



# DRB CASE ACTION LOG (PREL & FINAL)

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.: 06DRB-01550 (P&F)

Project # 1005123

Project Name CUNADO RETAIL CENTER

Agent: Advanced Engineering & Consulting

Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/13/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): Recorded & Agis Office  
\_\_\_\_\_  
\_\_\_\_\_

- 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.** OK
- Copy of recorded plat for Planning.**

Project Number

1005123

#10



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 16, 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  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1003717**

07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on ~~CESAR CHAVEZ~~ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indefinitely Deferred on 3/28/07]* (L-14) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: TO PROVIDE A K-TURN AT THE SOUTH END OF THE VACATION.**

**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.**

2. **Project # 1005545**  
07DRB-00588 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION**, zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s). [REF: DRB-97-6] *[Deferred from 5/16/07]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.**
  
3. **Project # 1000365**  
07DRB-00584 Minor-SiteDev Plan  
BldPermit/EPC  
07DRB-00585 Minor- SiteDev Plan  
Subd/EPC

MASTERWORKS ARCHITECTS INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or any portion of Lot(s) 2, 3, 4 and 19, 20, 21, Block(s) 1, **UNITY ADDITION**, zoned SU-1 RT, located on RHODE ISLAND ST SE between CENTRAL AVE SE and ZUNI SE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** (K-19) **THE SITE PLAN FOR BUILDING PERMIT APPLICATION #07DRB-00584 WAS WITHDRAWN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NARROWER DRIVE PADS AND PLANNING FOR 3 COPIES.**
  
- 07DRB-00073 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, **UNITY ADDITION** (to be known as **UNITY TOWNHOMES**) zoned SU-1 RT, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07 & 5/09/07]* (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/2007 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/4/2007 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1003993**  
07DRB-00591 Minor-SiteDev Plan  
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT**, zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: EPC07-00113, EPC07-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** [*Indef deferred on 5/16/07*] (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER DEFERRED TO 5/23/07.**

5. **Project # 1002404**  
07DRB-00535 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** [*Deferred from 05/02/07 & 05/09/07*] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND INFRASTRUCTURE LIST ITEMS TO BE PLACED ON THE SITE PLAN AND TO PLANNING FOR 3 COPIES.**

6. **Project # 1005437**  
07DRB-00559 Minor-SiteDev Plan  
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1<sup>ST</sup> ST NW and MARBLE AVE NW and containing approximately 1 acre(s). [*Deferred from 05/09/07*] (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL BY ADC SEVERAL COMMENTS AND 3 COPIES OF THE PLAN.**

7. **Project # 1000504**  
07DRB-00378 Minor-SiteDev Plan  
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] [*Indef deferred from 4/4/07*] [*Deferred from 5/09/07*] (E-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS AND POSSIBLE INFRASTRUCTURE AND PLANNING FOR 2 COPIES.**

07DRB-00364 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] [*Indef deferred from 4/4/07*] [*Deferred from 5/09/07*] (E-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO RECORD.**

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

8. **Project # 1005176**  
07DRB-00581 Minor-Prelim&Final Plat  
Approval  
07DRB-00582 Minor-Subd Design (DPM)  
Variance

ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN HERRERA AND TERRI SANCHEZ request(s) the above action(s) for all or any portion of Lot(s) 2-A, **HERRERA REDIVISION**, zoned R-D residential and related uses zone, located on 90<sup>th</sup> ST SW , between SAN YGNACIO SW and SAGE SW containing approximately 2 acre(s). [REF: 06DRB01403] (L-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE NOTE 5 AND TO RECORD. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED.**

9. **Project # 1000809**  
07DRB-00519 Minor-Ext of SIA for Temp  
Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF THE SIDEWALKS WAS APPROVED.**

10. **Project # 1005123**  
06DRB-01550 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s) [*Indef Deferred from 11/01/06*] (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1004820**  
06DRB-01008 Minor- Final Plat Approval

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [**Carmen Marrone, EPC Case Planner**] [*Final plat indef deferred from 7/19/06*] (B-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1005544**  
07DRB-00587 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY INC agent(s) for T. M. SUNDARAM & RADHA SUNDARAM request(s) the above action(s) for Lot(s) 263-A, 263-B & 263-C, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned C-2, located on ILIFF RD NW between COORS NW and I-40 containing approximately 5 acre(s). (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CLARIFICATION OF PRIVATE WATER AND SANITARY SEWER EASEMENTS AND ADDITION OF PUBLIC EASEMENTS AND CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENTS, MAINTENANCE AND BENEFICIARY STATEMENT AND TO RECORD THE PLAT.**

13. **Project # 1005548**  
07DRB-00592 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for CARSON & DIANE LEMMON, CHRISTINE HODSON AND PATRICK FERRON request(s) the above action(s) for all or any portion of Lot(s) 45 & 46, **COUNTRY HILLS UNIT ONE @ VENTANA RANCH**, zoned R-LT located on TAPATIO DR NW between LOS PRADOS RD NW and VALLE VERDE RD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005401**  
07DRB-00593 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION**, zoned O-1, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 07DRB-00233] *[Deferred from 5/16/07]* (H-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.**

15. **Project # 1005437**  
07DRB-00531 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1<sup>ST</sup> ST SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [Defer from 05/02/07] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

16. **Project # 1005549**  
07DRB-00594 Minor-Sketch Plat or Plan

VINCENT MARTINEZ request(s) the above action(s) for all or any portion of Lot(s) 19 & 20, **ANDERSON ADDITION**, zoned S-R, located on MCKINLEY NW between 8<sup>th</sup> ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for May 9, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 9, 2007 WERE APPROVED.**

ADJOURNED: 10:55 A.M.

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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 16, 2007  
DRB Comments

ITEM # 10

PROJECT # 1005123

APPLICATION # 07-01550

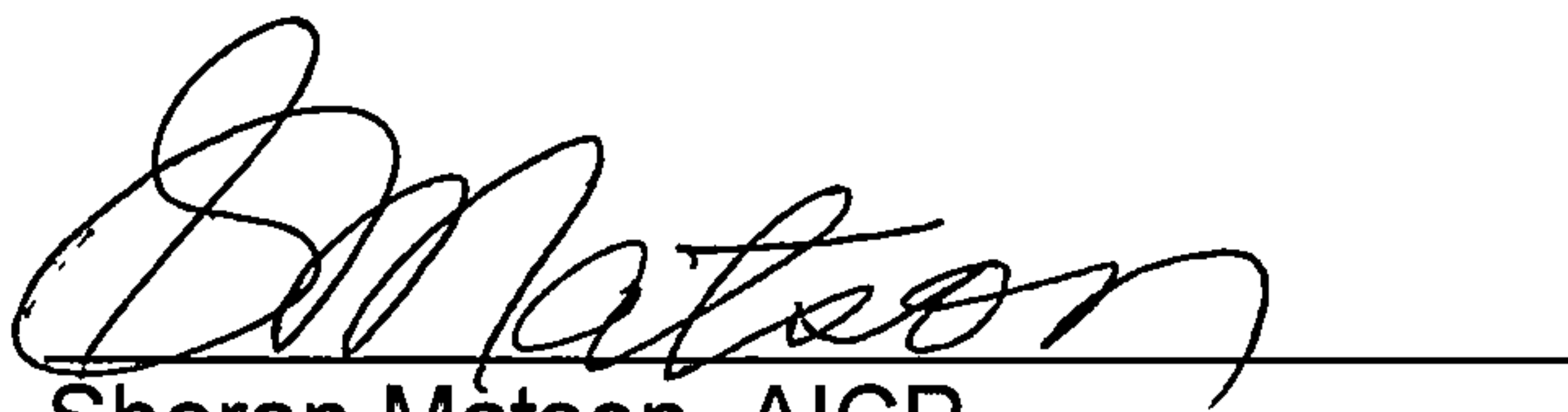
RE: Cunado Retail Center/final plat

Has anything changed from the preliminary plat request?

City Environmental Health must sign the plat before Planning signs due to the proximity of a landfill site.

Planning will take delegation to record the plat.

No objection to the request. The plat appears to match the already approved site plan.

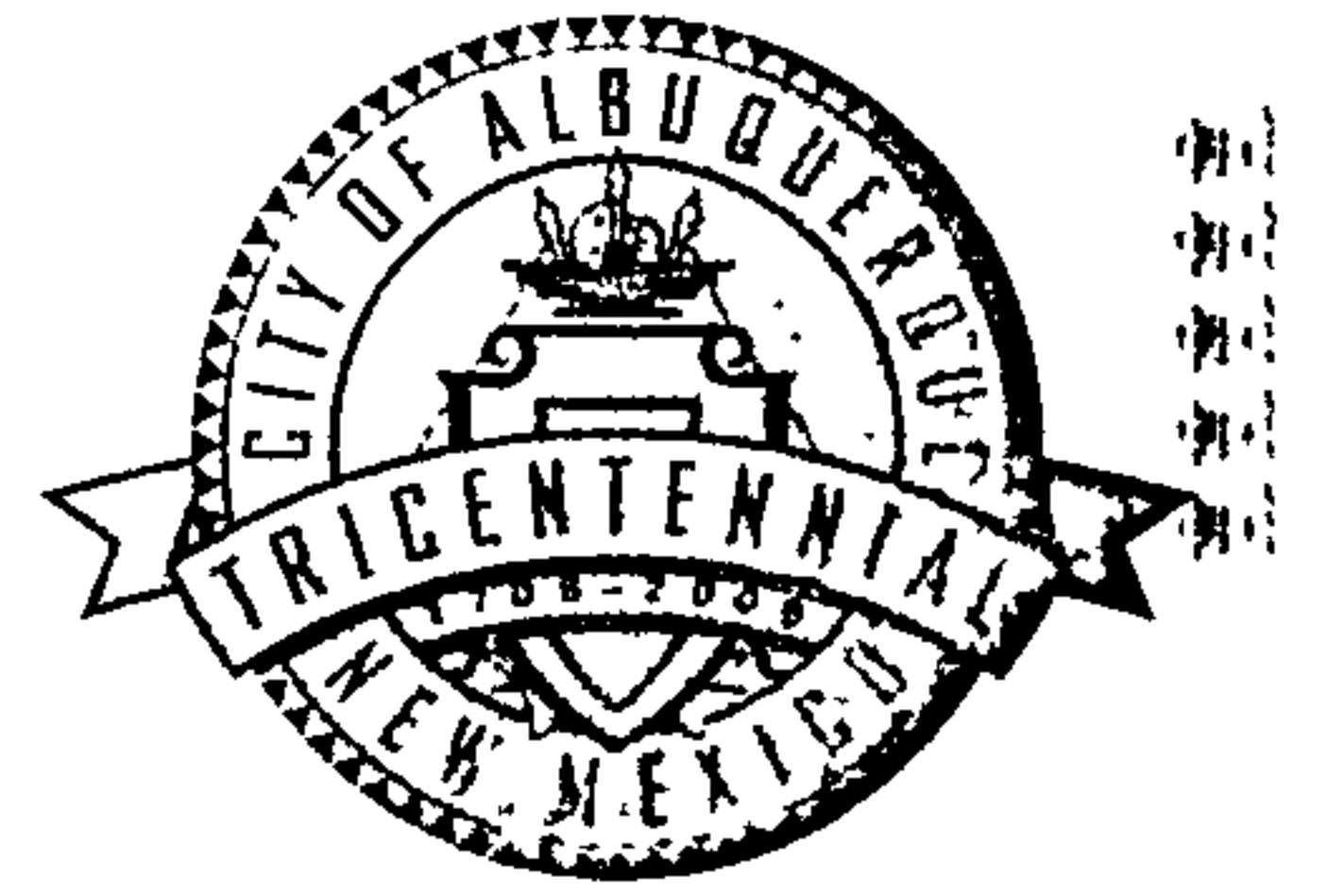


Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005123**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; 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  
(C-18/D076, CPN 797881)

**DATE:** MAY 16, 2007

5123

### DXF Electronic Approval Form

DRB Project Case #: 1005123

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT B TRACT A BLOCK 10 LOT 32A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 899-8056

DXF Received: 5/17/2007

Hard Copy Received: 5/15/2007

Coordinate System: Ground rotated to NMSP Grid

 Approved

5.17.2007  
Date

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

**AGIS Use Only**  
Copied fc 5123 to agiscov on 5/17/2007 Contact person notified on 5/17/2007



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

*completed* *664*  
*5/17/07*  
*DRB*

*#10*

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.: 06DRB-01550 (P&F)

Project # 1005123

Project Name CUNADO RETAIL CENTER

Agent: Advanced Engineering & Consulting

Phone No.: 899-5570

Project Number

*1005123*

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on *5/16/07* by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): *Record & log in office* *OK* *5/17/07*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.** *OK*
- Copy of recorded plat for Planning.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 1, 2006

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

\*\*\*\*\*

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

Adjourned: 10:35 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 # 1001562**  
06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004918**  
06DRB-01449 Major-Vacation of Pub  
Right-of-Way  
06DRB-01450 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004851**  
06DRB-01452 Major-Preliminary Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] [Deferred from 11/1/06] (H-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

4. **Project # 1005191**  
06DRB-01454 Major-Preliminary Plat  
Approval  
06DRB-01455 Major-Vacation of Pub  
Right-of-Way  
06DRB-01456 Minor-Sidewalk Variance  
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [Deferred from 11/1/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

5. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

6. **Project # 1005123**  
06DRB-01289 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). [Indef deferred from 9/13/06] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND GRADING AND DRAINAGE PLAN AND PLANNING FOR SITE PLAN FOR BUILDING PERMIT ON TITLE AND 3 COPIES OF THE SITE PLAN.**

06DRB-01550 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1004976**  
06DRB-01548 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01549 Minor-SiteDev Plan  
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [Catalina Lehner, EPC Case Planner] [Deferred from 11/1/06] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

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

8. **Project # 1004943**  
06DRB-01547 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [Deferred from 11/1/06] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

9. **Project # 1005226**  
06DRB-01543 Minor-Prelim&Final Plat  
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**



10. **Project # 1005229**  
06DRB-01551 Minor-Prelim&Final Plat  
Approval

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN**, zoned SU-2 R-1, located on 8<sup>TH</sup> ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [Deferred from 11/1/06] (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project # 1005228**  
06DRB-01545 Minor-Sketch Plat or Plan

EDWIN G CHAVEZ agent(s) for MARIA F. T. MCDONALD & MARY FRANCES LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 34-A, 34-B, 34-C AND 34-D, **LANDS OF FRANCES AND THERESA**, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005224**  
06DRB-01532 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for SALAZAR FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW and COLOBEL ST SW containing approximately 42 acre(s). [REF: 06DRB-00820] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 25, 2006. **THE DRB MINUTES FOR 10/25/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.



**COMPLETED 01/29/07 stt**  
**DRB CASE ACTION LOG (SITE PLAN BLD PERMIT)**

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.: 06DRB-01289 (SBP)

Project # 1005123

Project Name CUNADO RETAIL CENTER

Agent: John Klee

Phone No.: 480-588-8310

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/1/06 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: SIA  
grading and drainage plan) OK  
BAB

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): 3 copies  
"SITE PLAN FOR BUILDING PERMIT"  
OK 1/26/07

- 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

1005123



# DRB CASE ACTION LOG (SITE PLAN BLD PERMIT)

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.: 06DRB-01289 (SBP)

Project # 1005123

Project Name CUNADO RETAIL CENTER

Agent: John Klee

Phone No.: 480-588-8310

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/1/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: SIA  
grading and drainage plan  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): 3 Copies Site Plan for Bldg  
Permit on Title  
\_\_\_\_\_  
\_\_\_\_\_

- 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

1005123

Site Plan  
Blue Sheet



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 8, 2006

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

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

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

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

A. Call to Order: 9:00 a.m.

Adjourned: 10:35 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 # 1000965**  
06DRB-01500 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [02DRB-00059] (F-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

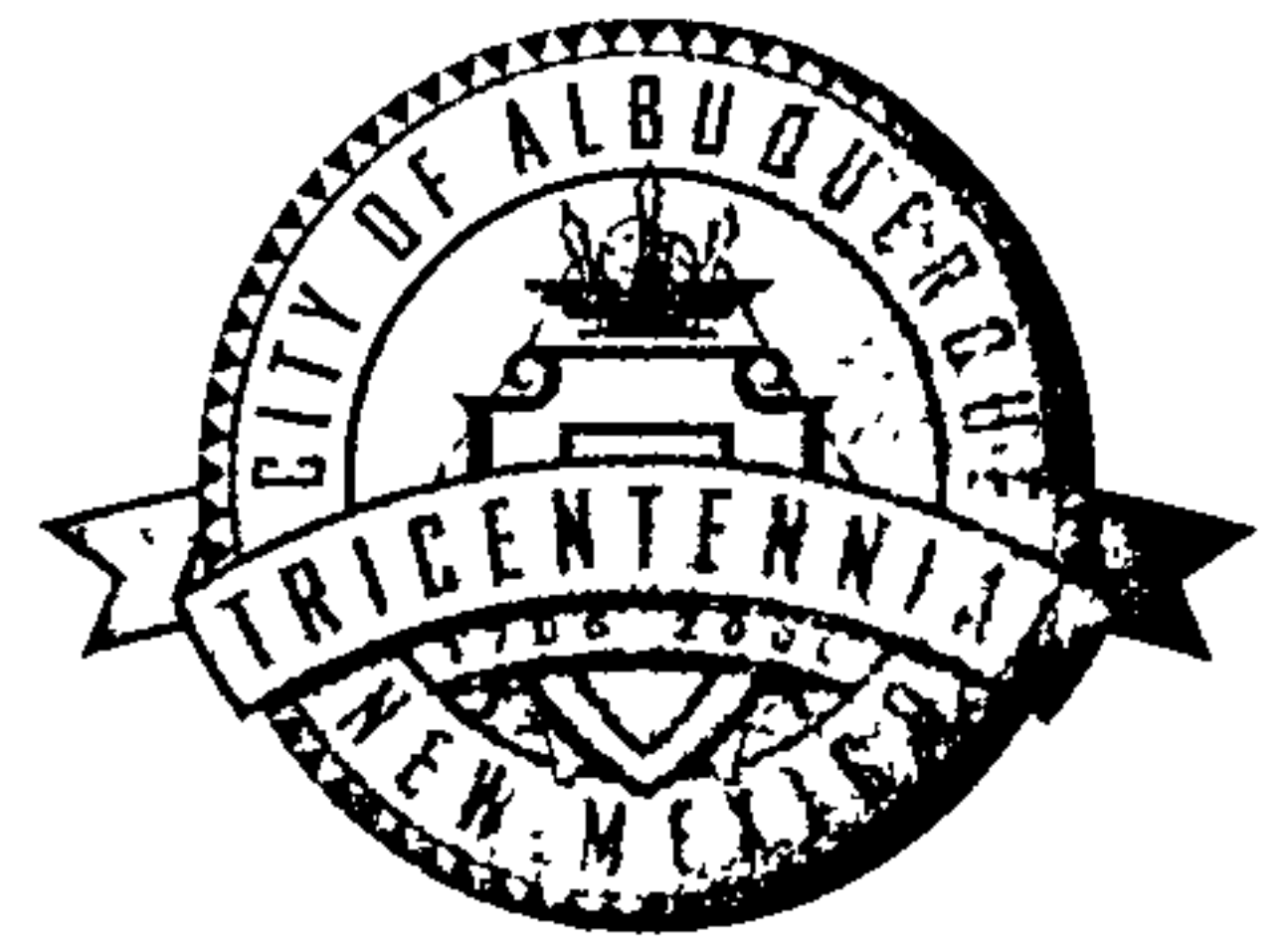
**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. ~~Project # 1005123~~  
06DRB-01289 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). [Indef. deferred from 9/13/06] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND GRADING AND DRAINAGE PLAN AND PLANNING FOR SITE PLAN FOR BUILDING PERMIT ON TITLE AND 3 COPIES OF THE SITE PLAN.**

- 06DRB-01550 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s). (C-18) **WITH THE SIGNING-OF-THE-INFRASTRUCTURE LIST DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005123**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Site Plan for BP

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An approved conceptual grading and drainage plan must be on file prior to site plan or plat approval.  
An approved SIA with Financial Guarantee(s) is required prior to site plan or final plat sign off.  
Infrastructure list comments.  
Plat questions / comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:** Signed **LL**

~~REVISED~~  
APPROVED ; DENIED \_\_; DEFERRED \_\_; 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:** NOVEMBER 1, 2006



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Building, 3<sup>rd</sup> FLOOR CONFERENCE ROOM, Planning Department**

September 13, 2006                      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

\*\*\*\*\*

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

- A. Call to Order: 9:00 a.m.                      Adjourned: 10:25 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 # 1002730**  
06DRB-01204 Major-Preliminary Plat Approval  
06DRB-01205 Minor-Temp Defer SDWK      ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST**



COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE REQUEST FOR THE OFFSET IS NEEDED. AN APPROVED WALL DESIGN IS REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.*

- 06DRB-01017 Major-Preliminary Plat Approval  
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.*

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.*

3. **Project # 1003991**  
06DRB-01206 Major-Preliminary Plat  
Approval  
06DRB-01207 Major-Vacation of Public  
Easements  
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A 6-FOOT PUBLIC PEDESTRIAN EASEMENT/SIDEWALK SHALL BE ADDED TO TRACT A. APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED. ALL LOTS SHALL BE P-1 DESIGNATION. IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 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.**

4. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat  
Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [*Deferred from 9/6/06 & 9/13/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. **Project # 1004943**  
06DRB-01164 Major-Preliminary Plat  
Approval  
06DRB-01165 Minor-SiteDev Plan  
BldPermit  
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06] [Sidewalk Waiver was Withdrawn @ agent's request]* (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. 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.**

6. **Project # 1005123**  
06DRB-01289 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). *[Indef deferred from 9/13/06]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004644**  
06DRB-01189 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

8. **Project # 1004565**  
06DRB-01058 Minor-SiteDev Plan  
Subd/EPC  
06DRB-01059 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-00908 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

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

9. **Project # 1003010**  
06DRB-01290 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B TBK: TRACTS B-1 & B-2, **LANDS OF LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). *[REF: 04DRB-01687]* *[Deferred from 9/13/06]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

10. **Project # 1004782**  
06DRB-00928 Minor- Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06 & Final Plat was Indef deferred on 7/26/06*] (G-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

06DRB-01281 Minor-Sidewalk Waiver

THOMAS GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW [REF: 06DRB-00398, 06DRB-00928] (G-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE SAD'S PRIVATE OR PUBLIC PROJECTS THAT MAY ADD SIDEWALK WITHIN THE AREA.**

11. **Project # 1004760**  
06DRB-00349 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). [*Was Indef deferred on 3/22/06*] [*Deferred from 9/13/06*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

12. **Project # 1000922**  
06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] [*Deferred from 9/6/06*] [*Indef deferred on 9/13/06*] (C-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

**13. Project # 1005119**  
06DRB-01284 Minor-Sketch Plat or Plan

JOSEPH GUILLEN request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **VOLCANO CLIFFS UNIT 5**, zoned R-1, located on JADE NW, between EMERALD NW and 81<sup>ST</sup> NW containing approximately 1 acre(s).  
**(E-10) INDEFINITELY DEFERRED ON A NO SHOW.**

**14. ADJOURNED: 10:25 A.M.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 13, 2006  
DRB Comments**

**ITEM # 6**

**PROJECT # 1005123 APPLICATION # 06-01289**

**RE: lots 1 & 32, Block 10, N.A.A., Unit B/spbp**

A platting action is required to consolidate the lots. This action should be a concurrent action with the site plan request.

Need to clarify on the building permit checklist that the Site lighting and the location and description of amenities, including patios, benches, tables, etc.

Planning will need 3 copies (complete sets) of the site plan.

*1000' land fill location.*

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



# 6  
# 1005123  
9-13-06 C-18

SAN MATEO BLVD + NE EAGLE ROCK A

OAKLAND

SAN MATEO

EASEMENT





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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005123**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Site Plan for BP

**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.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; 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:** SEPTEMBER 13, 2006



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

PAID RECEIPT

APPLICANT NAME Advanced Engineering

AGENT \_\_\_\_\_

ADDRESS 4416 Anaheim Ave NE

PROJECT & APP # 1005123

PROJECT NAME \_\_\_\_\_

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ 50.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals *Deferral fee*

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

5/3/2007 3:25PM LOC: ANNK  
RECEIPT# 00074787 US# 003 TRANSH 0032  
Account 441006 Fund 0110  
Activity 4971000 TRSLJS  
Trans Amt. \$50.00  
J24 Mis. \$50.00  
VI \$50.00  
CHANGE \$0.00

Thank You

No. of Lots: One

Nearest Major Streets

San Mateo Blvd., NE and Oakland Ave NE

**FIGURE 12**

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

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 23<sup>rd</sup> day of January, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Cunado LTD. CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LTD., A New Mexico Corporation, whose address is PO Box 94084, Albuquerque, NM 87199 and whose telephone number is 821-1114, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1 and 32 Block 10, Tract A, Unit B North Albuquerque Acres, recorded on 4-24, 19 36 in the records of the Bernalillo County Clerk at Book D, Page 130 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Cunado LTD. CO. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Cunado Retail Center describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 21th day of October, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 797881.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Figure 12 - page 1



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Page: 1 of 8  
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07/02

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

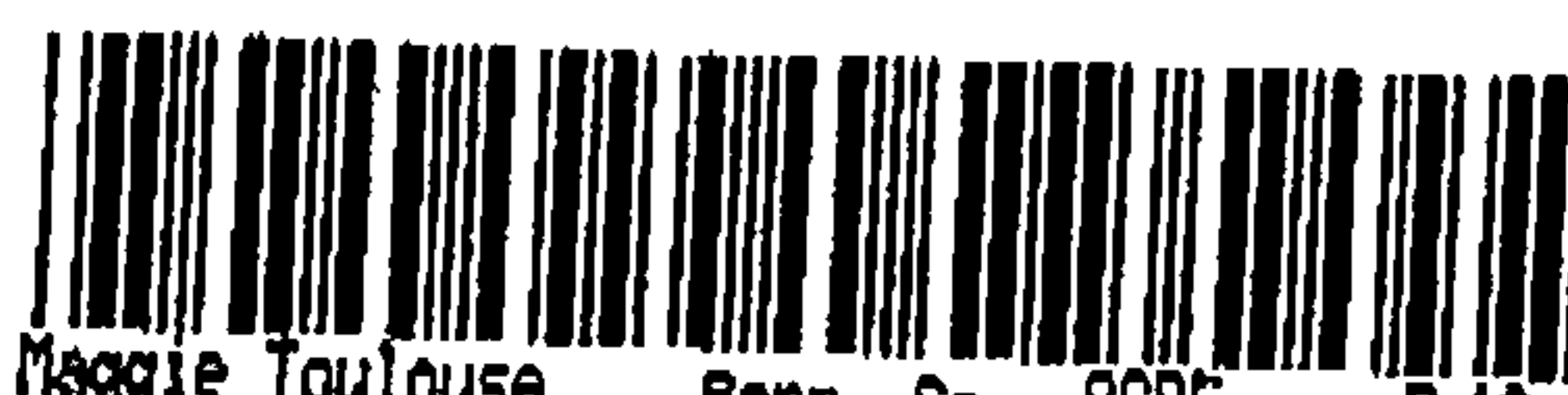
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Advanced Engineering and Consulting, LLC, and construction surveying of the private Improvements shall be performed by Advanced Engineering and Consulting, LLC. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Advanced Engineering and Consulting, LLC, and inspection of the private Improvements shall be performed by Advanced Engineering and Consulting, LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results,



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Page: 2 of 6  
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reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, Inc., and field testing of the private Improvements shall be performed by Vinyard & Associates, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: Loan Reserve Letter (2381), Dated 12-21-06  
Amount: \$ 120,575.05 Name of Financial Institution or Surety  
providing Guaranty: First Community Bank  
Date City first able to call Guaranty: 10-21-2007  
[Construction Completion Deadline]: 12-21, 2007  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
12-21, 2007  
Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

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

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

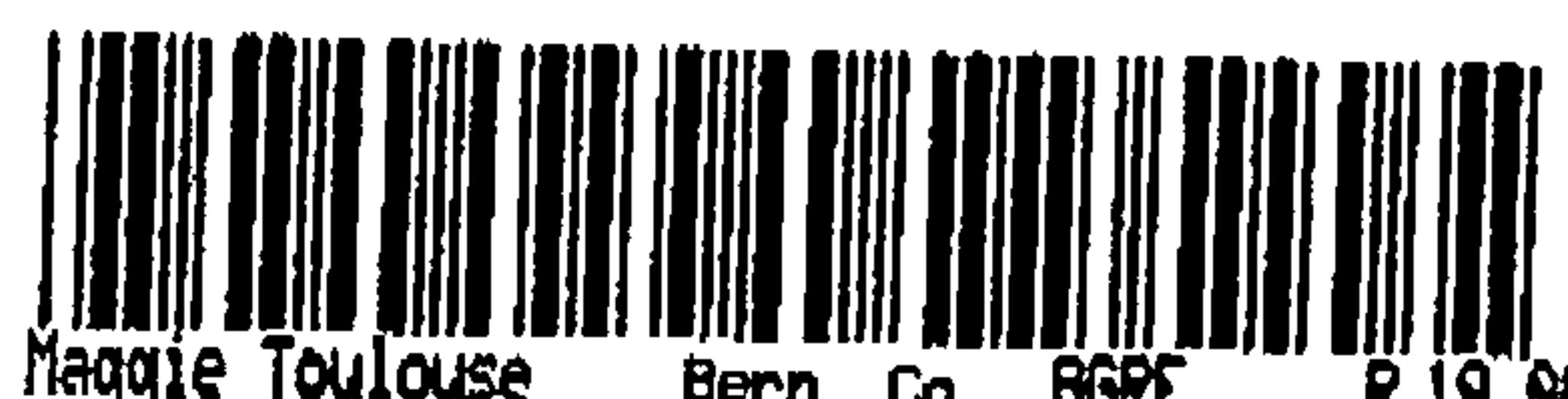
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.





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

SUBDIVIDER:

Cuanado, LTD. CO.  
By [Signature]: [Signature]  
Name: Scott C. Haugwitz  
Title: President  
Dated: 1-5-07

CITY OF ALBUQUERQUE  
[Signature]  
City Engineer  
Dated: 1-23-07

[Signature] 1/19/07

[Signature] 1-17-07

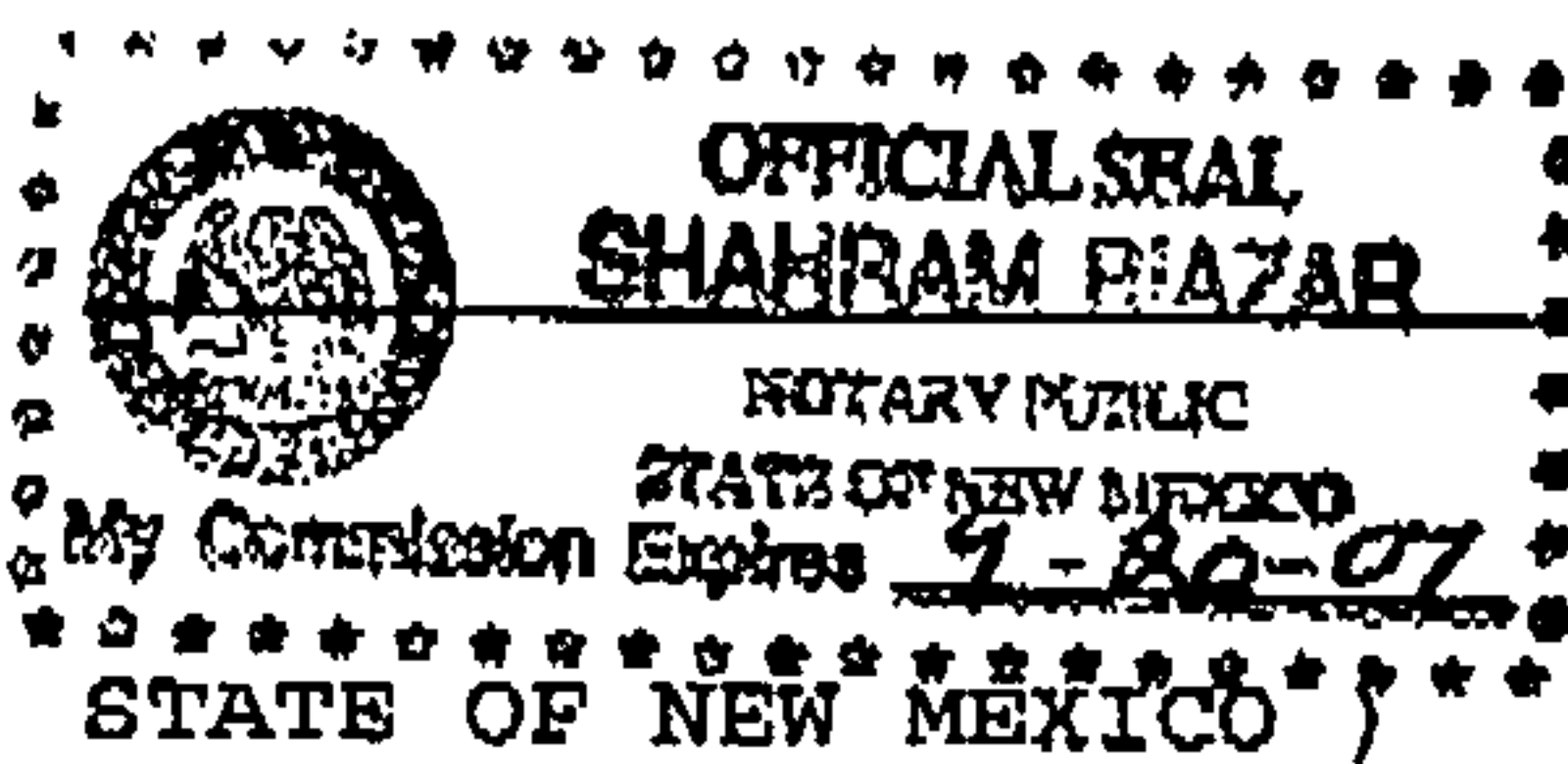
SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 5th day of January, 2007 by [name of person:] Scott C. Haugwitz, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Cuanado LTD. CO.

[Signature]  
Notary Public

My Commission Expires:



CITY'S NOTARY

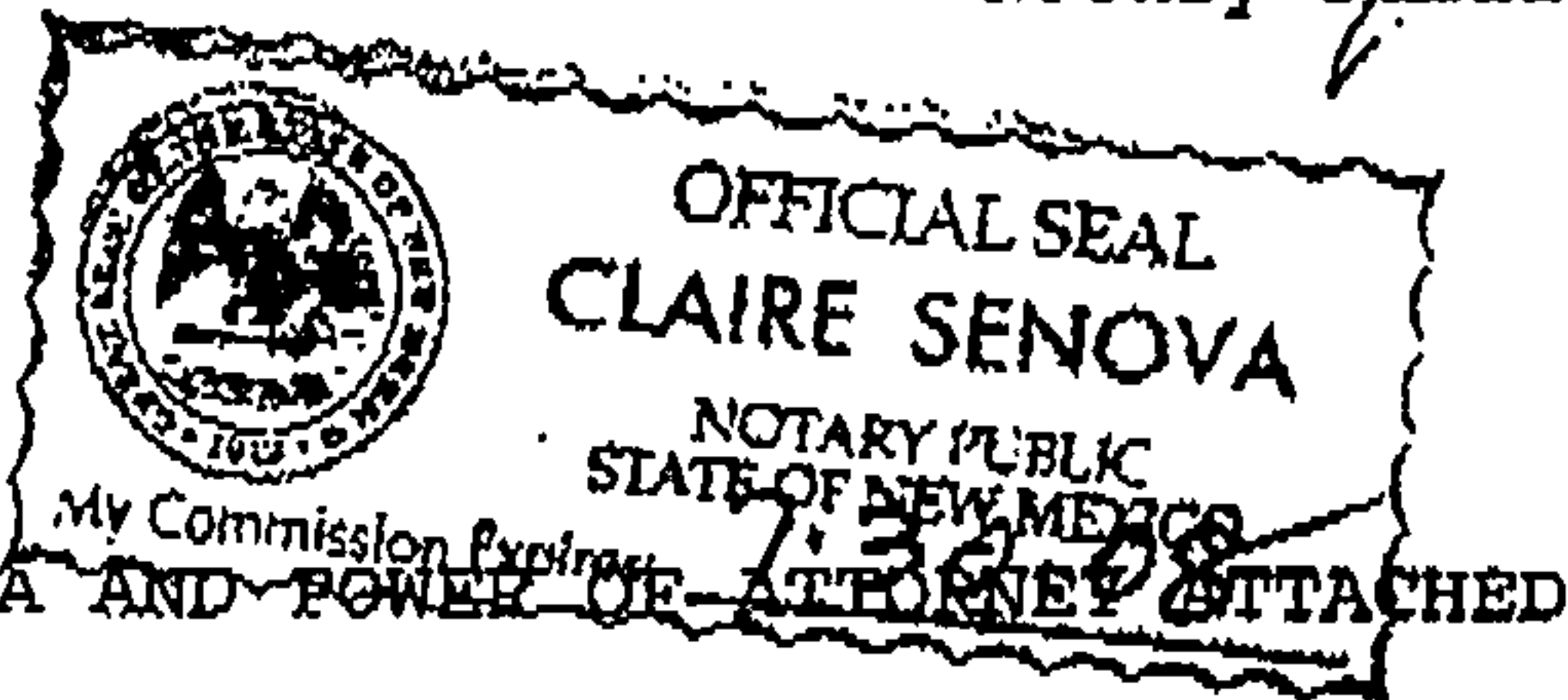
) ss.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 23 day of January, 2007 by Richard Lausle, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

7.30.2008



**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-21-03)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Lot 32A, Block 10, Tract A, Unit B, NAA **CHARGES RETAIL CENTER**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Lots 1 & 32, Block 10, Tract A, Unit B, NAA  
**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 applicant items need or unforseen items need to be 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 applicant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and a permit owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition any unforseen 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		City Const Engineer
							Inspector	P.E.	
		24' F-CL Plat.	ARTERIAL PAVEMENT C&G ON EAST SIDE ONLY 6' SDMK ON EAST SIDE ONLY	SAN MATEO	EAGLE ROCK	OAKLAND	/	/	/
		6'	SIDEWALK	EAGLE ROCK	EAST PROPERTY LINE	SAN MATEO	/	/	/
		6'	SIDEWALK	OAKLAND	EAST PROPERTY LINE	SAN MATEO	/	/	/
			2 DROP INLETS RELOCATION/MODIFICATION	EAGLE ROCK	EAST PROPERTY LINE	SAN MATEO	/	/	/
			FH RELOCATION	EAGLE ROCK			/	/	/
			REMOVAL OF DRIVE PAV	OAKLAND			/	/	/

PAGE 08/14

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 SLA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Type of Improvement	Location	From	To	Construction Certification	
						Inspector	P.E.
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 The developers of this site are required to follow the most current version of the Zoning Ordinance
- 2 For development within 1000 feet of Land Fill. A review and approval of this site plan(s), the
- 3 proposed construction, design drawing, and a certification of construction will be required by the
- 4 Environmental Health Dept. Environmental Services Division, Groundwater and Land Fill Section.

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Shawn Blazar, Manag. Member NAME (print)		<i>[Signature]</i> DRB CHAIR - date 11/1/06	<i>[Signature]</i> PARKS & RECREATION - date 11/1/06
Advanced Engineering and Consulting, LLC		<i>[Signature]</i> TRANSPORTATION DEVELOPMENT - date 11-1-06	
<i>[Signature]</i> SIGNATURE - date 10.31.06		<i>[Signature]</i> UTILITY DEVELOPMENT - date 11/1/06	
		<i>[Signature]</i> CITY ENGINEER - date 11-1-06	
		DESIGN REVIEW COMMITTEE REVISIONS	

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

200664  
SIA

# FINANCIAL GUARANTY AMOUNT

11/28/2006

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

Project Description:

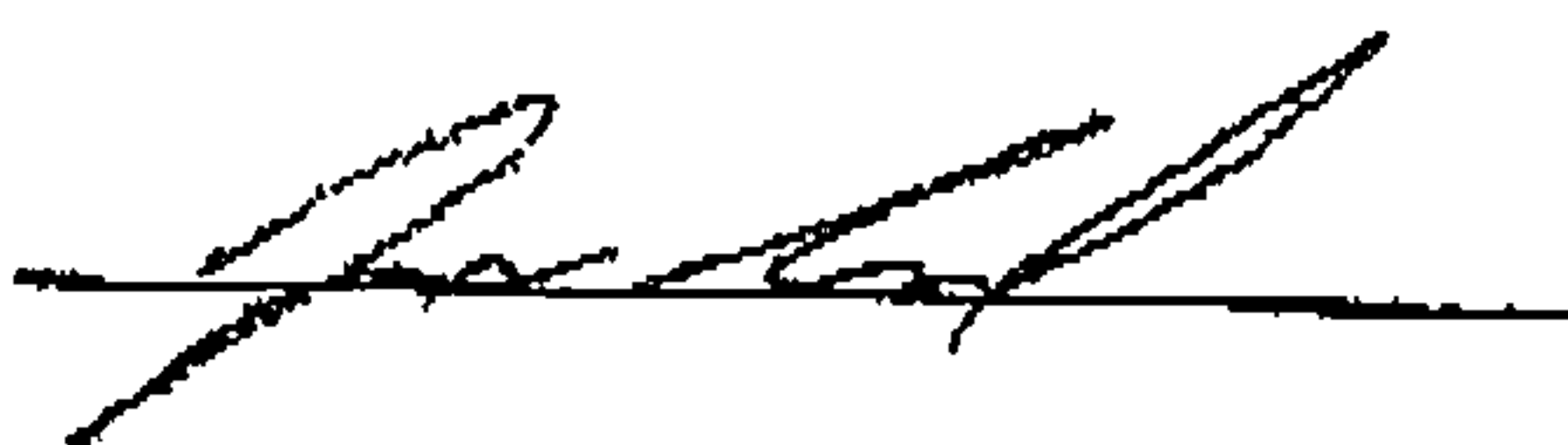
Project ID #: 797881, Cunado Retail Center Paving Improv'ts, Phase/Unit:

Requested By: Shahram (Shawn) Biazar w/ Advanced Engineering & Consu

Approved estimate amount:		\$75,552.49
Contingency Amount:	10.00%	\$7,555.25
Subtotal:		\$83,107.74
NMGRT	6.875%	\$5,713.66
Subtotal:		\$88,821.40
Engineering Fee	6.60%	\$5,862.21
Testing Fee	2.00%	\$1,776.43
Subtotal:		\$96,460.04
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$120,675.05</u></b>

APPROVAL:

DATE:



11-28-2006

Notes: 10% contingency, plans not approved.



December 21, 2006

Bruce J. Pearlman, PhD  
Chief Administrative Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2381

RE: Loan Reserve for Cunado LTD. CO.  
City of Albuquerque, Project ID# 797881  
Project Name: Cunado Retail Center Paving Improv' ts,  
Phase/Unit 1  
Loan Reserve Amount: One Hundred Twenty Thousand Five  
Hundred Seventy Five Dollars and 05/100, (\$120,575.05)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Cunado LTD. CO. ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of One Hundred Twenty Thousand Five Hundred Seventy Five Dollars and 05/100, (\$120,575.05) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Cunado LTD. CO., ("Subdivider") to provide for the installation of the improvements which must be constructed at Cunado Retail Center Paving Improvts, Phase/Unit 1, Project No.797881 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1/24/07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A131 at pages 2216 to 2216 ("Agreement").

1. Reduction of Reserve. If the City Engineer for the city, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may

Bruce J. Pearlman, PhD

December 21, 2006

Page 2

execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by October 21, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 21, 2007, and December 21, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost

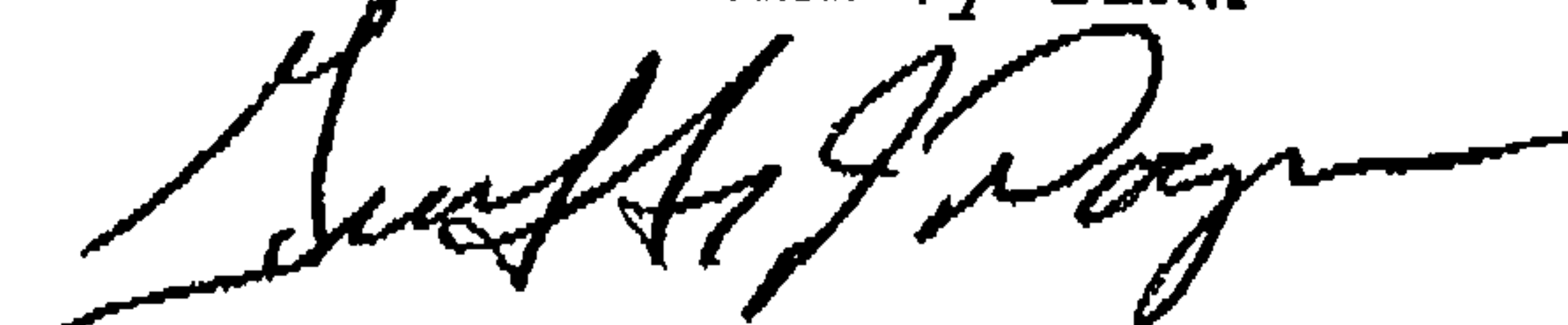
Bruce J. Pearl, J.D., PhD  
December 21, 2006  
Page 3

of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date December 21, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the City Engineer of the City.

Very truly yours,  
First Community Bank



BY: Geoffrey J. Wagner,  
Market President

ACCEPTED:

City of Albuquerque

By:   
City Engineer

Dated: 1-23-07

*Handwritten initials*

*Handwritten date: 1-17-07*



*Geoffrey J. Wagner  
Market Area President*

January 12, 2007

Marilyn Maldonado  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Suite 400  
Albuquerque, NM 87102

RE: Loan Reserve Letter for Cunado, LLC

Dear Marilyn,

Please find enclosed our revised Loan Reserve Letter #2381 to benefit the City of Albuquerque. As requested, we made the following amendment to our earlier draft:

- 1. Pg 2, Bullet # 3: Replaced "If by December 21, 2007..." with the date of October 21, 2007.

Don't hesitate to call with any questions or concerns. I or my assistant, Beth Hennessy, may be reached at 505/241-7580.

Sincerely,

Geoffrey J. Wagner  
Market Area President  
First Community Bank

*1000 Commercial SE  
Rio Rancho, NM 87124  
Office: 505/241-7580  
Facsimile: 505/724-5363*



Current DRC-  
Project Number:

FIGURE 12

*Claire*

Date Submitted: 11/1/06  
 Date Site Plan Approved: 11/9/06  
 Date Preliminary Plat Approved: 11/9/06  
 Date Preliminary Plat Expires: 11/01/07  
 DRB Project No.: 1005123  
 DRB Application No.: 06-01545  
01289  
2m  
01550

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

Lot 32A, Block 10, Tract A, Unit B, NAA CUNADO RETAIL CENTER  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Lots 1 & 32, Block 10, Tract A, Unit B, NAA  
**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 portion 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 owner'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	P.E.	City Cnst Engineer
		24' F-CL Perm.	ARTERIAL PAVEMENT C&G ON EAST SIDE ONLY 6' SD/WK ON EAST SIDE ONLY	SAN MATEO	EAGLE ROCK	OAKLAND	/	/	/
		6'	SIDEWALK	EAGLE ROCK	EAST PROPERTY LINE	SAN MATEO	/	/	/
		6'	SIDEWALK	OAKLAND	EAST PROPERTY LINE	SAN MATEO	/	/	/
			<b>2</b> DROP INLETS RELOCATION/MODIFICATION	EAGLE ROCK	EAST PROPERTY LINE	SAN MATEO	/	/	/
			FH RELOCATION	EAGLE ROCK			/	/	/
			<b>REMOVAL OF DRIVE PAP</b>	<b>OAKLAND</b>			/	/	/
							/	/	/
							/	/	/

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	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.

- The developers of this site are required to follow the most current version of the Interim Guidelines
- for development within 1000 feet of Land Fill. A review and approval of this site plan(s), the
- proposed construction, design drawing, and a certification of construction will be required by the
- Environmental Health Dept. Environmental Services Division, Groundwater and Land Fill Section.

AGENT / OWNER

Shawn Biazar, Manag. Member  
NAME (print)

Advanced Engineering and Consulting, LLC  
FIRM

FIRM

*Shawn Biazar* 10.31.06  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Matson* 11/1/06  
DRB CHAIR - date

*Stanton* 11-1-06  
PARKS & RECREATION - date

*Walt* 11-1-06  
TRANSPORTATION DEVELOPMENT - date

*William G. Baker* 11/1/06  
UTILITY DEVELOPMENT - date

*KLAL* 11-1-06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	
<b>STORM DRAINAGE</b>		<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<b>D</b>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Cunado LTD PHONE: (505) 821-1114  
 ADDRESS: Po Box 94084 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Cunado LTD  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

**DESCRIPTION OF REQUEST:** Preliminary/Final Plat

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

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

Lot or Tract No. Lots 1 and 32 Block: 10 Tract: A Unit: B  
 Subdiv. / Addn. North Albuquerque Acres TB1K Cunado Retail Center  
 Current Zoning: SU-2 for M-1 Proposed zoning: The Same  
 Zone Atlas page(s): C-18-Z No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 2.0023 Acres Density if applicable: dwellings per gross acre: n/a dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill?  Yes \_\_\_\_\_  
 UPC No. 101806401043620701, 101806401045820719 MRGCD Map No. \_\_\_\_\_  
 LOCATION PROPERTY BY STREETS: On or Near: San Mateo NE (North of Alameda)  
 Between: Oakland NE and Eagle Rock NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005123

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

SIGNATURE [Signature] DATE 10-24-06  
 (Print) Shawn Batzar \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 0155b</u>	<u>PFF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMB</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>11/1/06</u>			<u>\$ 235.00</u>

[Signature] 10/24/06  
 Planner signature / date

Project # 1005123

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera; if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer)

**NO INTERNAL ROUTING**

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

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

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

SHAHRAM (Shawn) Biazar  
Applicant name (print)

[Signature] 10-24-04  
Applicant signature / date



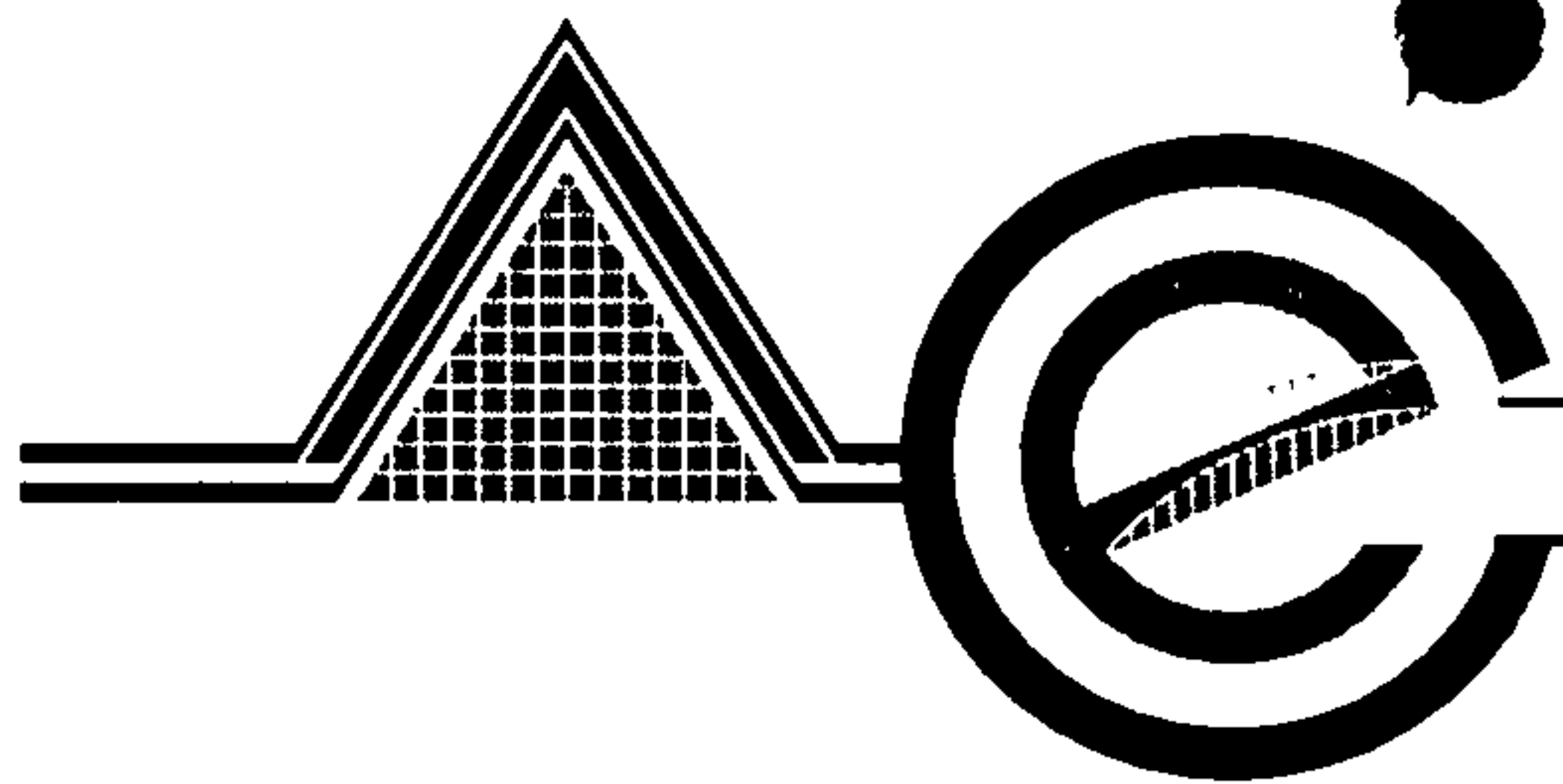
Form revised 8/04 & 1/05

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

Application case numbers  
06DRB - 011550

[Signature] 10/24/04  
Planner signature / date

**Project # 1005123**



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

October 24, 2006

Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol, 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Preliminary / Final Plat Request, Lots 1 and 2, Block 10, Tract A, Unit B, North  
Albuquerque Acres, Zone Atlas Page C-18-Z, Containing  $\pm$  2.0023 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting, on behalf of Cunado, LTD, is requesting a Preliminary / Final Plat for the above referenced site. Enclosed please find six copies of the Preliminary Plat and six copies of the Infrastructure List for your review and approval. The site is located on San Mateo Blvd., NE, north of Alameda, between Oakland Ave., NE and Eagle Rock Road, NE.

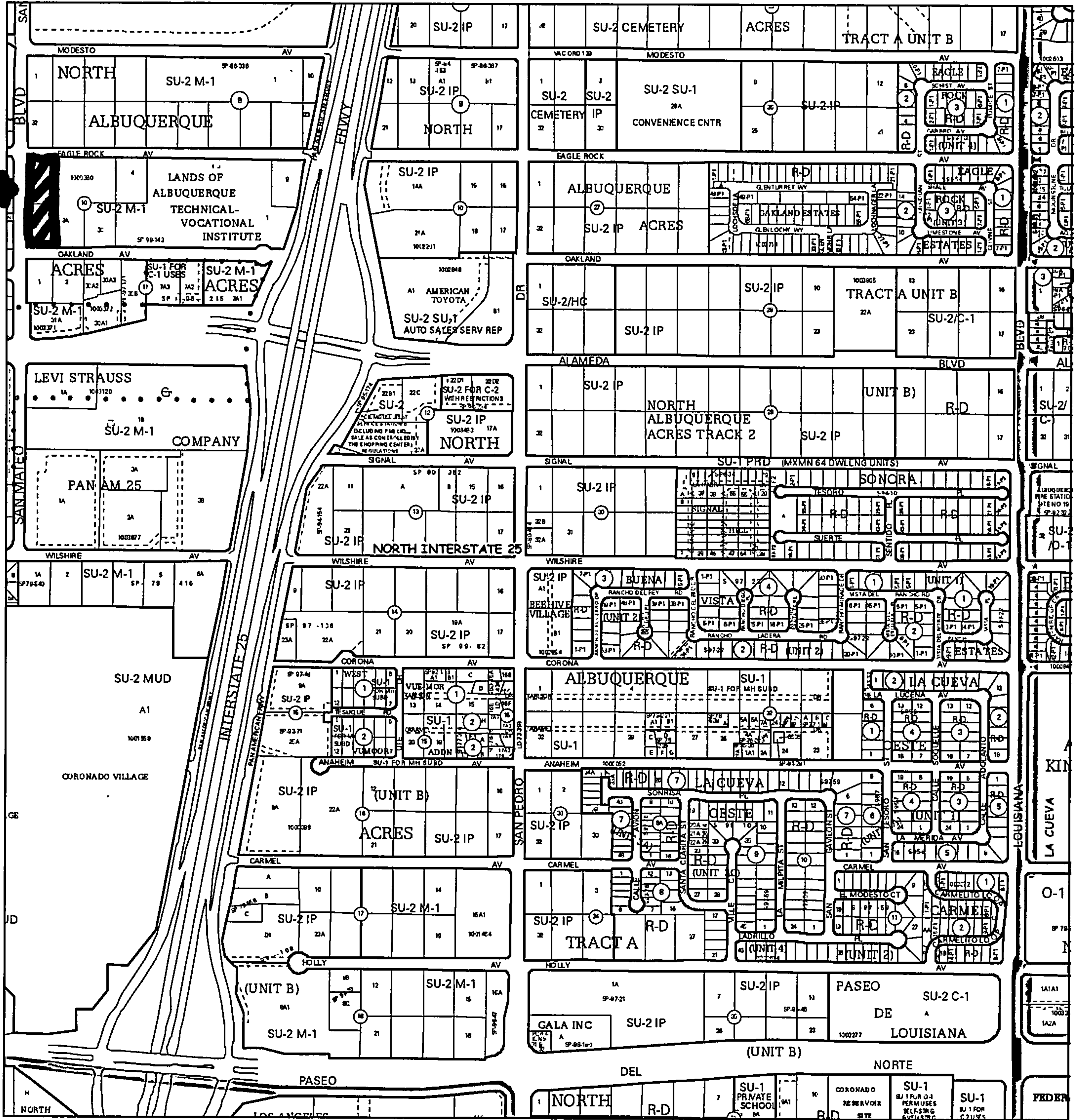
If you require additional information, please contact our office at your convenience.

Sincerely,

Sally Salazar Cass, Operations Manager

Enclosures  
JN: 200664

SITES



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols

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

0 750 1,500 Feet

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

**PAID RECEIPT**

APPLICANT NAME CUNADO LTD  
 AGENT ADVANCED ENGINEERING  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 100 5123 / 06 DRB - 01550  
 PROJECT NAME CUNADO RETAIL CENTER

\$ 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.**

10/24/2006 11:45AM LOC: ANN  
 X  
 RECEIPT# 00066288 WS# 008 TRANS# 0011  
 Account 441032 Fund 0110  
 Activity 3424000 TRSL  
 Trans Amt \$235.00  
 J24 Misc \$20.00


**\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division  
 6/21/04**

**\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division**

10/24/2006 11:45AM LOC: ANN  
 X  
 RECEIPT# 00066289 WS# 008 TRANS# 0011  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 VI \$235.00  
 CHANGE \$0.00

Thank You

**City of Albuquerque**



**DEVELOPMENT/ PLAN REVIEW APPLICATION**

Supplemental form

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> for Subdivision Purposes</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><b>V</b> <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><b>P</b> <input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A D</b> <b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	---

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

**APPLICANT INFORMATION:**

NAME: CUNADO LTD PHONE: 505-821-1114  
 ADDRESS: P.O. Box 94084 FAX: 505-338-2354  
 CITY: ALBUQUERQUE STATE: NM ZIP: 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): John Klee PHONE: 480-588-8310  
 ADDRESS: 8701 E. Vista Bonita Ste. 100 FAX: \_\_\_\_\_  
 CITY: SCOTTSDALE STATE: AZ ZIP: 85255 E-MAIL: \_\_\_\_\_  
 DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR BUILDING PERMIT

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

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

Lot or Tract No. Lots 1 & 32 Block: 10 Unit: B  
 Subdiv. / Addn. NORTH ALB. ACRES TRK CUNADO RETAIL CENTER  
 Current Zoning: SU-2 M-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-18-2 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 1.45 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? \_\_\_\_\_  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO N.E. NORTH OF ALAMEDA  
 Between: OAKLAND and EDGE ROCK

**CASE HISTORY:**

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

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: \_\_\_\_\_  
 SIGNATURE: John Klee DATE: 8/26/06  
 (Print) John Klee Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>06026</u> <u>01289</u>	<u>SBP</u> <u>CMP</u>	<u>2(3)</u>	\$ <u>385.00</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date <u>9-13-06</u>			Total	\$ <u>405.00</u>

PLANNER / DATE: Vin Sits 9/5/06 Project #: 1005123



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.**

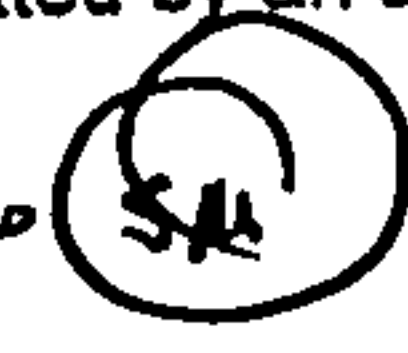
SITE DEVELOPMENT PLAN FOR SUBDIVISION

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 - 9-6-06 
  - 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.

John K. Klee  
 Applicant name (print)  
John K. Klee 8/20/06  
 Applicant signature / date

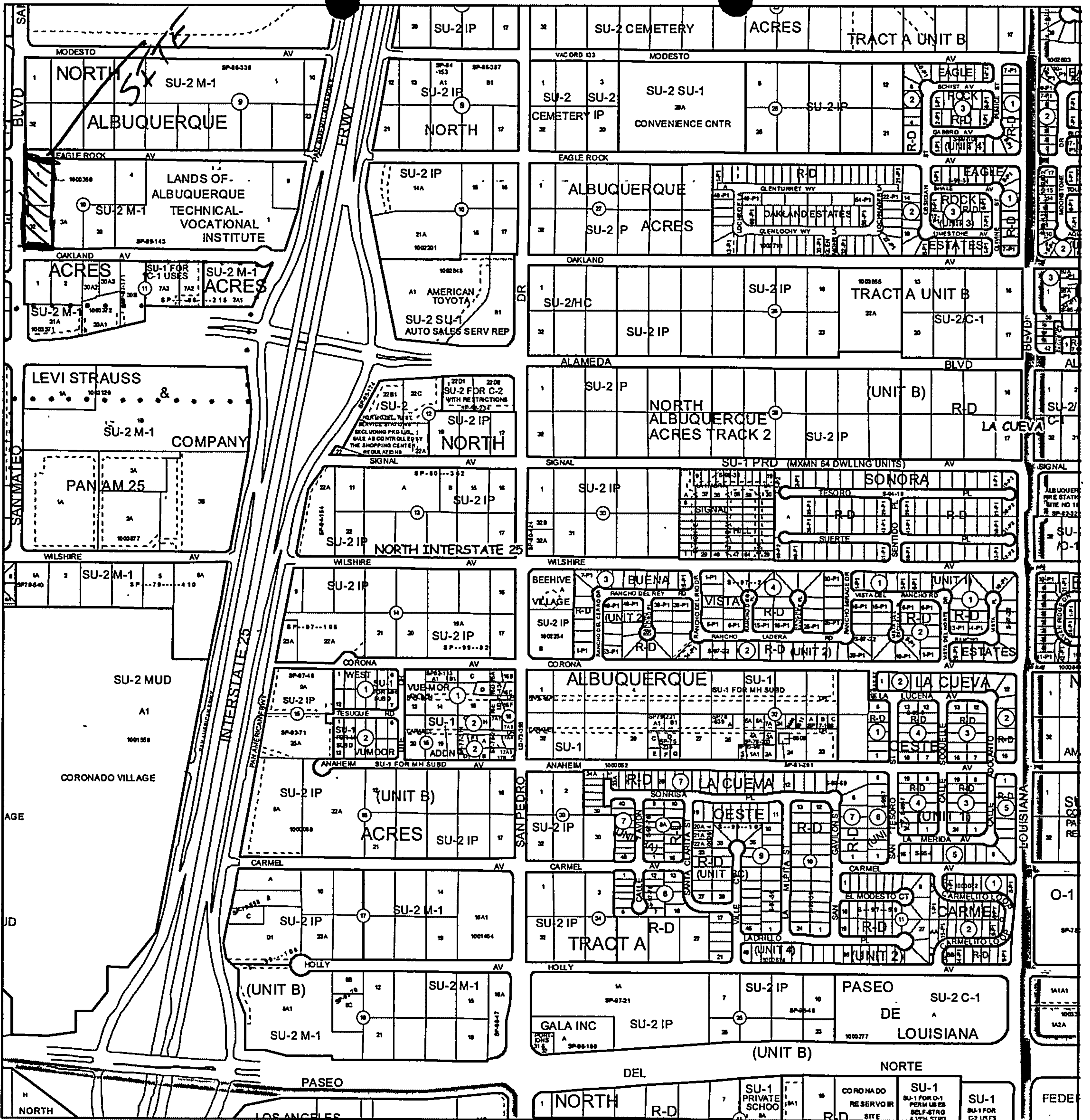


Form revised APRIL 2006

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

Application case numbers  
 Old DRB - 01289

KC 505 9/15/06  
 Planner signature / date  
 Project # 1005123



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols


0                      750                      1,500 Feet

Klee Design Collaborative, Inc. *The Art and Science of Modern Buildings*

8701 E. Vista Bonita, Scottsdale, Arizona 85255  
480-588-8310 Toll free 1-800-667-9700  
FAX 480-588-8320

September 1, 2006  
City of Albuquerque  
DRB  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

RE: Project description  
Cunado Ltd.

To Whom It May Concern:

This is a proposed retail project in a developing commercial corridor in North Albuquerque. The subject site is one block north of Alameda and has direct exposure to San Mateo Blvd.

The subject site is bordered by existing office and mixed use commercial, and the TVI North Campus.

The City bus system has a route that runs along the Alameda and provides service to this area.

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

PAID RECEIPT

APPLICANT NAME Cunado Ltd

AGENT John Klee

ADDRESS \_\_\_\_\_

PROJECT & APP # 1005123 06DRB01289

PROJECT NAME Cunado Retail Center

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions several fee

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

10/23/2006 9:53AM LOC: ANNX  
RECEIPT# 00066224 WS# 008 TRANSH 0010  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$50.00  
J24 Misc \$50.00  
VI \$50.00  
CHANGE \$0.00

Thank You




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

## MEMORANDUM

DATE: September 12, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department  
Kevin Curran, Legal Department  
John Klee

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1005123, North Albuquerque Acres, Unit B (to be known as Cunado Retail Center), Lots 1 & 32, Block 10, located on San Mateo Blvd. NE between Oakland NE and Eagle Rock NE. (06DRB-01289 Minor-SiteDev Plan BldPermit)

---

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



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

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John Klee

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6000 Uptown Blvd NE Suite 100  
 Albuquerque, NM 87110  
 Phone: (505) 246-1600  
 Fax: (505) 246-2600

**FACSIMILE COVER SHEET**

TO: <u>SHERAN MATSON</u>	FROM: <u>Jim Joseph</u>
COMPANY: <u>DRB</u>	NO. OF PAGES: <u>2</u> (Including cover page)
FAX #: _____	
PHONE #: _____	DATE: <u>9/12/06</u>

PLEASE MAKE COPIES FOR:

SUBJECT:

PLEASE NOTE THIS PROJECT ON TOMORROW'S DRB AGENDA

If there are any problems with this transmission, please call (505) 246-1600

Thank You



SEP 11 REC'D

**TRANSMITTAL LETTER**

DATE: 09-11-06

TO: (ATTENTION) Bob Hall

(OFFICE) Issac Benton AIA

(ADDRESS) \_\_\_\_\_

FROM: Gilbert Aldaz

**TRANSMITTED ARE THE FOLLOWING:**

Original Infrastructure List that  
Incorporates Wilfred's comments  
from DRB

**COMMENTS:**

Submit This Original To DRB.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CALL  
US AT (505) 237-1456.

THANK YOU



### FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

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

ZONE MAP NUMBER C-18

REFERRAL # 2858-06

SITE ADDRESS 8900 San Mateo N.E.

LEGAL DESCRIPTION: SUBJECT TRACT \_\_\_\_\_

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING \_\_\_\_\_

INSTANTANEOUS FLOW REQUIRED 1085

SQUARE FOOTAGE - LARGEST BUILDING \_\_\_\_\_

TYPE CONSTRUCTION \_\_\_\_\_

#### PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

**ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION**

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

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 8/9/06

FIRE DEPARTMENT INSPECTOR: Lt. Paul Chavez

RECEIVED BY: [Signature] TELEPHONE 602-323-7441

NOTES:

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

WHITE - INDIVIDUAL      YELLOW - FILE

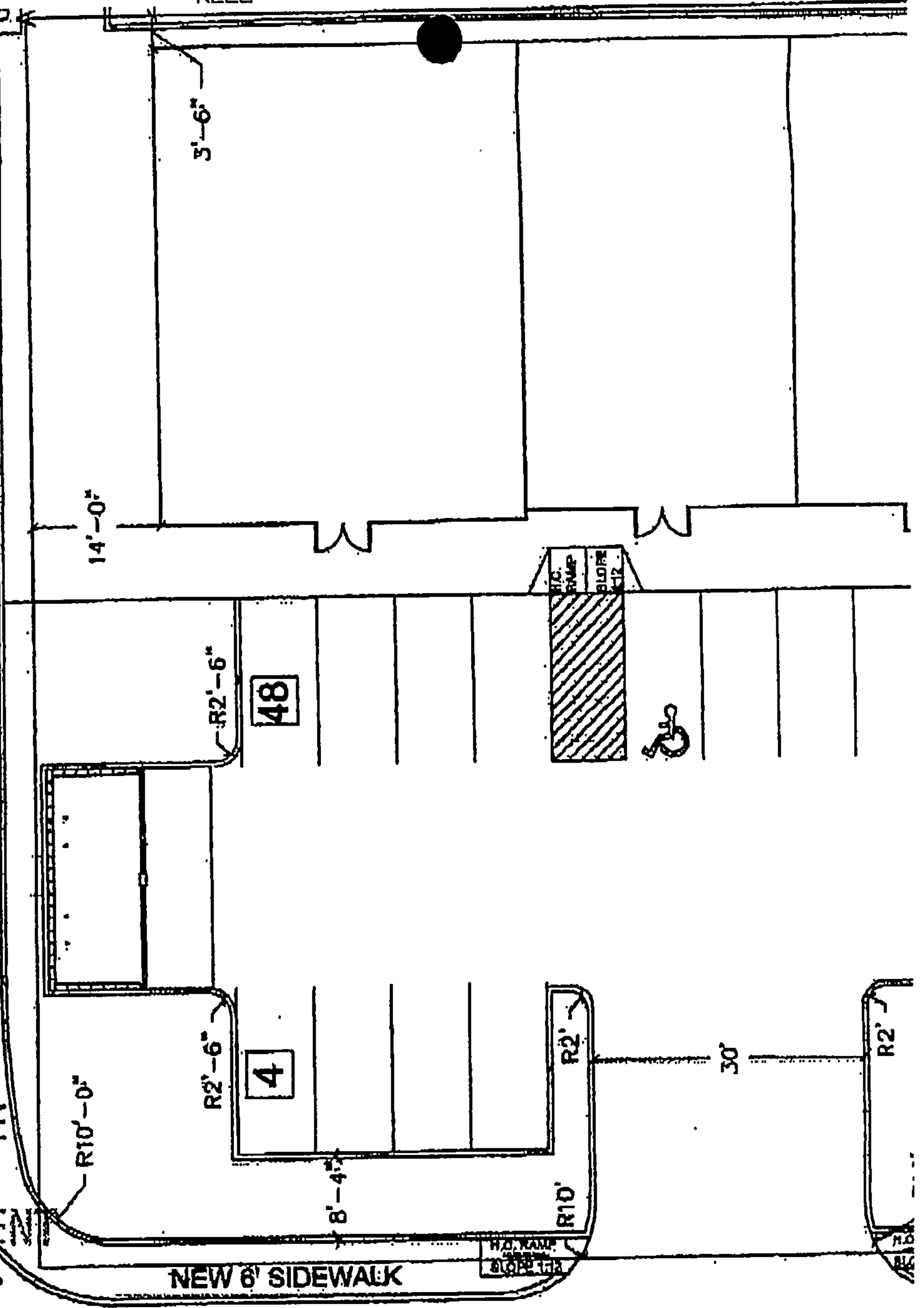
EAGLE ROCK AVENUE  
60' RAW

EXIST. CURB & GUTTER  
NEW 6' SIDEWALK

FIRE HYDRANT ON CONCRETE PAD

N 89° 56' 39" E

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED 8/9/06



AFD PLANS CHECKING OFFICER  
924-3611

**APPROVED/DISAPPROVED**  
**HYDRANT(S) ONLY**  
*[Signature]* 7/26/06  
SIGNATURE & DATE

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

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.

*[Signature]* 8/26/06  
 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

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

### Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
    1.0 - 5.0 acres            1" = 20'  
    Over 5 acres                1" = 50'  
    Over 20 acres             1" = 100'                    *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

## B. Proposed Development

### 1. Structural

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

*Unknown*

### 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: 81 provided: 90  
Handicapped spaces required: 4 provided: 4

- 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
  - 3. Location and description of amenities, including patios, benches, tables, etc.

*Unknown*

### 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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

- N/A 2. Pedestrian trails and linkages  
N/A 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

- N/A 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 be preserved or removed.  
 B. Proposed, to be established for general landscaping.  
 C. Proposed, to be established for screening/buffering.  
 8. Describe irrigation system  
 9. Planting Beds, indicating square footage of each bed  
 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.  
 11. Responsibility for Maintenance (statement)  
 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.  
 13. Landscaped area requirement; square footage and percent (specify clearly on plan)  
 14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

## A. General Information

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

## B. Grading Information

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

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

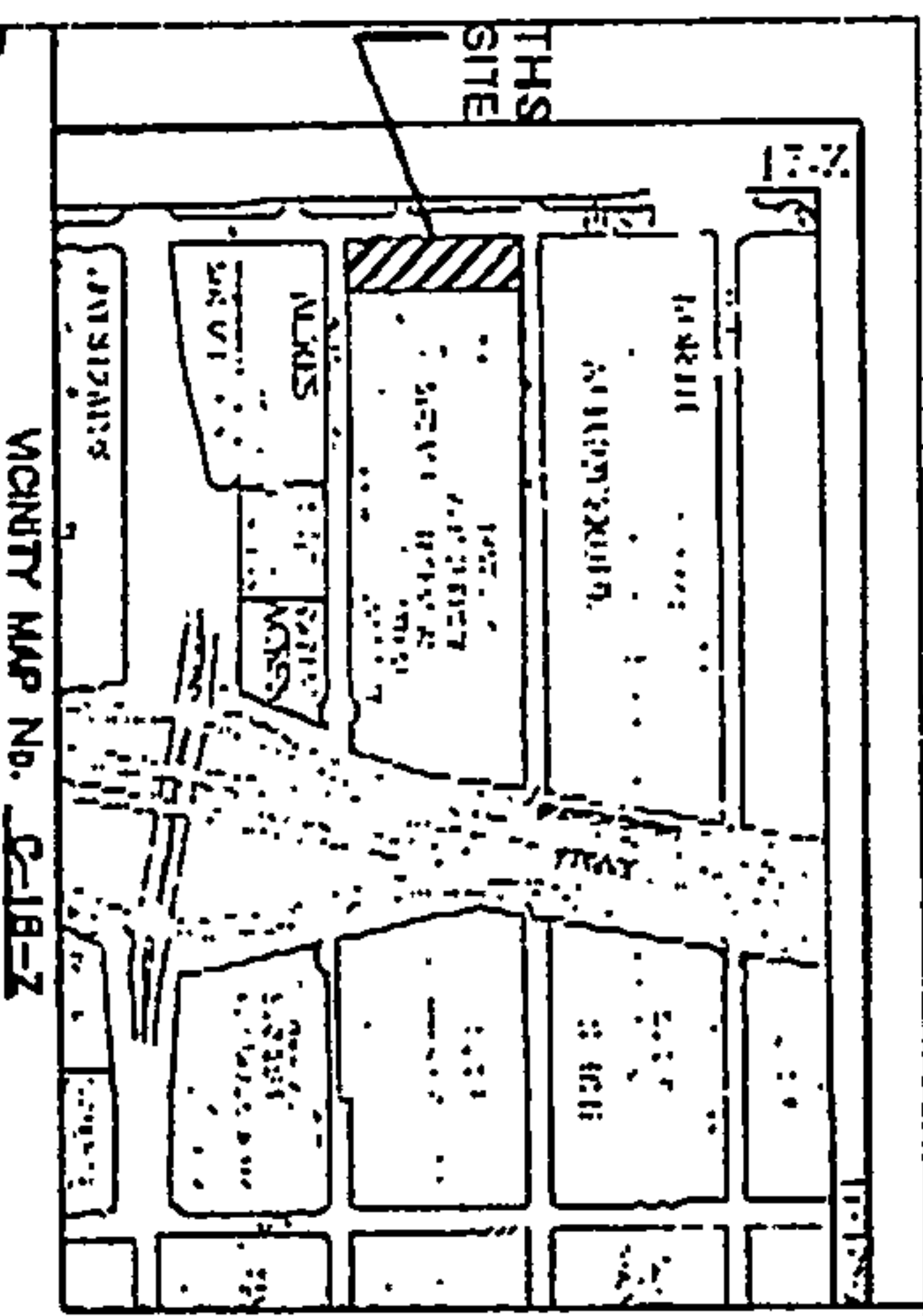
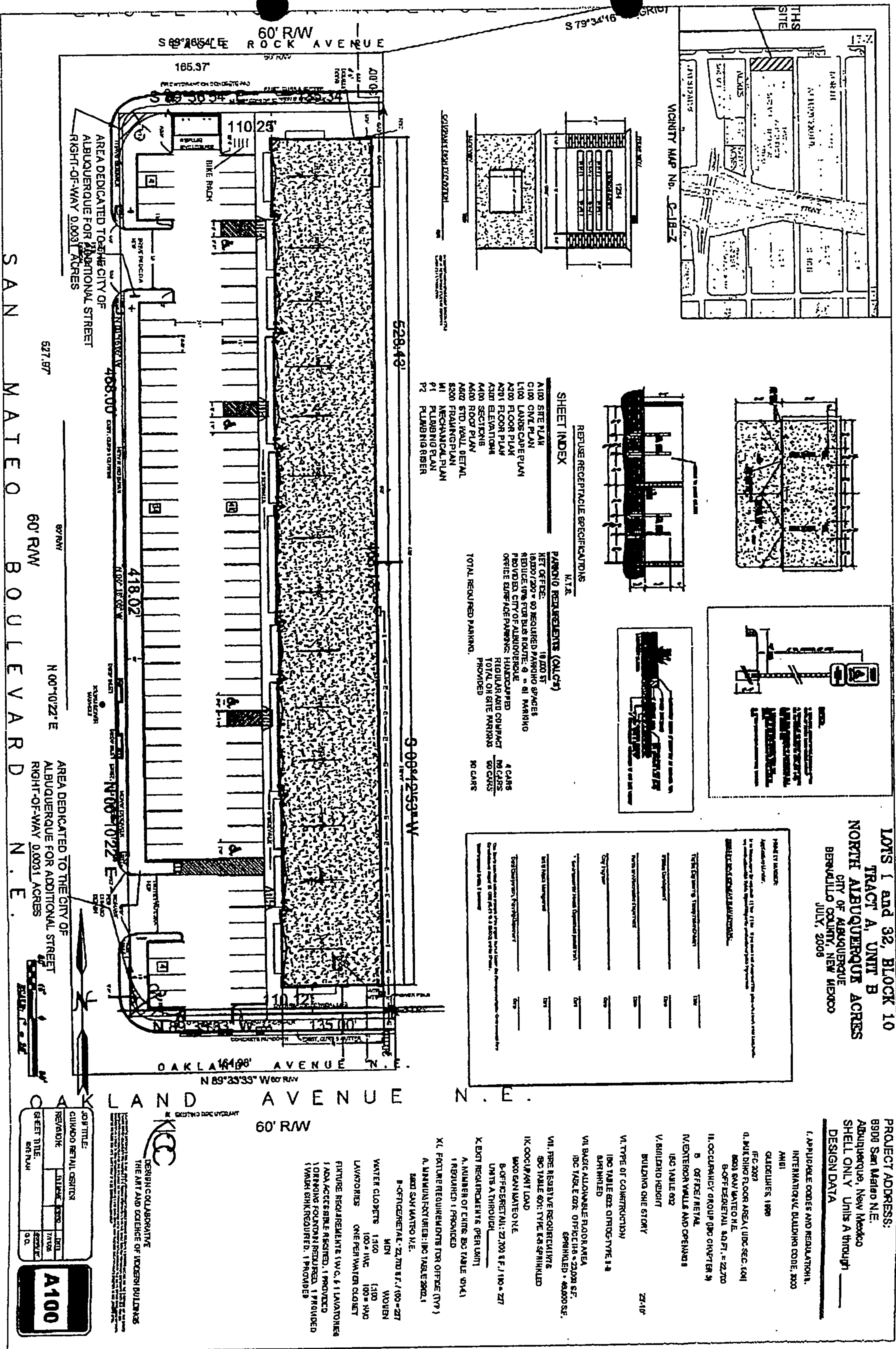
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures

**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.

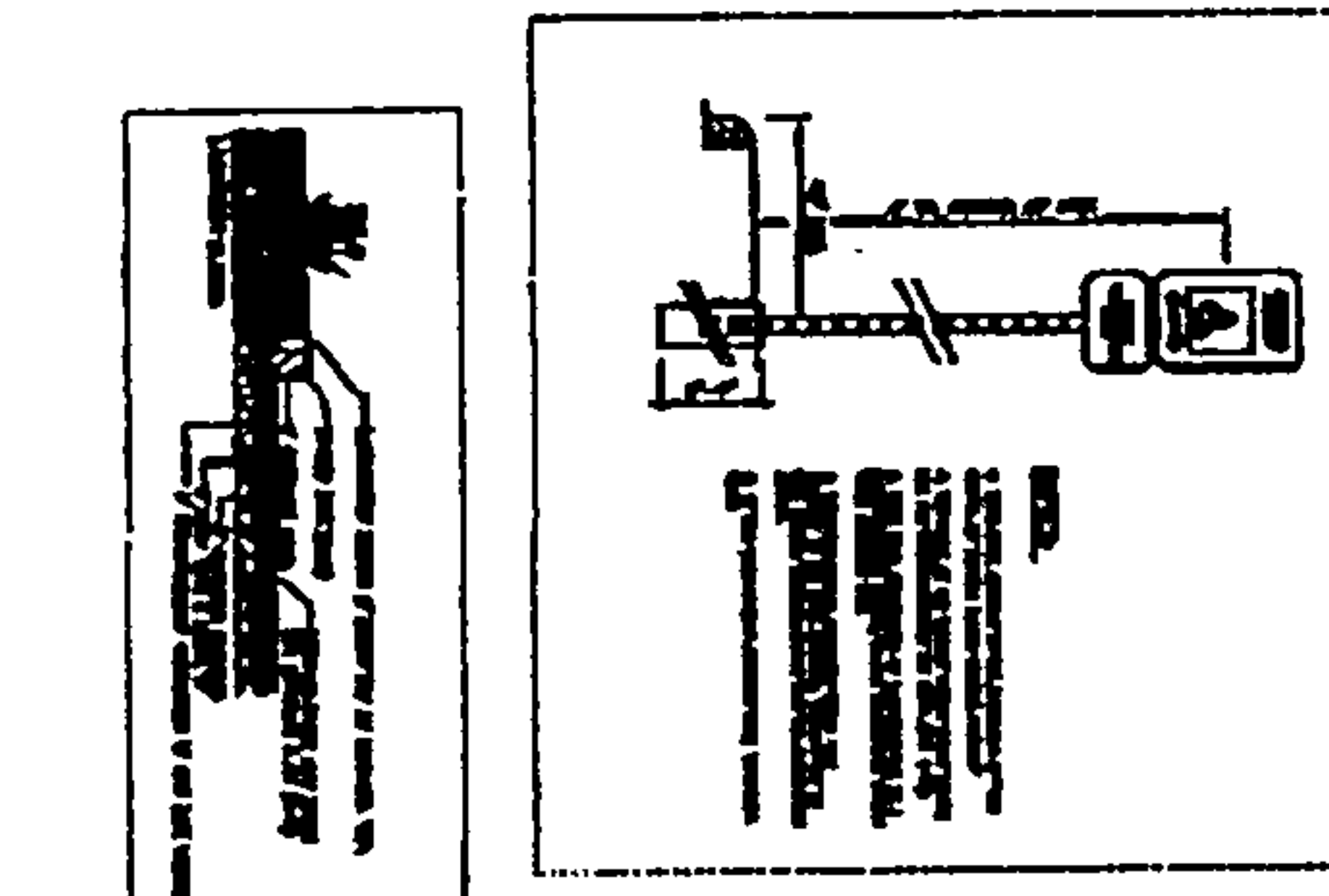
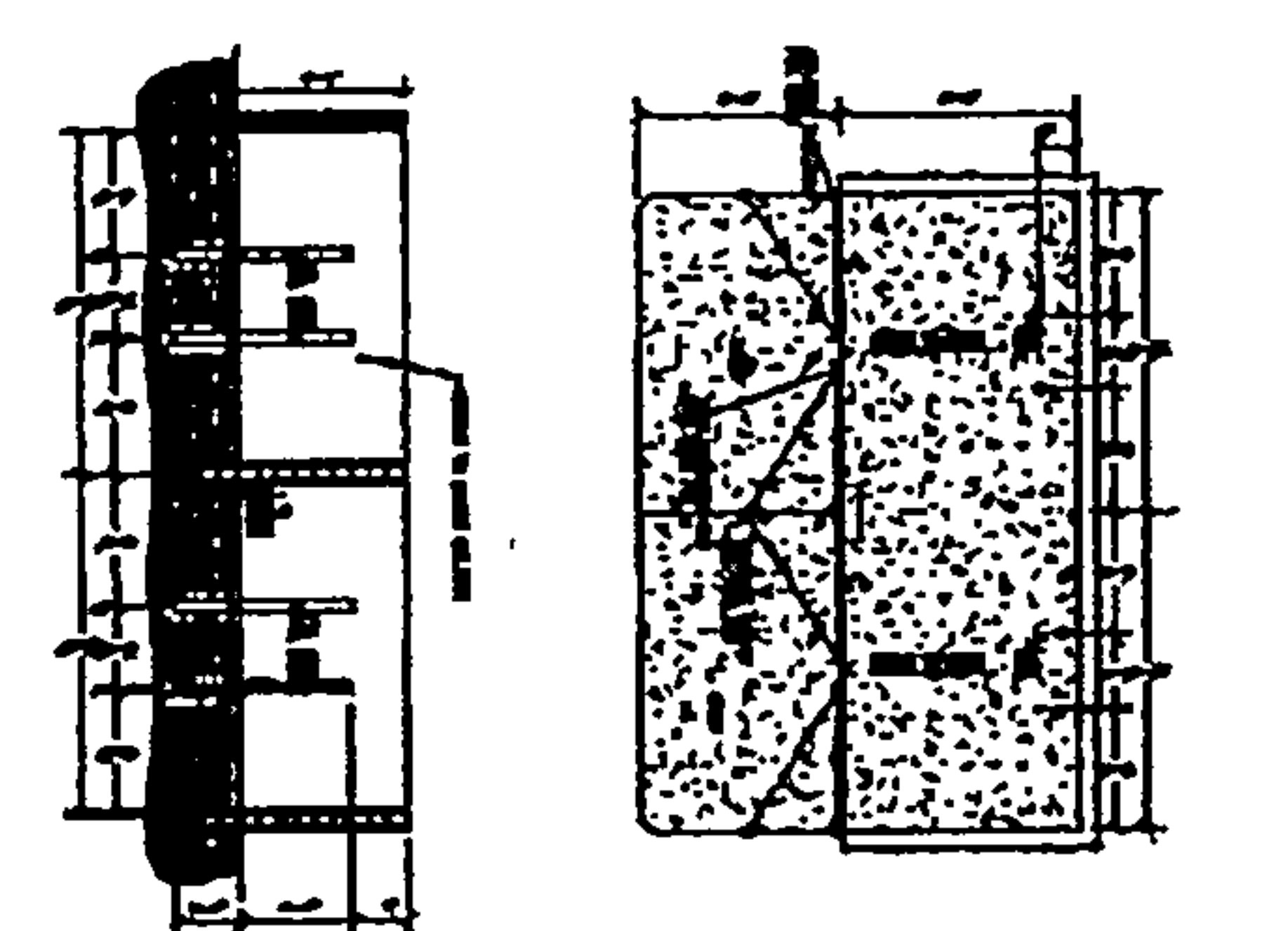
### B. Signage

- 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.*



- SHEET INDEX**
- A100 SITE PLAN
  - C100 CIVIL PLAN
  - L100 LANDSCAPE PLAN
  - M200 FLOOR PLAN
  - M201 FLOOR PLAN
  - M202 ELEVATION
  - M203 SECTIONS
  - M204 ROOF PLAN
  - M205 STD. WALL DETAIL
  - M206 FRAMING PLAN
  - M1 MECHANICAL PLAN
  - P1 PLUMBING PLAN
  - P2 PLUMBING RISER



**REFUSE RECEPTACLE SPECIFICATIONS**

M.T.A.

**PARKING REQUIREMENTS (ONLY)**

NET OFFICE: 10,000 SF  
 1800/200 = 90 REQUIRED PARKING SPACES  
 REDUCE THIS FOR BUS ROUTE: 9 = 81 PARKING  
 PROVIDED BY CITY OF ALBUQUERQUE

OFFICE SURFACE PARKING: HANDICAPPED  
 REGULAR AND COMPACT  
 TOTAL ON SITE PARKING PROVIDED: 90 CARS  
 4 CARS  
 90 CARS  
 NO CARS

TOTAL REQUIRED PARKING: 90 CARS

**LOTS 1 and 32, BLOCK 10  
 TRACT A, UNIT B  
 NORTH ALBUQUERQUE ACRES  
 CITY OF ALBUQUERQUE  
 BERNILLO COUNTY, NEW MEXICO  
 JULY, 2006**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE PAVEMENT	100	SQ. YD.
2	ASPHALT PAVEMENT	100	SQ. YD.
3	GRAVEL	100	CY
4	CONCRETE CURB	100	LF
5	CONCRETE WALKWAY	100	SQ. YD.
6	CONCRETE DRIVEWAY	100	SQ. YD.
7	CONCRETE SIDEWALK	100	LF
8	CONCRETE DRIVEWAY	100	SQ. YD.
9	CONCRETE SIDEWALK	100	LF
10	CONCRETE DRIVEWAY	100	SQ. YD.
11	CONCRETE SIDEWALK	100	LF
12	CONCRETE DRIVEWAY	100	SQ. YD.
13	CONCRETE SIDEWALK	100	LF
14	CONCRETE DRIVEWAY	100	SQ. YD.
15	CONCRETE SIDEWALK	100	LF
16	CONCRETE DRIVEWAY	100	SQ. YD.
17	CONCRETE SIDEWALK	100	LF
18	CONCRETE DRIVEWAY	100	SQ. YD.
19	CONCRETE SIDEWALK	100	LF
20	CONCRETE DRIVEWAY	100	SQ. YD.

**PROJECT ADDRESS:**  
 8900 San Mateo N.E.  
 Albuquerque, New Mexico  
 SHELL ONLY Units A through  
**DESIGN DATA**

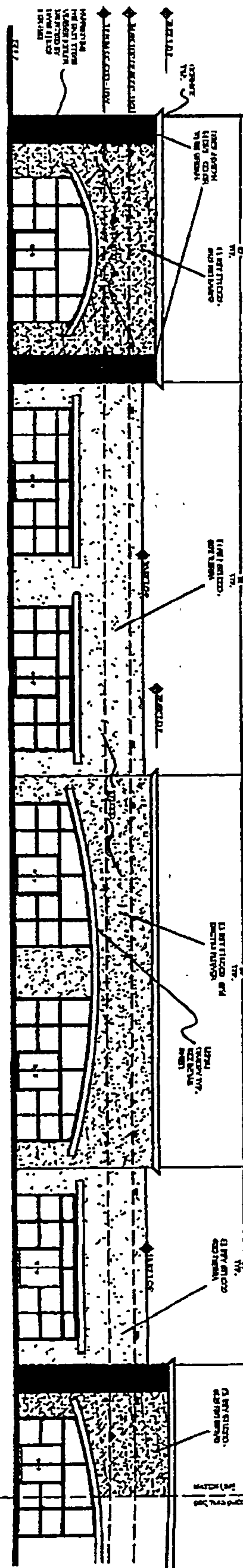
1. APPLICABLE ORDINANCES AND REGULATIONS:  
 INTERNATIONAL BUILDING CODE, 2003  
 AMBI  
 ADDENDUMS 1998  
 IBC 2003  
 0.1. MIN. DRING FLOOR AREA (UBC SEC. 1041)  
 800 SQ. WATERS N.E.  
 B-OFF. DETAIL 80 FT. x 22 FT.  
 11. OCCUPANCY GROUP (IBC CHAPTER 10)  
 B OFFICE/METAL  
 12. EXTERIOR WALLS AND OPENINGS  
 13. TABLE 602  
 14. BUILDING HEIGHT  
 BUILDING ONE STORY  
 25 FT

VI. TYPE OF CONSTRUCTION  
 IBC TABLE 602 (TYPE I-B)  
 BRICK/CMU  
 VII. BASIC ALLOWABLE FLOOR AREA  
 IBC TABLE 601 (TYPE I-B) 2200 SF.  
 SPRINKLED = 4800 SF.  
 VIII. FIRE RESISTIVE REQUIREMENTS  
 IBC TABLE 601 (TYPE I-B) 2200 SF.  
 IX. OCCUPANT LOAD  
 8000 SQ. WATERS N.E.  
 B-OFFICE DETAIL: 27,000 SF / 100 = 270  
 UNITS A THROUGH  
 X. EXIST. REQUIREMENTS (PER UNIT)  
 A. NUMBER OF CARS: 90 TABLE 601  
 1. PROVIDED  
 XI. EXIST. REQUIREMENTS FOR OFFICE (TYPE)  
 A. MINIMUM FEATURES: IBC TABLE 2802.1  
 8000 SQ. WATERS N.E.  
 B-OFFICE DETAIL: 27,000 SF / 100 = 270  
 MEN  
 WOMEN  
 WATER CLOSETS: 1100 (1100)  
 100 = 100  
 LAVATORIES: ONE PER WATER CLOSET  
 FUTURE REQUIREMENTS (W.C. 11 LAVATORIES  
 1 ADA ACCESSIBLE REQUIRED, 1 PROVIDED  
 1 DRAINAGE FOUNTAIN REQUIRED, 1 PROVIDED  
 1 WASH SINK REQUIRED, 1 PROVIDED

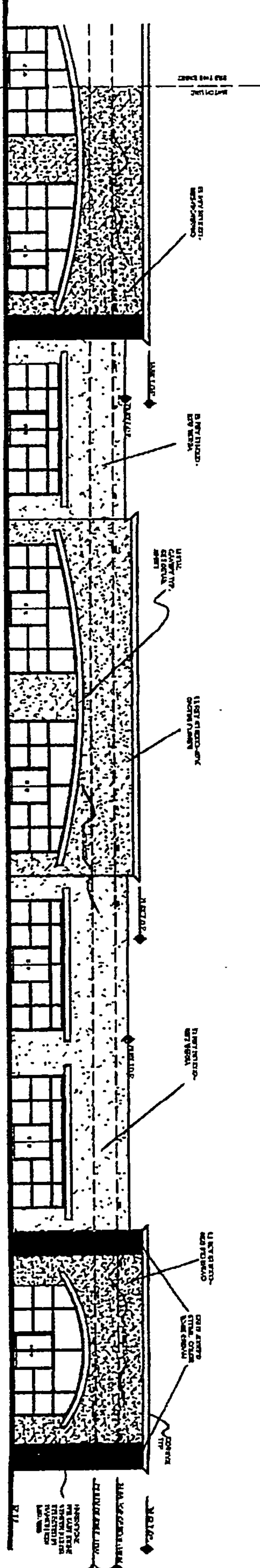
**KCC**  
 DESIGN COLLABORATIVE  
 THE ART AND SCIENCE OF MODERN BUILDINGS

**JOB TITLE:**  
 CIVIL/ARCHITECTURAL  
**REVISION:**  
 DATE: 07/10/06  
 BY: [Signature]  
**DATE:**  
 07/10/06  
**SCALE:**  
 1/8" = 1'-0"

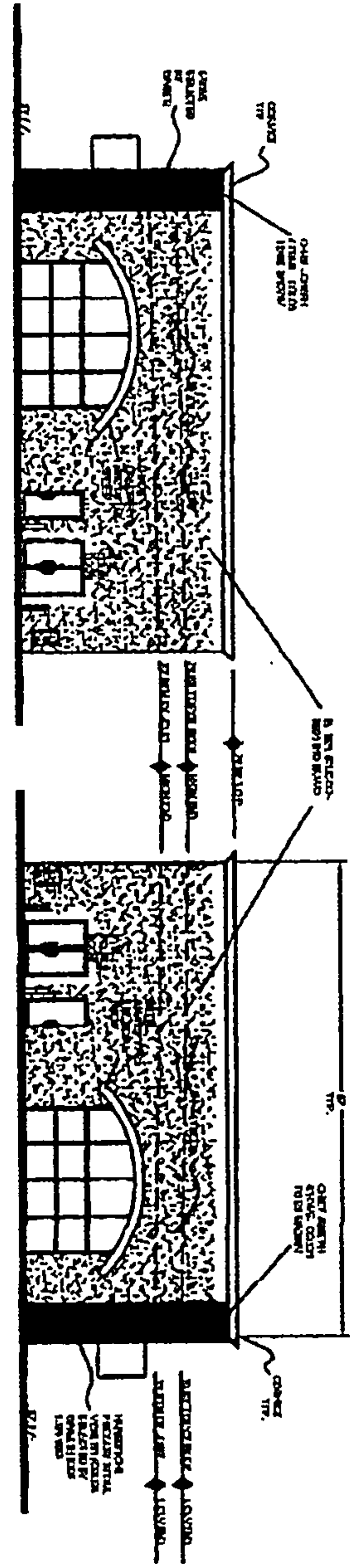
**A100**



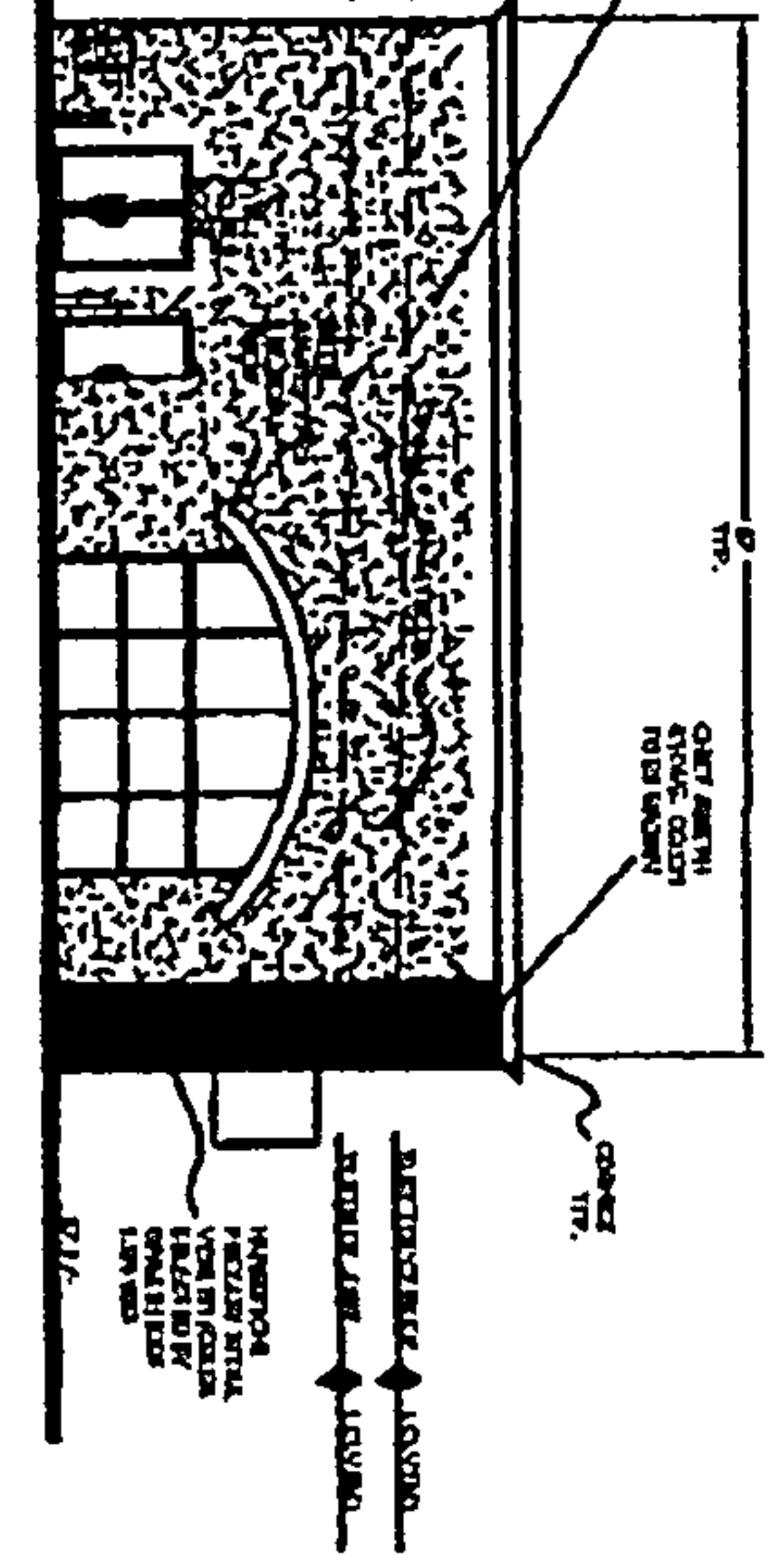
EAST ELEVATION (NORTH HALF) 1



EAST ELEVATION (SOUTH HALF) 2



SOUTH ELEVATION 3



NORTH ELEVATION 4

JOB/TITLE: **QUILBO RETAIL CENTER**  
 DRAWING NO.: **03-01**  
 SHEET TITLE: **QUILBO RETAIL CENTER**  
 DRAWING NO.: **03-01**

**A300**

**KCC**  
 DESIGN COLLABORATIVE  
 THE ART AND SCIENCE OF MODERN BUILDING

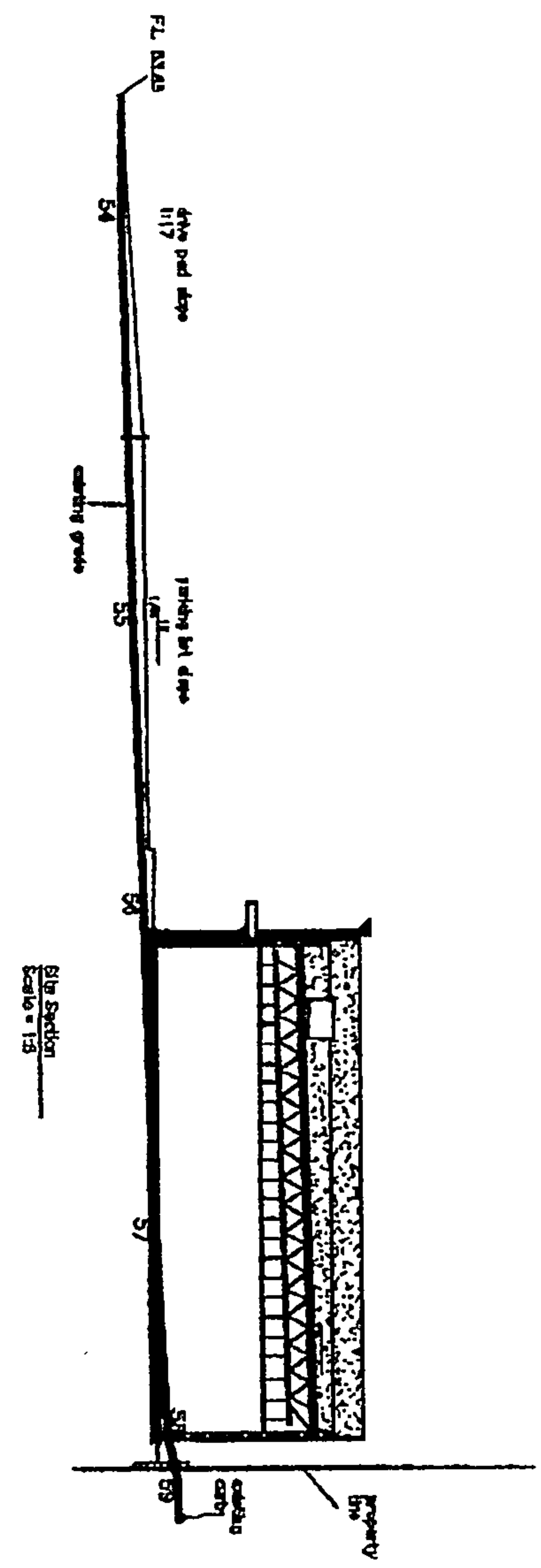
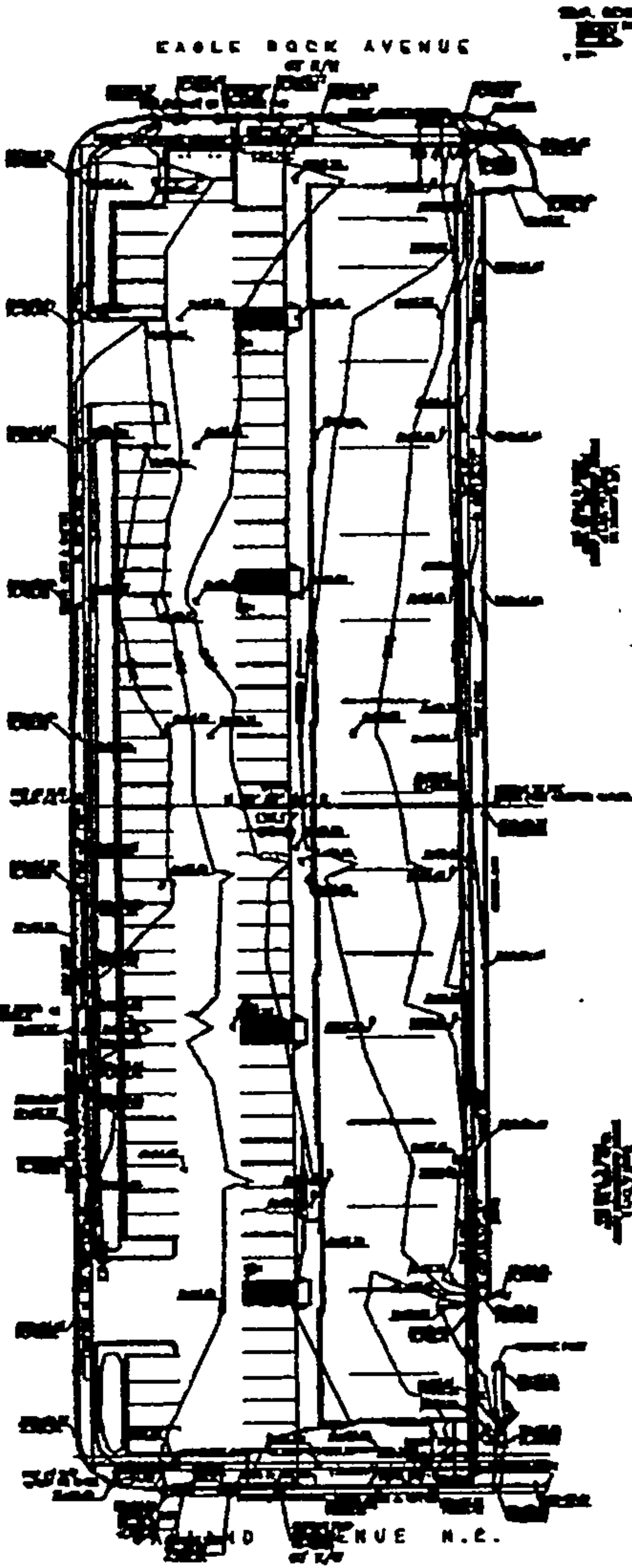
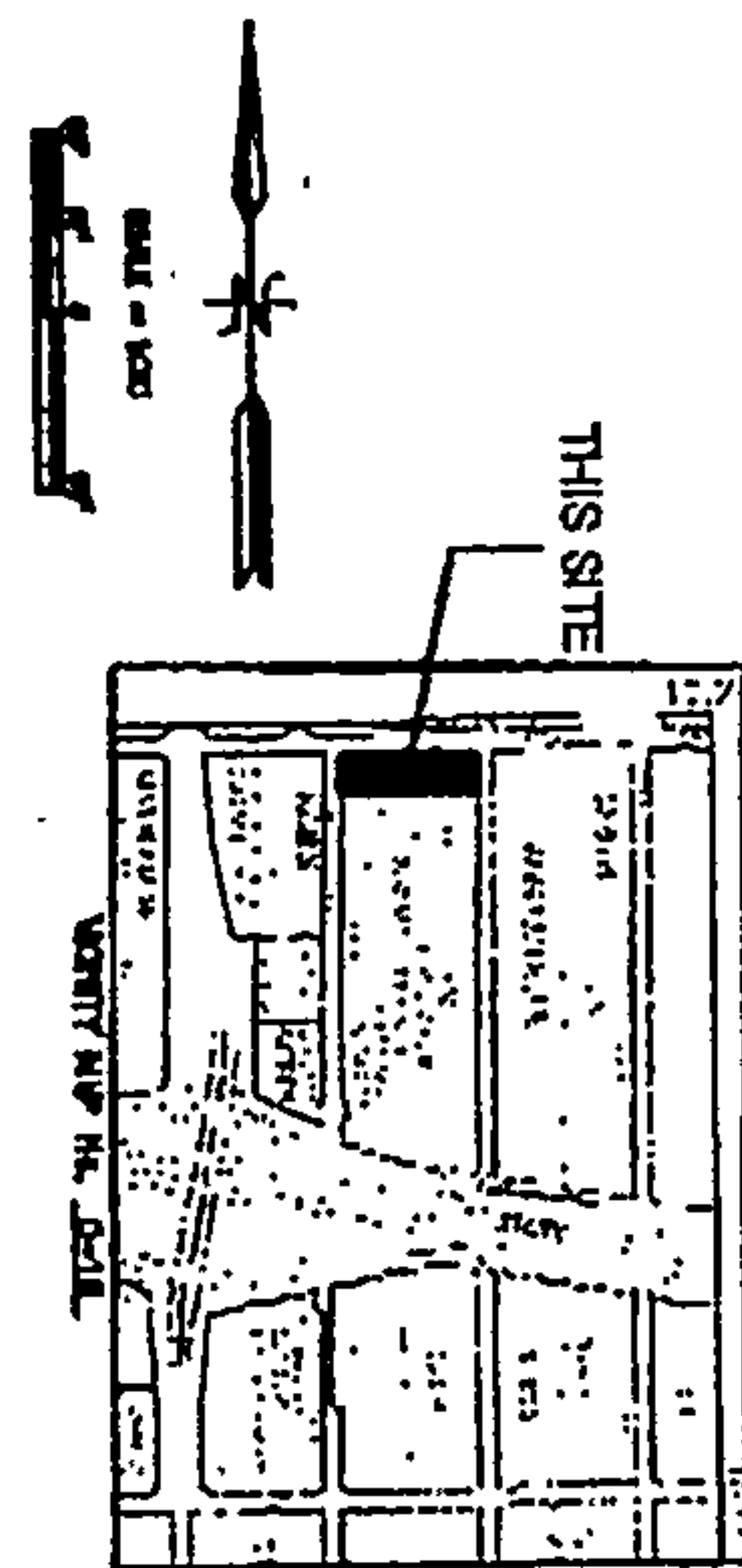


# ALTA / A.C.S.M. LAND TITLE SURVEY with TOPOGRAPHY

## LOTS 1 and 32, BLOCK 10 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2005

LEGAL DESCRIPTION:  
LOT 1 and 32, BLOCK 10, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE ORIGINAL SURVEY MAP OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JULY 14, 1905, IN FILE BOOK 4, PAGE 80.

- GENERAL NOTES:**
1. ALL DISTANCES ARE IN FEET (0) INCHES.
  2. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  3. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  4. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  5. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  6. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  7. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  8. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  9. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
  10. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.



**GENERAL NOTES:**

1. PROPERTY LINES, DISTANCES, AND BEARINGS ARE AS SHOWN ON THE ORIGINAL SURVEY MAP OF THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JULY 14, 1905, IN FILE BOOK 4, PAGE 80.
2. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
3. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
4. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
5. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
6. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
7. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
8. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
9. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
10. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

**EXISTING CONDITIONS:**

THE PROPERTY IS LOCATED IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND IS SUBJECT TO THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, AS AMENDED.

**PROPOSED CONDITIONS:**

THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, AS AMENDED.

**CONSTRUCTION NOTES:**

ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

**KCC**  
DESIGN COLLABORATIVE  
THE ART AND SCIENCE OF WORKING BUILDINGS

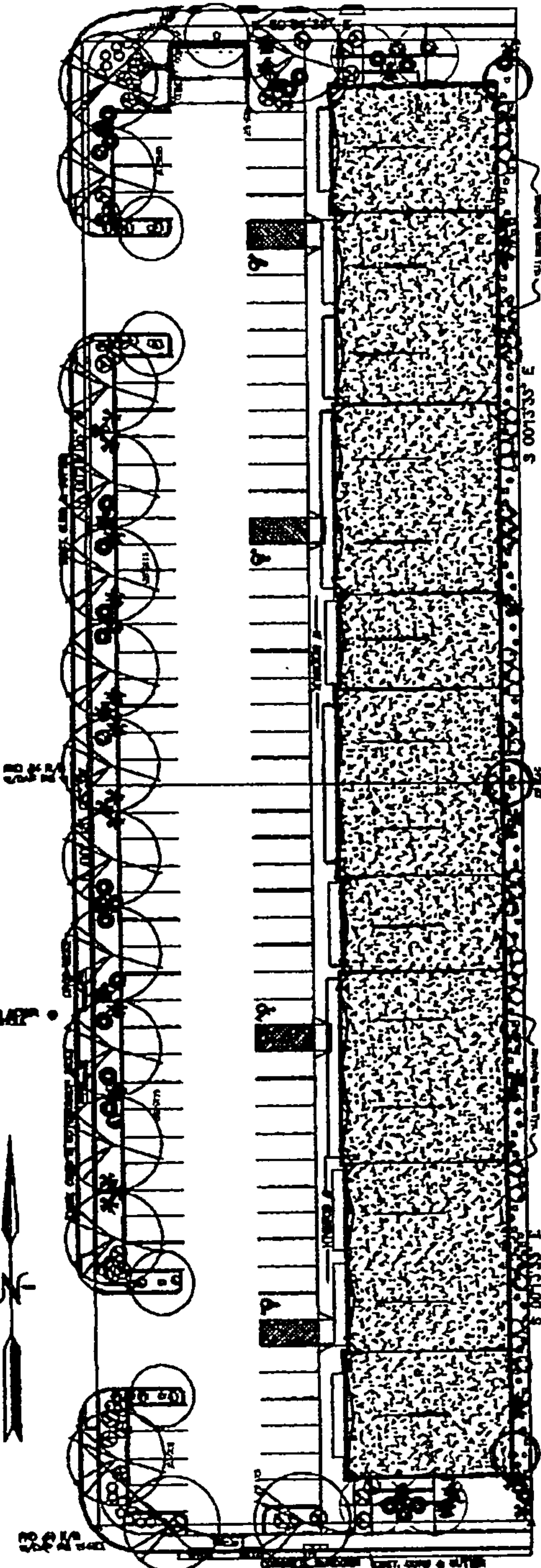
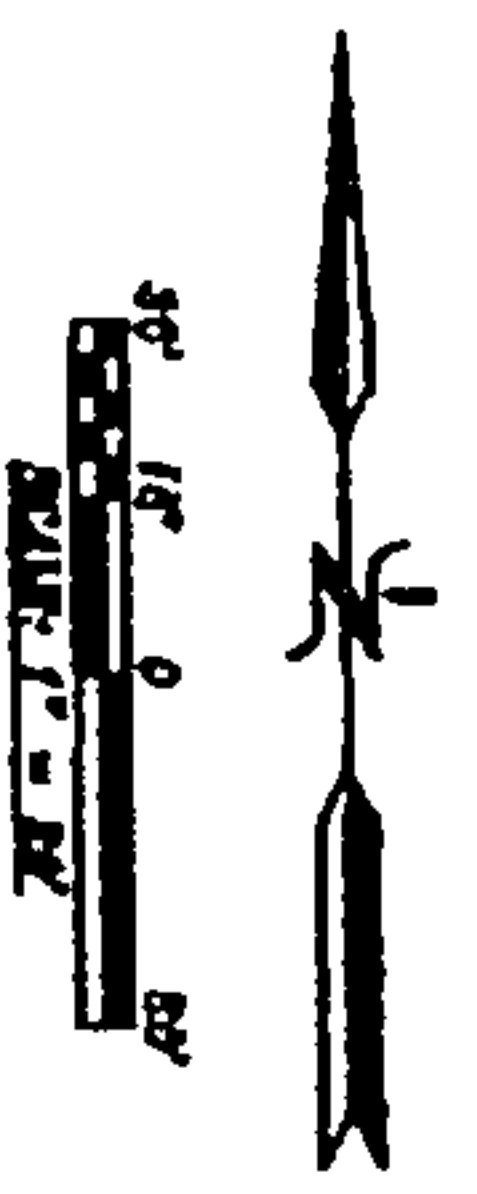
**JOE TRUD**  
QUADRO RETAIL CENTER

REVISION: 11/10/05  
SHEET TITLE: PROVISIONAL CIVIL PLAN

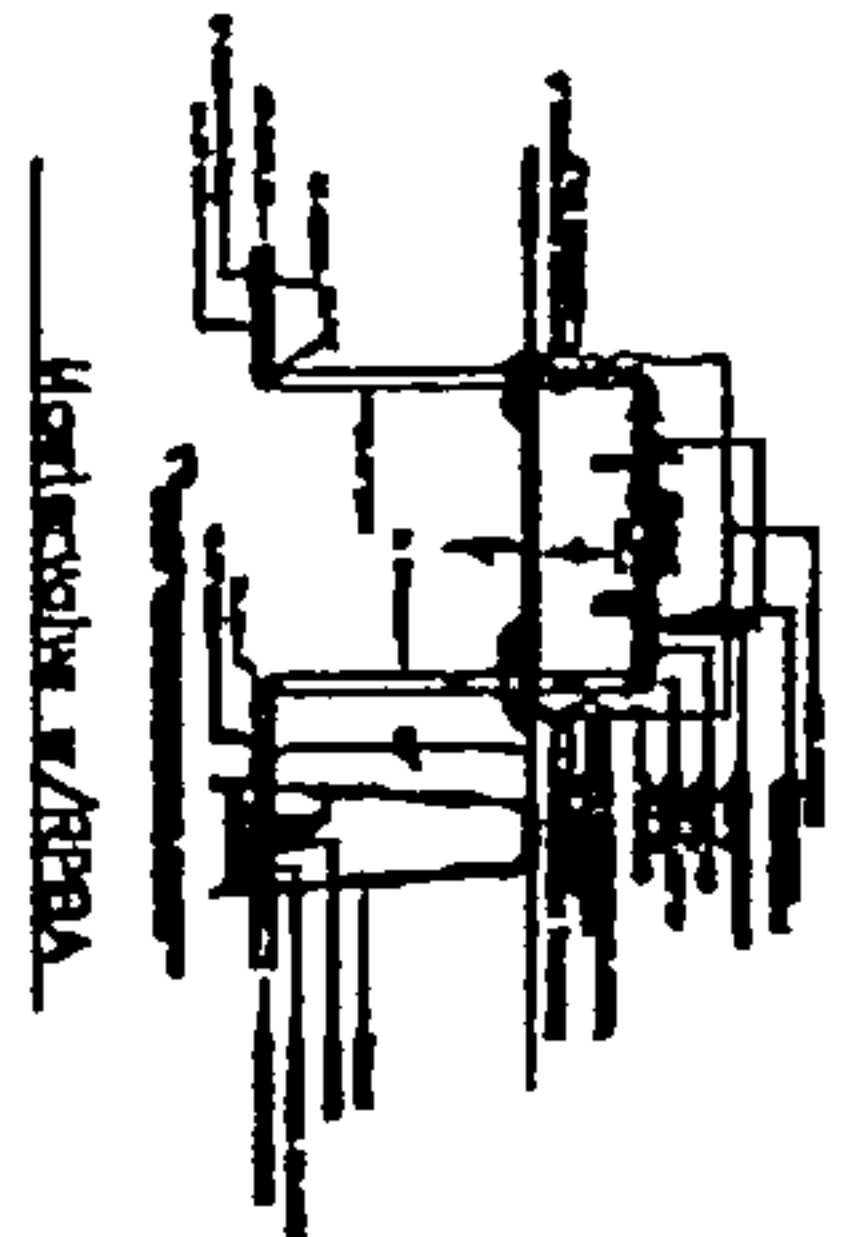
**C-100**

EAGLE ROCK AVENUE  
60' R/W

SAN MATEO BOULEVARD  
60' R/W  
N.E.



DAKLAND AVENUE N.E.  
60' R/W



Intersection of Eagle Rock Avenue and San Mateo Boulevard

PLANT LEGEND

Plant Name	Symbol	Size	Quantity
Plant Name 1	Symbol 1	Size 1	Quantity 1
Plant Name 2	Symbol 2	Size 2	Quantity 2
Plant Name 3	Symbol 3	Size 3	Quantity 3
Plant Name 4	Symbol 4	Size 4	Quantity 4
Plant Name 5	Symbol 5	Size 5	Quantity 5
Plant Name 6	Symbol 6	Size 6	Quantity 6
Plant Name 7	Symbol 7	Size 7	Quantity 7
Plant Name 8	Symbol 8	Size 8	Quantity 8
Plant Name 9	Symbol 9	Size 9	Quantity 9
Plant Name 10	Symbol 10	Size 10	Quantity 10
Plant Name 11	Symbol 11	Size 11	Quantity 11
Plant Name 12	Symbol 12	Size 12	Quantity 12
Plant Name 13	Symbol 13	Size 13	Quantity 13
Plant Name 14	Symbol 14	Size 14	Quantity 14
Plant Name 15	Symbol 15	Size 15	Quantity 15
Plant Name 16	Symbol 16	Size 16	Quantity 16
Plant Name 17	Symbol 17	Size 17	Quantity 17
Plant Name 18	Symbol 18	Size 18	Quantity 18
Plant Name 19	Symbol 19	Size 19	Quantity 19
Plant Name 20	Symbol 20	Size 20	Quantity 20

SITE DATA

DATE: 09/05/2006  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Project Name]  
 SHEET: 03 OF 04

PLANTING RESTRICTIONS APPROACH

PLANTING RESTRICTIONS APPROACH  
 THIS PLAN SHOWS THE PLANTING RESTRICTIONS APPROACH FOR THE PROJECT. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SAN MATEO PLANTING SPECIFICATIONS AND THE CALIFORNIA PLANTING ACT.

NOTE

NOTE: THE PLANTING RESTRICTIONS APPROACH IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANTING RESTRICTIONS APPROACH IS SUBJECT TO THE CITY OF SAN MATEO PLANTING SPECIFICATIONS AND THE CALIFORNIA PLANTING ACT. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SAN MATEO PLANTING SPECIFICATIONS AND THE CALIFORNIA PLANTING ACT.

**KCC**  
 DESIGN CONSULTANTS  
 THE ART AND SCIENCE OF MODERN BUILDINGS

**Keynotes**  
 LANDSCAPE ARCHITECTURE  
 700 CALIFORNIA STREET, SUITE 200  
 SAN FRANCISCO, CA 94108  
 TEL: 415.774.1111  
 FAX: 415.774.1112  
 WWW.KEYNOTES.COM

**Job Title:** LANDSCAPE ARCHITECT  
**Client:** [Name]  
**Project:** [Name]  
**Sheet:** L100



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

PAID RECEIPT

APPLICANT NAME CUNADO LTD.  
AGENT John K Lee  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 10051.23 / 06 DRB - 01289  
PROJECT NAME CUNADO RETAIL CENTER

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 385.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 405.00 TOTAL AMOUNT DUE

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

**SERYCON INCORPORATED**  
**DBA ACADEMY REPROGRAPHICS**  
4801-C ALAMEDA BLVD. NE  
ALBUQUERQUE, NM 87113  
PH. 505-821-6666

**FIRST STATE BANK**  
WWW.FSBNM.COM  
95-145-1070

10028  
9/5/2006  
\$\*\*405.00  
DOLLARS

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

9/5/2006 11:54AM LDC: ANNX  
RECEIPT# 00064077 WSH 008 TRANS# 0046  
Account# 441032 Fund# 0110  
Activity# 3424000 TRSL JS

Trans Amt \$405.00

MEMO CUNADO DRB

010028 1070014521 0013825 11

Thank You