-16-3-11 SDP
Del
14-14-2-4
14 14-4-2

From: Metro, Kristal D.
Sent: Wednesday, April 24, 2013 8:26 AM
To: Cloud, Jack W.
Subject: FW: Paradise Blvd. Right of Way
Attachments: 2012086-SPE.pdf

From: Jon Niski [mailto:JNiski@tierrawestllc.com]
Sent: Wednesday, April 17, 2013 4:14 PM
To: Metro, Kristal D.
Cc: rrb@tierrawestllc.com
Subject: Paradise Blvd. Right of Way

Kristal,

I have worked out a drainage solution with Curtis that will require us to provide a drainage channel along Paradise Blvd. to capture off-site flows from the west. In order to capture those flows we had to push the sidewalk to the south to be against the future building pads. That has the added benefit of moving the sidewalk out of the way in case the new BRT system goes up Paradise Blvd. The roadway will have a 42 foot face of curb to face of curb width within the existing 86 foot right of way.

This section of Paradise Blvd. is classified as a local road on the Long Range Roadway Plan so the existing 86 foot right of way already exceeds what is normally required for a local street. The roadway itself was designed to be a 40 foot face to face roadway per City Project #3575.92. Therefore we do not see the need for dedicating any additional right of way to the City at this time.

I have attached a copy of the revised Site Plan for your review. We will be resubmitting the DRB package tomorrow to be heard next week. Please let me know if you have any questions so I can address them before the hearing. Thanks.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

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TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

April 12, 2013

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

RE: VACATION OF PRIVATE EASEMENT, MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL, FINAL SIGN OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT AND SUBDDIVISION
TRACT A-1 ALBUQUERQUE WEST, UNIT TWO
PARADISE BOULEVARD AND PASEO DEL NORTE, NW
PROJECT# 1004000
ZONE ATLAS PAGE C-13-Z

Dear Mr. Cloud:

Tierra West LLC, on behalf of Land Reserve of New Mexico, LLC, requests a one-week deferral to April 24, 2013 on the above-referenced project. This deferral is requested to allow additional time to address comments received from Hydrology and Transportation.

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

Sincerely,

Jonathan Niski, P.E.

Enclosure/s

JN: 2011073
JN/jg

Z \2012\2012086 Paradise Blvd Shooting Range\Working Documents\2012086 04-04-13 1 week Deferral to Jack Cloud docx

jgw

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

April 05, 2013

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

RE: VACATION OF PRIVATE EASEMENT, MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL, FINAL SIGN OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT AND SUBDDIVISION
TRACT A-1 ALBUQUERQUE WEST, UNIT TWO
PARADISE BOULEVARD AND PASEO DEL NORTE, NW
PROJECT# 1004000
ZONE ATLAS PAGE C-13-Z

Dear Mr. Cloud:

Tierra West LLC, on behalf of Land Reserve of New Mexico, LLC, requests a one-week deferral to April 17, 2013 on the above-referenced project. This deferral is requested to allow additional time to address comments received from Hydrology and Transportation.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

JN: 2011073
RRB/jg

Z:\2012\2012086 Paradise Blvd Shooting Range\Working Documents\2012086 04-04-13 1 week Deferral to Jack Cloud.docx

2012086
Sporting Range
1 week Deferral
4/5/13

Date: 4/5/2013
Office: ANNEX Cashier:TRSSIV
Batch: 1736 Tran #: 15

==========

DRB
10:35 AM Station IDWS000008
Office ANNEX
Receipt #: 00114457
Permit: 2013070499
Trans Amt: $50.00

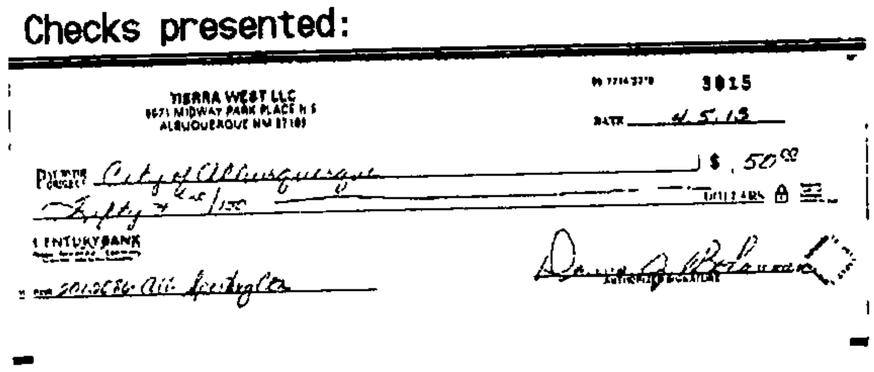
0903 DRB Actions	$50.00
Payment Total:	$50.00

==========

Transaction Total:	$50.00
Check Tendered :	$50.00

==========

Checks presented:


TIERRA WEST LLC
9671 MIDWAY PARK PLACE N E
ALBUQUERQUE NM 87109

3015

DATE 4-5-13

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty 4-5-13 DOLLARS

LENTUKY BANK

2012086 All Sporting Co

Authorized Signature

Thank you for your payment.
Have a nice day!

jgw

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

April 05, 2013

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

RE: VACATION OF PRIVATE EASEMENT, MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL, FINAL SIGN OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT AND SUBDDIVISION
TRACT A-1 ALBUQUERQUE WEST, UNIT TWO
PARADISE BOULEVARD AND PASEO DEL NORTE, NW
PROJECT# 1004000
ZONE ATLAS PAGE C-13-Z

Dear Mr. Cloud:

Tierra West LLC, on behalf of Land Reserve of New Mexico, LLC, requests a one-week deferral to April 17, 2013 on the above-referenced project. This deferral is requested to allow additional time to address comments received from Hydrology and Transportation.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

JN: 2011073
RRB/jg

Z \2012\2012086 Paradise Blvd Shooting Range\Working Documents\2012086 04-04-13 1 week Deferral to Jack Cloud docx

Current DRC
Project Number _____

FIGURE 12

Date Submitted 3/22/2013
Date Site Plan Approved _____
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires _____
DRB Project No _____
DRB Application No. _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ALBUQUERQUE SPORTING CENTER
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A1 ALBUQUERQUE WEST UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Sidewalk	Paradise Blvd	West Property Line	East Curb Return of Entrance	/	/	/
		20' F - E	Permanent Paving Curb & Gutter (South side)	Paradise Blvd.	West Property Line	East Curb Return of Entrance	/	/	/
		6"	Fire Hydrant	Paradise Blvd	12" Waterline	North Boundary Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

3/20/13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D
- ___ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Land Reservse of New Mexico PHONE: ___
ADDRESS: 11024 Montgomery NE, Suite 240 FAX: ___
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: jwatson@bicnm.com
Proprietary interest in site: owner **List all owners**: ___

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval- Vacation of Private Easement

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

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

Lot or Tract No. Tract A-1 of TR A Block: ___ Unit: 2
Subdiv/Addn/TBKA: Albuquerque West
Existing Zoning: SU-2 PDS to include C-3 Uses Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): C-13-Z UPC Code: 101306409028520304

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004000

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): ± 3.48
LOCATION OF PROPERTY BY STREETS: On or Near: NEC Coors Blvd. & Paseo Del Norte
Between: Paradise and Eagle Ranch
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 11/20/12

SIGNATURE ___ DATE 3/27/13
(Print Name) Ronald R. Bohannan Applicant: ☐ Agent: ☒

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

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

Application case numbers	Action	S.F.	Fees
13 DRB - 70498	VPRE		$ 45.00
-	CMF		$ 20.00
- 70499	PLF		$ 215.00
-			$
-			$
		Total	$ 280.00

Hearing date April 10, 2013

3-27-13
Staff signature & Date

Project # 1004000

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

.

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

Ronald R. Bohannan
Applicant name (print)

3/27/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70499
___ - ___ - ___
___ - ___ - ___

3-27-13
Planner signature / date

Project # 1004000

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

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

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

☐ **SIDEWALK VARIANCE (DRB20)**

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

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

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

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

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

☒ **VACATION OF PRIVATE EASEMENT (DRB26)**

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

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

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

Ronald R. Bohannan
Applicant name (print)

3/27/13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13 - DRB - 70498
- -
- -

3-27-13
Planner signature / date

Project # 1004000

Current DRC
Project Number _____

FIGURE 12

Date Submitted: **5/1/2013**
Date Site Plan Approved 5-1-13
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires _____
DRB Project No.: 1004000
DRB Application No.: 13-70439

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PHASE 1 OF ALBUQUERQUE SPORTING CENTER

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

TRACT A1 ALBUQUERQUE WEST UNIT 2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Sidewalk	Paradise Blvd	West Property Line	East Curb Return of Entrance	/	/	/
		20' F - E	Permanent Paving Curb & Gutter (South side)	Paradise Blvd	West Property Line	East Curb Return of Entrance	/	/	/
		6"	Fire Hydrant	Paradise Blvd.	12" Waterline	North Boundary Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5-1-13
DRB CHAIR - date

05-01-13
TRANSPORTATION DEVELOPMENT - date

05/01/13
UTILITY DEVELOPMENT - date

5-1-13
CITY ENGINEER - date

Carol S. Dumont 5-1-13
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 498

03/27/2013 Issued By: BLDAVM 185146

Application Number: **13DRB-70498**, Vacation Of Private Easement

Address:

Location Description: NE CORNER OF COORS AND PASEO DEL NORTE

Project Number: 1004000

Applicant
LAND RESERVSE OF NEW MEXICO

11024 MONTGOMERY NE, SUITE 240
ALBUQUERQUE NM 87111

Agent / Contact
TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$45.00**
TOTAL:	**$65.00**

City of Albuquerque Treasury
Date:3/27/2013 Office:AHNEX
Stat ID:WS000007 Cashier:TRSMDC
Batch: 1683 Trans #:58
Permit: 2013070498
Receipt Num 00111643
Payment Total:$65.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $45.00
Check Tendered : $280.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 499

03/27/2013 Issued By: BLDAVM 185149

Application Number: **13DRB-70499**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: NE CORNER OF COORS AND PASEO DEL NORTE

Project Number: 1004000

Applicant
LAND RESERVSE OF NEW MEXICO

11024 MONTGOMERY NE, SUITE 240
ALBUQUERQUE NM 87111

Agent / Contact
TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	
DRB Actions	**$215.00**
TOTAL:	**$215.00**

City of Albuquerque Treasury
Date:3/27/2013 Office:ANNEX
Stat ID:WS000007 Cashier:TRSHDC
Batch: 1683 Trans #:58
Permit: 2013070499
Receipt Num 00111642
Payment Total:$215.00
0903 DRB Actions $215.00
Check Tendered : $280.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

03/26/2013 Issued By: E08375 184842

2013 070 493

Application Number: **13DRB-70493**, Epc Approved Sdp For Build Permit

Address:

Location Description: COORS BLVD AND PASEO DEL NORTE BETWEEN PARADISE AND EAGLE RANCH

Project Number: 1004000

Applicant
LAND RESERVE OF NEW MEXICO

1124 MONTGOMERYNE SUITE 240
ALBUQUERQUE NM 87111

Agent / Contact
TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	
TOTAL:	**$20.00**

City of Albuquerque Treasury
Date:3/26/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSRMS
Batch: 1679 Trans #:5
Permit: 2013070493
Receipt Num 00110902
Payment Total:$20.00
0901 Conflict Manag. Fee $20.00
Check Tendered : $20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 499

04/05/2013 Issued By: BLDAVM 185149

Application Number: **13DRB-70499**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: NE CORNER OF COORS AND PASEO DEL NORTE

Project Number: 1004000

Applicant
LAND RESERVSE OF NEW MEXICO

11024 MONTGOMERY NE, SUITE 240
ALBUQUERQUE NM 87111

Agent / Contact
TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	
DRB DEFERRAL	**$50.00**
TOTAL:	**$50.00**

City of Albuquerque Treasury
Date:4/5/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSTV
Batch: 1736 Trans #:15
Permit: 2013070499
Receipt Num 00114457
Payment Total:$50.00
0903 DRB Actions $50.00
Check Tendered : $50.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 498

04/12/2013 Issued By: BLDAVM 185146

Application Number: **13DRB-70498**, Vacation Of Private Easement

Address:

Location Description: NE CORNER OF COORS AND PASEO DEL NORTE

Project Number: 1004000

Applicant
LAND RESERVSE OF NEW MEXICO

11024 MONTGOMERY NE, SUITE 240
ALBUQUERQUE NM 87111

Agent / Contact
TIERRA WEST LLC
RONALD BOHANNAN
5571 MIDWAY PARK PL NE
ALBUQUERQUE NM 87109
505-858-3100
KKRUEGER@TIERRAWESTLLC.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	
DRB Actions	**$50.00**
TOTAL:	**$50.00**

City of Albuquerque Treasury
Date:4/12/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSTV
Batch: 1777 Trans #:4
Permit: 2013070498
Receipt Num 00116854
Payment Total:$50.00
0903 DRB Actions $50.00
Check Tendered : $50.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004000 AGENDA ITEM NO: 5

SUBJECT:
FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT
SITE PLAN FOR SUBDIVISION
VACATION OF PRIVATE EASEMENTS

ENGINEERING COMMENTS:

Vacation of Private Easement Comments
No objection to vacation request.

Infrastructure List Comments
The Infrastructure List only covers improvements for Phase 1. This must be clearly indicated on the Plat. Please note that if the improvements for Phase 1 are all that will be financially guaranteed with this project, the Phase 2 improvements cannot be approved at this time.

Preliminary / Final Plat Comments
A right of way dedication to match the adjacent lot line is requested. Please refer to EPC Site Plan for Subdivision Conditions.

Site Plan for Subdivision Comments
A right of way dedication to match the adjacent lot line is requested. Please refer to EPC Site Plan for Subdivision Conditions.

Site Plan for Building Permit Comments
A right of way dedication to match the adjacent lot line is requested. Please refer to EPC Site Plan for Building Permit Conditions.
Please note that if the improvements for Phase 1 are all that will be financially guaranteed with this project, the Phase 2 improvements cannot be approved at this time. Phase 2 improvements must be clearly shaded back and labeled as illustrative only.
Define the width of all sidewalk. Clearly show the 6-foot wide, ADA accessible pedestrian pathway from the roadway to the buildings, from the ADA parking to the buildings, and between all buildings (EPC Conditions 8a, b, c).
A 6-foot wide sidewalk should be shown along Paseo del Norte. If a wavier of this requirement is desired, written confirmation from the NMDOT is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

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

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

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

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

DATE: APRIL 10 , 2013

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1004000 **AGENDA ITEM NO: 5**

SUBJECT:

_13DRB-70498 Vacation of Private Easement
_13-DRB-70499 Minor – Preliminary/Final Plat Approval
_13-DRB-70493 EPC Approved SDP For Building Permit
_13-DRB-70494 EPC Approved SDP For Subdivision
_Infrastructure List

ENGINEERING COMMENTS:

_Offsite flows in the bar ditch on the south side of Paradise Blvd may be more effectively accommodated if ROW was dedicated so that the ROW aligns with the site to the west.

_A drainage report addressing flows in Paradise Blvd ROW and the site is required for approvals.

_Extend the sidewalk and curb and gutter to the east end of the project.

_6' sidewalk along Paseo Del Norte is not shown on the SDP. Include the sidewalk on the infrastructure list.

_Number of sidewalk culverts and sizes on Paradise should be included on the infrastructure list.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 4-10-13

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 10, 2013
DRB Comments

ITEM # 5

PROJECT # 1004000 **APPLICATION # 13-70498/ 70499**

RE: Tract A-1, Albuquerque West Unit 2

No adverse comment on proposed Vacation.

The site plan for subdivision needs to be signed off prior to Final Plat sign off.

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

4000

DXF Electronic Approval Form

DRB Project Case #: 1004000

Subdivision Name: ALBUQUERQUE WEST UNIT 2 / TRACTS A1A & A1B

Surveyor: LARRY MEDRANO

Contact Person: LARRY MEDRANO

Contact Information: 5058565700

DXF Received: 3/27/2013 Hard Copy Received: 3/27/2013

Coordinate System: NMSP Grid (NAD 83)

Approved 3/28/13 Date

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

AGIS Use Only

Copied fc **4000** to agiscov on **3/28/2013** Contact person notified on **3/28/2013**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any) Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT Land Reservse of New Mexico PHONE: ___
ADDRESS: 11024 Montgomery NE, Suite 240 FAX: ___
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: jwatson@bicnm.com
Proprietary interest in site: owner **List all owners:** ___

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval- Vacation of Private Easement

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

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

Lot or Tract No. Tract A-1 of TR A Block: ___ Unit: 2
Subdiv/Addn/TBKA: Albuquerque West
Existing Zoning: SU-2 PDS to include C-3 Uses Proposed zoning: same MRGCD Map No: ___
Zone Atlas page(s): C-13-Z UPC Code: 101306409028520304

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004000

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): ± 3.48
LOCATION OF PROPERTY BY STREETS: On or Near: NEC Coors Blvd. & Paseo Del Norte
Between: Paradise and Eagle Ranch
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 11/20/12

SIGNATURE ___ DATE 3/27/13
(Print Name) Ronald R. Bohannan Applicant: ☐ Agent: ☒

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

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

Application case numbers	Action	S.F.	Fees
13 DRB - 70498	VPRE		$ 45.00
-	CMF		$ 20.00
- 70499	PWF		$ 215.00
-			$
-			$
			Total $ 280.00

Hearing date April 10, 2013

3-27-13
Staff signature & Date

Project # 1004000

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

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

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

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

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

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

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

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

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

N/A 5 Acres or more· Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8 5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
X Infrastructure list if required **(verify with DRB Engineer)**
X DXF file and hard copy of final plat data for AGIS is required

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

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

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

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

Ronald R. Bohannan
Applicant name (print)
3/27/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70499
- -
- -

3-27-13
Planner signature / date
Project # 1004000

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

Ronald R. Bohannan
Applicant name (print)
3/27/13
Applicant signature / date

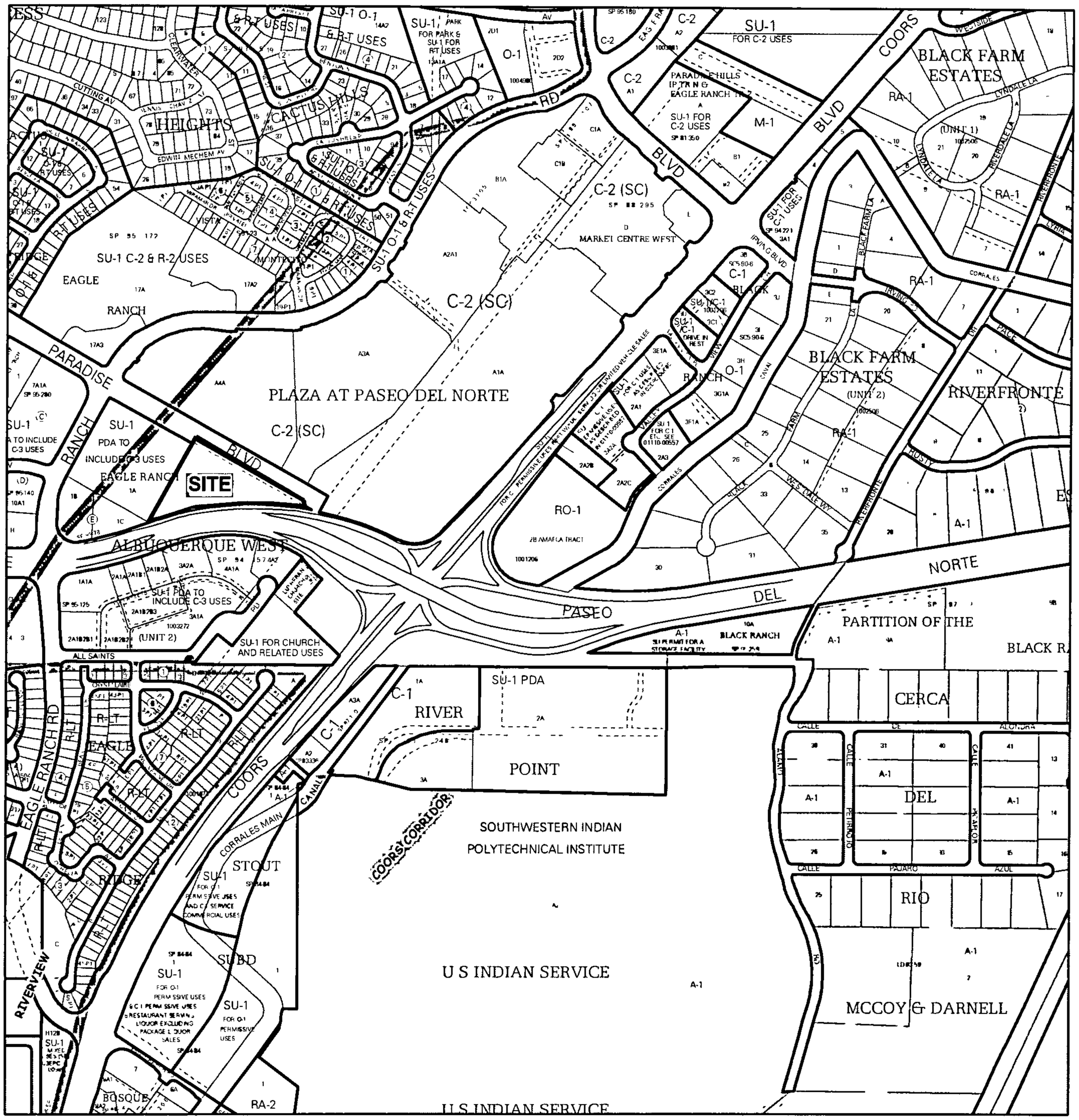
Form revised 4/07

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

Application case numbers
13 - DRB - 70498
___ - ___ - ___
___ - ___ - ___

3-27-13
Planner signature / date

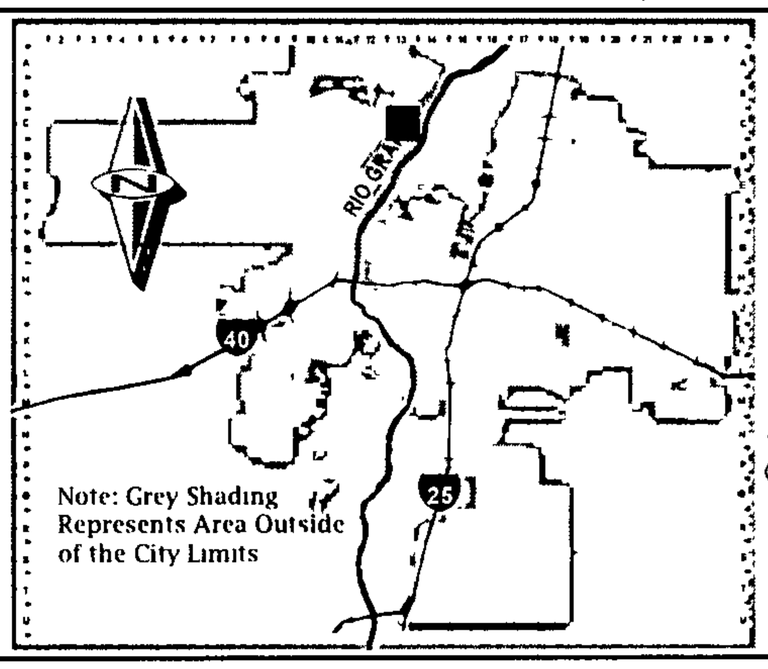
Project # 1004000



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

C-13-Z

Selected Symbols

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

0 750 1 500 Feet

gaw

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

March 21, 2013

Mr. Jack Cloud, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: VACATION OF 15 FOOT PRIVATE ACCESS EASEMENT
ZONE ATLAS PAGE C-13, PROJECT # 1004000

Dear Mr. Cloud:

Tierra West LLC, on behalf of Land Reserve of New Mexico, LLC, requests the vacation of a 15-foot private access easement shown on Tract A-1, Albuquerque West, Unit 2. The site is located on Paradise Boulevard NW, between Eagle Ranch Road NW and Coors Boulevard NW.

This site, which is currently one tract, was part of an annexation request (AX-83-13) approved on May 20, 1985. At that time this property consisted of two tracts, Tract A, Albuquerque West, Unit One and a portion of Lot 3, Block E. In 2005 a replat was completed that consolidated those parcels into one tract becoming Tract A-1, Albuquerque West, Unit 2.

When the parcel was consolidated the 15-foot private access easement was no longer needed, however it was not vacated with the consolidation plat. Now that a developer is looking to build on the site and subdivide the parcel into two different tracts they want to vacate the access easement that is no longer needed.

To our knowledge, the vacation will not adversely affect any other properties or violate any property rights of any others. We also do not believe the easement is needed for any other use or properties and there will be no loss of public benefit caused by this vacation request.

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

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Watson – Land Reserve of New Mexico, LLC

JN: 2012086
RRB/jdn

Z:\2012\2012086\Working Documents\2012086 Jack Cloud Easement Vacation 03-20-13.docx

January 24, 2013

Mr. Hugh Floyd, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ALBUQUERQUE SPORTING CENTER
TRACT A-1 PLAT OF TR A-1 ALBUQUERQUE WEST UNIT 2 (Being replat of TR A Unit 2 Albuquerque West Unit One & A Portion of Lots 3 BLK)
CITY PROJECT #1004000
ZONE ATLAS MAP C-13

Dear Chairman Floyd:

As current owner of the above referenced property, the undersigned has contracted with Land Reserve of New Mexico, LLC to purchase the property. The purpose of this letter is to authorize the buyer, Land Reserve of New Mexico, LLC to submit to EPC for formal application. Tierra West LLC, the buyer's agent will act on behalf of Land Reserve of New Mexico, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

The buyer of the property releases the seller from any liability associated with the above referenced property.

TEXICO CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST, Seller

Signature

ASSOCIATION SECRETARY
Title

19 JAN 2013.
Date

LAND RESERVE OF NM, LLC
Buyer

Signature

MEMBER
Title

19 Jan 2013
Date

Jaimie Garcia

From: Larry Medrano <larry@presurv.com>
Sent: Wednesday, March 27, 2013 2:33 PM
To: 'Sammons, Joshua R.'
Cc: marco@presurv.com; 'Gaulden, Tim H.'; 'Bradley, Catherine P.'; 'Gricius, Michelle A'; Jaimie Garcia
Subject: DXF Submittal for COA Project No. 1004000 Albuquerque West
Attachments: 1004000.dxf; 134006P1.pdf; 134006P2.pdf

Good Afternoon,

Attached is a dxf file for project no. 1004000 as well as pdf's of the plat. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system.

Please call if you have any questions.

Thank you,

Larry W. Medrano
NMPS CFedS
President

PRECISION SURVEYS, INC.

Physical
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing
PO Box 90636
Albuquerque, NM 87199

505-856-5700 phone
505-856-7900 fax
866-442-8011 toll free

If this email is spam, report it to www.OnlyMyEmail.com

PROJECT #

1004000

APRIL 10, 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S Z ZONING & PLANNING
- ____ Annexation

V
- ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ____ Adoption of Rank 2 or 3 Plan or similar
- ____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D
- ____ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Land Reservse of New Mexico PHONE: ____
ADDRESS: 11024 Montgomery NE, Suite 240 FAX: ____
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: jwatson@bicnm.com
Proprietary interest in site: owner **List all owners**: ____

DESCRIPTION OF REQUEST: Final Signoff for EPC Approved SDP For Building Permit, Final Sign-Off for EPC Approved SDP for Subdivision

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

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

Lot or Tract No. Tract A-1 of TR A Block: ____ Unit: 2
Subdiv/Addn/TBKA: Albuquerque West
Existing Zoning: SU-2 PDS to include C-3 Uses Proposed zoning: same MRGCD Map No ____
Zone Atlas page(s): C-13-Z UPC Code: 101306409028520304

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004000

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): ± 3.48
LOCATION OF PROPERTY BY STREETS: On or Near: NEC Coors Blvd. & Paseo Del Norte
Between: Paradise and Eagle Ranch
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 11/20/12

SIGNATURE Donna J. Bohannan for DATE ____
(Print Name) Ronald R. Bohannan Applicant: ☐ Agent: ☒

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

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

Application case numbers		Action	S.F.	Fees
13DRB	-70493	SBP		$ 0
13DRB	-70494	SPS		$ 0
	-	CME		$ 20.00
	-			$
	-			$
				Total $ 20.00

Hearing date April 3, 2013

3-26-13
Staff signature & Date

Project # 1004000

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

for Ronald R. Bohannan
Applicant name (print)

Donna J. Bohannan
Applicant signature / date

Form revised **October 2007**

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

Application case number
13DRB -70493
13DRB -70494
- -

3-26-13
Planner signature / date

Project # 1004000

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

SITE DEVELOPMENT PLAN
- X for Subdivision
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STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D
- ___ Street Name Change (Local & Collector)

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

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ADDRESS: 5571 Midway Park Place, NE FAX 505-858-1118
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APPLICANT Land Reservse of New Mexico PHONE: ___
ADDRESS 11024 Montgomery NE, Suite 240 FAX: ___
CITY Albuquerque STATE NM ZIP 87111 E-MAIL: jwatson@bicnm com
Proprietary interest in site: owner **List all owners** ___

DESCRIPTION OF REQUEST: Final Signoff for EPC Approved SDP For Building Permit, Final Sign-Off for EPC Approved SDP for Subdivision

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

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

Lot or Tract No. Tract A-1 of TR A Block: ___ Unit 2
Subdiv/Addn/TBKA: Albuquerque West
Existing Zoning SU-2 PDS to include C-3 Uses Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): C-13-Z UPC Code: 101306409028520304

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004000

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No of **existing** lots 1 No. of **proposed** lots 1 Total site area (acres) ± 3.48
LOCATION OF PROPERTY BY STREETS: On or Near: NEC Coors Blvd. & Paseo Del Norte
Between Paradise and Eagle Ranch
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 11/20/12

SIGNATURE for Donna J. Bohannan DATE ___
(Print Name) Ronald R. Bohannan Applicant ☐ Agent ☒

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

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

Application case numbers	Action	S F.	Fees
13DRB - 70493	SBP	___	$ 0
13DRB - 70494	SPS	___	$ 0
___ - ___	CMF	___	$ 20.00
___ - ___	___	___	$ ___
___ - ___	___	___	$ ___
			Total $ 20.00

Hearing date April 3, 2013

3-26-13
Staff signature & Date

Project # 1004000

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

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

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

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

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

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

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

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

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

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

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

__ Proposed amended Site Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

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

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

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

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

for Ronald R. Bohannan
Applicant name (print)

Applicant signature / date

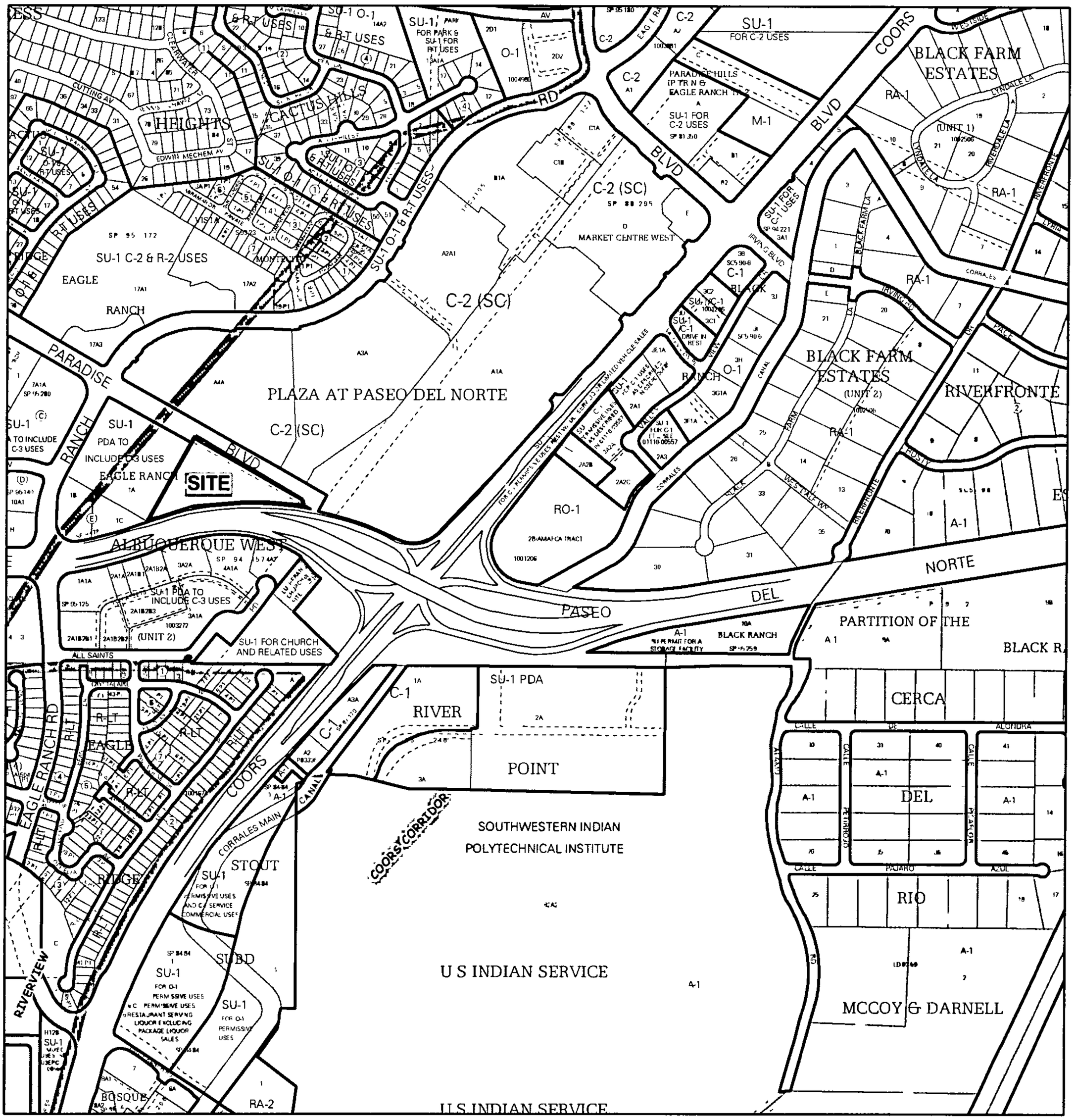
Form revised **October 2007**

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

Application case number
13DRB 70493
13DRB 70494

3-26-13
Planner signature / date

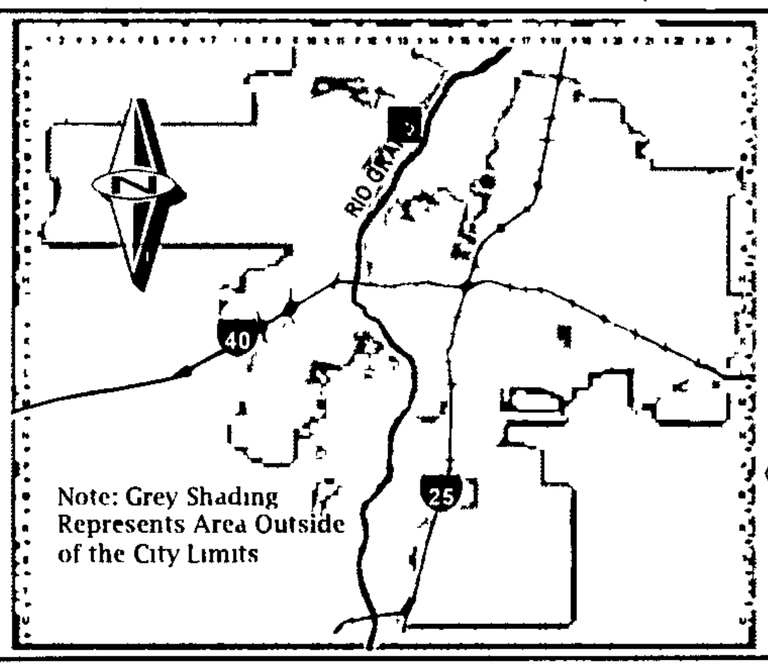
Project # 1004000



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page.

C-13-Z

Selected Symbols

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

0 750 1 500 Feet

gaw

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

March 25, 2013

Mr. Jack Cloud
DRB Chairperson
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: TRACT A-1 ALBUQUERQUE WEST, UNIT TWO
PARADISE BLVD. AND PASEO DEL NORTE
ZONE ATLAS PAGE C-13-Z**

Dear Mr. Cloud:

CONDITIONS OF APPROVAL – 13EPC-40092 – March 14, 2013
Site Development 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.
The plans are being submitted for DRB on March 26, 2013.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
A meeting was scheduled with the Planner on March 25, 2013 to go over all of the Conditions.

3. The FAR provided does not include the future addition for Tract A-1-A. The FAR for Tract A-1-A shall be revised to be 0.279, and the total FAR for the site shall be revised to be 0.235.
The FAR values were changed on Sheet 1.

4. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.
This was added as Note #12 on Sheet 1 and Sheet 2.

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

a. All Please clarify note #8 regarding construction materials for pedestrian pathways.
The note was changed to state that material other than asphalt must be used for the pedestrian pathways.

b. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
In discussions with Transportation, DMD and MRCOG the dedication of right-of-way is not required at this time.

c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
An Infrastructure List was submitted for DRB on March 22, 2013.

6. A note shall be added to the site plan that indicates "Prior to installation of the streetscape landscaping along Paradise Blvd., the project manager shall contact MRCOG to verify the status of the Paseo del Norte High Capacity Transit Study alignment. If Paradise Blvd. is selected, installation of streetscape materials may happen as part of Phase 2 development."
This was added as Note #13 on Sheet 1.

CONDITIONS OF APPROVAL – 13EPC-40093 – March 14, 2013
Site Development 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.
The plans are being submitted for DRB on March 26, 2013.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
A meeting was scheduled with the Planner on March 25, 2013 to go over all of the Conditions.

3. Pedestrian Access & Amenities:

a. A pedestrian walkway, minimum of 10 feet in width, shall be provided along the entire length of the major building façade on Tract A-1-A, §14-16-3-18(C)(1)(a). A note shall be added to the site plan that indicates the 10-foot walkway and other related pedestrian features shall be relocated if the building is expanded in a future phase.
The sidewalk in front of the building was increased in width to ten feet and the possible relocation was stated in Note #11 on Sheet 2.

b. The pedestrian walkway between the two Tracts shall be relocated so that it is a more direct route between the two building entrances and also so that it crosses drive aisles perpendicularly.
The pedestrian walkway was relocated to provide a more direct access between the two building entrances and crosses the drive aisle at a perpendicular angle.

c. The patio space on Tract A-1-A shall be relocated to the front building setback near Paradise Blvd., where it would have the benefit of being in a more open and visible location near the landscaped portion of the site.

The patio area was moved to the northwest corner of the site within the building setback area.

d. The sidewalk shall be relocated so that the street trees are between the sidewalk and the vehicular travel lanes - improving pedestrian safety and compliance with street tree ordinance.
The sidewalk was moved to the south side of the property line to provide a landscape area between the sidewalk and the curb. A new 6-foot public sidewalk easement was added to the plans and will be granted by plat.

4. Walls and Fences: The existing chain link fence provides visibility into the site and additional casual surveillance of the area. However, similar benefits could be provided with a wrought-iron fence, which would coordinate with the perimeter fence around the adjacent property. This is required for consistency with the West Side Strategic Plan fence materials list and CCP Land Use Policy 5.
A note was added to Sheet 2 stating the existing chain link fence is to be replaced with a tubular steel or wrought iron fence.

5. Landscaping:

a. The phase lines for development do not correspond to the phasing shown on the Site Plan sheet. The extent of landscaping and parking lot improvements shall be clarified and shall be consistent on all sheets.
The phase lines now match the Site Plan sheet. Only the parking lot and landscaping shown in Phase I will be constructed at this time.

b. Street trees shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees, §6-6-2-5(B).
The street trees were moved to the new landscape area created by moving the sidewalk within the property.

c. Additional landscaping is required to achieve the minimum 75% live, vegetative material groundcover requirement in the southern landscape buffer along Paseo del Norte. Tree canopy does not count, §14-16-3-10.
The landscaping was increased to meet the 75% groundcover requirement.

d. Autumn Purple Ash and Spartan Juniper are high pollen producers. These trees shall be replaced with less allergenic species. If possible, the replacement species shall coordinate with the plant palette on the north side of Paradise Blvd.
The trees were replaced with a Hackberry and a One Seed Juniper respectively.

6. Architecture:

a. The architectural elevations for Tract A-1-A are labeled incorrectly. The cardinal directions for each building façade shall be corrected. Also, "Singage" is misspelled on Sheet A2.02.
The cardinal directions and misspelling were corrected.

b. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.

This was added as Note #12 on Sheet 1 and Sheet 2.

c. Major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade, §14-16-3-18(C)(3).
Three 4-person benches were added along the east side of the building to meet this requirement. A bench detail was added to Sheet 6.

7. Signage: The signage plan shall indicate: "A total of ten items of information allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted. An item of information means any of the following: a word, an abbreviation, a number, a symbol, or a geometric shape."
This note was added next to the monument sign detail.

8. Conditions from City Engineer, Municipal Development and NMDOT:

a. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway from the COA ROW to the nearest building entrance.
There are three, 6-foot wide pedestrian pathways from the COA ROW to the building entrances.

b. Provide 6 ft. of unobstructed ADA accessible pedestrian pathways from all ADA parking stalls to nearest building entrance.
There is currently an unobstructed 6-foot wide pedestrian path from the ADA parking spaces to the entrances of the buildings.

c. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway connections between buildings to provide accessible connectivity.
There is currently an unobstructed 6-foot wide pedestrian path provided between the buildings that meet the ADA standards.

d. Revise note #9 "All future development shall be delegated to the Development Review Board."
This note was changed to state future development would be delegated to DRB.

e. Provide detail drawings of ADA access ramps abutting parking stalls.
A wheelchair ramp for the ADA parking stalls was added to Sheet 6.

f. Please consider realigning the construction phase line, per our discussion on 02/29/13, to include both curb returns at the westerly access off of Paradise Blvd., as well as the adjoining sidewalk from the eastern curb return and pedestrian path leading to the Shooting Range Building. The COA ROW infrastructure: roadway, curb, gutter, valley gutters, sidewalk, ADA accessible ramps with truncated domes and pavement markings will be included with the phasing line alignment.
The phase line was relocated to allow for the complete construction of the drive entrance to the project as well as contain the sidewalk connection.

g. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. Please include the following: width of sidewalk at entrance to proposed building phase 1(a 6 ft. min. required), label keyway clearance width at dead-end parking stalls (a 5 ft. min. clearance required), demonstrate adequate clearance between trash enclosure door swing and perpendicular parking stall, and provide dimensional information to ensure the overhang of

parked vehicles onto pedestrian pathways maintains 6 feet of unobstructed ADA accessible width.
All of these items are dimensioned on Sheet 2. The sidewalks in front of the parking stalls are 10 feet wide providing a 2 foot overhang and 8 feet of walking area.

h. Please clarify note #5 regarding construction materials for pedestrian pathways.
The note was changed to state that a material other than asphalt must be used for the pedestrian pathways.

i. Please provide a note to clarify that the phase one construction will include the full sidewalk and parking area adjacent to the "future addition" with the certificate of occupancy for the Indoor Shooting Range.
This was added as Note #13 on Sheet 2.

j. A Shared Parking Agreement will be required.
There is no need for a Shared Parking Agreement since both Tracts will have enough parking on each Tract to meet the City of Albuquerque requirements.

k. The response letter (02/27/13) to EPC comments included "The largest delivery truck anticipated for the site is a WB-30 or panel truck." Please note that WB-30 is correctly referenced as SU-30. Also, have you received access approval from the Fire Department?
The truck notation was changed. The Fire Department has reviewed the plans and did not have any comments.

l. Phase line on SPBP does not match phase line on Landscaping Plan.
The Phase line now matches on all Sheets.

m. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
In discussions with Transportation, DMD and MRCOG the dedication of right-of-way is not required at this time.

n. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
An Infrastructure List was submitted for DRB on March 22, 2013.

9. Conditions from the Police Department:

a. Recommend relocating any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.
A detailed site lighting plan will be completed for building permit that will ensure there is no conflict between the landscaping and the lighting on the site.

b. External property video surveillance cameras should be positioned to cover all vehicle access points, parking lots (including each side of the building.
The owner is currently choosing not to install external video cameras at this time.

10. Conditions from AMAFCA: AMAFCA notes that some stormwater runoff in Paradise Boulevard currently flows through this tract. The engineer shall ensure that the flow stays in the roadway and does not flank the proposed curb. Also, the runoff from the lot to the west may not be cut off by the curb. It currently drains through a pipe that outfalls to the existing roadside swale.
Curb and gutter will be constructed with each phase of the project to contain the storm runoff within the street. The site itself is higher than the adjacent roadway and will prevent any runoff from the street to enter the property.

11. Conditions from PNM: The applicant shall coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property. Trees indicated on the Landscape Plan Sheet 3 are not a compatible height with the existing overhead utilities particularly on the north side of the property along Paradise Blvd. NW. A shorter tree selection is recommended at this location.
The tree types were changed along the west property line to accommodate the existing overhead electrical lines.

We appreciate your assistance with this matter. Should you have any questions or feel a meeting to discuss this matter further is warranted, please do not hesitate to contact our office.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

Cc: Ms. Carrie Barkhurst

JN: 2012086
RRB/jn/djb

CITY OF ALBUQUERQUE

2012086
EPC

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

March 15, 2013

Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Project# 1004000
13EPC-40092 Site Development Plan for Subdivision
13EPC-40093 Site Development Plan for Building Permit

LEGAL DESCRIPTION:
For all or a portion of Tract A-1, Albuquerque West, Unit 2, located on Paradise between Eagle Ranch and Paseo Del Norte, containing approximately 3.48 acres. Staff Planner: Carrie Barkhurst

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On March 14, 2013, the Environmental Planning Commission voted to APPROVE Project 1004000, 13EPC-40092, a request for a Site Development Plan for Subdivision and 13EPC-40093, a request for a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS – 13EPC-40092 – March 14, 2013 – Site Development Plan for Subdivision

1. This is a request for site development plan for subdivision for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW, containing approximately 3.48 acres. The subject site is zoned *SU-1 PDA to include C-3 Uses.*

2. The applicant proposes to subdivide the property into two parcels, which roughly correspond to Phase I and Phase II development.

3. The request is accompanied by a request for a Site Development Plan for Building Permit (13EPC-40093).

4. The subject site is zoned *SU-1 PDA to include C-3 Uses*. The proposed uses, a shooting range and retail, are permissive under the current zoning.

5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, which also designates the site as a Community Activity Center, and the Coors Corridor Plan.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The request furthers the following Comprehensive Plan policies of the Established Urban Area:

   a. Policy II.B.5.a - full range of urban uses. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will contribute to a full range of urban land uses.

   b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help protect environmental carrying capacities.

   c. Policy II.B.5.e - development contiguous to existing facilities and services. The development is proposed on vacant land served by existing infrastructure.

   d. Policy II.B.5.i - employment and service uses/complement residential areas. The proposed development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center.

   e. Policy II.B.5.k - land adjacent to arterial streets/minimize harmful effects of traffic. Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte.

8. The request is partially inconsistent with the following Comprehensive Plan Activity Center goal and policy:

   a. Activity Centers Goal: The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and

reliance on the automobile. The site plan proposes a recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs be associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.

b. Policy II.B.7.g - Activity Centers shall be developed in accordance with more specific sub-area planning efforts: The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.

9. The request generally furthers the following policies of the West Side Strategic Plan:

   a. Policy 1.1 and 1.3 - community areas and clustered commercial development. The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location.

   b. Policy 1.5 - pedestrian and bicycle access to key activity areas. The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. However, the pedestrian access between the two phases of development could be improved.

10. The request is inconsistent with the following West Side Strategic Plan policy:

   a. Policy 3.9 – interagency coordination to resolve critical road issues. MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied.

11. The request generally furthers the following policies of the Coors Corridor Plan:

   a. Visual Impressions Policy A.1 & A.2 - views within and beyond the corridor. The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd.

b. Land Use Policy 5 - development intensity: The proposed development intensity and site design are compatible with existing zoning and the site's location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated infrastructure.

12. The request is inconsistent with the following policy of the Coors Corridor Plan:

    a. Environmental Policy 9 - public transportation and transportation management program. Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line.

13. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified Paradise Blvd. as a potential transit route in two of the three preferred alternatives. Dedication of right-of-way along Paradise Blvd. could create a consistent road right-of-way width, which would facilitate development of a transit corridor if Paradise Blvd. is selected as the preferred alternative. Dedication of right-of-way would not adversely impact the proposed development.

14. In order for this site plan to be consistent with the policies of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve transportation related issues, dedication of right-of-way should be provided (WSSP Policy 3.9, CCP Environmental Policy 9, CCP Land Use Policy 5).

15. Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about the capacity of the wastewater system and adding new uses as well as MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study.

CONDITIONS OF APPROVAL – 13EPC-40092 – Site Development 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.

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

3. The FAR provided does not include the future addition for Tract A-1-A. The FAR for Tract A-1-A shall be revised to be 0.279, and the total FAR for the site shall be revised to be 0.235.

4. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.

5. Conditions from City Engineer, Municipal Development and NMDOT:
   a. All Please clarify note #8 regarding construction materials for pedestrian pathways.
   b. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
   c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

6. A note shall be added to the site plan that indicates "Prior to installation of the streetscape landscaping along Paradise Blvd., the project manager shall contact MRCOG to verify the status of the Paseo del Norte High Capacity Transit Study alignment. If Paradise Blvd. is selected, installation of streetscape materials may happen as part of Phase 2 development."

FINDINGS – 13EPC-40093 – Site Development Plan for Building Permit

1. This is a request for site development plan for building permit for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW, containing approximately 3.48 acres. The subject site is zoned *SU-1 PDA to include C-3 Uses.*

2. The site plan proposes initial construction of a 15,600 square foot indoor shooting range with classrooms, future expansion of 7,200 square feet, and a future 14,400 square foot retail building under the existing zoning.

3. The request is accompanied by a request for a Site Development Plan for Subdivision (13EPC-40092).

4. The subject site is zoned *SU-1 for PDA to include C-3 Uses.* The proposed uses, a shooting range and retail, are permissive under the current zoning.

5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, which also designates the site as a Community Activity Center, and the Coors Corridor Plan.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The request furthers the following Comprehensive Plan policies of the Established Urban Area:

   a. Policy II.B.5.a - full range of urban uses. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will contribute to a full range of urban land uses.

   b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help

protect environmental carrying capacities. Scenic views to the mountains have been preserved.

c. Policy II.B.5.e - development contiguous to existing facilities and services. The development is proposed on vacant land served by existing infrastructure.

d. Policy II.B.5.i - employment and service uses/complement residential areas. The proposed development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center.

e. Policy II.B.5.k - land adjacent to arterial streets shall be planned to minimize harmful effects of traffic. Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability: the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte.

f. Policy II.B.5.l - Quality and innovation in design. The request furthers this policy by proposing a development that exhibits design quality in the building articulation, site layout, and landscaping design.

g. Policy II.B.5.m - unique vistas/quality of the visual environment. By placing the buildings towards Paradise Blvd., views of the Sandia Mountains from Paseo del Norte will be preserved. Views of the Manzano Mountains from Paradise Blvd. will be largely unaffected

h. The request is partially inconsistent with the following Comprehensive Plan Activity Center goal and policy:

   i. Activity Centers Goal: The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and reliance on the automobile. The site plan proposes a recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs be associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.

   ii. Policy II.B.7.g - Activity Centers shall be developed in accordance with more specific sub-area planning efforts. The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.

i. The request generally furthers the following policies of the West Side Strategic Plan:

§ 14-14-4-2 STREET LOCATION AND ARRANGEMENTS.

(A) *Basic Policies.*

(1) The character, extent, width, and location of all streets shall conform to the Long Range Major Street Plan and policies of the City Council and shall be consistent and appropriate in their relationship to existing and planned streets, topographic conditions, public convenience, safety, and the proposed uses of the land to be served by such streets.

(2) Where an arterial or collector street is not shown in the Long Range Major Street Plan and there is not an adopted future street line, the arrangement of streets in a subdivision shall either:

(a) Provide for the continuation or appropriate projection of existing arterial and collector streets in surrounding areas; or

(b) Conform to a plan properly approved by the city to meet a particular situation where topographic or other conditions make continuance of, or conformance to, existing streets impractical.

a. Policy 1.1 and 1.3 - community areas and clustered commercial development. The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location.

b. Policy 1.5 - pedestrian and bicycle access to key activity areas. The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. However, the pedestrian access between the two phases of development could be improved.

9. The request is inconsistent with the following West Side Strategic Plan policy:

   a. Policy 3.9 – interagency coordination to resolve critical road issues. MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied.

10. The request generally furthers the following policies of the Coors Corridor Plan:

   a. Environmental Policy 7 – minimize grading. Site topography is generally consistent with the existing conditions, and the extent of grading is minimized.

   b. Visual Impressions Policy A.1 & A.2 - views within and beyond the corridor. The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd.

   a. Visual Impressions Policy A.3 - new development/design regulations/guidelines. The site is designed with a variety of natural colors and materials, and as such, is compatible with the natural landscape. Where inconsistencies exist, conditions of approval can resolve the discrepancies.

   b. Visual Impressions Policy B.2 - building setback, height and bulk. The site plan has a well-designed relationship among the buildings and the roadway that preserves desirable visual impressions in the area.

11. The request is inconsistent with the following Coors Corridor Plan policy:

   a. Land Use Policy 5 - development intensity/compatibility. The proposed development intensity and site design are generally compatible with existing zoning and the site's

location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated transit infrastructure. The chain link fence is also not compatible with the WWSP fence materials list (pg. 173) and the adjacent property's perimeter fence.

b. Environmental Policy 9 - public transportation and transportation management program. Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line.

12. The request generally complies with the Coors Corridor Design Overlay Zone regulations. Where inconsistencies exist, conditions of approval can be used to resolve the discrepancies.

13. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified Paradise Blvd. as a potential transit route in two of the three preferred alternatives. Dedication of right-of-way along Paradise Blvd. could create a consistent road right-of-way width, which would facilitate development of a transit corridor if Paradise Blvd. is selected as the preferred alternative. Dedication of right-of-way would not adversely impact the proposed development.

14. In order for this site plan to be consistent with the policies of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve transportation related issues, dedication of right-of-way should be provided (WSSP Policy 3.9, CCP Environmental Policy 9, CCP Land Use Policy 5).

15. Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about the capacity of the wastewater system and adding new uses as well as MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study.

CONDITIONS OF APPROVAL – 13EPC-40093 – March 14, 2013 – Site Development 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.

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

3. Pedestrian Access & Amenities:

   a. A pedestrian walkway, minimum of 10 feet in width, shall be provided along the entire length of the major building façade on Tract A-1-A, §14-16-3-18(C)(1)(a). A note shall be added to the site plan that indicates the 10-foot walkway and other related pedestrian features shall be relocated if the building is expanded in a future phase.

   b. The pedestrian walkway between the two Tracts shall be relocated so that it is a more direct route between the two building entrances and also so that it crosses drive aisles perpendicularly.

   c. The patio space on Tract A-1-A shall be relocated to the front building setback near Paradise Blvd., where it would have the benefit of being in a more open and visible location near the landscaped portion of the site.

   d. The sidewalk shall be relocated so that the street trees are between the sidewalk and the vehicular travel lanes - improving pedestrian safety and compliance with street tree ordinance.

4. Walls and Fences: The existing chain link fence provides visibility into the site and additional casual surveillance of the area. However, similar benefits could be provided with a wrought-iron fence, which would coordinate with the perimeter fence around the adjacent property. This is required for consistency with the West Side Strategic Plan fence materials list and CCP Land Use Policy 5.

5. Landscaping:

   a. The phase lines for development do not correspond to the phasing shown on the Site Plan sheet. The extent of landscaping and parking lot improvements shall be clarified and shall be consistent on all sheets.

   b. Street trees shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees, §6-6-2-5(B).

c. Additional landscaping is required to achieve the minimum 75% live, vegetative material groundcover requirement in the southern landscape buffer along Paseo del Norte. Tree canopy does not count, §14-16-3-10.

d. Autumn Purple Ash and Spartan Juniper are high pollen producers. These trees shall be replaced with less allergenic species. If possible, the replacement species shall coordinate with the plant palette on the north side of Paradise Blvd.

6. Architecture:

a. The architectural elevations for Tract A-1-A are labeled incorrectly. The cardinal directions for each building façade shall be corrected. Also, "Singage" is misspelled on Sheet A2.02.

b. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.

c. Major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade, §14-16-3-18(C)(3).

7. Signage: The signage plan shall indicate: "A total of ten items of information allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted. An item of information means any of the following: a word, an abbreviation, a number, a symbol, or a geometric shape."

8. Conditions from City Engineer, Municipal Development and NMDOT:

a. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway from the COA ROW to the nearest building entrance.

b. Provide 6 ft. of unobstructed ADA accessible pedestrian pathways from all ADA parking stalls to nearest building entrance.

c. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway connections between buildings to provide accessible connectivity.

d. Revise note #9 "All future development shall be delegated to the Development Review Board."

e. Provide detail drawings of ADA access ramps abutting parking stalls.

f. Please consider realigning the construction phase line to include both curb returns at the westerly access off of Paradise Blvd., as well as the adjoining sidewalk from the eastern curb return and pedestrian path leading to the Shooting Range Building. The COA ROW infrastructure: roadway, curb, gutter, valley gutters, sidewalk, ADA accessible ramps with truncated domes and pavement markings will be included with the phasing line alignment.

g. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. Please include the following: width of sidewalk at entrance to proposed building phase 1 (a 6 ft. min. required), label keyway clearance width at dead-end parking stalls (a 5 ft. min. clearance required), demonstrate adequate clearance between trash enclosure door swing and perpendicular parking stall, and provide dimensional information to ensure the overhang of parked vehicles onto pedestrian pathways maintains 6 feet of unobstructed ADA accessible width.

h. Please clarify note #5 regarding construction materials for pedestrian pathways.

i. Please provide a note to clarify that the phase one construction will include the full sidewalk and parking area adjacent to the "future addition" with the certificate of occupancy for the Indoor Shooting Range.

j. A Shared Parking Agreement will be required.

k. The response letter (02/27/13) to EPC comments included "The largest delivery truck anticipated for the site is a WB-30 or panel truck." Please note that WB-30 is correctly referenced as SU-30. Also, have you received access approval from the Fire Department?

l. Phase line on SPBP does not match phase line on Landscaping Plan.

m. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).

n. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

9. <u>Conditions from the Police Department</u>:

a. Recommend relocating any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.

b. External property video surveillance cameras should be positioned to cover all vehicle access points, parking lots (including each side of the building, which has

reduced natural surveillance), walkways, common and maintenance areas, building entrance walk-up and all other areas deemed important to the operation. Each camera image should be monitored in a variety of locations inside the business and recorded for real-time and historical use.

10. Conditions from AMAFCA: AMAFCA notes that some stormwater runoff in Paradise Boulevard currently flows through this tract. The engineer shall ensure that the flow stays in the roadway and does not flank the proposed curb. Also, the runoff from the lot to the west may not be cut off by the curb. It currently drains through a pipe that outfalls to the existing roadside swale.

11. Conditions from PNM: The applicant shall coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property. Trees indicated on the Landscape Plan Sheet 3 are not a compatible height with the existing overhead utilities particularly on the north side of the property along Paradise Blvd. NW. A shorter tree selection is recommended at this location.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 29, 2013** 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee.

Sincerely,

CMarrone

for Suzanne Lubar
Acting Director, Planning Department

SL/CB/mc

cc: Land Reserve of New Mexico, 11024 Montogmery NE, Albuquerque, NM 87111
Ray Shortridge, 4800 College Heights Dr. NW, Albuquerque, NM 87120
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Leslie Wafer & Ben Terry, 9270 Eagle Ranch Rd NW, Albuquerque, NM 87114

Current DRC
Project Number._____

FIGURE 12

Date Submitted: **3/22/2013**
Date Site Plan Approved _____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires._____
DRB Project No ._____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ALBUQUERQUE SPORTING CENTER
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A1 ALBUQUERQUE WEST UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Sidewalk	Paradise Blvd.	West Property Line	East Curb Return of Entrance	/	/	/
		20' F - E	Permanent Paving Curb & Gutter (South side)	Paradise Blvd.	West Property Line	East Curb Return of Entrance	/	/	/
		6"	Fire Hydrant	Paradise Blvd.	12" Waterline	North Boundary Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

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AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

3/20/13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

APRIL 3. 2013

*****

*****

Current DRC
Project Number: ORIGINAL

FIGURE 12

Date Submitted: June 13, 2007
Date Site Plan Approved: June 27, 2007
Date Preliminary Plat Approved: NA
Date Preliminary Plat Expires: NA
DRB Project No.: 1004000
DRB Application No.: 07 - 70027

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH
PROPOSED NAME OF SITE DEVELOPMENT PLAN

TRACT A-1 ALBUQUERQUE WEST, UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD	CURB & GUTTER SOUTH	PARADISE BLVD NW	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		6'	PUBLIC CONCRETE SIDEWALK-SOUTH	PARADISE BLVD NW	WEST PROP. LINE	EAST PROP. LONE	/	/	/
		20' FACE - CENTERLINE	ASPHALT PAVEMENT - WITH TAPER TO WEST	PARADISE BLVD NW	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		TYPE 'A' 18" DIA	DRAINAGE INLET & CONNECTOR PIPE	PARADISE BLVD NW	SOUTH CURB	EXISTING STORM DRAIN	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1

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3

AGENT / OWNER

Scott M. McGee
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Scott M McGee 6/13/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 6/27/07
DRB CHAIR - date

Christina Sandoval 6/27/07
PARKS & GENERAL RECREATION - date

6-27-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Robert Green 6-27-07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 6/27/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 05/29/07
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires. _____
DRB Project No.: 1004000
DRB Application No.. 07-70027

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A-1 ALBUQUERQUE WEST, UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD	CURB & GUTTER SOUTH	PARADISE BLVD NW	WEST PROP LINE	EAST PROP LINE	/	/	/
		6'	PUBLIC CONCRETE SIDEWALK -SOUTH	PARADISE BLVD NW	WEST PROP. LINE	EAST PROP LONE	/	/	/
		20' FACE - CENTERLINE	ASPHALT PAVEMENT - WITH TAPER TO WEST	PARADISE BLVD NW	WEST PROP. LINE	EAST PROP LINE	/	/	/
		STD	DRAINAGE INLET & CONNECTOR PIPE	PARADISE BLVD NW	SOUTH CURB	EXISTING STORM DRAIN	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

SCOTT M MCGEE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Scott M McGee
SIGNATURE - date 4/5/07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 2/22/07*

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
✓ D. Temporary structures, signs and other improvements
✓ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions thereof
N/A G. Loading facilities
✓ H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
✓ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.
✓ 1. **Location and typical dimensions**, including handicapped spaces
✓ 2. **Calculations:** spaces required: 76 provided: 76

Handicapped spaces required: 4 provided: 4
Motorcycle spaces required: 3 provided: 3

✓ B. Bicycle parking & facilities
✓ 1. Bicycle racks, spaces required: 4
provided: 4

N/A 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
✓ 1. Ingress and egress locations, including width and curve radii dimensions
✓ 2. Drive aisle locations, including width and curve radii dimensions
✓ 3. End aisle locations, including width and curve radii dimensions
✓ 4. Location & orientation of refuse enclosure, with dimensions
✓ 5. Curb cut locations and dimensions

✓ D. Pedestrian Circulation
✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment
OWNER 3. Location and description of amenities, including patios, benches, tables, etc.
PROVIDED, NOT FIXED.

3. Streets and Circulation

✓ A. Locate and identify adjacent public and private streets and alleys.
✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
N/A 3. Location of traffic signs and signals related to the functioning of the proposal
N/A 4. Identify existing and proposed medians and median cuts
✓ 5. Sidewalk widths and locations, existing and proposed

✓ B. Identify Alternate transportation facilities within site or adjacent to site
N/A 1. Bikeways and bike-related facilities

N/A 2. Pedestrian trails and linkages
✓ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

✓ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Identify nature of ground cover materials
  ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  ✓ C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  ✓ A. Existing, indicating whether it is to preserved or removed.
  ✓ B. Proposed, to be established for general landscaping.
  ✓ C. Proposed, to be established for screening/buffering.
✓ 8. Describe irrigation system – Phase I & II . . .
✓ 9. Planting Beds, indicating square footage of each bed
✓ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
✓ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan)
✓ 15. Planting or tree well detail
✓ 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 2/22/07*

A. General Information

___ 1. Scale - must be same as Sheet #1 - Site Plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Building footprints
N/A 7. Location of Retaining walls

B. Grading Information

___ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
___ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
___ 3. Identify ponding areas, erosion and sediment control facilities.
___ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

___ A. Scale (minimum of 1/8" or as approved by Planning Staff).
___ B. Bar Scale
___ C. Detailed Building Elevations for each facade
___ 1. Identify facade orientation
___ 2. Dimensions of facade elements, including overall height and width
___ 3. Location, material and colors of windows, doors and framing
___ 4. Materials and colors of all building elements and structures
___ 5. For EPC and DRB submittals only – Color renderings or similar illustrations

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 2/22/07

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

05/29/07

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

✓ 1. **Site Plan** (including utilities and easements)
✓ 2. **Landscaping Plan**
✓ 3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
✓ 4. **Building and Structure Elevations**
✓ 5. **Conceptual Utility Plan**
N/A 6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

✓ A. 8-1/2" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
___ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*

1"=30' BECAUSE OF ODD SHAPE SITE.

✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Scaled vicinity map
✓ 6. Property lines (clearly identify)
✓ 7. Existing and proposed easements (identify each)
✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): NCA ARCHITECTS P.A. PHONE: 505.255.6400
ADDRESS: 1306 RIO GRANDE BLVD. NW FAX: 505.268.6954
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: oamaya@nca-architects.com

APPLICANT: NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH PHONE: 505.818.8533
ADDRESS: 2127 COBA RD. SE FAX:
CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL:
Proprietary interest in site: ___ **List all owners:** NORTH VALLEY SDA CHURCH

DESCRIPTION OF REQUEST: BUILD 10,759 S.F. CHURCH BUILDING WHICH INCLUDES SANCTUARY, OFFICES, LOBBY, KITCHEN, CLASSROOMS AND RESTROOMS

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. A-1 Block: ___ Unit: WEST UNIT 2
Subdiv/Addn/TBKA: EAGLE RANCH SUBDIVISION
Existing Zoning: SU-1 PDA TO INCLUDE C-3 USES Proposed zoning: ___
Zone Atlas page(s). C-13-Z 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.): ___
07EPC-00450 EPC SITE, PROJECT# 1004000 (DRB) 05-DRB-00388, 06DRB00604

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO UPC 101306406727820303
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 3.48
LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD. NW
Between: EAGLE RANCH NW and COORS NW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☑. Date of review: 01.30.07

SIGNATURE ___ DATE 05/29/07
(Print) OSWALDO AMAYA Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - 70027	SBP		$ 0.00
			$
			$
			$
			$
			Total $ 0.00

Hearing date 06/13/07

Sandy Handley 05/29/07
Planner signature / date

Project # 1004000

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OSWALDO AMAYA
Applicant name (print)

05/29/07
Applicant signature / date

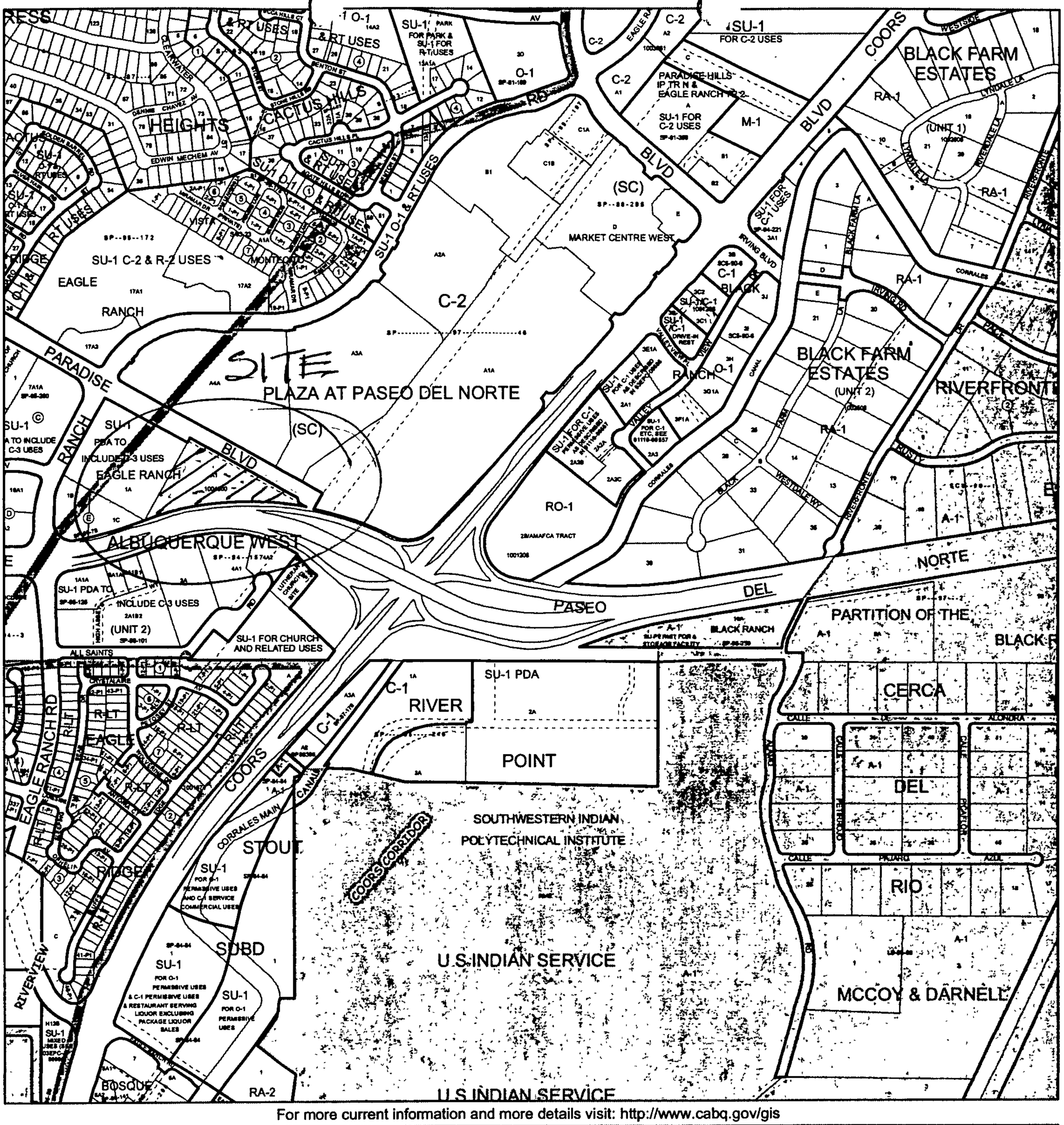
Form revised **APRIL 2007**

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

Application case numbers
07DRB - ____ - ____
____ - ____ - ____
____ - ____ - ____

Sandy Handley 05/29/07
Planner signature / date

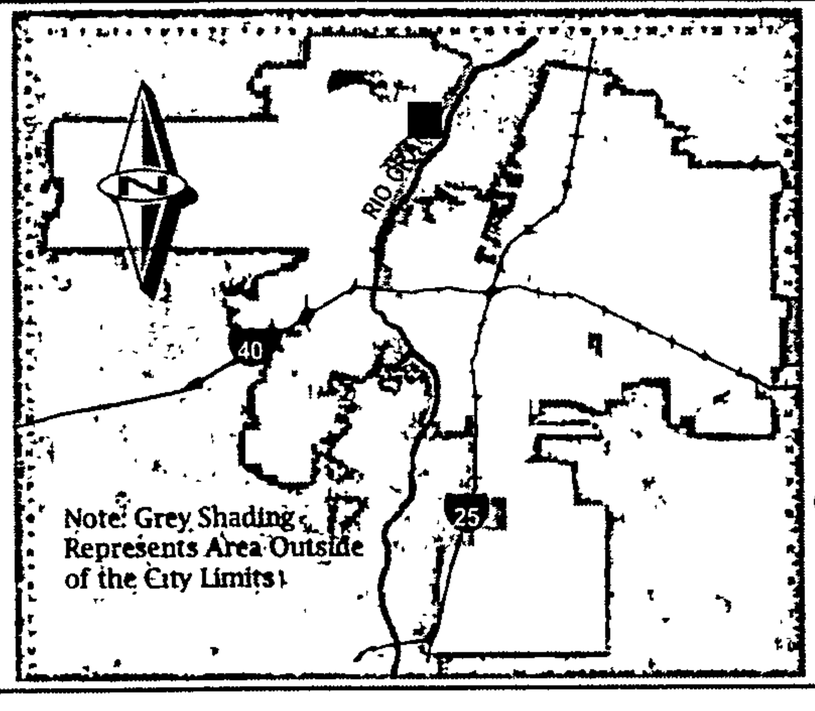
Project # 1004000



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

C-13-Z

Selected Symbols

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

0 750 1,500 Feet

May 29, 2007
D.R.B.
City of Albuquerque

Re: Letter describing, explaining, and justifying
NORTH VALLEY SDA CHURCH Building Project request

The North Valley Seventh Day Adventist Church is proposing a new 10,759 sq.ft. church building and site improvements to their property on Paradise Blvd. N.W. Tract A-1 Albuquerque West, Unit 2 Bernalillo County, New Mexico. The church intends to use phase 1 for religious services which includes: sermons, children classes, lunches, dinners, youth events, and other activities. The church does not participate in the following events: dances, bingo, and alcohol use. We believe that the new North Valley SDA Church will enhance the lives of the attendees and have a positive impact in the surrounding community.

If you have any questions, please don't hesitate to call me at (505)255-6400. Thank you very much.

Sincerely,

Oswaldo Amaya
NCA Architects

May 29, 2007
D.R.B.
City of Albuquerque

Re: Written Project Summary
NORTH VALLEY SDA CHURCH Building Project

The North Valley Seventh Day Adventist Church is proposing a new 10,759 sq.ft. church building and site improvements to their property on Paradise Blvd. N.W. Tract A-1 Albuquerque West, Unit 2 Bernalillo County, New Mexico. The project will consist of three phases. Phase 1 will include all work shown in this submittal. Phase 2 will consist of a sanctuary building and the phase 1 sanctuary room will be converted to a gymnasium. Phase 3 will consist of a playing field for recreational use. The design of the building is contemporary with traditional finishes (such as stucco) which will greatly improve the appearance of the vacant lot and will be compatible with the surrounding buildings (apartment complex to the north of the property and General Electric building to the west).

If you have any questions, please don't hesitate to call me at (505)255-6400. Thank you very much.

Sincerely,

Oswaldo Amaya
NCA Architects

April 05, 2007

Environmental Planning Commission
City of Albuquerque

Re: North Valley Seventh Day Adventist Church Building Project

Dear EPC:

This letter is to authorize NCA Architects to act as the agent for the North Valley Seventh Day Adventist Church building project on behalf of North Valley Seventh Day Adventist Church.

Should you have any questions please do not hesitate to call me at (505)818-8533.

Sincerely,

Pastor Pedro Ledezma
North Valley Seventh Day Adventist Church Pastor

, roject 1004000

Shumsky, Stephanie E.

From: Willie Amaya [oamaya@nca-architects.com]
Sent: Tuesday, May 01, 2007 3:07 PM
To: Shumsky, Stephanie E.
Subject: North Valley SDA Church

Stephanie,
Due to the North Valley SDA Church meeting the Annexation Agreement conditions which allows our site development for building permit to go straight to DRB without the necessity of EPC approval, the North Valley SDA Church has decided to withdraw its request for an EPC hearing. I will also come in personally to see if there is any paperwork to fill out for this and to see if the EPC fees can either be refunded or applied to DRB/ Building permit fees. Thank you for your help.

Sincerely,

willy amaya
nca architects · planners · aia
505.255.6400
505.268.6954 fax

Environmental Planning Commission

Agenda Number: 13
Project Number: 1004000
Case #'s: 07EPC-00450
May 17, 2007

Staff Report

Agent	NCA Architects (Oswaldo Amaya)
Applicant	North Valley Seventh Day Adventist Church
Request	**Site Development Plan for Building Permit**
Legal Description	Tract A-1, Albuquerque West, Unit 2
Location	Paseo del Norte between Coors Boulevard NW and Eagle Ranch Road NW
Size	Approximately 3.5 acres
Existing Zoning	SU-1 PDA to Include C-3 Uses
Proposed Zoning	Same

Staff Recommendation

WITHDRALAL of 07EPC-00450, based on the applicant's request.

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This request for site development plan for building permit is for an approximately 3.5-acre site located on Paseo del Norte between Coors Boulevard NW and Eagle Ranch Road NW.

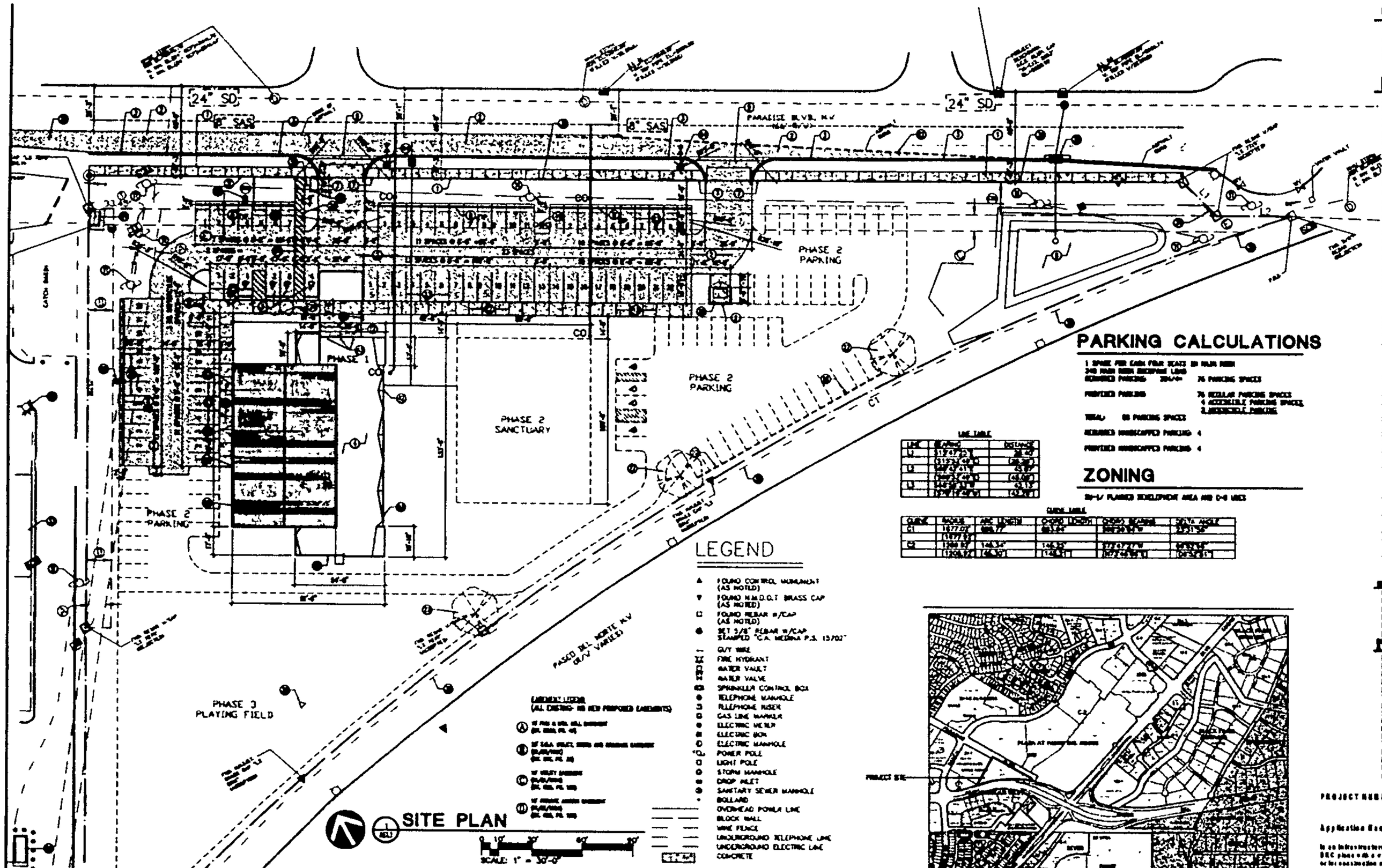
The request is meant to facilitate the development of a church building, associated parking area and landscape area in Phase I, with a second building, additional parking and landscaping, and a ball field to be constructed in Phases II and III.

The subject site was annexed into the City in 1985 and because of the requirements of AX-83-13/Z-83-89, the applicant does not need EPC approval and can proceed directly to DRB.

In an email dated May 1, 2007, the applicant requested withdrawal of this request.

Location Map (3" x 3")

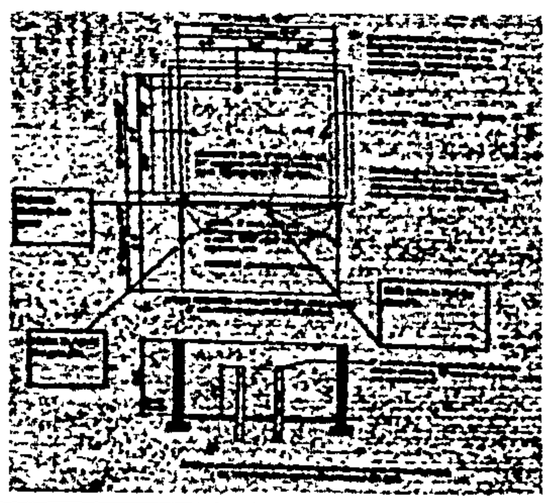
City Departments and other interested agencies reviewed this application from 4/9/07 to 4/20/07.
Agency comments were used in the preparation of this report and begin on page #.

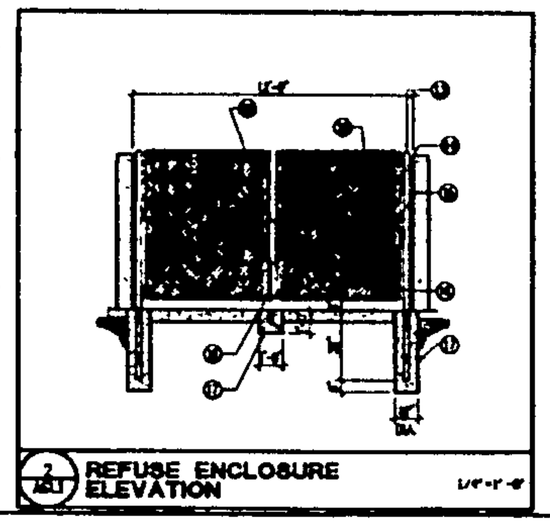


SITE PLAN

LEGEND

- FOUND CONTROL MONUMENT (AS NOTED)
- FOUND N.M.D.O.T. BRASS CAP (AS NOTED)
- FOUND REBAR W/CAP (AS NOTED)
- SET 5/8" REBAR W/CAP STAMPED "C.A. MEDINA P.S. 15702"
- GUY WIRE
- FIRE HYDRANT
- WATER VAULT
- WATER VALVE
- SPRINKLER CONTROL BOX
- TELEPHONE MANHOLE
- TELEPHONE RISER
- GAS LINE MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC MANHOLE
- POWER POLE
- LIGHT POLE
- STORM MANHOLE
- DROP INLET
- SANITARY SEWER MANHOLE
- BOLLARD
- OVERHEAD POWER LINE
- BLOCK WALL
- WIRE FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- CONCRETE





PARKING CALCULATIONS

1 SPACE PER EACH FOUR SEATS IN MAIN ROOM
340 MAIN ROOM SEATING LOAD
REQUIRED PARKING 340/4= 85 PARKING SPACES

PROVIDED PARKING 75 REGULAR PARKING SPACES
4 ACCESSIBLE PARKING SPACES
2 MOTORCYCLE PARKING

TOTAL 81 PARKING SPACES

REQUIRED HANDICAPPED PARKING 4

PROVIDED HANDICAPPED PARKING 4

ZONING

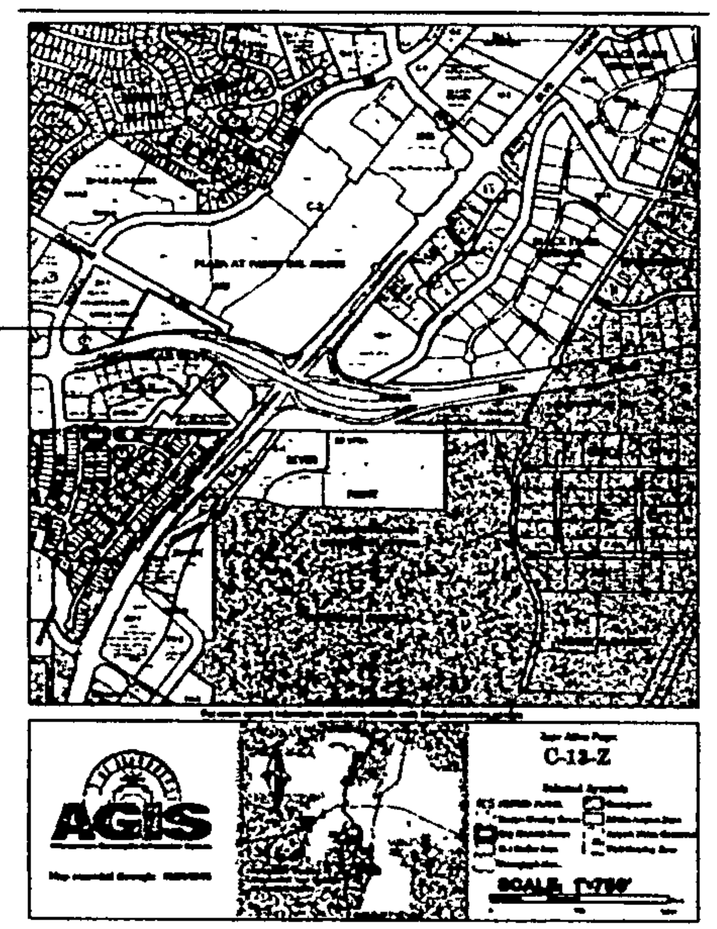
SU-1/ PLANNED DEVELOPMENT AREA AND C-2 USES

LINE TABLE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1977.02'	[illegible]	[illegible]	[illegible]	[illegible]
	(1977.02')				
C2	1200.92'	146.33'	146.33'	[illegible]	[illegible]
	(1200.92')	(146.33')	(146.33')	[illegible]	[illegible]



ZONE ATLAS PLAN

GENERAL NOTES:

1. [illegible]
2. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
3. LIGHT DASHED LINES INDICATE FUTURE PHASE CONSTRUCTION.
4. THE ALBUQUERQUE TRANSIT SHELTER ROUTE 94 LOCATED EXPRESS BUS SHELTER EAST SHELTER SITE APPROXIMATELY 340' WEST OF CHURCH WEST PROPERTY LINE.

KEYED NOTES:

1. NEW CONCRETE SIDEWALK PER CITY DWG. 2430.
2. NEW ASPHALT PAVING.
3. 6" CONCRETE CURB AND GUTTER. SEE CIVIL DRAWINGS.
4. NEW CHURCH BUILDING (10,700 SF) FOR RELIGIOUS SERVICES.
5. HANDICAP PARKING W/ PARKING STRIPES.
6. RETENTION POND. SEE CIVIL DRAWINGS.
7. HANDICAP RAMP PER SEE CITY DWG. 2430.
8. CONCRETE PARKING STRIPES.
9. NEW 24" CONVEX VALLEY GUTTER PER CITY DWG. 2430.
10. PHASE 2 TO HAVE 36" SCREEN WALL.
11. EXISTING POWER POLE.
12. 4" CONCRETE PAVING. SCORE PATTERN AS SHOWN.
13. 2 1/2" ø GALV. POST W/ POST CAP.
14. 1 7/8" FRAME W/ (4) RAILS BOOK.
15. 11 GA. CHAINLINK FENCE FABRIC W/ PRIVACY BECOMPANE SLATS.
16. 3 BARGAND HINGES.
17. CONCRETE PORTING.
18. CANE BOLT.
19. 3/8" RAILING BOX.
20. LATCH & LOCKING DEVICE.
21. H.C. PARKING SIGN.
22. NEW BRICKING ASPHALT CURB.
23. NEW PARKING STRIPING.
24. CHECKING TRANSFORMER ON CONCRETE PAD.
25. EXISTING FIRE HYDRANT ON ADJACENT PROPERTY TO REMAIN.
26. PEDESTRIAN PATH – PAINTED STRIPES ON ASPHALT.
27. PHASE 2 LANDSCAPING.
28. NEW SIGN (3.3SF). SEE ELEVATION 6/VIL.1.
29. REFUSE ENCLOSURE (112 SF), 8" THICK, 7'-4" HIGH CMU WALLS WITH 2-COAT STUCCO FINISH COLOR: 1 STD DEEP, [illegible] SEE 28 (PAINT PANEL). SEE SITE REQUIREMENTS (PLAN, SECTION) THIS SHEET AND DETAIL 2/VIL.1.
30. TEMPORARY CHAINLINK FENCE TO BE 4'H X 8'W IN A TRIANGULAR SHAPE LATER 6' OFF THE CHAINLINK ON 3 4H PAINT.
31. REMOVE AND DISPOSE OF EXISTING 4' HIGH WOOD FENCE.
32. EXISTING 4' HIGH GALVANIZED CHAINLINK FENCE TO REMAIN (APPROXIMATELY 600' LONG).
33. EXISTING REGIONAL ELECTRIC BUILDING.
34. DRIVE AISLE CHANGING – PAINTED STRIPES ON ASPHALT.
35. NEW ASPHALT TAPER.
36. BICYCLE RACK TO HOUSE 4 BICYCLES.
37. MOTORCYCLE PARKING SIGN TO MEET CITY REQUIREMENTS.
38. NEW BALLY. SEE CIVIL DRAWINGS.
39. PROJECTOR LIGHT FIXTURE, LUMINIRE HOLLYWOOD 1701 BY COMPOSI LIGHTING. LOCATE IN GROUND AND DRIVE. FIXTURE AS INSTALLED SO THAT ONLY SIGN IS LIT WITH NO UPLIGHTING BEYOND EDGES OF SIGN.
40. 16' HIGH POLE, 2' BASE, METAL BALLS, 1 HEAD SIDE LIGHTING. CITATION C12H-6-[illegible]-F/[illegible]-METPOLE.
41. 16' HIGH POLE, 2' BASE, METAL BALLS, 2 HEAD SIDE LIGHTING. CITATION C12H-6-[illegible]-F/[illegible]-METPOLE.
42. 6' WALL MOUNT EXPRESSWAY EXPRESSWAY.
43. RECESSED LUMINAIRE IN EXPRESSWAY ALCOVE CEILING (7'-4"A.F.F.).
44. NEW FIRE HYDRANT.

BICYCLE SPACES
ONE BICYCLE SPACE PER EVERY 20 PARKING SPACES
80 PARKING SPACES PROVIDED
80/20 = 4
BICYCLE SPACES REQUIRED: 4
BICYCLE SPACES TO BE PROVIDED: 4
(SEE KEYED NOTE 36 THIS SHEET FOR LOCATION)

PROJECT AREAS

PHASE 1	
NEW BUILDING	10,720 SF
NEW CIRCULATION	13,[illegible] SF
NEW PARKING	16,[illegible] SF
NEW LANDSCAPE	21,[illegible] SF
TOTAL:	57,[illegible] SF
PHASE 2	
SANCTUARY BUILDING	6,000 SF
CIRCULATION	5,[illegible] SF
PARKING	14,000 SF
LANDSCAPE	4,[illegible] SF
TOTAL:	30,000 SF
PHASE 3	
PLAYING FIELD	83,[illegible] SF
GRAND TOTAL:	170,[illegible] SF
CONSTRUCTION TYPE (CHAPTER 6)	VB

PROJECT NUMBER

Application Number

Is an Infrastructure List required? ☒ Yes ☐ No If yes, has a set of approved DRC plans with a work order been required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	5/29/07 Date
DRB Chairperson, Planning Department	Date

*Environmental Health Department

AFB PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
5-29-07
SIGNATURE & DATE

NCA
ARCHITECTS - PLANNERS - AIA
1309 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-243-6400 505-243-6404 FAX

STATE OF NEW MEXICO
ROBERT CALKINS
NO. 10[illegible]

NORTH VALLEY
SEVENTH-DAY ADVENTIST
CHURCH

ALBUQUERQUE, NEW MEXICO

SITE PLAN

MK	DATE	DESCRIPTION
WA		DP

AIA 06

APRIL 23, 2007

1

PARADISE BLVD. NW
(66' R/W)

IMPERVIOUS PARKINGLOT

PHASE 2
PARKING

DRAINAGE POND

PHASE 1

PHASE 2
SANCTUARY

EXISTING NATIVE PLANTS
MOSTLY SAGEBRUSH TO REMAIN

PHASE 2
PARKING

PHASE 2
PARKING

PHASE 3
PLAYING FIELD

PASEO DEL NORTE NW
(R/W VARIES)

PLANT LEGEND

SHADE TREES

- CHINESE PISTACHE (M) 18 — Pistacia chinensis — 2" Cal.
- SYCAMORE (M) 8 — Platanus spp. — 2" Cal.

DESERT ACCENTS

- PALM YUCCA (L) 4
- OCOTILLO (L) 2 — Fouquieria splendens
- RED YUCCA (L) 14 — Hesperaloe parviflora — 5 Gal. 9sf
- BLUE SOTOL (L) 24 — Dasylirion wheeleri — 5 Gal. 9sf

GROUNDCOVERS

- LADY BANK'S ROSE (M) 9 — Rosa banksiae — 5 Gal. 400sf — Unstaked Groundcover
- WINTER JASMINE (L+) 5 — Jasminum nudiflorum — 1 Gal. 144sf
- HONEYSUCKLE (M) 30 — Lonicera Japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover

SHRUBS/ORNAMENTAL GRASSES

- DESERT WILLOW (L) 12 — Chilopsis linearis — 5 Gal. 225sf
- SPANISH BROOM (M) 5 — Genista hispanica — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 7 — Buddleia davidii — 5 Gal. 100sf
- ROSE OF SHARON (M) 5 — Hibiscus syriacus — 5 Gal. 100sf
- RUSSIAN SAGE (M) 4 — Perovskia atriplicifolia — 5 Gal. 36sf
- REGAL MIST (M) 33 — Muhlenbergia capillaris — 5 Gal. 9sf
- POWIS CASTLE SAGE (L+) 21 — Artemisia X Powis Castle — 1 Gal. 25sf
- LAVENDER (M) 47 — Lavandula angustifolia — 1 Gal. 9sf
- BLUE FESCUE (M) 65 — Festuca ovina glauca — 1 Gal. 4sf
- WILDFLOWER 28 — 1 Gal. 4sf

- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- BUFFALO SEED WITH POP UP SPRINKLER
- OVERSIZED GRAVEL & BOULDERS

EASEMENT LEGEND
CALL EXISTING- NO NEW PROPOSED EASEMENTS

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

The Hilltop
Const. Lic. 298300
7908 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 866-9680
Fax (505) 866-7737
crm@hilltoplandscaping.com

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505-366-6400 505-366-6664 FAX

NORTH VALLEY
SEVENTH-DAY ADVENTIST
CHURCH

LANDSCAPE PLAN

ALBUQUERQUE NEW MEXICO

MK	DATE	DESCRIPTION

CJ | CJ

APRIL 6, 2007

2.1

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	151759	square feet
TOTAL BUILDINGS AREA	10759	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	141000	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	21150	square feet
TOTAL BED PROVIDED	19343	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	14507	square feet
TOTAL GROUNDCOVER PROVIDED	15075(77%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	1786 (8%)	square feet
TOTAL LANDSCAPE PROVIDED	21129	square feet

STREET TREE REQUIREMENTS

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

PARADISE BLVD
Required 18 Provided 18

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required 8 Provided 8

NOTE TO CLIENT

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

LANDSCAPE NOTES.

Landscape maintenance shall be the responsibility of the Property Owner

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

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

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

Santa Fe Brown Gravel over Filter Fabric shall be placed in all pervious landscape areas which are not designated to receive active seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

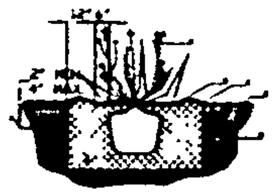
Run time per each shrub drip valve will be approximately 15 minutes per day Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner

Water and Power source shall be the responsibility of the Developer/Builder



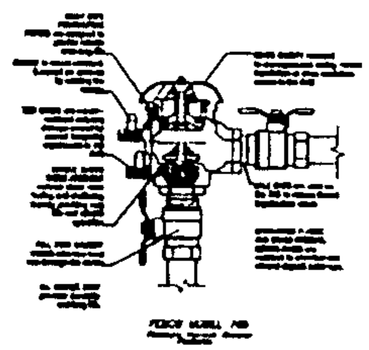
GENERAL NOTES.

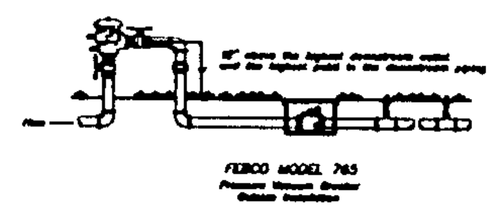
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 4" DEPTH OF BARK MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

SHRUB PLANTING DETAIL
NTS





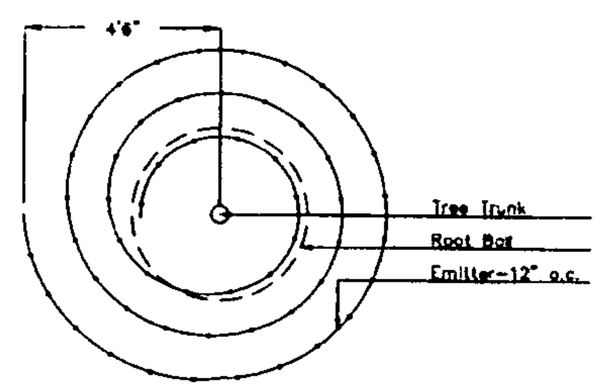
GENERAL NOTES.

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF BARK MULCH.
D. TURF AT FINISH GRADE.
E. UNDISTURBED SOIL.

TREE PLANTING DETAIL
NTS



Netafim Spiral Detail

NCA
ARCHITECTS - PLANNERS - AI
1308 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-265-6400 505-265-6964 FAX

NORTH VALLEY SEVENTH-DAY ADVENTIST CHURCH

ALBUQUERQUE NEW MEXICO

LANDSCAPE REQUIREMENTS

MK	DATE	DESCRIPTION

CJ CJ

AS# 06

APRIL 6, 2007

2.2

The Hilltop
Const. Lic. #264581
7808 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-8880
Fax (505) 896-7737
cm@thilltoplandscaping.com

EXISTING EASEMENTS

(A) 10' PNM & MBN. BELL EASEMENT (BK. D560, PG. 47)

(B) 20' C.O.A. UTILITY STORM AND DRAINAGE EASEMENT (01/28/1981) (BK. 910, PG. 29)

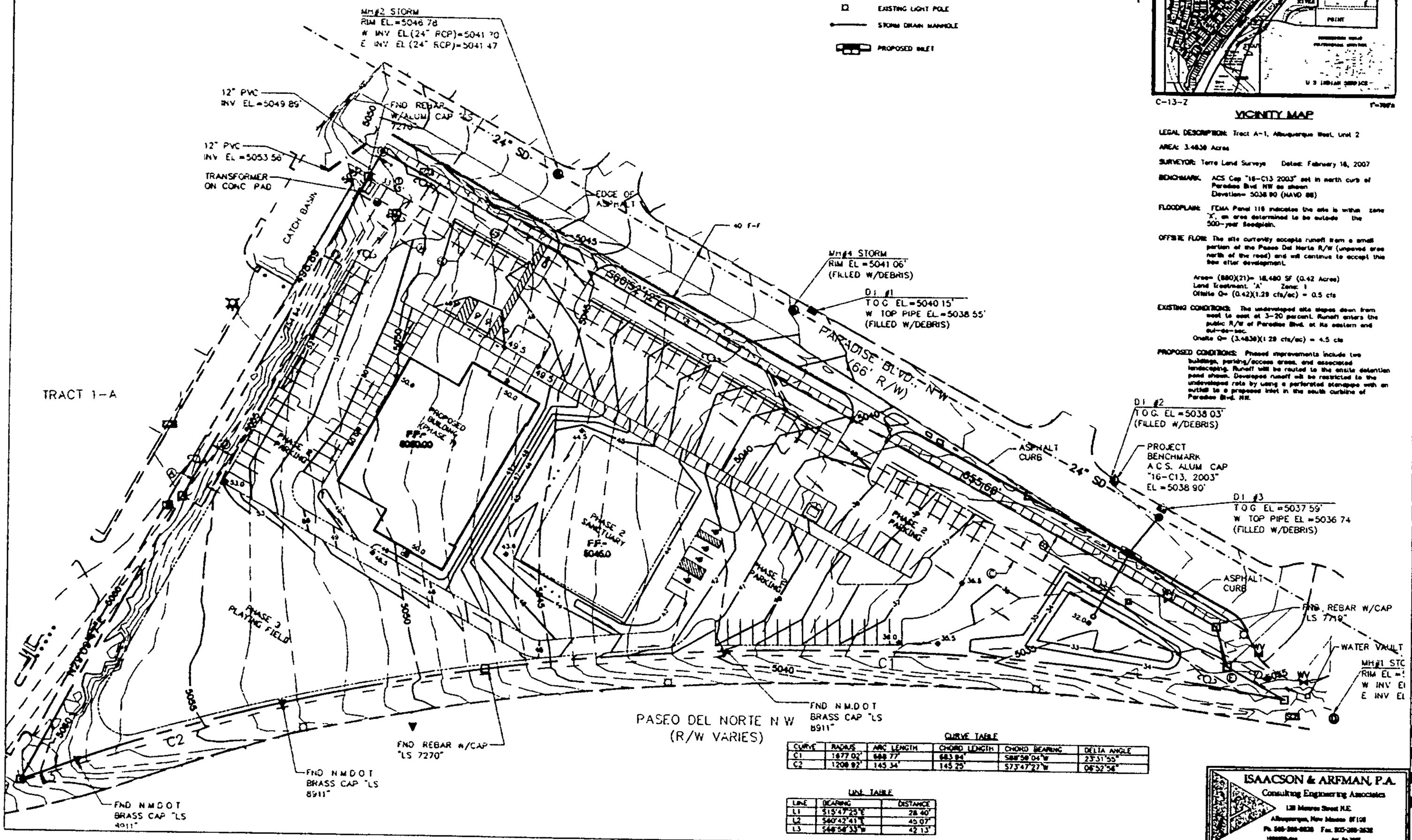
(C) 10' UTILITY EASEMENT (11/21/1984) (BK. C25, PG. 138)

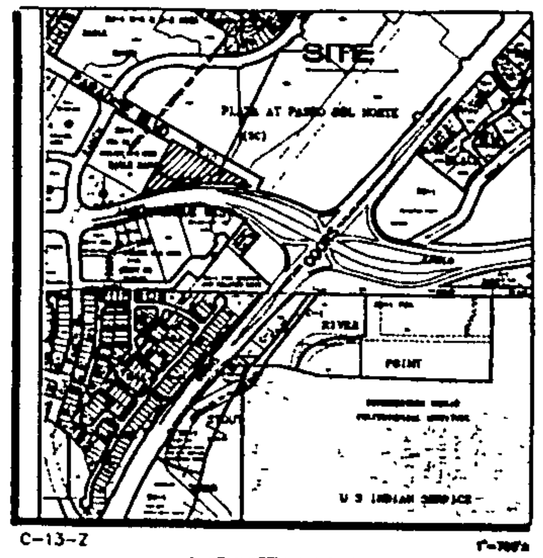
(D) 15' PRIVATE ACCESS EASEMENT (11/21/1984) (BK. C25, PG. 138)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 76.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5050.0 FINISH FLOOR ELEVATION
- INV=72.3 INVERT ELEVATION
- STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- STORM DRAIN MANHOLE
- PROPOSED INLET

0 15 30 60 90
SCALE 1"=30'





C-13-Z

VICINITY MAP

LEGAL DESCRIPTION: Tract A-1, Albuquerque West, Unit 2

AREA: 3.4838 Acres

SURVEYOR: Terra Land Surveys Dated: February 16, 2007

BENCHMARK: ACS Cap "16-C13 2003" set in north curb of Paradise Blvd. NW as shown
Devation= 5038.90 (NAVD 88)

FLOODPLAIN: FEMA Panel 116 indicates the site is within zone 'X', an area determined to be outside the 500-year floodplain.

OFFSITE FLOW: The site currently accepts runoff from a small portion of the Paseo Del Norte R/W (unpaved area north of the road) and will continue to accept this flow after development.

Area= (880)(21)= 18,480 SF (0.42 Acres)
Land Treatment 'A' Zone: 1
Offsite Q= (0.42)(1.29 cfs/ac) = 0.5 cfs

EXISTING CONDITIONS: The undeveloped site slopes down from west to east at 3-20 percent. Runoff enters the public R/W of Paradise Blvd. at its eastern end out-to-sec.
Onsite Q= (3.4838)(1.29 cfs/ac) = 4.5 cfs

PROPOSED CONDITIONS: Phased improvements include two buildings, parking/access areas, and associated landscaping. Runoff will be routed to the onsite detention pond shown. Developed runoff will be restricted to the undeveloped rate by using a perforated standpipe with an outlet to a proposed inlet in the south curbline of Paradise Blvd. NW.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1677.02'	688.77'	683.84'	S88°58'04"W	23°31'55"
C2	1208.92'	145.34'	145.25'	S73°47'27"W	06°52'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S15°47'25"E	28.40'
L2	S40°42'41"E	45.07'
L3	S68°58'33"W	42.13'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-0828 Fax. 505-268-2632

NCA
ARCHITECTS - PLANNERS - A
1308 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-243-6400 505-243-6864 FA

SCOTT M. McGEE NEW MEXICO 10819
4/24/07

NORTH VALLEY SEVENTH-DAY ADVENTIST CHURCH

CONCEPTUAL GRADING & DRAINAGE

ALBUQUERQUE NEW MEXICO

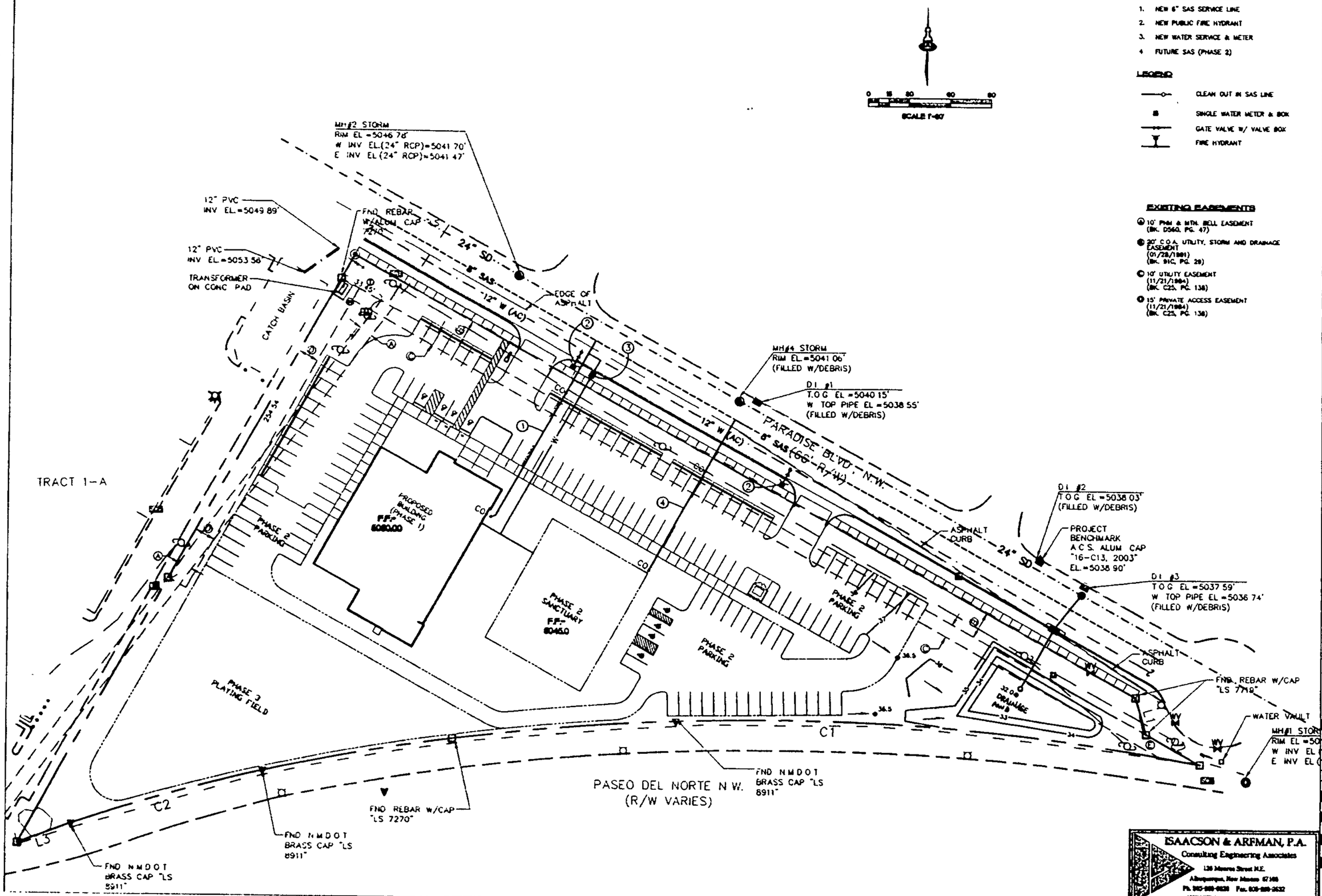
MK	DATE	DESCRIPTION

DLP SMH

ADF 06

JANUARY 2007

3.1



0 15 30 60 90

SCALE 1"=60'

KEYED NOTES

1. NEW 6" SAS SERVICE LINE
2. NEW PUBLIC FIRE HYDRANT
3. NEW WATER SERVICE & METER
4. FUTURE SAS (PHASE 2)

LEGEND

- CLEAN OUT IN SAS LINE
- SINGLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT

EXISTING EASEMENTS

- (A) 10' PNM & MTN. BELL EASEMENT (BK. D560, PG. 47)
- (B) 20' C.O.A. UTILITY, STORM AND DRAINAGE EASEMENT (01/28/1981) (BK. 91C, PG. 29)
- (C) 10' UTILITY EASEMENT (11/21/1984) (BK. C25, PG. 138)
- (D) 15' PRIVATE ACCESS EASEMENT (11/21/1984) (BK. C25, PG. 138)

NCA
ARCHITECTS - PLANNERS - A
1308 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

NORTH VALLEY SEVENTH-DAY ADVENTIST CHURCH

CONCEPTUAL UTILITY PLAN

ALBUQUERQUE NEW MEXICO

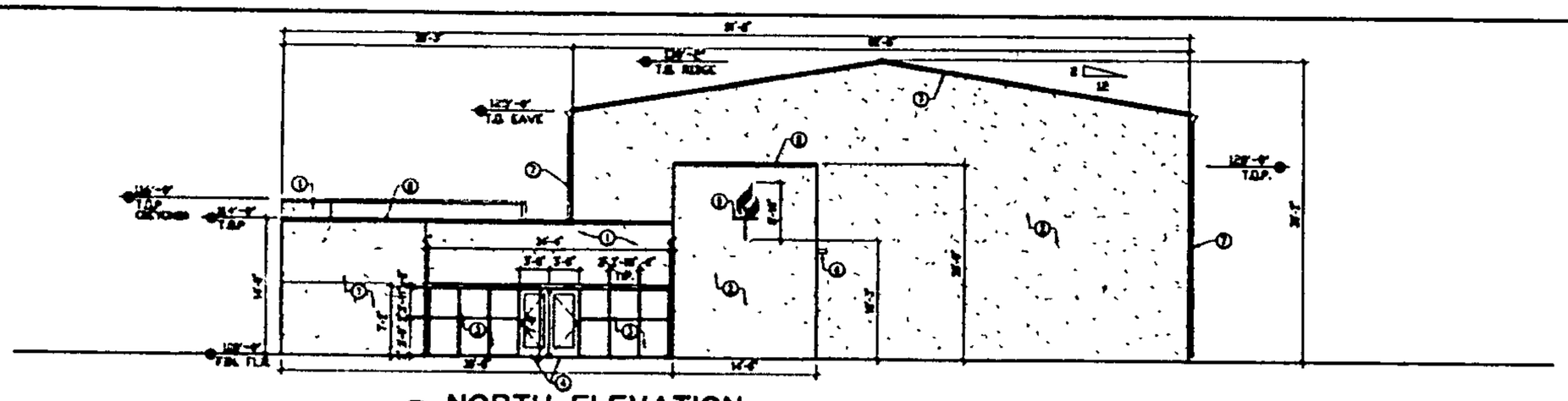
MK	DATE	DESCRIPTION

DLP | SMM

JANUARY 2007

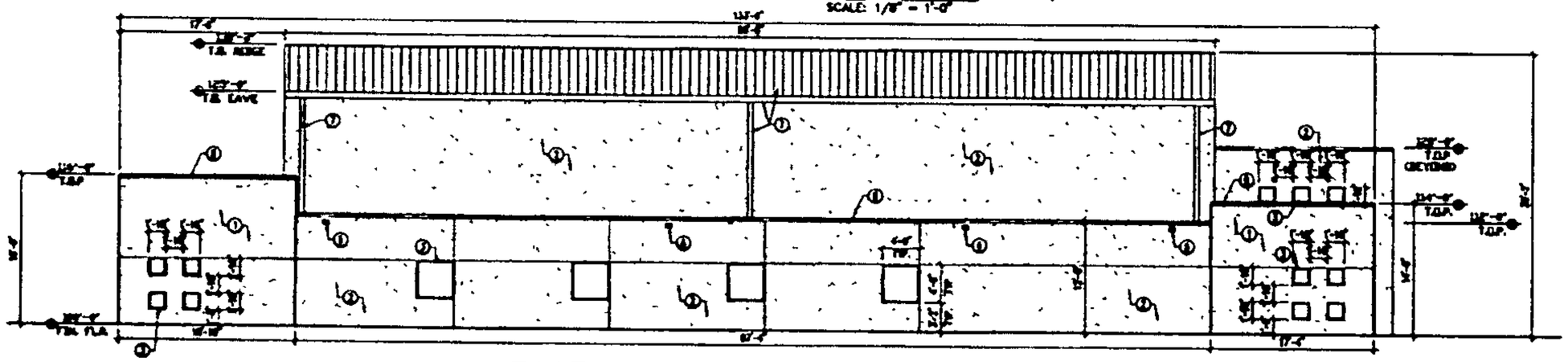
3.2

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-0828 Fax. 505-268-2632



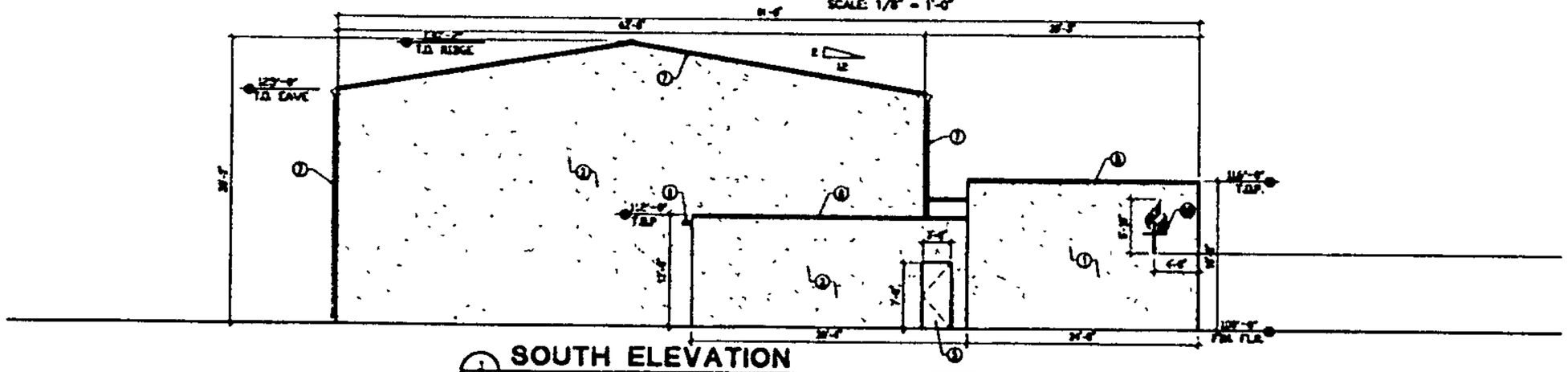
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



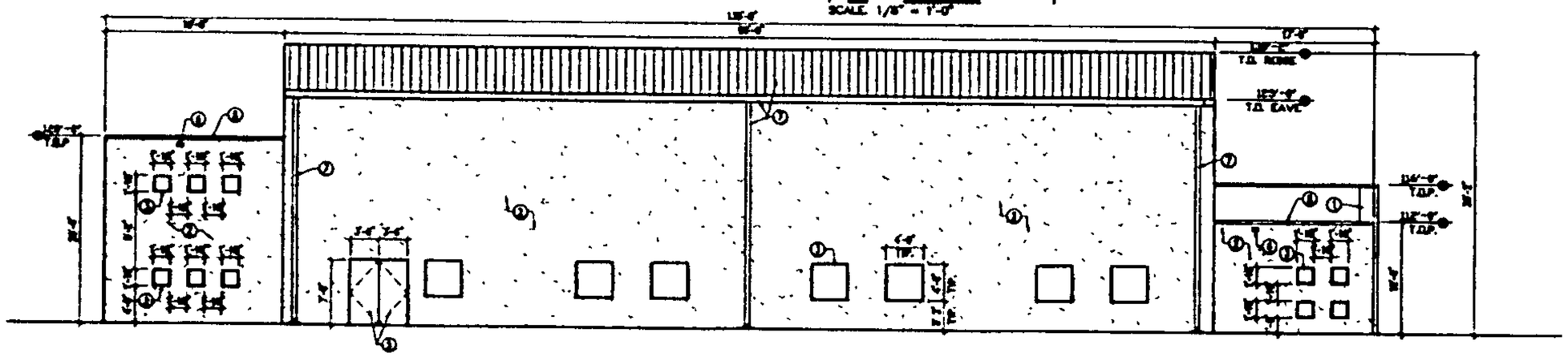
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

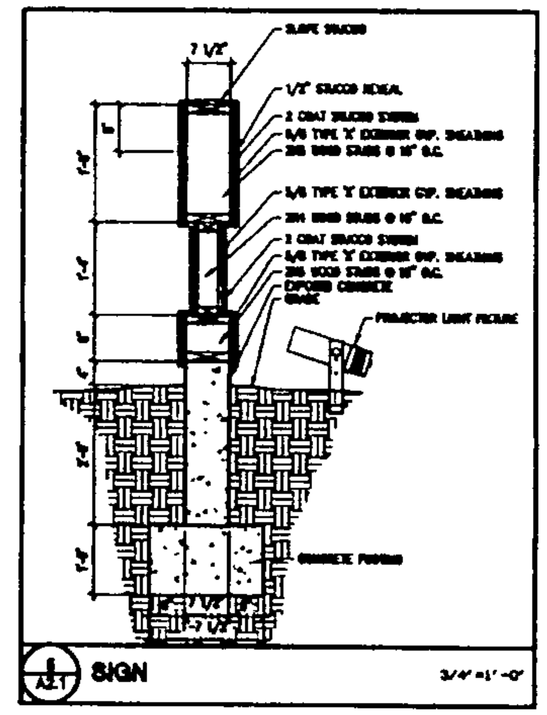


WEST ELEVATION

SCALE: 1/8" = 1'-0"

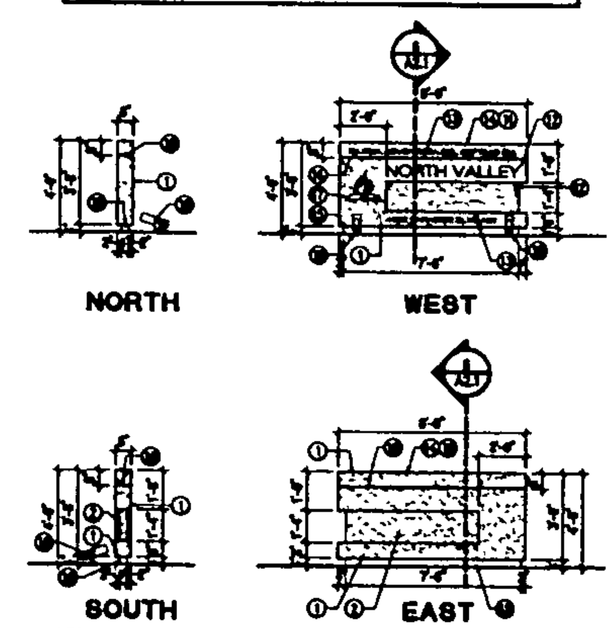
KEYED NOTES:

1. STUCCO COLOR 1.
2. 2-COAT STUCCO SYSTEM, ACRYLIC, ELASTOMERIC COATING (FINE FINISH). DARK BROWN COLOR TO BE SW6 [illegible], [illegible] BASE 20.
2. STUCCO COLOR 2.
2. 2-COAT STUCCO SYSTEM, ACRYLIC, ELASTOMERIC COATING (FINE FINISH). (OFF WHITE) COLOR TO BE SW [illegible], [illegible] BASE 04.
3. 30X [illegible] INSULATED GLASS IN OFF WHITE ALUMINUM STOREFRONT FRAME.
4. 3'X6' TINTED INSULATED GLASS IN OFF WHITE ALUMINUM DOOR.
5. OFF WHITE HOLLOW METAL DOOR IN OFF WHITE HOLLOW METAL FRAME.
6. METAL SCUPPER, PAINT OFF WHITE.
7. VISIBLE METAL BUILDING COMPONENTS (ROOF, TRIM, GUTTERS, DOWNSPOUTS) ALL WITH MANUFACTURER FINISH TO MATCH STUCCO COLOR 2.
8. METAL RAILING, PAINT TO MATCH STUCCO COLOR DIRECTLY BELOW.
9. METAL GRIDS, PAINT TO MATCH STUCCO COLOR 1.
10. METAL GRIDS, PAINT TO MATCH STUCCO COLOR 2.
11. SIGN LOCATED AT WEST SIDE OF WEST PARKING ENTRY JUST SOUTH OF CURB RAMP. SEE NOTE 20 ON SITE PLAN SHEET AS1.1 AND ELEVATION 5/AS.1 AND DETAIL 4/AS.1 THIS SHEET.
12. OFF WHITE 6" LETTERING.
13. OFF WHITE 3" LETTERING.
14. TOTAL SIGN FACE AREA IS 32 SQ. FT.
15. EXPOSED CONCRETE BASE.
16. 1/2" STUCCO REVEAL.
17. METAL ADHESIVE SYMBOL, PAINT TO MATCH STUCCO COLOR 2.
18. PROJECTOR LIGHT FIXTURE. LIMBERG HOLLYWOOD 1701 BY COOPER LIGHTING. LOCATE IN GROUND AND REPAIR FIXTURE AS REQUIRED SO THAT ONLY SIGN IS LIT SIGN NO UPLIGHTING BEYOND EDGES OF SIGN.



SIGN

3/4" = 1'-0"



*NOTE: SIGN LOCATED AT WEST SIDE OF WEST PARKING ENTRY JUST SOUTH OF CURB RAMP

SIGN ELEVATION

SCALE: 1/4" = 1'-0"

NCA
ARCHITECTS - PLANNERS - AIA
1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-256-6400 505-256-6664 FAX

STATE OF NEW MEXICO
ROBERT CALVANI
NO. 3063

NORTH VALLEY
SEVENTH-DAY ADVENTIST
CHURCH

ALBUQUERQUE NEW MEXICO

EXTERIOR ELEVATIONS

MK	DATE	DESCRIPTION
WA		DP

AS/.06

APRIL 23, 2002

4

City Albuquerque Planning L partment

One Stop Shop – Development and Building Services

05/31/2007 Issued By: PLNABG

Permit Number: **2007 070 029** **Category Code 0910**

Application Number: 07DRB-70029, Major - 2yr Subd Imp Agmt (2yr Sia)

Address:

Location Description: LAS LOMITAS DR NW BTWEEN EL PUEBLO NW AND VISTA DEL NORTE DR NW

Project Number: 1002134

Applicant
Vista Del Norte Development, Llc

P.O. Box 3871
Albuquerque, NM 87190
883-1874

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque, NM 87199

mark@goodwinengineers.com

Application Fees

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

Paid

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION: Ricardo Baralta + Norman Zimmerman

NAME: North Valley Seventh day Adventist PHONE: 505-244-1611

ADDRESS: 777 Sandia View lane / P.O. Box 1366 FAX: 505 244-1811

CITY: Corrales STATE NM ZIP 87048 E-MAIL:

Proprietary interest in site: List all owners: RJ Schafer + Investments

AGENT (if any): Richard Alcantar / JR Realty Inc PHONE: 505-271-5800

ADDRESS: 11000 Spain NE, Bldg. C FAX: 505-271-7070

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: AFHWJ1@yahoo.com

DESCRIPTION OF REQUEST: Requirment of Road + Curb + Gutter, on this Site + Can it Be Delayed after Phase two or Three (on Completion of All project)

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

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

Lot or Tract No. Tract A and Tract A-2-3 Block: Unit: 2

Subdiv. / Addn. Albuquerque West unit 2

Current Zoning: S-C-1 C1 Proposed zoning:

Zone Atlas page(s): C-13 No. of **existing** lots: 2 No. of **proposed** lots:

Total area of site (acres): 3.48 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. 101306406727820303 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte + Eagle Ranch Rd + Paradise Rd

Between: Paseo Del Norte and Paradise Rd @ the East End of Paradise

CASE HISTORY:

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

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

SIGNATURE DATE

(Print) Richard Alcantar ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB - 00604	SK	P(3)	$0.00
☑ 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				Total
☑ F.H.D.P. fee rebate	Hearing date 05/10/06			$0.00

Sandy Handley 05/02/06 **Project #** ~~1004867~~ 1004000

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

☒ **SKETCH PLAN REVIEW AND COMMENT** **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) 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** **Maximum Size: 24" x 36"**

__ 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
__ Completed Site Plan for Subdivision Checklist
__ 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** **Maximum Size: 24" x 36"**

__ 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
__ 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** **Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

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

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

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

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

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

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

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

Richard Alcantar
Applicant name (print)

May 1 - 06
Applicant signature / date

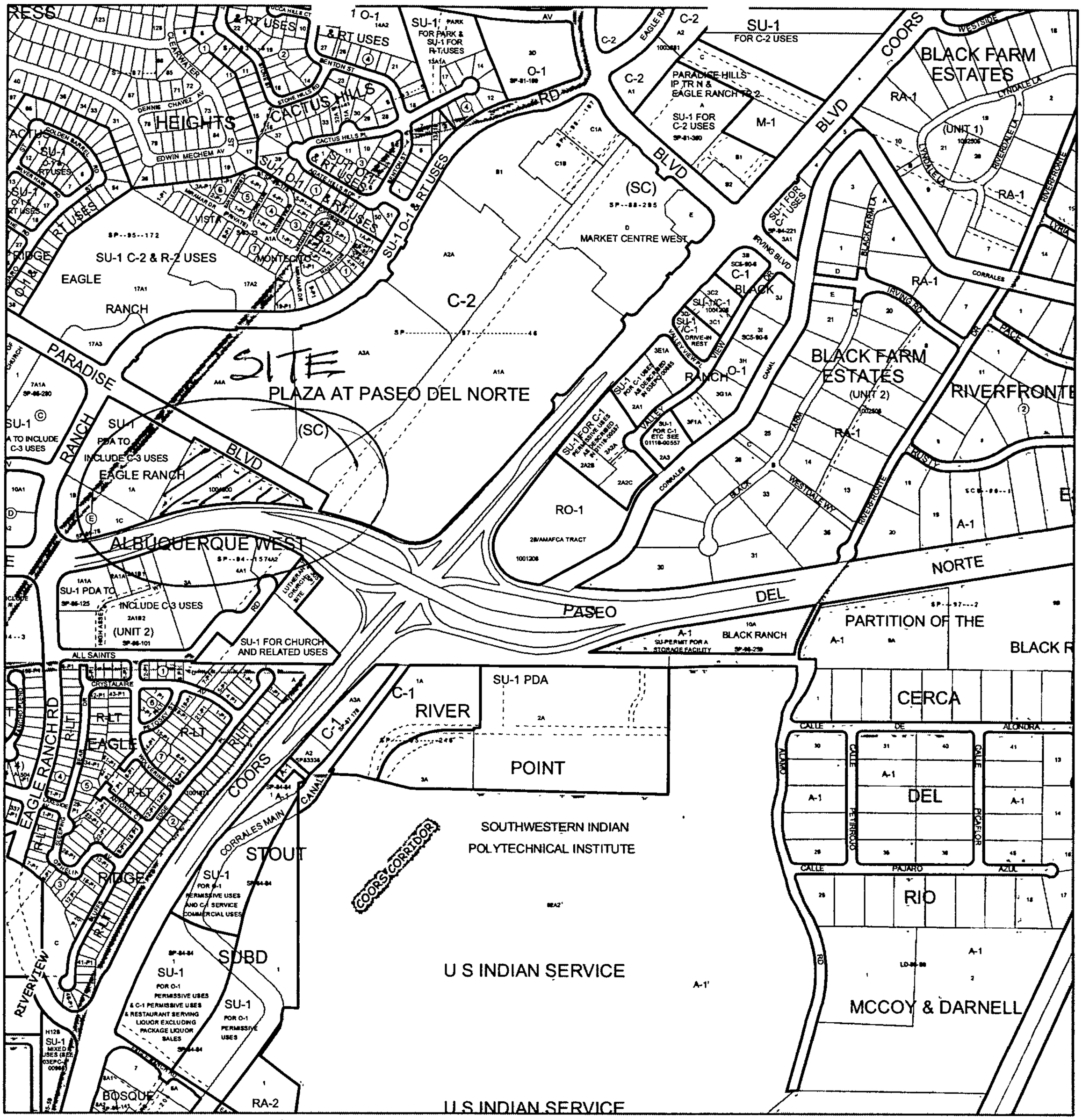
Form revised **APRIL 2006**

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

Application case numbers
06DRB - 00604
___ - ___ - ___
___ - ___ - ___

Sandy Handley 05/02/06
Planner signature / date

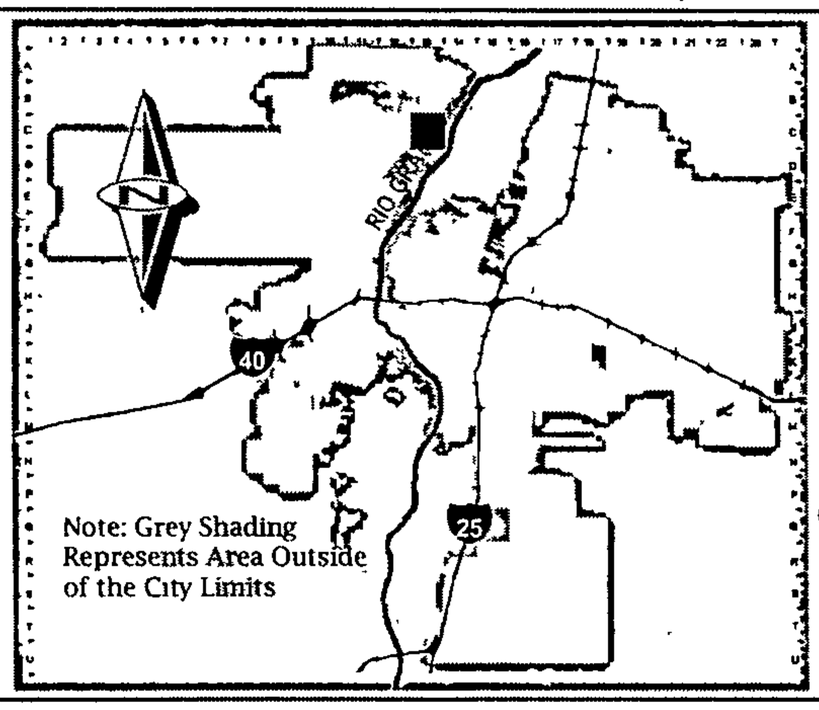
Project # 1004867
4000



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

C-13-Z

Selected Symbols

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

0 750 1,500 Feet

May 1, 2006

City of Albuquerque
Plaza Del Sol Building
600 2nd Street NW

RE: Letter of Intent to purchase the property of Tract A and Tract A-2-3 of Albuquerque West Unit 2. Cont 3.48 acres.

To Whom It May Concern:
On behalf of the North Valley Church & Texico Conference Assoc, of Seventh-day Adventist. We are pleased to present this letter of intent to express the concerns of road and curb and gutter on this area,
My client would like to delay the installation of curb and road improvement and what is required in road improvements?

1. If the church purchases the property they do not have it in their budget for any road and curb improvement for phase one.
2. Phase one will be a small church type but will be converted to a social/ fellowship hall and classrooms when phase two gets built.
3. Phase one projected completion is about one year after purchase and permits
4. Phase two is to start about Two years after phase one has been completed and this will be the permanent sanctuary, to be able to seat about 700 people and they can grow into.
5. Phase three is to start about two years after phase two has been completed, it will be a gym and classrooms.
6. If the City of Albuquerque has any Acceptance for churches and the building of churches

This Letter of Intent is not intended to be legally binding between the parties, but is merely a statement to the present intentions of the parties. Only to get a written variance or if they purchase the property the roadwork will be delayed to the end of Phase Two or three, this matter is very important and is contingent on the purchase of this property.

If you have any questions about this letter or this matter feel free to contact me,
Thank you for your time.

Richard Alcantar
JR Realty Inc
11000 Spain NE, Bldg. C
Albuquerque, NM. 87111
Office, 505-271-5800
Fax 505-271-7070

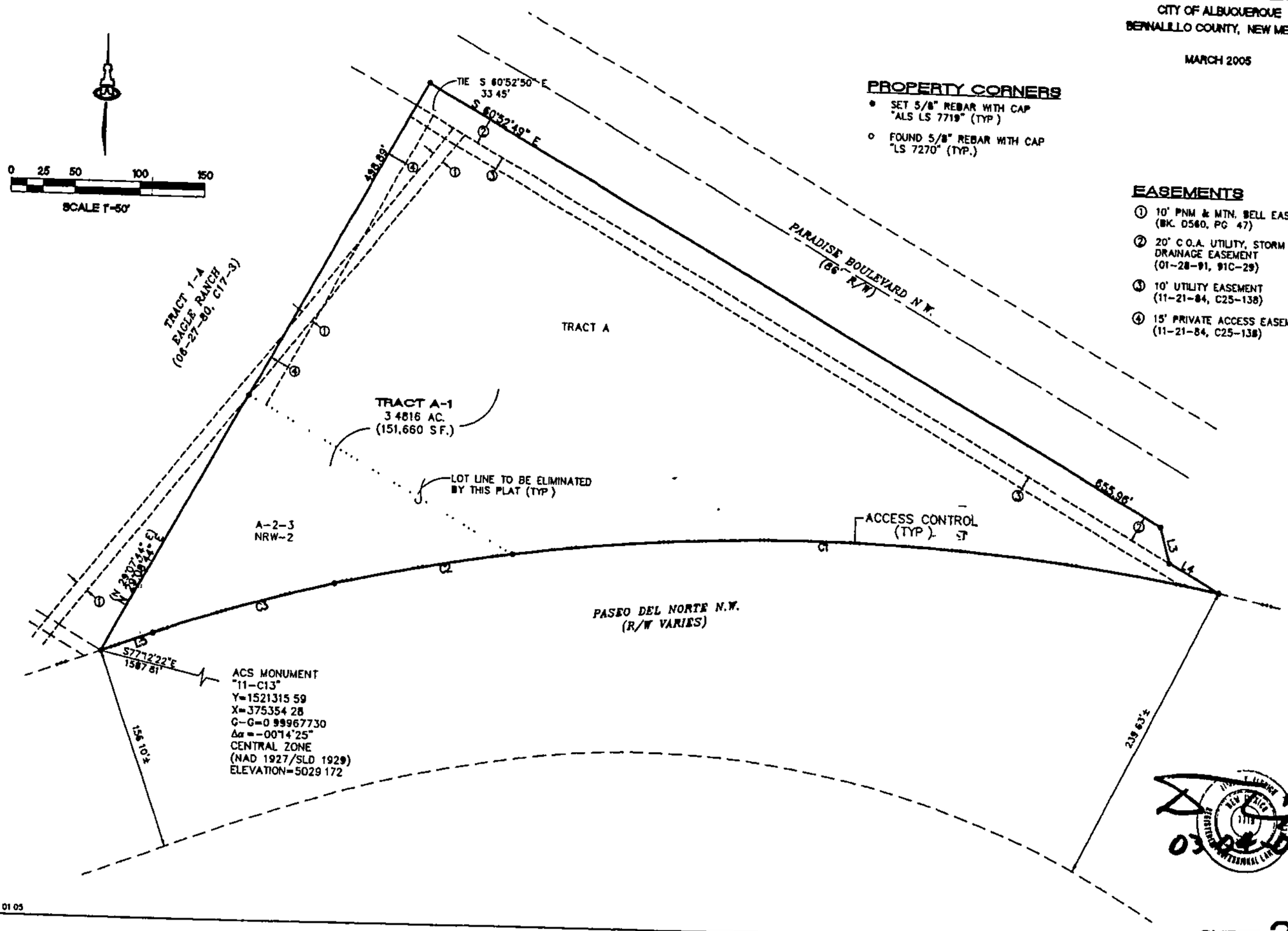
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°11'02" (18°44'50")	N 88°40'03" W (N 88°39'54" W)	277.06	1639.49 (1677.02)	548.94 (548.32)	546.38 (546.28)
C2	04°46'53" (04°47'09")	S 79°34'52" W (S 79°36'05" W)	70.02	1677.02	139.95 (140.08)	139.91 (140.04)
C3	06°52'51"	S 73°46'18" W (S 73°48'08" W)	72.74	1209.92	145.30	145.22 (145.21)

NUMBER	DIRECTION	DISTANCE
L3	S 15°52'49" E	28.28'
L4	S 60°52'49" E	45.00'
L5	S 70°19'53" W (S 70°19'40" W)	42.28'

PLAT
FOR
TRACT A-1
ALBUQUERQUE WEST UNIT 2

BEING A REPLAT OF
TRACT A, UNIT 2, ALBUQUERQUE WEST, UNIT ONE
AND A PORTION OF LOT 3, BLOCK 'E' ALBUQUERQUE WEST
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2005



PROPERTY CORNERS

- ● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ○ FOUND 5/8" REBAR WITH CAP "LS 7270" (TYP.)

EASEMENTS

1. 10' PNM & MTN. BELL EASEMENT (BK. D560, PG. 47)
2. 20' C.O.A. UTILITY, STORM AND DRAINAGE EASEMENT (01-28-91, 91C-29)
3. 10' UTILITY EASEMENT (11-21-84, C25-138)
4. 15' PRIVATE ACCESS EASEMENT (11-21-84, C25-138)

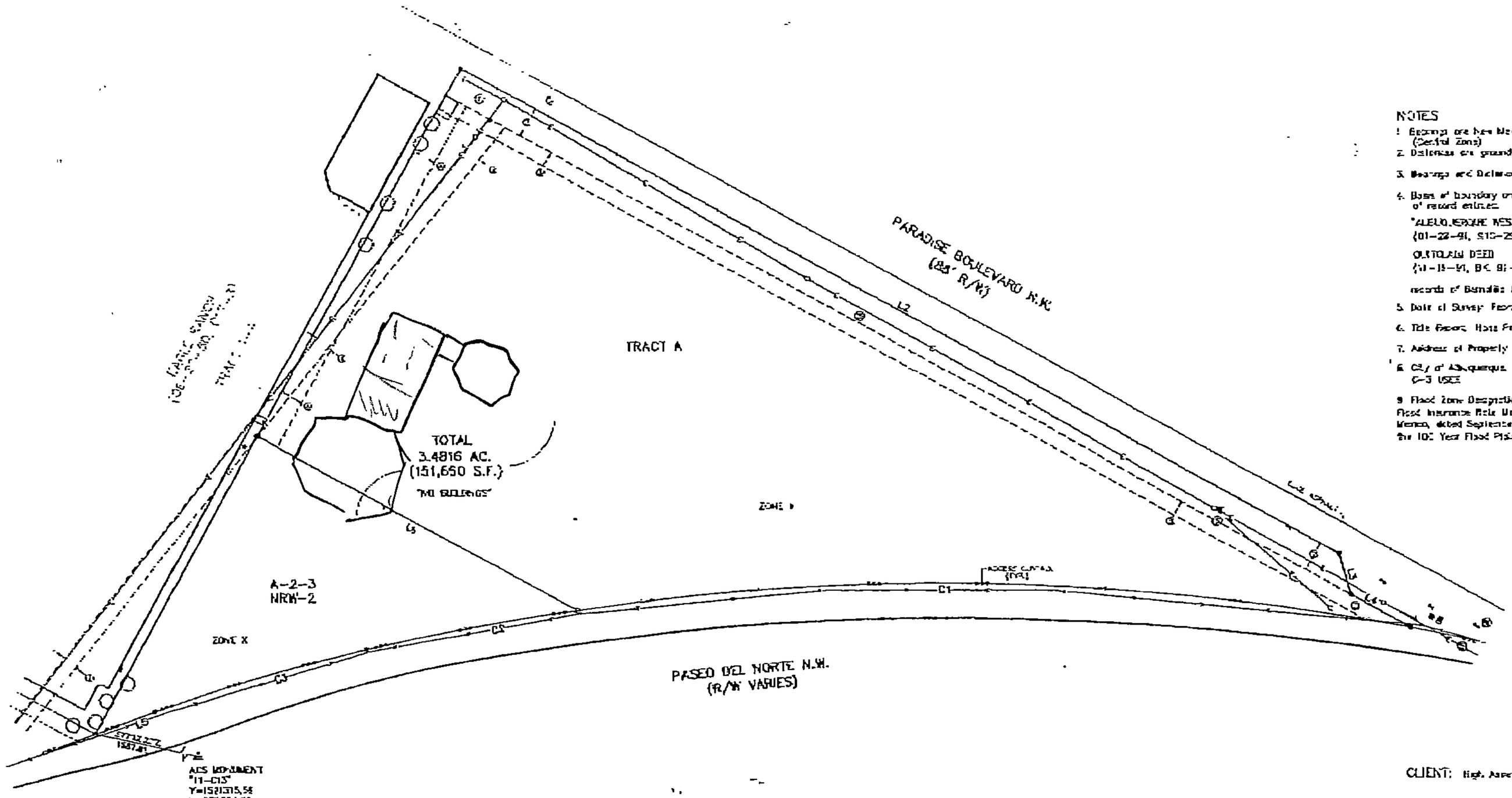
03-04-05

1298PT2.DWGther 03.01.05

"ALTA/ACSM LAND TITLE SURVEY FOR"
ALBUQUERQUE WEST
TRACT A, UNIT 2 AND
A-2-3-NRW-2
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 26
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

DESCRIPTION

A tract of land within the Town of Alameda Grant, Projected Section 26, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, UNIT 2, ALBUQUERQUE WEST as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1996, in Book 96C, Page 38 together with TRACT A-2-3-NRW-2, as shown on QUITCLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 15, 1991, in Book 91-26, Pages 5115-5116 and containing (151,650 s.f.) 3.4816 acres more or less.



ACS MONUMENT
"11-C13"
Y=1521315.54
X=375354.28
G-G=0.9997730
Z=-0314.25
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5029.472

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°11'02" (19°44'50")	N 68°40'03" W (N 68°35'54" W)	277.06	1639.69 (1677.02)	548.94 (546.32)	546.36 (548.28)
C2	04°46'53" (04°47'09")	S 79°34'52" W (S 79°36'05" W)	70.02	1677.02	139.95 (140.08)	139.91 (140.04)
C3	05°52'51"	S 73°46'18" W (S 73°48'02" W)	72.74	1209.92	145.30	145.22 (145.21)

NUMBER	DIRECTION	DISTANCE
L1	N 29°06'44" E (N 29°07'44" E)	498.82'
L2	S 60°52'49" E	655.95'
L3	S 15°52'49" E	26.28'
L4	S 60°52'49" E	45.00'
L5	S 70°19'53" W (S 70°19'49" W)	42.26'
L6	S 60°51'12" E (S 60°50'12" E)	237.71' (237.73)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 7270" (TYP.)

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances
3. Bearings and Distances in Parentheses are record.
4. Basis of boundary are the following plats and documents of record entitled:

   "ALBUQUERQUE WEST, UNIT TWO", (01-22-91, S10-29)

   QUITCLAIM DEED (11-15-91, B-C 91-26, PGS 5115-5116)

   records of Bernalillo County, New Mexico.
5. Date of Survey: February, 2005.
6. Title Report: None Provided
7. Address of Property: None provided
8. City of Albuquerque, New Mexico Zone: SU-1, PDP, TO INCLUDE C-3 USES
9. Flood Zone Designation: Zone X, as shown on Panel 116 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)

CLIENT: High Desert

TITLE CO.: None Provided

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes Items 1, 2, 4, 6, 8 and 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on this survey do not exceed the allowable Positional Tolerance.

Timothy [illegible] NMPLS NO. 7719

02-10-05
Date

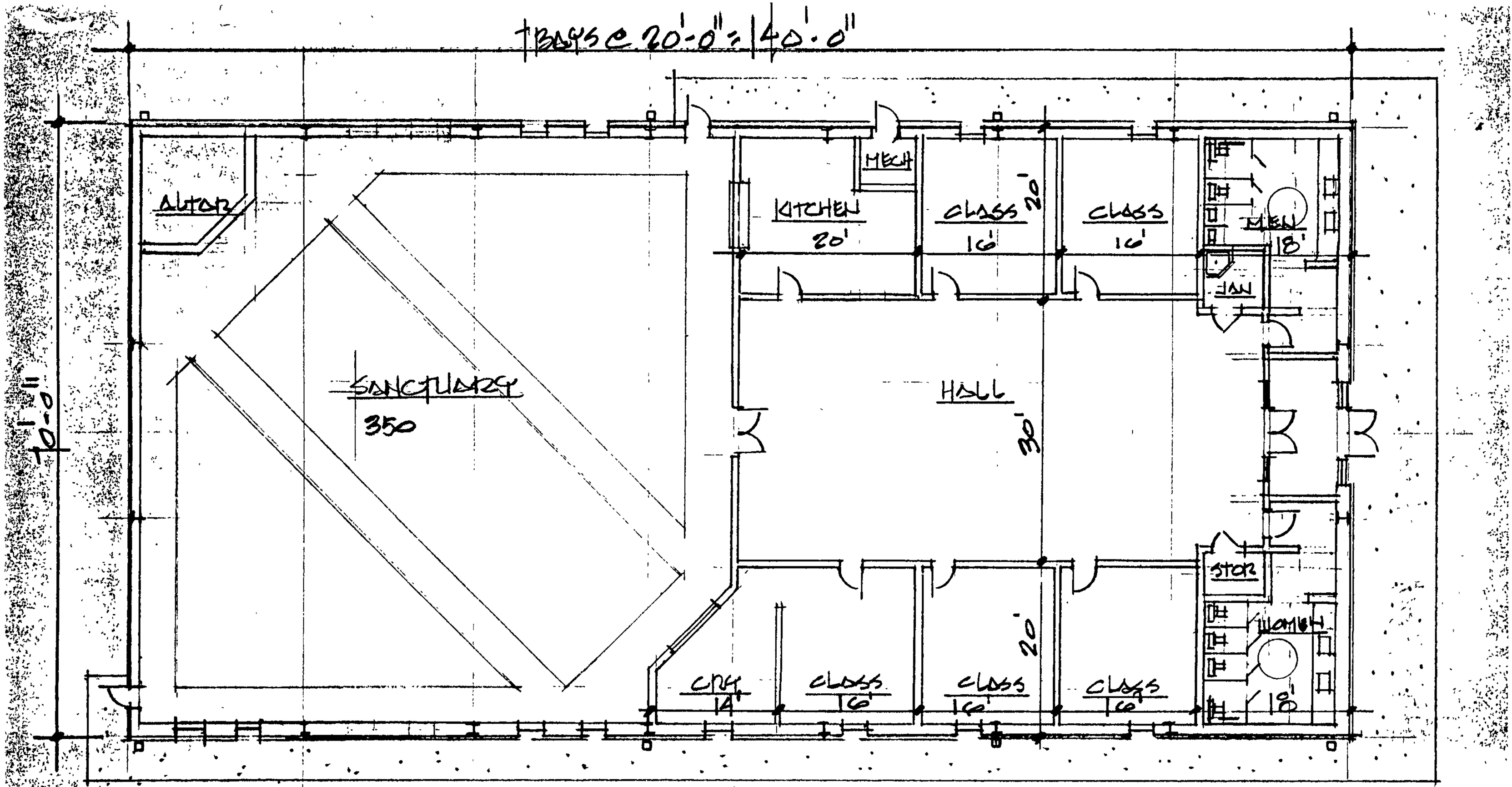
Scale: 1" = 40'

Drawn By:	ECU	Date:	02-10-05
Contract By:	TP	Drawing Name:	04021ALT.DWG
Job No.:	04-097	Sheet:	1 of 1

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Received Time Jan. 12. 11:47AM

Tract A and Tract A-2-3 Alb West Unit 2 EXHIBIT "A" COORS CORRIDOR SECTOR PLAN



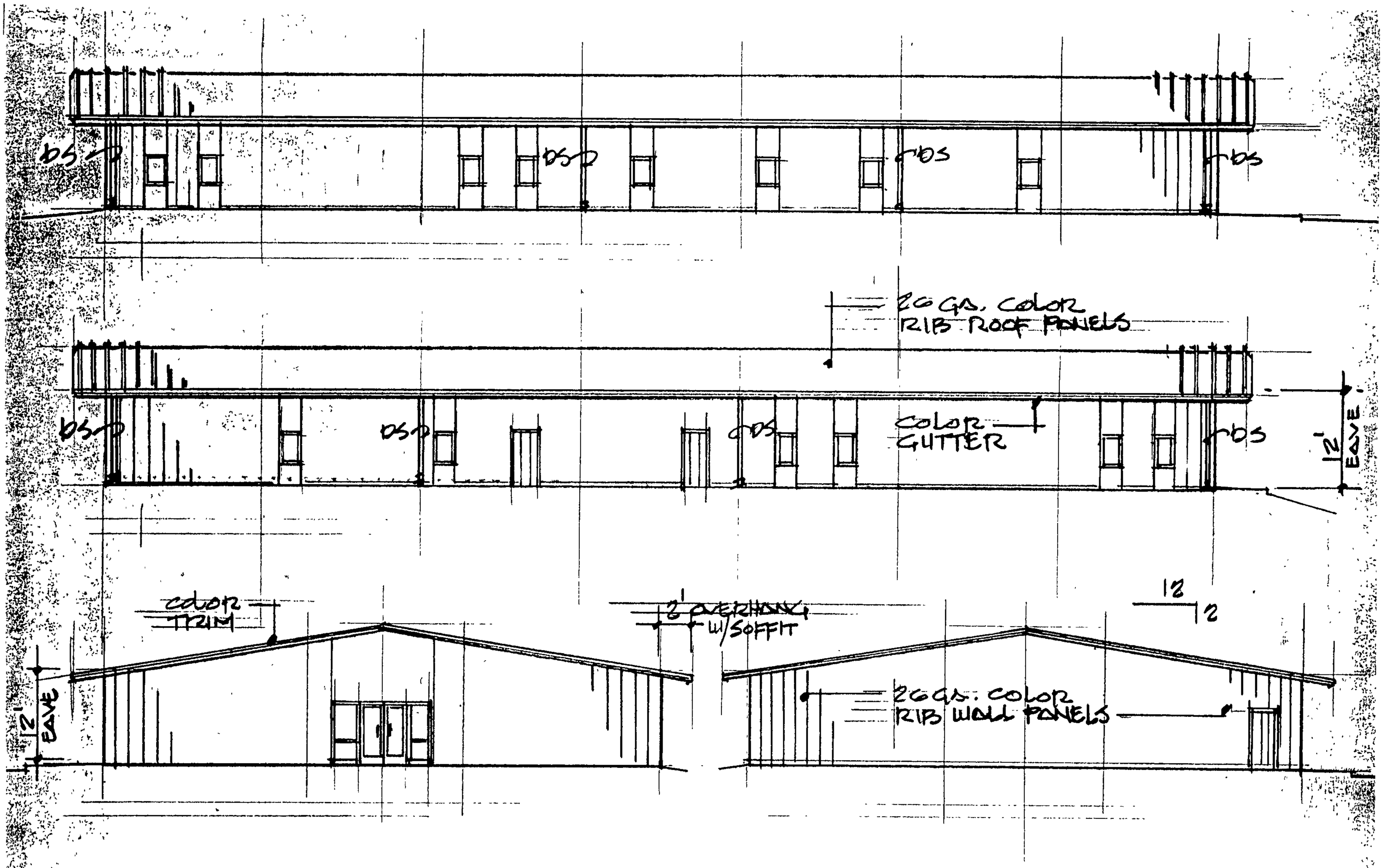
FLOOR PLAN 1/16"

PHASE ONE-A

SHIVER CONSTRUCTION

SEVENTH DAY ADVENTIST

PARADISE BLVD. NW



BLDG. ELEV. 1/16"
PHASE ONE-A

SHIVER CONSTRUCTION
SEVENTH DAY ADVENTIST CHURCH
PARADISE BLVD. NW
ALBUQ., N.M. 3-10-06

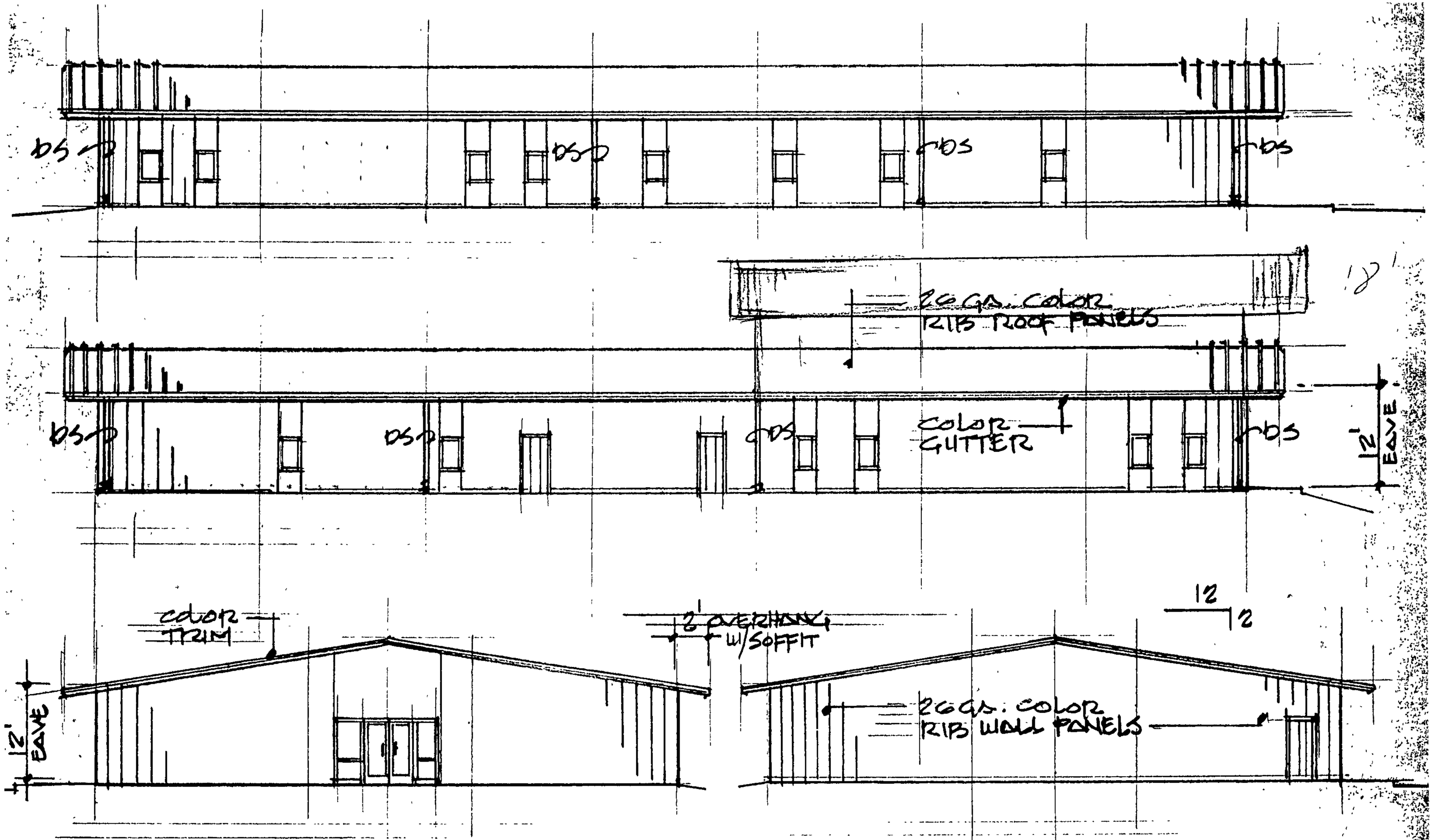
CONSTRUCTION COST ESTIMATE BREAKDOWN

CONTRACTOR: *Cedars Construction* ADDRESS: *P.O. Box 12877 Alb NM 87195*

CONTRACT FOR (Work to be performed): *7th Day Adventist Church* PROPOSED PRICE: *$695,621*

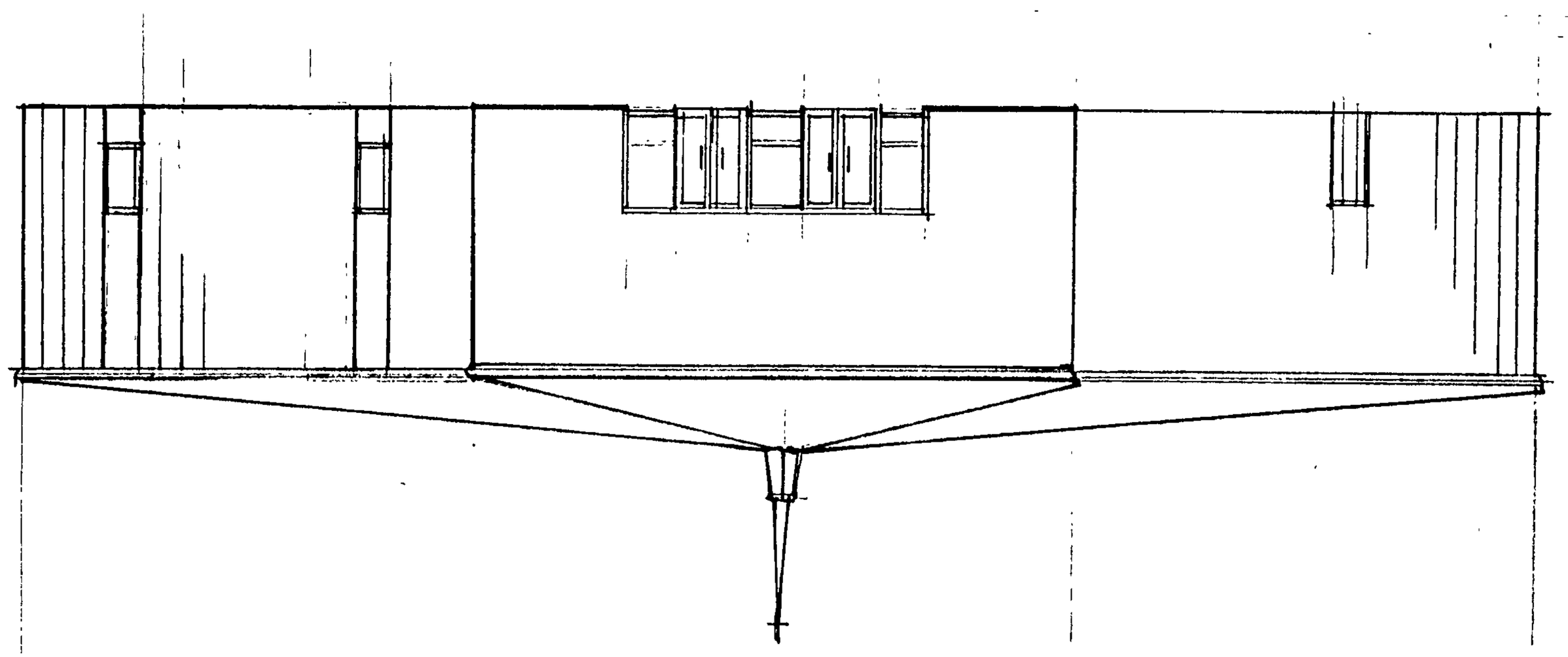
Project Name: *7th Day Adventist Church* PROJECT No. *06C0304* WORK LOCATION: *Albq, NM*

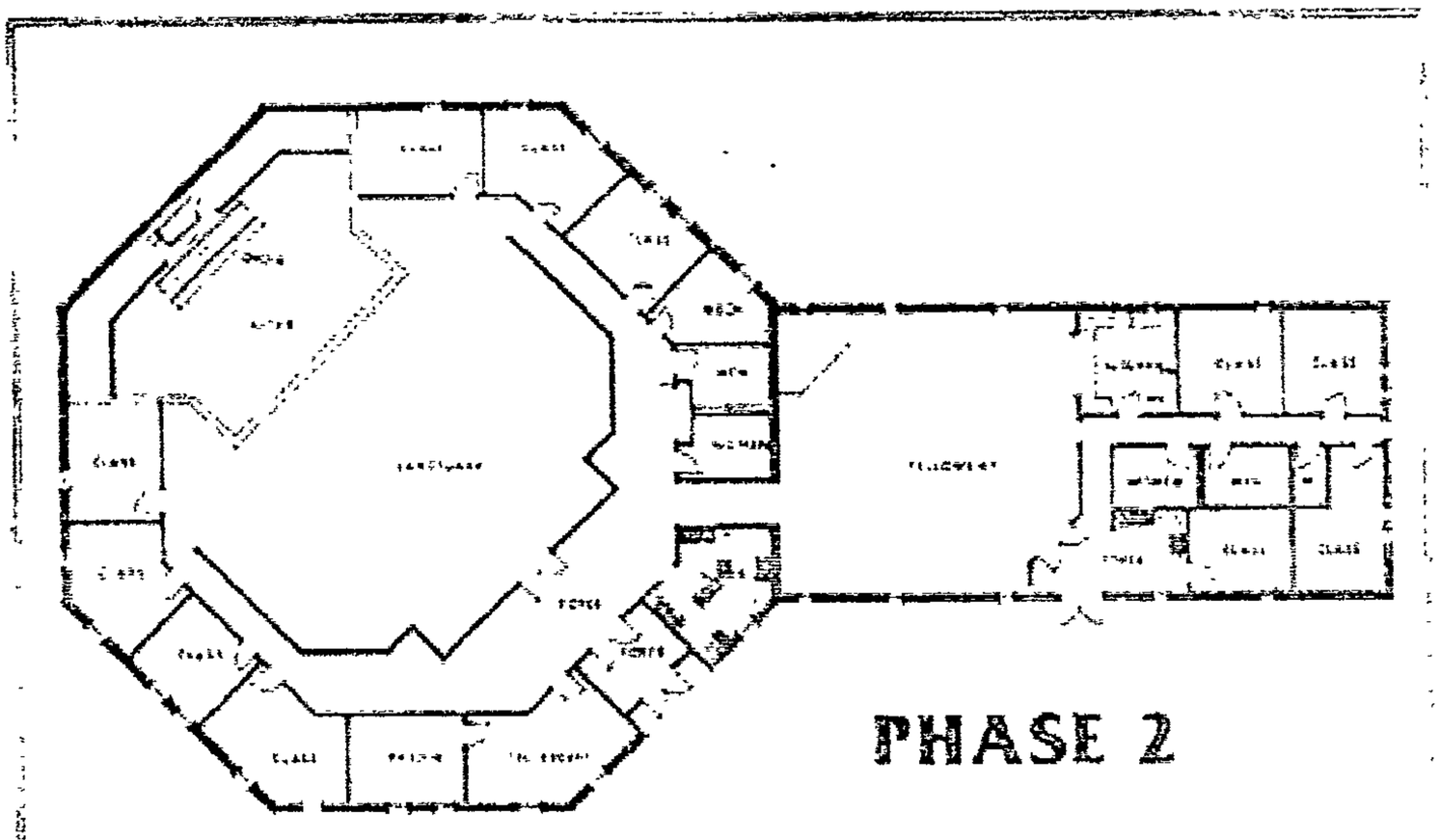
Line No	Item	Unit of measure	Quantity	Material Cost Unit	Material Cost Total	Labor Costs Manhours Mandays	Labor Costs Average Rate	Labor Costs Total	Other Equip / Direct Costs	Line Total	UNIT PRICE
	1	2	3	4	5	6	7	8	9	10	
1	Supervision	Wk	26	0	$0	130	40.00	$5,200	$2,600	$7,800	300.00
	Insurance	ls	1	1000	$1,000		20.00	$0	$0	$1,000	1000.00
	Permit	ls	1	5000	$5,000		20.00	$0	$0	$5,000	5000.00
	Testing	ls	1	0	$0		20.00	$0	$0	$0	0.00
	SWPP	ls	1	12000	$12,000	0	20.00	$0	$0	$12,000	12000.00
	Earthwork	ls	1	0	$0	25	120.00	$3,000	$5,000	$8,000	8000.00
	Paving	sy	4444.444	0	$0	0	120.00	$0	$80,000	$80,000	18.00
	Sidewalks	cy	19.25926	120	$2,311	14	120.00	$1,680	$200	$4,191	217.62
	Conc. footings	cy	28	120	$3,360	40	120.00	$4,800	$500	$8,660	309.29
	Excav. Footings	lf	420	0	$0	12	120.00	$1,440	$800	$2,240	5.33
	Slab on grade	cy	120.9877	120	$14,519	100	120.00	$12,000	$1,000	$27,519	227.45
	Metal Building	sf	9800	10	$98,000	300	120.00	$36,000	$10,000	$144,000	14.69
	Windows	ea	14	200	$2,800	4	120.00	$480	$100	$3,380	241.43
	Doors	ea	19	250	$4,750	6	120.00	$720	$200	$5,670	298.42
	Hardware	ea	19	300	$5,700	8	120.00	$960	$100	$6,760	355.79
	Framing	lf	950	10	$9,500	60	120.00	$7,200	$500	$17,200	18.11
	Sheetrock	sf	20200	0.75	$15,150	70	120.00	$8,400	$500	$24,050	1.19
	Tape & Texture	sf	20200	0.1	$2,020	30	120.00	$3,600	$200	$5,820	0.29
	Rigid insulation	sf	630	0.4	$252	1	120.00	$120	$100	$472	0.75
	Flooring	sf	9800	1	$9,800	80	120.00	$9,600	$700	$20,100	2.05
	Painting	sf	20200	0.1	$2,020	45	120.00	$5,400	$400	$7,820	0.39
	Toilet partitions	ls	1	2000	$2,000	6	120.00	$720	$200	$2,920	2920.00
	Toilet accessories	ls	1	1000	$1,000	2	120.00	$240	$100	$1,340	1340.00
	Fire extinguishers	ea	4	150	$600	1	120.00	$120	$20	$740	185.00
	Fire protection	ls	1	0	$0	0	120.00	$0	$20,000	$20,000	20000.00
	Mechanical	ls	1	0	$0	0	120.00	$0	$90,000	$90,000	90000.00
	Electrical	ls	1	0	$0	0	120.00	$0	$60,000	$60,000	60000.00
								$101,680			
						TOTAL AMOUNT				**$566,682**	
						Labor Burden		35%		**$35,588**	
						Overhead		10%		**$60,227**	
						Profit		5%		**$33,125**	
SF	9800					**Subtotal**				**$695,621**	70.98



BLDG. ELEV. 1/16"
PHASE ONE-A

SHIVER CONSTRUCTION
SEVENTH DAY ADVENTIST CHURCH
PARADISE BLVD. NW
ALBUQ., N.M. 3-10-06



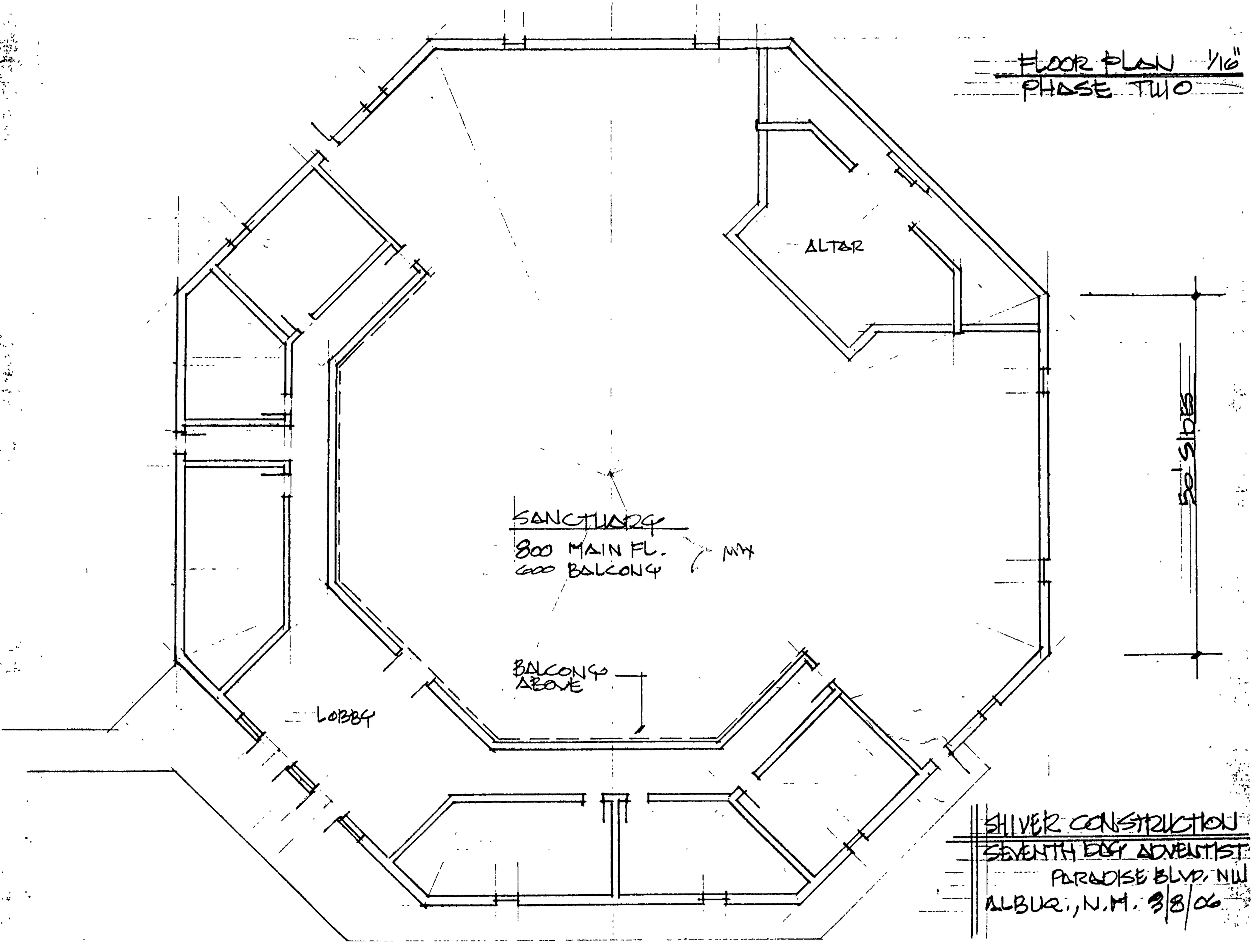


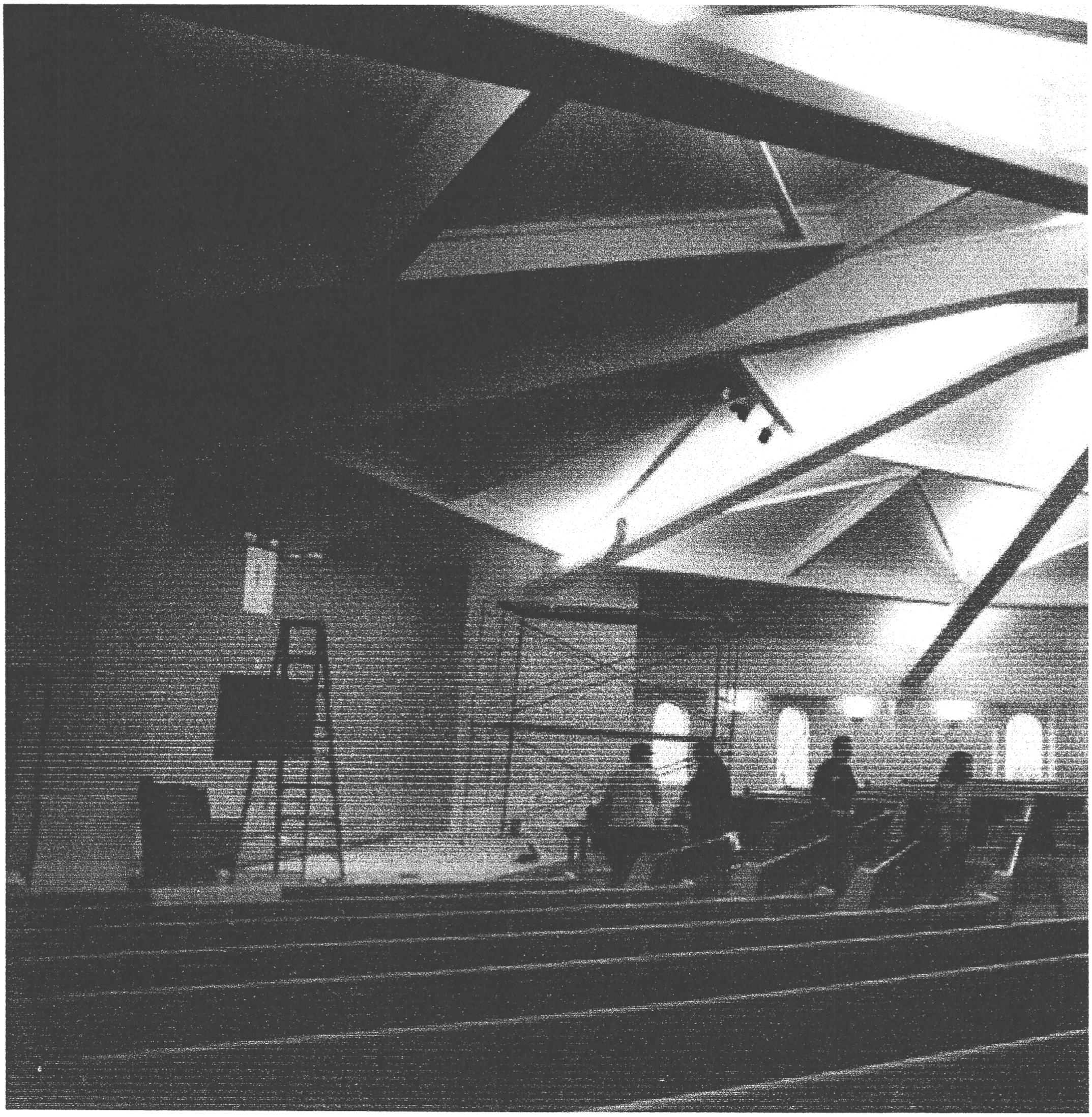
PHASE 2

MARANATHA
CUSTOM
CHURCHES INC.

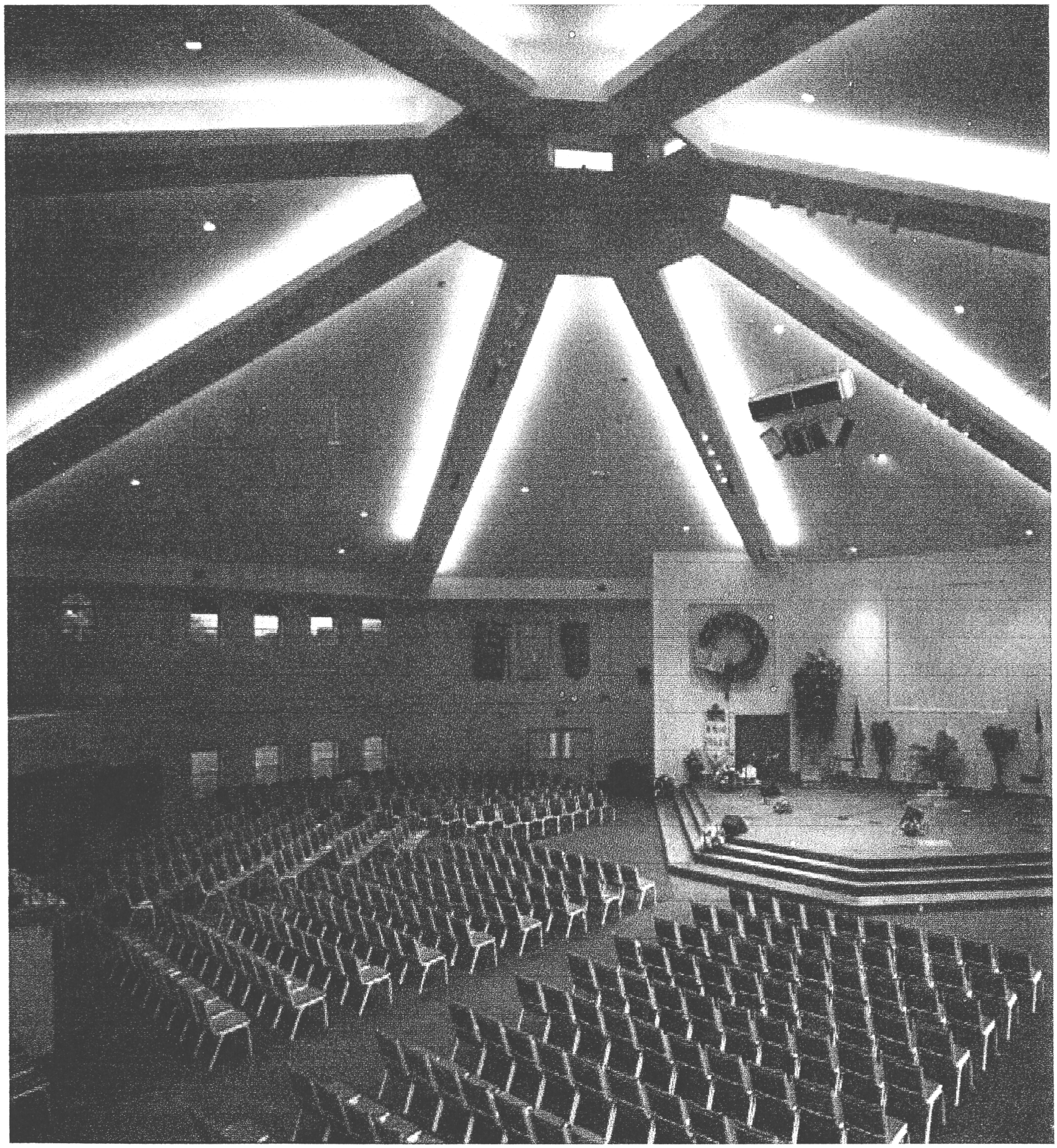
93' Octagon
39' Sides = 7,164 Sq. Ft.
Seating Capacity 251
Crew 30
Combined Total Sq. Ft. = 12,364

© 1993 Maranatha Custom Churches Inc.

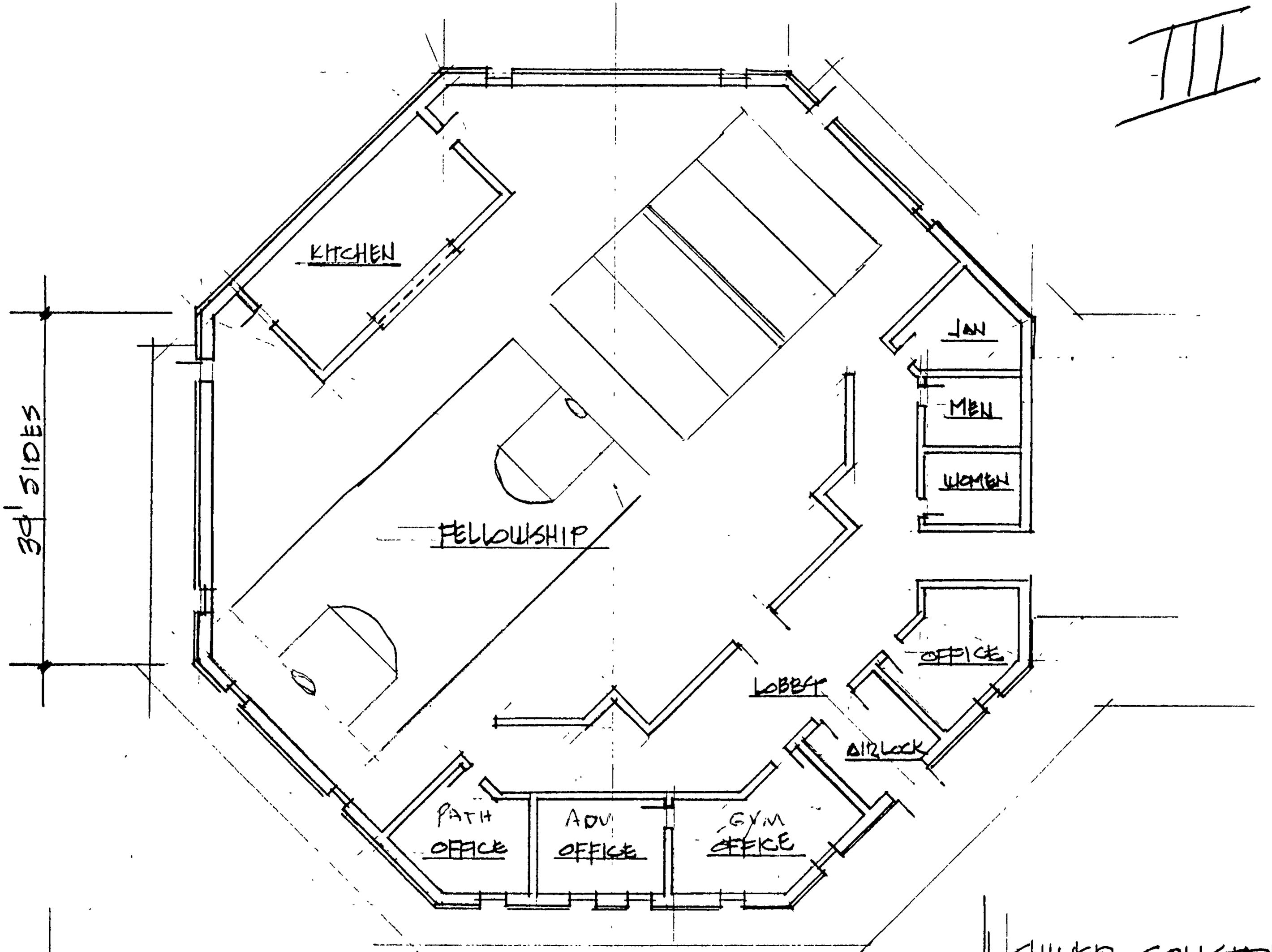

FLOOR PLAN 1/16"
PHASE TWO
ALTAR
SANCTUARY
800 MAIN FL.
600 BALCONY
MTY
BALCONY ABOVE
LOBBY
50' SLABS
SHIVER CONSTRUCTION
SEVENTH DAY ADVENTIST
PARADISE BLVD. NW
ALBUQ., N.M. 3/8/06



(B2)



III



FLOOR PLAN 1/16"

PHASE THREE

SHIVER CONSTRUCTION

SEVENTH DAY ADVENTIST

PARADISE BLVD. NW

ALBUQ., N.M. 3-8-06

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

Supplemental form

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

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

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

APPLICANT INFORMATION:

NAME: HIGH ASSETS LAND COMPANY, Ltd PHONE: 797-2600
ADDRESS: FAX: 797-2900
CITY: ABQ STATE NM ZIP 8 E-MAIL:
Proprietary interest in site: OWNER IN FEE SIMPLE List all owners:
AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVIL.COM
(Aka Albuquerque West Unit 2, Tract A-1)
DESCRIPTION OF REQUEST: ASSEMBLE A PURCHASED PARCEL (EXCESS RIGHT-OF-WAY) INTO THE ADJACENT TRACT A, HIGH ASSETS LAND CO.
Prelim/ Final Plat Approval
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. ① PORTION OF LOT 3, BLK E, ② TRACT A Block: Unit:
Subdiv. / Addn ① ALBUQUERQUE WEST ② ALBUQUERQUE WEST, UNIT ONE
Current Zoning SU-1, PDA FOR C-3 USES Proposed zoning: SAME
Zone Atlas page(s). C-13 No. of existing lots: 2 No. of proposed lots. 1
Total area of site (acres): 3. Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO.
UPC No 101306410728720304 + 101306406727820303 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD.
Between: PASEO DEL NORTE and EAGLE RANCH ROAD.

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-90-40
Z-86-138
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review.

SIGNATURE [signature] DATE 03-08-05
(Print) FRED C. ARFMAN ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ 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
- N/A Site is within 1000ft of a landfill
- N/A F.H.D.P. density bonus
- N/A F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - - 00386	PSF	S(3)	$ 215.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 235.00

Hearing date 3-16-05

3-9-05
Planner signature / date

Project # 1004000

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.
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** forthcoming

☐ **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.

Fred C. Arfman
Applicant name (print)

03-08-05
Applicant signature / date

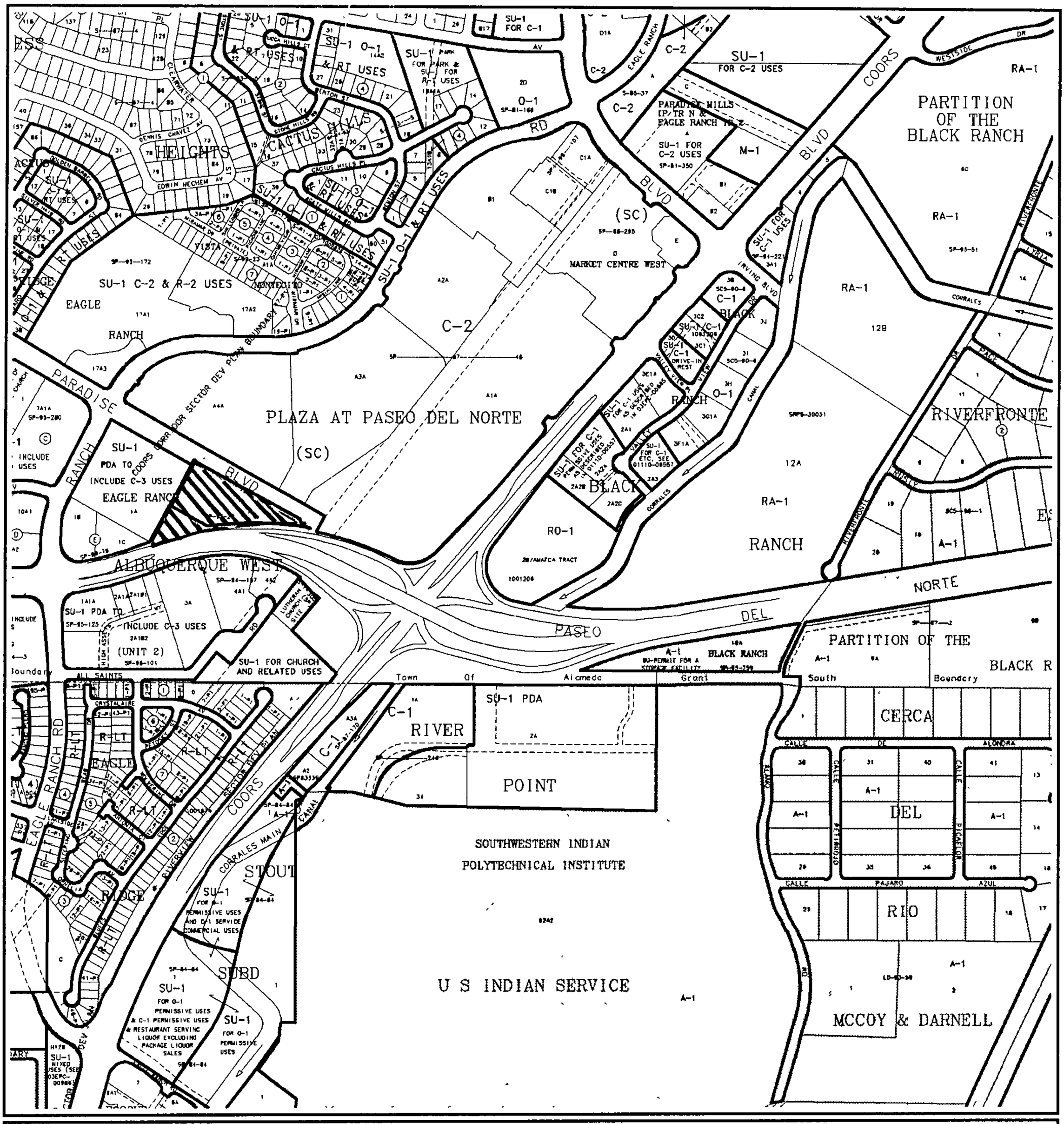
Form revised 11/04

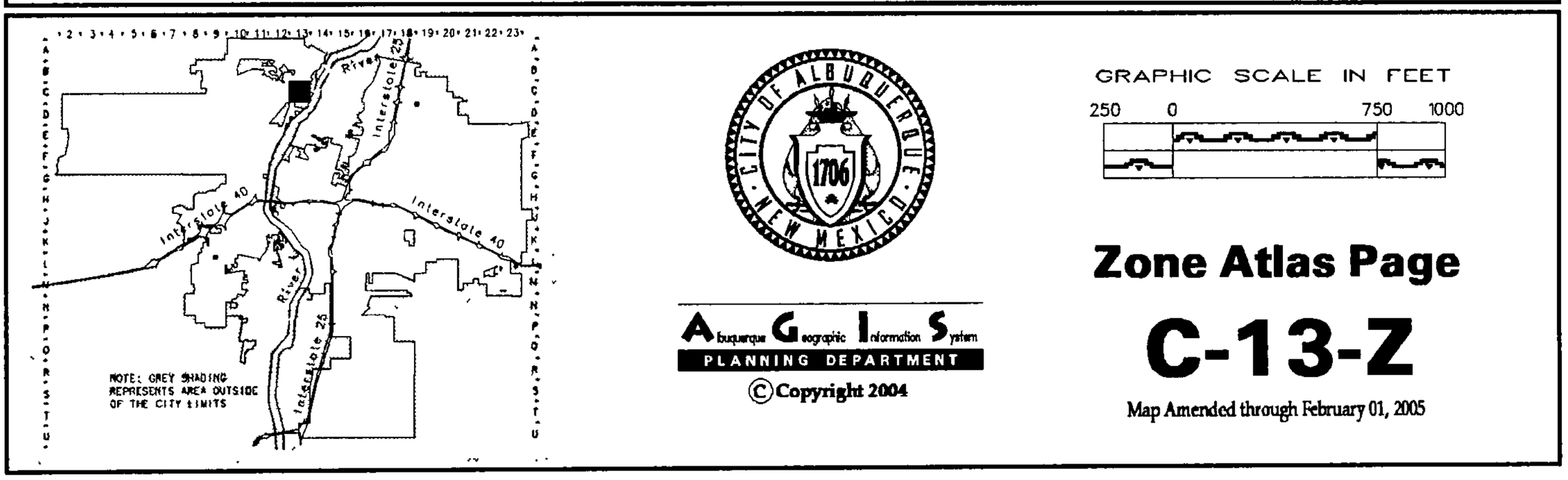
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - 00388
- -
- -

3-8-05
Planner signature / date

Project # 1004000





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

C-13-Z

Map Amended through February 01, 2005

PROJECT MEMORANDUM

03/08/05

TO: Sheran Matson, Chair, Development Review Board

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Tract A-1, Albuquerque West Unit 2 ***I&A PROJ NO:*** 1298

SUBJ: Minor Plat Action

Isaacson & Arfman, P.A., agent and consulting engineer under contract to High Assets Land Company has prepared and desires to process the subject minor plat which assembles an acquired surplus NMDOT right-of-way tract with the adjacent High Assets property.

The surplus tract NRW A-2-3 has been previously acquired by High Assets Land Company in November 1991. This plat action is required as a prelude to a potential land sale and ultimate development of the undeveloped parcels.

END.

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

PAID RECEIPT

APPLICANT NAME High Assets Land Co

AGENT Isaacson & Arfman

ADDRESS 128 Monroe

PROJECT & APP # 1004000 / 05DRB00388

PROJECT NAME Albq. West

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 215.00 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

$ 235.00 **TOTAL AMOUNT DUE**

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

16418

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

95-219/1070 176
1350743997

DATE 3/8/05

DUPLICATE
City Of Albuquerque
Treasury Division

PAY TO THE ORDER OF City of Albuquerque $ 235.00

Two hundred thirty-five & 00/100 DOLLARS

Security Features Details on Back.

3/8/2005 10:35AM LOC: ANNX
RECEIPT# 00037669 WS# 008 TRANS# 0026
Account 441032 Fund 0110
Activity 3
Trans Amt $235.00 TRSDMM
J24 Misc $20.00
FOR 1298 DRB process fee

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

⑈00016418⑈ ⑆107002192⑆ 1350743997⑈

DUPLICATE
City Of Albuquerque
Treasury Division

10:36AM LOC: ANNX
RECEIPT# 00037669 WS# 008 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $235.00
J24 Misc ~~$215.00~~
$235.00
CHANGE ~~$0.00~~

MP

Thank You

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1004000

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: _____

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: DRB resubmittal

CONTACT NAME: J. K

TELEPHONE: 505-858-3100 EMAIL: jnikki@tierrawestllc.com

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

April 25, 2013

Mr. Jack Cloud, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: REQUEST TO WITHDRAW PRELIMARY / FINAL PLAT AND VACATION OF 15 FOOT PRIVATE ACCESS EASEMENT ZONE ATLAS PAGE C-13, PROJECT # 1004000

Dear Mr. Cloud:

Tierra West LLC, on behalf of Land Reserve of New Mexico, LLC, requests the actions of preliminary/final plat and vacation of a 15-foot private access easement be withdrawn from Project #1004000. The site, Tract A-1, Albuquerque West, Unit 2, is located on Paradise Boulevard NW, between Eagle Ranch Road NW and Coors Boulevard NW.

Land Reserve of New Mexico, LLC does not wish to replat the parcel at this time. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Watson – Land Reserve of New Mexico, LLC

JN: 2012086

RRB/jdn

Z:\2012\2012086\Working Documents\2012086 Jack Cloud plat withdrawl request 04-25-13.docx

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: **3/22/2013**
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No _____
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PHASE 1 OF ALBUQUERQUE SPORTING CENTER
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A1 ALBUQUERQUE WEST UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Sidewalk	Paradise Blvd.	West Property Line	East Curb Return of Entrance	/	/	/
		20' F - E	Permanent Paving Curb & Gutter (South side)	Paradise Blvd.	West Property Line	East Curb Return of Entrance	/	/	/
		6"	Fire Hydrant	Paradise Blvd.	12" Waterline	North Boundary Line	/	/	/
		14'	Rock Lined Drainage Channel	Paradise Blvd.	West Property Line	East Curb Return of Entrance	/	/	/
		30"	60 LF Storm Sewer RCP w/ concrete end caps	East Entrance	15' West of Entrance	15' East of Entrance	/	/	/
			Maintenance and Covenant Agreement				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items: _____

Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

Ronald R. Bohannon
NAME (print)

Tierra West LLC
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

April 9, 2013

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

RE: TRACT A-1 ALBUQUERQUE WEST UNIT TWO
PARADISE BLVD. AND PASEO DEL NORTE
ZONE ATLAS PAGE C-13-Z

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Panda Restaurant Group, Inc. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

APPROVED
By Mark E. Russell at 9:53 pm, Apr 09, 2013

Mark E. Russell
Print Name

Signature

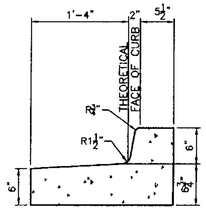
Sr.Project Manger
Title

4/9/2013
Date

PROJECT

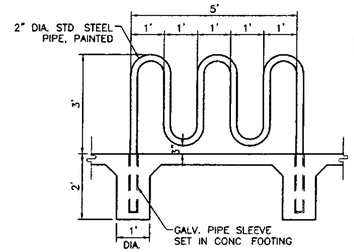
1004000

App #	Action	Date
13-70498	VPRE	4-10-13
13-70499	P&F	4-10-13

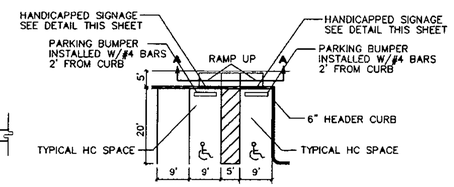


CURB GENERAL NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

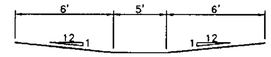
STANDARD CURB / GUTTER
NTS



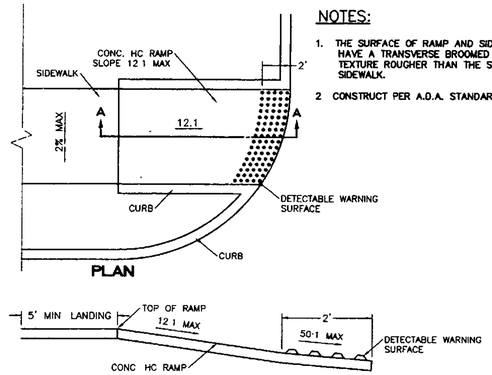
BIKE RACK DETAIL
NTS



HC PARKING DETAIL
NTS

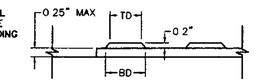


HC PARKING DETAIL SECTION A-A
NTS

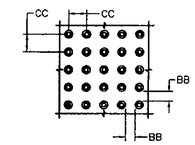


NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE. TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.

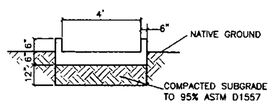
UNIDIRECTIONAL HC RAMP
NOT TO SCALE



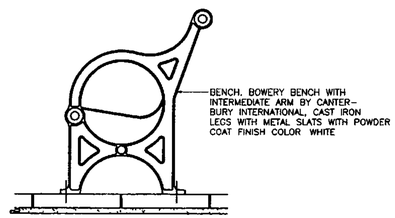
DOME SECTION
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



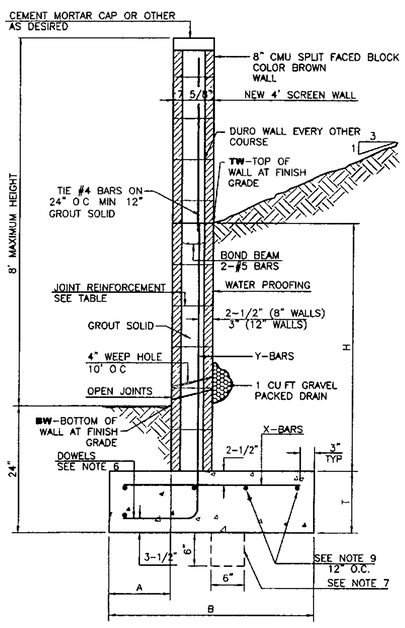
DOME SPACING
CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



CONCRETE RUNDOWN DETAIL
NTS



BENCH AND RECEPTACLE CONC. CONNECTION
NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

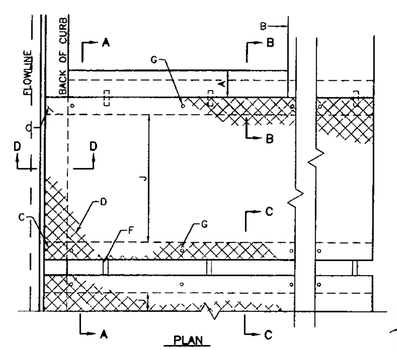
H	A	B	T	Y-BARS	X-BARS
ft -in	in	ft -in	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C	#4 @18" O.C
5'-4"	14"	3'-10"	10"	#6 @16" O.C	#4 @18" O.C
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C

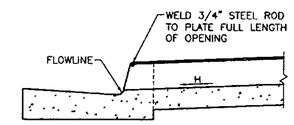
12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft -in.	in	ft -in	in		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C
6'-8"	16"	4'-6"	12"	#6 @24" O.C	#5 @18" O.C
7'-4"	18"	4'-10"	12"	#6 @16" O.C	#5 @18" O.C
8'-0"	20"	5'-4"	12"	#7 @18" O.C	#6 @12" O.C
8'-8"	20"	5'-8"	12"	#7 @16" O.C	#6 @12" O.C.

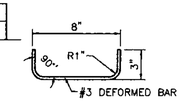
GENERAL NOTES
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4"

RETAINING WALL DETAIL
NTS

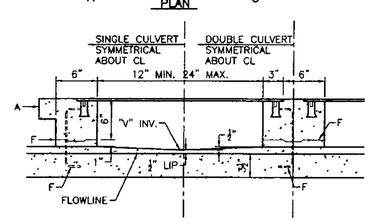




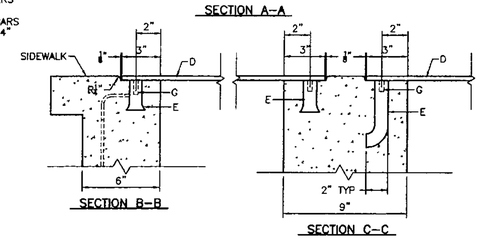
SECTION D-D



DOWEL DETAIL



SECTION A-A



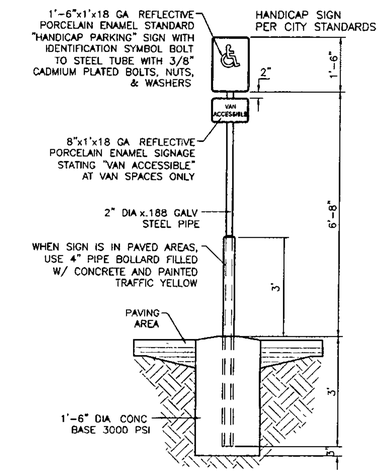
SECTION B-B

SECTION C-C

SIDEWALK CULVERT DETAIL
NTS

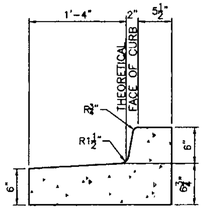
GENERAL NOTES:
1. PLACING OF DRAIN THRU EX. SIDEWALK AND C&G REQUIRES THAT ENTIRE STONES BE REMOVED AND REPLACED AS DETAILED.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POUSHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE. COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300LDS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69)
8. THE CITY WILL NOT ASSUME RESPONSIBLITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS

CONSTRUCTION NOTES:
A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT
B. EDGE OF SIDEWALK OR SETBACK
C. 3" RADIUS
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE)
E. FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTOR'S INSTRUCTIONS AT MAX 24" O.C. A MIN. OF 2 PER SIDE AND ONE WITHIN 6" OF EACH OTHER
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED SPACE DOWELS AT 18" O.C. MAX. 1-1/2" MIN. FROM FACE OF CONC.
G. 3/8" – 16x1-1/4" COUNTERSUNK, F.H. STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
J. DRAIN WIDTH PER PLAN (12" MIN, 24" MAX.)



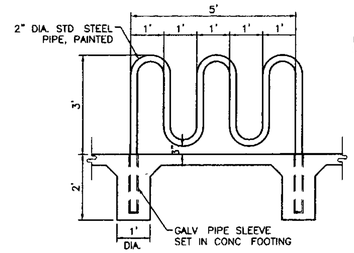
HANDICAP SIGN
NTS

ENGINEER'S SEAL	ALBUQUERQUE SPORTING CENTER	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 1-31-13
		DRAWING 2012086-DET
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 6
		JOB # 2012086

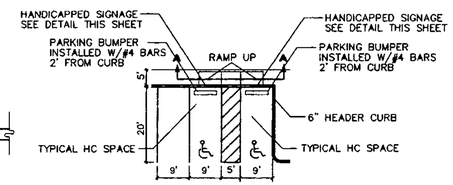


CURB GENERAL NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

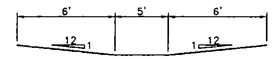
STANDARD CURB / GUTTER
NTS



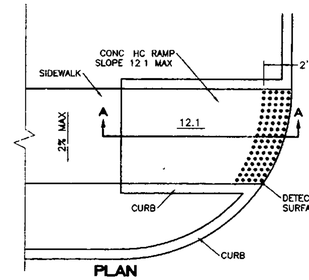
BIKE RACK DETAIL
NTS



HC PARKING DETAIL
NTS

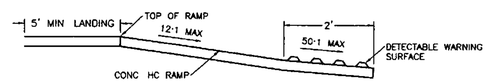


HC PARKING DETAIL SECTION A-A
NTS



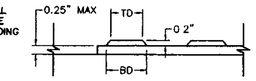
PLAN

NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.

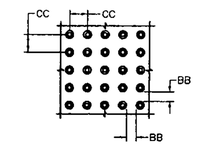


SECTION A-A

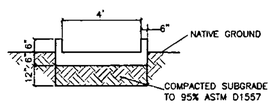
UNIDIRECTIONAL HC RAMP
NOT TO SCALE



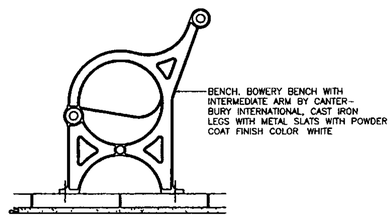
DOME SECTION
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



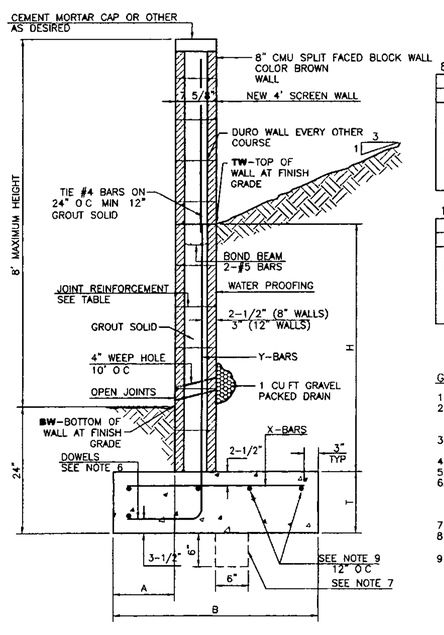
DOME SPACING
CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



CONCRETE RUNDOWN DETAIL
NTS



BENCH AND RECEPTACLE CONC. CONNECTION
NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

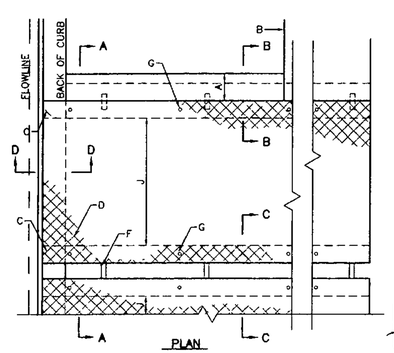
H	A	B	T	Y-BARS	X-BARS
ft-in	in	ft-in	in		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

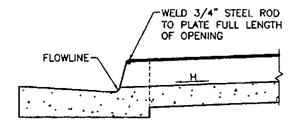
H	A	B	T	Y-BARS	X-BARS
ft-in.	in	ft-in	in		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @18" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4"

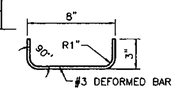
RETAINING WALL DETAIL
NTS



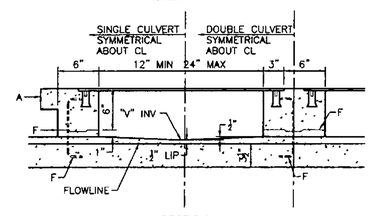
PLAN



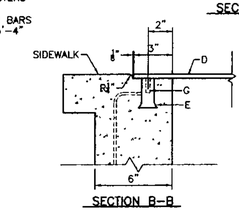
SECTION D-D



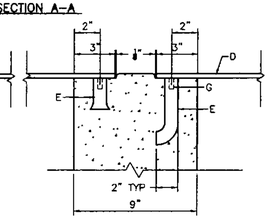
DOWEL DETAIL



SECTION A-A



SECTION B-B

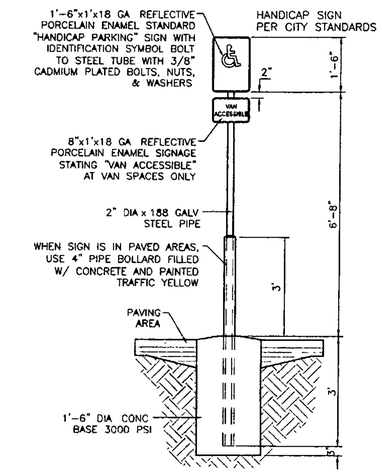


SECTION C-C

SIDEWALK CULVERT DETAIL
NTS

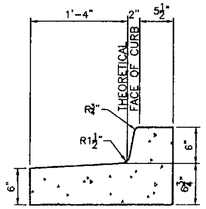
GENERAL NOTES:
1. PLACING OF DRAIN THRU EX. SIDEWALK AND C&G REQUIRES THAT ENTIRE STONES BE REMOVED AND REPLACED AS DETAILED.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE. COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300LDS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69)
8. THE CITY WILL NOT ASSUME RESPONSIBUTY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS

CONSTRUCTION NOTES:
A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT
B. EDGE OF SIDEWALK OR SETBACK
C. 3" RADIUS
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE)
E. FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTOR'S INSTRUCTIONS AT MAX. 24" O.C. A MIN. OF 2 PER SIDE AND ONE WITHIN 6" OF EACH OTHER
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED SPACE DOWELS AT 18" O.C. MAX. 1-1/2" MIN. FROM FACE OF CONC.
G. 3/8" – 16x1-1/4" COUNTERSUNK, F.H. STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
J. DRAIN WIDTH PER PLAN (12" MIN, 24" MAX.)



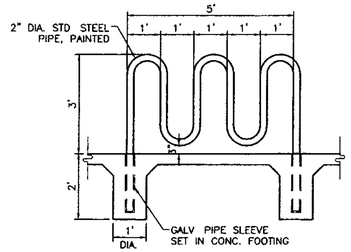
HANDICAP SIGN
NTS

ENGINEER'S SEAL	ALBUQUERQUE SPORTING CENTER	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 1-31-13
		DRAWING 2012086-DET
RONALD R BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 6
		JOB # 2012086

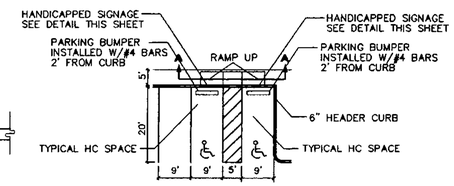


CURB GENERAL NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

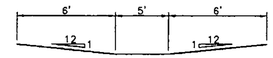
STANDARD CURB / GUTTER
NTS



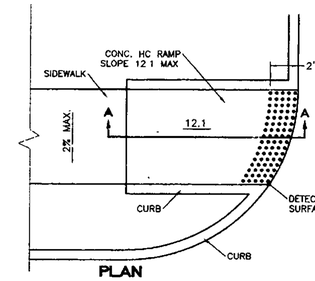
BIKE RACK DETAIL
NTS



HC PARKING DETAIL
NTS

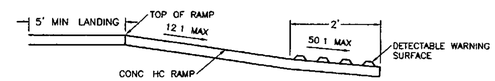


HC PARKING DETAIL SECTION A-A
NTS



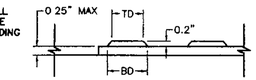
PLAN

NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.

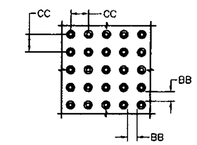


SECTION A-A

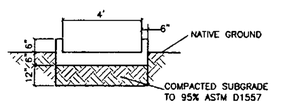
UNIDIRECTIONAL HC RAMP
NOT TO SCALE



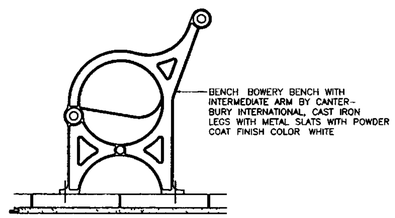
DOME SECTION
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



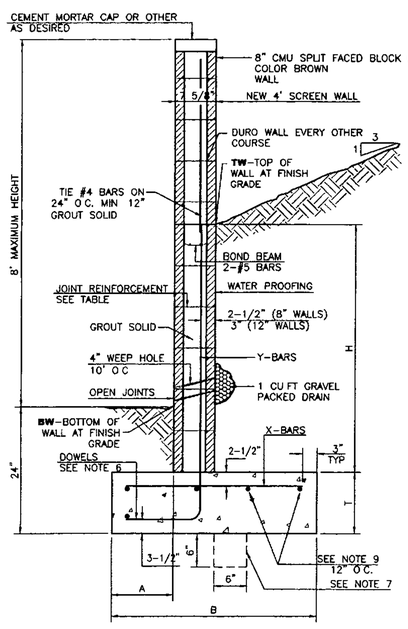
DOME SPACING
CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



CONCRETE RUNDOWN DETAIL
NTS



BENCH AND RECEPTACLE CONC. CONNECTION
NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

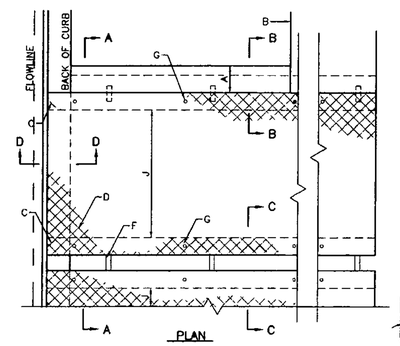
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C	
2'-8"	8"	2'-0"	9"	#4 @32" O.C	#4 @24" O.C
3'-4"	8"	2'-4"	9"	#4 @32" O.C	#4 @24" O.C
4'-0"	10"	2'-8"	9"	#4 @32" O.C	#4 @24" O.C
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C
5'-4"	14"	3'-10"	10"	#6 @16" O.C	#4 @18" O.C
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C	#4 @12" O.C

12 INCH REINFORCED CONCRETE MASONRY WALL

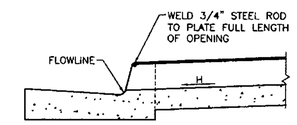
H	A	B	T	Y-BARS	X-BARS
ft.-in	in	ft.-in	in		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C
6'-0"	15"	4'-2"	12"	#4 @16" O.C	#4 @18" O.C
6'-8"	16"	4'-6"	12"	#6 @24" O.C	#5 @18" O.C
7'-4"	18"	4'-10"	12"	#6 @16" O.C	#5 @18" O.C
8'-0"	20"	5'-4"	12"	#7 @18" O.C	#6 @12" O.C
8'-8"	20"	5'-8"	12"	#7 @16" O.C	#6 @12" O.C

GENERAL NOTES
1 ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS
2 MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2 0%
3 BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED
4 ALL BARS ARE TO BE GRADE 60, ASTM 615
5 TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE
6 DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING
7 PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8 USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'
9 BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4"

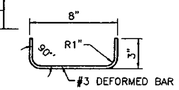
RETAINING WALL DETAIL
NTS



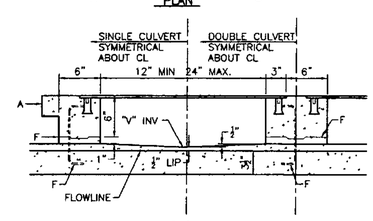
PLAN



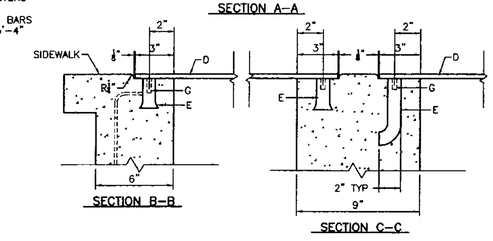
SECTION D-D



DOWEL DETAIL



SECTION A-A

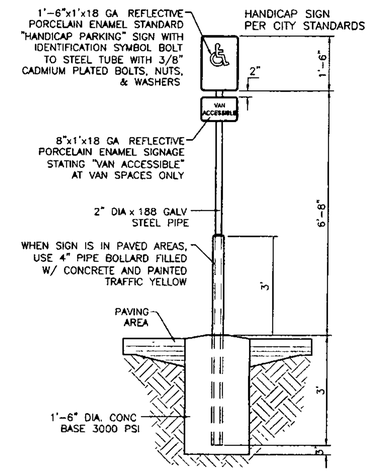


SECTION B-B
SECTION C-C

SIDEWALK CULVERT DETAIL
NTS

GENERAL NOTES:
1. PLACING OF DRAIN THRU EX. SIDEWALK AND C&G REQUIRES THAT ENTIRE STONES BE REMOVED AND REPLACED AS DETAILED.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE. COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING WALLS.
7 LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300LDS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69)
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS

CONSTRUCTION NOTES:
A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT
B. EDGE OF SIDEWALK OR SETBACK
C. 3" RADIUS
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE)
E. FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTOR'S INSTRUCTIONS AT MAX. 24" O.C. A MIN. OF 2 PER SIDE AND ONE WITHIN 6" OF EACH OTHER
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED SPACE DOWELS AT 18" O.C. MAX. 1-1/2" MIN. FROM FACE OF CONC.
G. 3/8" – 16x1-1/4" COUNTERSUNK, F.H. STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
J. DRAIN WIDTH PER PLAN (12" MIN, 24" MAX.)



HANDICAP SIGN
NTS

ENGINEER'S SEAL	ALBUQUERQUE SPORTING CENTER	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 1-31-13
		DRAWING 2012086-DET
RONALD R BOHANNAN P.E #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 6
		JOB # 2012086

O.K. Marlene Jackson 1-28-91

91C-29(1)

(SEE NOTE 3 OF 3) 91 6378

CORRECTED PLAT OF ALBUQUERQUE WEST, UNIT TWO

WITHIN PROJECTED SECTION 18, T 11 N, R 3 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

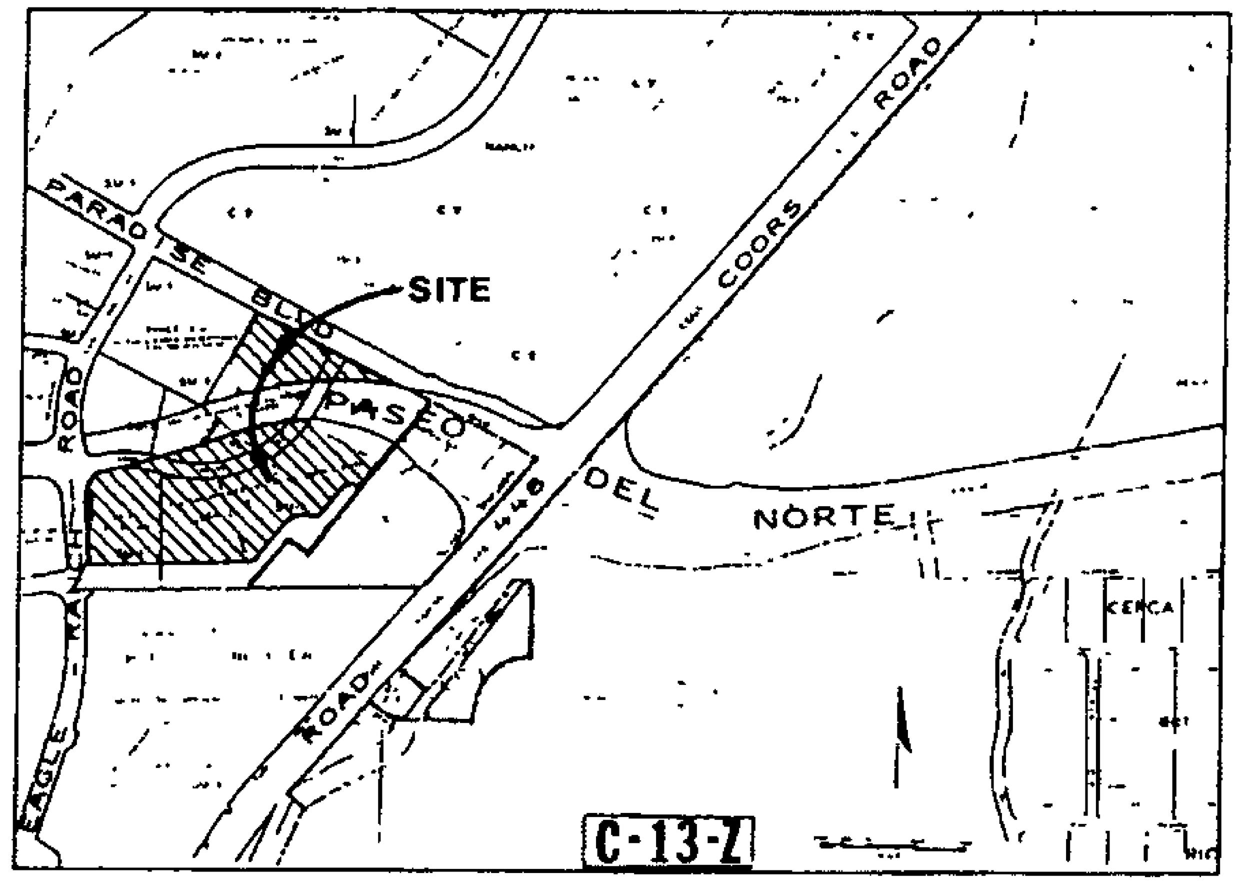
ALBUQUERQUE NEW MEXICO

JUNE 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on JAN 2 3 1991 9:06
Recorded in Vol 91C of records of said County, folio 29

SP-91-20

DRB CASE NO. DRB-90-252



VICINITY MAP (C-12,13) SCALE: 1" = 750'

9 CODES

High Assets, R.S. Schaefer, & N.M. State Hiway Dept

Chris Simpson 1-23-91

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTION 18) T 11 N, R 3 E. N.M.P.M. AND BEING COMPRISED OF THE FOLLOWING SUB-PARCELS:

PORTIONS OF LOT 4, BLOCK E; LOTS 2 THROUGH 5, BLOCK F AND THE REMAINING PORTION OF LONG ISLAND DRIVE N.W. AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 21, 1984, IN BOOK C25, PAGE 138,

LOT 1-A, BLOCK F, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOT 1, BLOCK F, ALBUQUERQUE WEST TOGETHER WITH A VACATED PORTION OF EAGLE RANCH ROAD N.W., ALBUQUERQUE, NEW MEXICO, JULY 1987, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 1987, IN BOOK C35, PAGE 63.

THE SOUTHERLY PORTION OF THE HEREIN DESCRIBED PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT THE POINT OF TANGENCY OF THE CURVE AT THE SOUTHWEST CORNER OF SAID LOT 1-A, BLOCK F, ALBUQUERQUE WEST ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE RANCH RD. N.W., FROM WHENCE THE ACS CONTROL BRASS CAP "1 C-11" BEARS S 75°24'47" W, A DISTANCE OF 7,540 58 FEET,

THENCE, N 03°17'41" W, A DISTANCE OF 105 16 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°13'57" AND A RADIUS OF 1,090.00 FEET,

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 80.52 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°11'15" AND A RADIUS OF 1,110.00 FEET;

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 81.13 FEET TO ANOTHER POINT OF REVERSE CURVATURE BEING TO THE RIGHT AND HAVING A CENTRAL ANGLE OF 17°29'31" AND A RADIUS OF 170 00 FEET;

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 51.90 FEET TO A POINT OF COMPOUND CURVATURE CONTINUING TO THE RIGHT AND TRANSITIONING FROM THE SAID RIGHT-OF-WAY LINE OF EAGLE RANCH ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE N.W., SAID CURVE HAVING A CENTRAL ANGLE OF 67°21'19" AND A RADIUS OF 80.00 FEET,

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 94.05 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT AND HAVING A CENTRAL ANGLE OF 11°18'22" AND A RADIUS OF 2,078.00 FEET,

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 410.05 FEET ALONG SAID RIGHT-OF-WAY LINE OF PASEO DEL NORTE TO A POINT OF NON-TANGENCY;

THENCE, N 70°17'47" E, A DISTANCE OF 125.02 FEET TO POINT 'A' AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°56'33" AND A RADIUS OF 1,081.92 FEET;

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 225.51 FEET TO A NON-TANGENCY POINT OF COMPOUND CURVATURE CONTINUING TO THE RIGHT AND HAVING A CENTRAL ANGLE OF 10°19'17" AND A RADIUS OF 723.94 FEET (CHORD BEARING. N 87°26'52" E, CHORD: 130.24 FT.),

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 130.41 FEET TO A POINT OF NON-TANGENCY;

THENCE, S 34°17'57" W, A DISTANCE OF 24 49 FEET DIVERGING FROM THE SAID RIGHT-OF-WAY LINE OF PASEO DEL NORTE,

THENCE, S 60°49'30" E, A DISTANCE OF 355.74 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4, BLOCK A TO AN ANGLE POINT;

THENCE, S 38°46'05" W, A DISTANCE OF 132 41 FEET TO A NON-TANGENT POINT AND THE BEGINNING OF A CURVE TO THE LEFT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALL SAINT DRIVE N.W.,

THENCE, ALONG THE ARC OF THE CURVE HAVING A CENTRAL ANGLE OF 89°47'07", A RADIUS OF 60.00 FEET (CHORD BEARING S 83°53'38" W, CHORD: 84.69 FEET) 94.02 FEET TO THE POINT OF TANGENCY,

THENCE, S 38°45'19" W, A DISTANCE OF 113 07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 70°52'04" AND A RADIUS OF 45.00 FEET (CHORD BEARING S 73°57'04" W, CHORD: 52.18 FEET),

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 55 66 FEET TO A POINT OF REVERSE CURVATURE HAVING A CENTRAL ANGLE OF 70°23'02" AND A RADIUS OF 105.00 FEET (CHORD BEARING. S 74°02'57" W, CHORD: 121.03 FEET),

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 128.99 FEET TO A POINT OF TANGENCY,

THENCE, S 38°47'56" W, A DISTANCE OF 193.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°19'37" AND A RADIUS OF 45.00 FEET (CHORD BEARING: S 64°42'32" W, CHORD: 38.98 FEET),

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 40.31 FEET TO A POINT OF TANGENCY;

THENCE, N 89°44'27" W, A DISTANCE OF 630.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°27'00" AND A RADIUS OF 30.00 FEET;

THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 45.27 FEET TO THE POINT OF BEGINNING OF THE SOUTHERN PORTION OF THE PARCEL HEREIN DESCRIBED AND CONTAINING 11.4902 ACRES (500,514 SQ.FT.), MORE OR LESS;

THE NORTHERLY PORTION OF THE HEREIN DESCRIBED PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT SOUTHWESTERLY CORNER OF SAID LOT 4, BLOCK E, ALBUQUERQUE WEST, FROM WHENCE POINT 'A' AS DESCRIBED IN THE DESCRIPTION OF THE SOUTHERLY PARCEL BEARS S 00°16'49" W A DISTANCE OF 323 15 FEET

THENCE, N 29°07 44" E A DISTANCE OF 274 60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BLVD N.W.,

THENCE, S 60°52 49" E, A DISTANCE OF 655.96 FEET ALONG SAID RIGHT-OF-WAY TO A POINT FOR CORNER

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, S 15°52'49" E A DISTANCE OF 28 28 FEET

THENCE, S 60°52'49" E A DISTANCE OF 45.00 FEET, TO A POINT OF NON-TANGENCY AT THE BEGINNING OF A CURVE TO THE LEFT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE NW.

THENCE, ALONG THE ARC OF THE CURVE HAVING A CENTRAL ANGLE OF 18°44'50 AND A RADIUS OF 1 677.02 FEET (CHORD BEARING N 88°39'54" W, CHORD 546.28 FEET) 548 72 FEET TO A NON-TANGENT POINT

THENCE N 60°52'05" W 237 71 FEET TO THE POINT OF BEGINNING OF THE NORTHERLY PORTION OF THE PARCEL HEREIN DESCRIBED AND CONTAINING 2 9204 ACRES (127,213 SQ.FT.) MORE OR LESS AND THE ENTIRE PARCEL CONTAINING 14.4106 ACRES (627,727 SQ.FT.) MORE OR LESS.

SUBDIVISION DATA

1. GROSS PARCEL AREA: 14.5600 AC.
2. NUMBER OF EXISTING LOTS: 6
3. NUMBER OF TRACTS/LOTS CREATED: 5
4. LENGTH OF ROADWAYS VACATED: 842 LF
5. LENGTH OF ROADWAYS DEDICATED: 0 LF
6. BEARING BASE USED TO PREPARE THIS PLAT IS FROM THE PLAT ENTITLED "A SUBDIVISION OF RIVERVIEW AND INCLUDING THE VACATION AND RELOCATION OF PRIOR EASEMENTS AND RIGHT-OF-WAY," FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE, NM, ON JUNE 27, 1986, IN BOOK C30, PAGE 178. (GRID, CENT. ZONE)
7. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
8. CURVED LINES ARE ADDRESSED NUMERICALLY IN CURVE TABLES WHERE APPLICABLE.
9. FIELD SURVEY WAS PERFORMED DURING MAY 1990.

NOTES

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 1-24, 1991, IN ~~BOOK MISC.~~ Doc Num # 9l5497 PAGE ____.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS. WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

APPROVALS

NEW MEXICO UTILITIES INC.	DATE 7/13/90
PUBLIC SERVICE CO. OF NEW MEXICO	DATE 7/11/90
GAS CO. OF NEW MEXICO	DATE 6/22/90
U.S. WEST COMMUNICATIONS	DATE 6/27/90
JONES INTERCABLE	DATE 7-31-90
TRAFFIC ENGINEER, TRANS. DEV. DIV. (Richard Dourte)	DATE 1-07-91
PARKS AND RECREATION DEPT.	DATE 7/31/90
CHIEF CITY SURVEYOR, ENGR. DIV.	DATE 062990
UTILITY DEVELOPMENT DIV., PUB. WORKS DEPT. (Robert W. Kane)	DATE 7-31-90
REAL PROPERTY DIV.	DATE 1/23/91
A.M.A.F.C.A.	DATE 1/10/91
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE 1/10/91

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

JKC 1-28-91

CITY PLANNER, ALBUQUERQUE PLANNING DIV. DATE 1/24/91

CERTIFICATION (PLAT PREPARATION)

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY USED FOR THE PREPARATION OF THIS PLAT AND THE SETTING OF THE MONUMENTATION WAS ACCOMPLISHED BY L. A. CARLETON, JR. OF COMMUNITY SCIENCE CORPORATION, LS #7270. SEE CERTIFICATION THIS PLAT.

ISAACSON & ARFMAN, P.A.

THOMAS O. ISAACSON
N.M.P.E. & L.S. #3895

DATE 6-29-90

SHEET 1 OF 3

91C-29(1)

91C-29(2)

91C-29(2)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF.

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

ANY IMPROVEMENTS WITHIN EXISTING PNM RIGHTS-OF-WAY MUST MEET THE NATIONAL ELECTRIC SAFETY CODE STANDARDS IN CONJUNCTION WITH THE OPERATING SPECIFICATIONS OF EXISTING LINES. CONTACT PNM-TRANSMISSION ENGINEERING FOR OPERATING SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE AND/OR THE OWNER/DEVELOPER FOR ANY RELOCATIONS OR MODIFICATIONS TO EXISTING PNM FACILITIES.

PNM EASEMENT RELEASE

PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: Rob Roberts

STATE OF NEW MEXICO }SS
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 1990, BY ROB Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

OFFICIAL SEAL
RUBIN PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-9-93

Rubin Phillips
NOTARY PUBLIC
MY COMMISSION EXPIRES: AUG 9, 1993

WATER & SANITARY SEWER

THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENTS AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

OWNERS: HIGH ASSETS LAND CO, A NEW MEXICO GENERAL PARTNERSHIP,
R. J. SCHAEFER, MANAGING GENERAL PARTNER

R. J. SCHAEFER, MANAGING GENERAL PARTNER — DATE

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO }SS
COUNTY OF BERNALILLO

ON THIS ____ DAY OF _____, 19__, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY R. J SCHAFFER, KNOWN TO ME TO BE THE MANAGING GENERAL PARTNER OF HIGH ASSETS LAND COMPANY, LTD., A NEW MEXICO GENERAL PARTNERSHIP.

NOTARY PUBLIC

~~91 5408~~ CORRECTED PLAT OF 91 6378
ALBUQUERQUE WEST, UNIT TWO

WITHIN PROJECTED SECTION 18, T 11 N, R 3 E, N.M.P.M.
TOWN OF ALAMEDA GRANT
ALBUQUERQUE NEW MEXICO
JUNE 1990

91C 25

State of New Mexico }SS
County of Bernalillo
This instrument was filed for record on
JAN 2 91991
At ___ o'clock ___ M. and recorded in Vol ___ of the records of said County Folio ___
Bernalillo Co. Clerk & Ex-Officio Recorder
___ Deputy Clerk

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO INCORPORATE THOSE VACATED PORTIONS OF LONG ISLAND DRIVE AND THE NON-RIGHT-OF-WAY TRACTS ACQUIRED FROM THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT INTO THE ADJACENT PARCELS OF THE LANDS OF HIGH ASSET LAND COMPANY LTD. IN ADDITION, SHOWN EASEMENTS ARE BEING VACATED AND GRANTED BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, L. A. CARLETON, JR., HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

6/7/90
L. A. CARLETON, JR. — DATE
N.M.L.S. NO. 7270

91C-29(2)

91C-29(2)

91C-29(3)

91C-29(3)

91 6378

CORRECTED PLAT OF

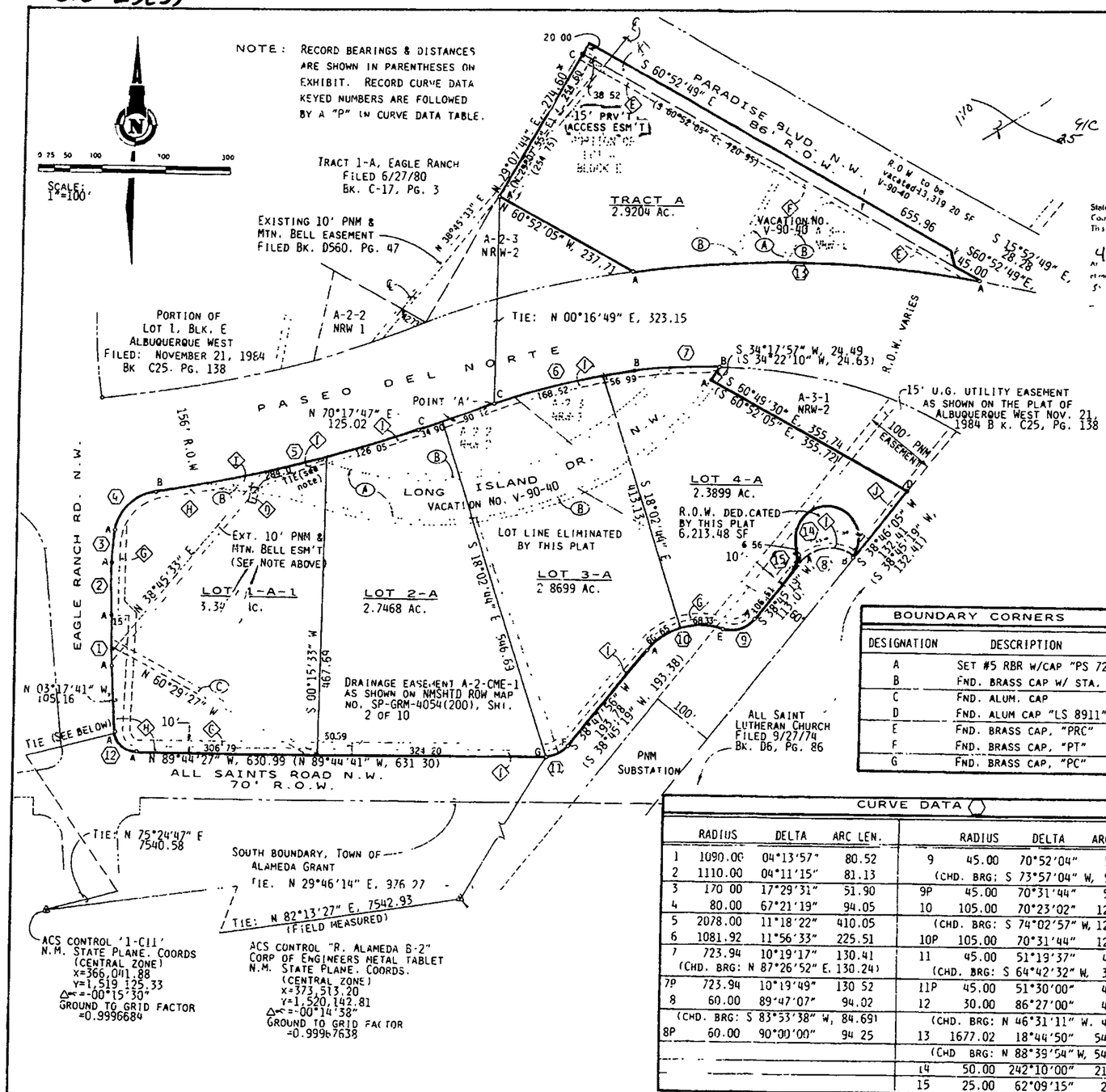
ALBUQUERQUE WEST, UNIT TWO

WITHIN PROJECTED SECTION 18, T 11 N, R 3 E, N.M.P.M.

TOWN OF ALAMEDA GRANT

State of New Mexico } SS ALBUQUERQUE NEW MEXICO
County of Bernalillo
This instrument was filed for record on
JAN 2 3 1991 JUNE 1990
At o'clock in Remarked in Vol
of records of said County Folio
Clerk

NOTE: RECORD BEARINGS & DISTANCES ARE SHOWN IN PARENTHESES ON EXHIBIT. RECORD CURVE DATA KEYED NUMBERS ARE FOLLOWED BY A "P" IN CURVE DATA TABLE.



KEYED VACATION NOTES

A. PORTION OF LONG ISLAND DR. N.W. TO BE VACATED BY THIS PLAT. VACATION NO. V-90-40.

B. 10' WIDE UTILITY EASEMENTS (GRANTED ON "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT," RECORDED NOVEMBER 21, 1984, BK. C25, PG. 138) TO BE VACATED. VACATION NO. V-90-

KEYED EASEMENT NOTES

C. 10' WIDE DRAINAGE & UTILITY EASEMENT (GRANTED ON PLAT REFERENCED IN NOTE B ABOVE).

D. EXISTING 10'x25' ELECTRICAL & TELEPHONE EASEMENT (GRANTED BY DOC. NO. 8716732, RECORDED FEBRUARY 19, 1987, MISC. BK. 454A PG. 155). TIE: N 67°49'18" E, 108.82'.

E. EXISTING 10' UTILITY EASEMENT (GRANTED ON PLAT REFERENCED IN NOTE B ABOVE).

F. NEW 10' WIDE UTILITY EASEMENT ADJACENT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BLVD. AND WITHIN THE VACATED PORTION OF LONG ISLAND DR. N.W. GRANTED BY THIS PLAT.

G. EXT. WATER & SAN. SEWER ESMT (GRANTED TO NEW MEXICO UTILITIES INC. BY DOC. NO 90-51005 , FILED JUNE 2 , 1990, BK 9011 PG. 1834-1839.)

H. 10' PUBLIC UTILITY ESM'T (GRANTED BY RE-PLAT OF LOT 1, BLOCK F, ALBUQUERQUE WEST. DOC. NO. 87-123570 FILED DECEMBER 7, 1987, IN BK. C35, PG. 63).

I. 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT).

J. EXT. 10' DRAINAGE & UTILITY EASEMENT GRANTED BY PLAT REFERENCED IN NOTE B ABOVE

K. CITY OF ALBUQUERQUE SHALL RETAIN EASEMENT RIGHTS FOR UTILITIES AND STORM DRAINAGE WITHIN THE VACATED RIGHT-OF-WAY OF PARADISE BLVD. (20' WIDE).

ACCESS CONTROL NOTE

PASEO DEL NORTE IS A CONTROLLED ACCESS FACILITY. NO ACCESS SHALL BE ALLOWED FROM THOSE LOTS AND TRACT CREATED BY THIS PLAT.

BOUNDARY CORNERS

DESIGNATION	DESCRIPTION
A	SET #5 RBR W/CAP "PS 7270"
B	FND. BRASS CAP W/ STA.
C	FND. ALUM. CAP
D	FND. ALUM CAP "LS 8911"
E	FND. BRASS CAP, "PRC"
F	FND. BRASS CAP, "PT"
G	FND. BRASS CAP, "PC"

CURVE DATA

	RADIUS	DELTA	ARC LEN.
1	1090.00	04°13'57"	80.52
2	1110.00	04°11'15"	81.13
3	170 00	17°29'31"	51.90
4	80.00	67°21'19"	94.05
5	2078.00	11°18'22"	410.05
6	1081.92	11°56'33"	225.51
7	723.94	10°19'17"	130.41
(CHD. BRG: N 87°26'52" E, 130.24)			
7P	723.94	10°19'49"	130 52
8	60.00	89°47'07"	94.02
(CHD. BRG: S 83°53'38" W, 84.69)			
8P	60.00	90°00'00"	94 25
9	45.00	70°52'04"	55.66
(CHD. BRG: S 73°57'04" W, 52.18)			
9P	45.00	70°31'44"	55.39
10	105.00	70°23'02"	128.99
(CHD. BRG: S 74°02'57" W, 121.03)			
10P	105.00	70°31'44"	129.25
11	45.00	51°19'37"	40.31
(CHD. BRG: S 64°42'32" W, 38.98)			
11P	45.00	51°30'00"	40.45
12	30.00	86°27'00"	45.27
(CHD. BRG: N 46°31'11" W, 41.09)			
13	1677.02	18°44'50"	548.72
(CHD BRG: N 88°39'54" W, 546 28)			
14	50.00	242°10'00"	211.33
15	25.00	62°09'15"	27.12

PLAT CORRECTION NOTE: *

PLAT WAS REFILED TO CORRECT THE EXTERIOR BOUNDARY DIMENSION(S) OF SHOWN TRACT A. NO CHANGE TO THE TRACT AREA.

SHEET 3 OF 3

91C-29(3)

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004000

TO:

X **ALL MEMBERS**

___**Jack Cloud, DRB Chairman, Planning Department**

___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**Christina Sandoval, Parks/Municipal Development**

NEXT HEARING DATE: _____

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Re-submittal SDP for Building Permit, SDP for Subdivision

RECEIVED
APR 19 2013
LAND DEVELOPMENT SECTION

CONTACT NAME: Jo~ HL

TELEPHONE: 505-858-3100 **EMAIL:** jniski@tierrawestllc.com

PROJECT

1004000

App #	Action	Date
13-70493	SBP	4-3-13
13-70494	SPS	4-3-13

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

March 25, 2013

Mr. Jack Cloud
DRB Chairperson
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: TRACT A-1 ALBUQUERQUE WEST, UNIT TWO
PARADISE BLVD. AND PASEO DEL NORTE
ZONE ATLAS PAGE C-13-Z**

Dear Mr. Cloud:

CONDITIONS OF APPROVAL – 13EPC-40092 – March 14, 2013
Site Development 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.
The plans are being submitted for DRB on March 26, 2013.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
A meeting was scheduled with the Planner on March 25, 2013 to go over all of the Conditions.

3. The FAR provided does not include the future addition for Tract A-1-A. The FAR for Tract A-1-A shall be revised to be 0.279, and the total FAR for the site shall be revised to be 0.235.
The FAR values were changed on Sheet 1.

4. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.
This was added as Note #12 on Sheet 1 and Sheet 2.

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

a. All Please clarify note #8 regarding construction materials for pedestrian pathways.
The note was changed to state that material other than asphalt must be used for the pedestrian pathways.

b. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
In discussions with Transportation, DMD and MRCOG the dedication of right-of-way is not required at this time.

c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
An Infrastructure List was submitted for DRB on March 22, 2013.

6. A note shall be added to the site plan that indicates "Prior to installation of the streetscape landscaping along Paradise Blvd., the project manager shall contact MRCOG to verify the status of the Paseo del Norte High Capacity Transit Study alignment. If Paradise Blvd. is selected, installation of streetscape materials may happen as part of Phase 2 development."
This was added as Note #13 on Sheet 1.

CONDITIONS OF APPROVAL – 13EPC-40093 – March 14, 2013
Site Development 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.
The plans are being submitted for DRB on March 26, 2013.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
A meeting was scheduled with the Planner on March 25, 2013 to go over all of the Conditions.

3. Pedestrian Access & Amenities:

a. A pedestrian walkway, minimum of 10 feet in width, shall be provided along the entire length of the major building façade on Tract A-1-A, §14-16-3-18(C)(1)(a). A note shall be added to the site plan that indicates the 10-foot walkway and other related pedestrian features shall be relocated if the building is expanded in a future phase.
The sidewalk in front of the building was increased in width to ten feet and the possible relocation was stated in Note #11 on Sheet 2.

b. The pedestrian walkway between the two Tracts shall be relocated so that it is a more direct route between the two building entrances and also so that it crosses drive aisles perpendicularly.
The pedestrian walkway was relocated to provide a more direct access between the two building entrances and crosses the drive aisle at a perpendicular angle.

c. The patio space on Tract A-1-A shall be relocated to the front building setback near Paradise Blvd., where it would have the benefit of being in a more open and visible location near the landscaped portion of the site.

The patio area was moved to the northwest corner of the site within the building setback area.

d. The sidewalk shall be relocated so that the street trees are between the sidewalk and the vehicular travel lanes - improving pedestrian safety and compliance with street tree ordinance.
The sidewalk was moved to the south side of the property line to provide a landscape area between the sidewalk and the curb. A new 6-foot public sidewalk easement was added to the plans and will be granted by plat.

4. Walls and Fences: The existing chain link fence provides visibility into the site and additional casual surveillance of the area. However, similar benefits could be provided with a wrought-iron fence, which would coordinate with the perimeter fence around the adjacent property. This is required for consistency with the West Side Strategic Plan fence materials list and CCP Land Use Policy 5.
A note was added to Sheet 2 stating the existing chain link fence is to be replaced with a tubular steel or wrought iron fence.

5. Landscaping:

a. The phase lines for development do not correspond to the phasing shown on the Site Plan sheet. The extent of landscaping and parking lot improvements shall be clarified and shall be consistent on all sheets.
The phase lines now match the Site Plan sheet. Only the parking lot and landscaping shown in Phase I will be constructed at this time.

b. Street trees shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees, §6-6-2-5(B).
The street trees were moved to the new landscape area created by moving the sidewalk within the property.

c. Additional landscaping is required to achieve the minimum 75% live, vegetative material groundcover requirement in the southern landscape buffer along Paseo del Norte. Tree canopy does not count, §14-16-3-10.
The landscaping was increased to meet the 75% groundcover requirement.

d. Autumn Purple Ash and Spartan Juniper are high pollen producers. These trees shall be replaced with less allergenic species. If possible, the replacement species shall coordinate with the plant palette on the north side of Paradise Blvd.
The trees were replaced with a Hackberry and a One Seed Juniper respectively.

6. Architecture:

a. The architectural elevations for Tract A-1-A are labeled incorrectly. The cardinal directions for each building façade shall be corrected. Also, "Singage" is misspelled on Sheet A2.02.
The cardinal directions and misspelling were corrected.

b. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.

This was added as Note #12 on Sheet 1 and Sheet 2.

c. Major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade, §14-16-3-18(C)(3).
Three 4-person benches were added along the east side of the building to meet this requirement. A bench detail was added to Sheet 6.

7. Signage: The signage plan shall indicate: "A total of ten items of information allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted. An item of information means any of the following: a word, an abbreviation, a number, a symbol, or a geometric shape."
This note was added next to the monument sign detail.

8. Conditions from City Engineer, Municipal Development and NMDOT:

a. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway from the COA ROW to the nearest building entrance.
There are three, 6-foot wide pedestrian pathways from the COA ROW to the building entrances.

b. Provide 6 ft. of unobstructed ADA accessible pedestrian pathways from all ADA parking stalls to nearest building entrance.
There is currently an unobstructed 6-foot wide pedestrian path from the ADA parking spaces to the entrances of the buildings.

c. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway connections between buildings to provide accessible connectivity.
There is currently an unobstructed 6-foot wide pedestrian path provided between the buildings that meet the ADA standards.

d. Revise note #9 "All future development shall be delegated to the Development Review Board."
This note was changed to state future development would be delegated to DRB.

e. Provide detail drawings of ADA access ramps abutting parking stalls.
A wheelchair ramp for the ADA parking stalls was added to Sheet 6.

f. Please consider realigning the construction phase line, per our discussion on 02/29/13, to include both curb returns at the westerly access off of Paradise Blvd., as well as the adjoining sidewalk from the eastern curb return and pedestrian path leading to the Shooting Range Building. The COA ROW infrastructure: roadway, curb, gutter, valley gutters, sidewalk, ADA accessible ramps with truncated domes and pavement markings will be included with the phasing line alignment.
The phase line was relocated to allow for the complete construction of the drive entrance to the project as well as contain the sidewalk connection.

g. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. Please include the following: width of sidewalk at entrance to proposed building phase 1(a 6 ft. min. required), label keyway clearance width at dead-end parking stalls (a 5 ft. min. clearance required), demonstrate adequate clearance between trash enclosure door swing and perpendicular parking stall, and provide dimensional information to ensure the overhang of

parked vehicles onto pedestrian pathways maintains 6 feet of unobstructed ADA accessible width.
All of these items are dimensioned on Sheet 2. The sidewalks in front of the parking stalls are 10 feet wide providing a 2 foot overhang and 8 feet of walking area.

h. Please clarify note #5 regarding construction materials for pedestrian pathways.
The note was changed to state that a material other than asphalt must be used for the pedestrian pathways.

i. Please provide a note to clarify that the phase one construction will include the full sidewalk and parking area adjacent to the "future addition" with the certificate of occupancy for the Indoor Shooting Range.
This was added as Note #13 on Sheet 2.

j. A Shared Parking Agreement will be required.
There is no need for a Shared Parking Agreement since both Tracts will have enough parking on each Tract to meet the City of Albuquerque requirements.

k. The response letter (02/27/13) to EPC comments included "The largest delivery truck anticipated for the site is a WB-30 or panel truck." Please note that WB-30 is correctly referenced as SU-30. Also, have you received access approval from the Fire Department?
The truck notation was changed. The Fire Department has reviewed the plans and did not have any comments.

l. Phase line on SPBP does not match phase line on Landscaping Plan.
The Phase line now matches on all Sheets.

m. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
In discussions with Transportation, DMD and MRCOG the dedication of right-of-way is not required at this time.

n. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
An Infrastructure List was submitted for DRB on March 22, 2013.

9. Conditions from the Police Department:

a. Recommend relocating any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.
A detailed site lighting plan will be completed for building permit that will ensure there is no conflict between the landscaping and the lighting on the site.

b. External property video surveillance cameras should be positioned to cover all vehicle access points, parking lots (including each side of the building.
The owner is currently choosing not to install external video cameras at this time.

10. Conditions from AMAFCA: AMAFCA notes that some stormwater runoff in Paradise Boulevard currently flows through this tract. The engineer shall ensure that the flow stays in the roadway and does not flank the proposed curb. Also, the runoff from the lot to the west may not be cut off by the curb. It currently drains through a pipe that outfalls to the existing roadside swale.
Curb and gutter will be constructed with each phase of the project to contain the storm runoff within the street. The site itself is higher than the adjacent roadway and will prevent any runoff from the street to enter the property.

11. Conditions from PNM: The applicant shall coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property. Trees indicated on the Landscape Plan Sheet 3 are not a compatible height with the existing overhead utilities particularly on the north side of the property along Paradise Blvd. NW. A shorter tree selection is recommended at this location.
The tree types were changed along the west property line to accommodate the existing overhead electrical lines.

We appreciate your assistance with this matter. Should you have any questions or feel a meeting to discuss this matter further is warranted, please do not hesitate to contact our office.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

Cc: Ms. Carrie Barkhurst

JN: 2012086
RRB/jn/djb