

#3



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

REVISED 9/28/05

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

DRB Application No.: 07DRB-00601 (SBP)  
Project Name: TOWN OF ATRISCO GRANT UNIT 7  
Agent: Tierra West LLC

Project # 1005242  
Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/23/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \* SMALL CAR SPACES / MOTORCYCLES
- \* SIDE EASEMENT
- \* NOTE 17 ("BY WORK ORDER")
- 
- 

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

- CITY ENGINEER / AMAFCA: SIA OK OK OK OK
- SS initials
- 3 copies
- 

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

- PLANNING (Last to sign): Sebastian
- 
- 
- 

- 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 1005242

#3



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Project Name: TOWN OF ATRISCO GRANT UNIT 7  
Agent: Tierra West LLC

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Phone No.: 858-3100

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \* SURV. CAR SPACES / MOTORCYCLE  
 \* SURV. EASEMENT  
 \* NOTE 17 ("BY LOCAL ORDER")

UTILITIES:

CITY ENGINEER / AMAFCA: STIA  
 SS initials  
 3 copies

PARKS / CIP:

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

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
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  - 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

1005242



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 23, 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 11:30 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 # 1004272**  
 07DRB-00547 Major-Preliminary Plat Approval  
 07DRB-00548 Major-Vacation of Public Easements  
 07DRB-00549 Minor-Sidewalk Waiver  
 07DRB-00550 Minor-Temp Defer SDWK  
 ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D located on GIBSON BLVD SW between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8) **WITH THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THE INFRASTRUCTURE AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/15/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT**

B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

07DRB-00643 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D located on GIBSON BLVD SW between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND PLANNING FOR SUBDIVISION DESIGN VARIANCE, 15-DAY APPEAL PERIOD AND TO RECORD.**

**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 # 1000762**  
07DRB-00597 Minor-SiteDev Plan  
BldPermit/EPC

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 5/23/07] (C-12) DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

3. ~~Project # 1005242~~  
07DRB-00601 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for COMPASS BANK request(s) the above action(s) for all or any portion of Tract(s) A-1-E, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 for C-1, located on SAGE RD SW between SNOW VISTA BLVD SW and REBA AVE SW containing approximately 1 acre(s). [REF: 05DRB-01293, 05EPC-00364 THRU 00367, 05DRB-01716, 06EPC-01588] [Stephanie Shumsky, EPC Case Planner] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE 17, SMALL CAR SPACES, MOTORCYCLE SPACES AND SIDEWALK EASEMENTS AND CITY ENGINEER FOR SIA, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1005390**  
07DRB-00648 Minor-SiteDev Plan  
BldPermit

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING**, zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] [*Deferred from 5/23/07*] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [*Deferred from 2/28/07 & Indef deferred 3/7/07*] [*Deferred from 5/23/07*] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

5. **Project # 1004772**  
07DRB-00560 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). [*Deferred from 05/09/07 & 05/16/07*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF CCR'S AND CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN.**

6. **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: 07EPC-00113, 07EPC-00112, 06DRB01003, 06DRB01005] [**Maggie Gould, EPC Case Planner**] [*Indef deferred on 5/16/07*] [*Deferred from 5/23/07*] (G-11) **DEFERRED AT AGENT'S REQUEST TO 6/6/07.**

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

7. **Project # 1003102**  
07DRB-00620 Minor-Extension of  
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for LOS CANDELARIAS PARTNERS LLC request(s) the above action(s) for all or any portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **SOFT LOFTS**), zoned SU-1 PRD & office, located on JUAN TABO BLVD NE between LAGRIMA DE ORO RD NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06EPC-00146, 06EPC-00147, 06DRB-00832, 06DRB-00837, 06DRB-00838, 06DRB-01054] (F-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

8. **Project # 1002739**  
07DRB-00630 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or any portion of Parcel(s) 7-A & 8-A-1, **ANDERSON HEIGHTS, UNITS 7 & 8**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW between 98<sup>th</sup> ST SW and 118<sup>th</sup> ST SW containing approximately 22 acre(s). (N-8/P-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENT EXTENSION TO DENNIS CHAVEZ BLVD SW, CROSS-LOT DRAINAGE EASEMENT, POSSIBLE JOINT ACCESS EASEMENTS ON DUPLEX LOTS AND PLANNING TO RECORD.**

9. **Project # 1005417**  
07DRB-00575 Minor-Prelim&Final Plat Approval

KEVIN SMITH request(s) the above action(s) for all or any portion of Lot(s) 9A & 9B, Block(s) G, **PACIFIC ADDITION**, zoned SU-2 RG located on 3<sup>rd</sup> ST SW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). [REF: 07DRB00280] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR GREEN TAGS FOR RELOCATION AND PLANNING TO RECORD.**

10. **Project # 1005584**  
07DRB-00642 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for IZZY GALLEGOS, J.A.B. REINVEST LLC, request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 17, together with a portion of vacated alley, **ALBRIGHT-MOORE ADDITION**, zoned S-R located on BELLAMAN AVE NW between LOS TOMASES DR NW and ASPEN AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003928**  
07DRB-00068 Minor-Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] [*Deferred from 1/31/07 & Indef deferred on 2/14/07 & 4/04/07*] (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT AND RECORD THE HOME OWNER'S ASSOCIATION ANNEXAION AGREEMENT.**
12. **Project # 1005458**  
07DRB-00379 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT, NORTHERN UNIT**, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). [*Indef deferred from 4/4/07*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
13. **Project # 1005585**  
07DRB-00647 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for M. D. LOHMAN request(s) the above action(s) for all or any portion of Tract(s) A-1 & A-2, Block(s) 15, **DEL NORTE SUBDIVISION**, zoned C-2 located on LOMAS BLVD NE between CHAMA ST NE and GROVE ST NE containing approximately 2 acre(s). (K-19) **THE 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) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1005250**  
06DRB-01613 Minor-Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06]* *[Indef deferred from 12/13/06]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR P-1 LOT DESIGNATIONS ON THE PLAN AND TO RECORD.**

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

16. **Project # 1005547**  
07DRB-00590 Minor-Sketch Plat or Plan

KEITH MEYER or JIM HAKEEM request(s) the above action(s) for Tract(s) 2-A plat of Tract A-1, UNIT 2, Tract(s) A-2 & C-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW between UNSER BLVD NW and SAUL BELL NW containing approximately 5 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

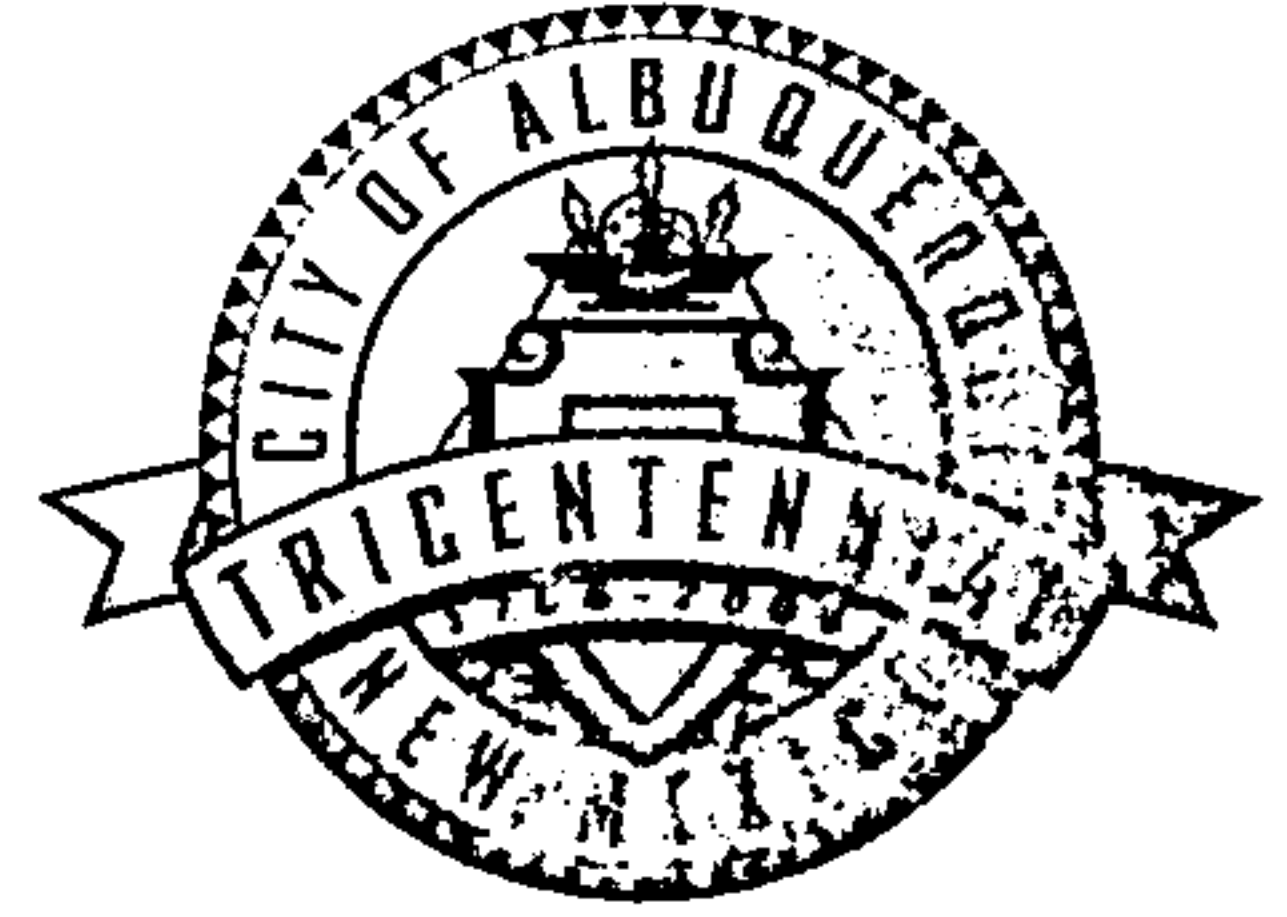
17. **Project # 1005586**  
07DRB-00646 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or any portion of Lot(s) 6-17 & 23-27, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 O-1, located on PALOMAS AVE NE between WYOMING NE and BARSTOW NE containing approximately 7-acre(s).  
**(D-19) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for May 16, 2007. **THE DRB MINUTES FOR MAY 16, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005242**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Site Plan for Building Permit

**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

(M-09/D025B)

**DATE:** MAY 23, 2007

May 21, 2007

#3

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair  
FROM: Stephanie Shumsky, Planner  
SUBJECT: Project # 1005242

On December 21, 2006, the Environmental Planning Commission approved Project # 1005242/06EPC-01588, a request for a site development plan for building permit for all or a portion of Tract A-1-E, Unit 7, Town of Atrisco Grant, located on Sage Road SW between Snow Vista Blvd. SW and Reba Road SW, containing approximately 2-acres.

General notes:

- The scale on sheet C1 is incorrect (it is not 1"=20').
- The proposed walls/retaining walls on the eastern edge of the site are not shown consistently on all sheets and are not what the EPC approved.
- Keyed note #15 is not identified on the site plan. The note is not consistent with what was approved/conditioned on the EPC submittal.
- Keyed note #16 is not identified on the site plan.
- Keyed note #17 is not identified on the site plan.

The applicant has satisfied all of the EPC conditions of approval with the following exceptions:

1. Condition #6. "The Landscape Plan shall specify water-harvesting methods utilized on the site."  
*Water harvesting methods are not specified on the Landscaping Plan.*
2. Condition #11. "The City Forester shall be contacted prior to DRB submittal to ensure that all of his concerns and comments are addressed adequately."  
*The DRB application letter submitted by the applicant states that this condition was met, however the letter referred to, which documents the meeting with the City Forester, is not included in the DRB submittal. This letter must be included in the submittal.*

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

part  
858-1118  
DRB comments  
5/23/07

#3

May 21, 2007

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Planner



SUBJECT: Project # 1005242

On December 21, 2006, the Environmental Planning Commission approved Project # 1005242/06EPC-01588, a request for a site development plan for building permit for all or a portion of Tract A-1-E, Unit 7, Town of Atrisco Grant, located on Sage Road SW between Snow Vista Blvd. SW and Reba Road SW, containing approximately 2-acres.

General notes:

- The scale on sheet C1 is incorrect (it is not 1"=20').
- The proposed walls/retaining walls on the eastern edge of the site are not shown consistently on all sheets and are not what the EPC approved.
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*Water harvesting methods are not specified on the Landscaping Plan.*
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*The DRB application letter submitted by the applicant states that this condition was met, however the letter referred to, which documents the meeting with the City Forester, is not included in the DRB submittal. This letter must be included in the submittal.*

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

**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 1<sup>st</sup> day of January, 2008, 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 **Compass Bank** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **Alabama Banking Corporation**, whose address is **15 South 20<sup>th</sup> Street, Birmingham, Alabama 35233** and whose telephone number is **205-297-5158**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital.** The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **Tract A-1-E, Town of Atrisco Grant Unit 7**, recorded on **October 24, 20 05** in the records of the Bernalillo County Clerk at Book **2005C**, Folio **352** (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:] **Compass Bank** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Compass Bank @ Sage Marketplace** describing Subdivider's Property.

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

2. **Improvements and Construction Deadline.** The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **21st** day of **February**, 20 **10** ("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. **769783**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for



the extension.

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

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

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

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

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

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

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

B. Construction Inspection methods. Inspection of the construction of the Public Improvements shall be performed by Tierra West LLC, and inspection of the Private Improvements shall be performed by Tierra West LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City, which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection

performed by the City.

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

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

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

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

Type of Financial Guaranty: Cashiers' Check #12299286  
Amount: \$ 39,921.73  
Name of Financial Institution or Surety providing Guaranty: Compass Bank  
Date City first able to call Guaranty: February 21, 2010  
[Construction Completion Deadline]: February 21, 2010  
If Guarantee other than a Bond, last day City able to call on Guaranty is: April 21, 2010  
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 Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements, which have been, completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of Section 8 of this Agreement.

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

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of

any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

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

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

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

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

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding

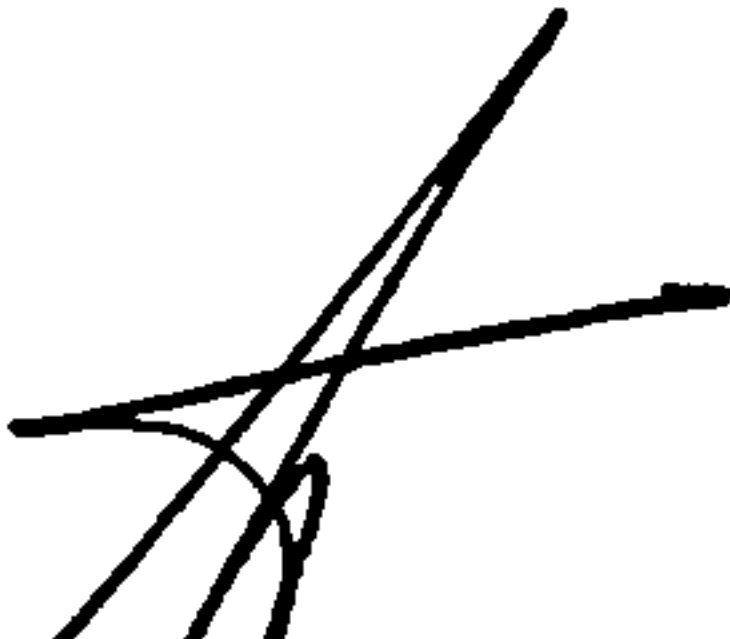
unless initialed by the Subdivider and signed by the City's Legal Department on this form.

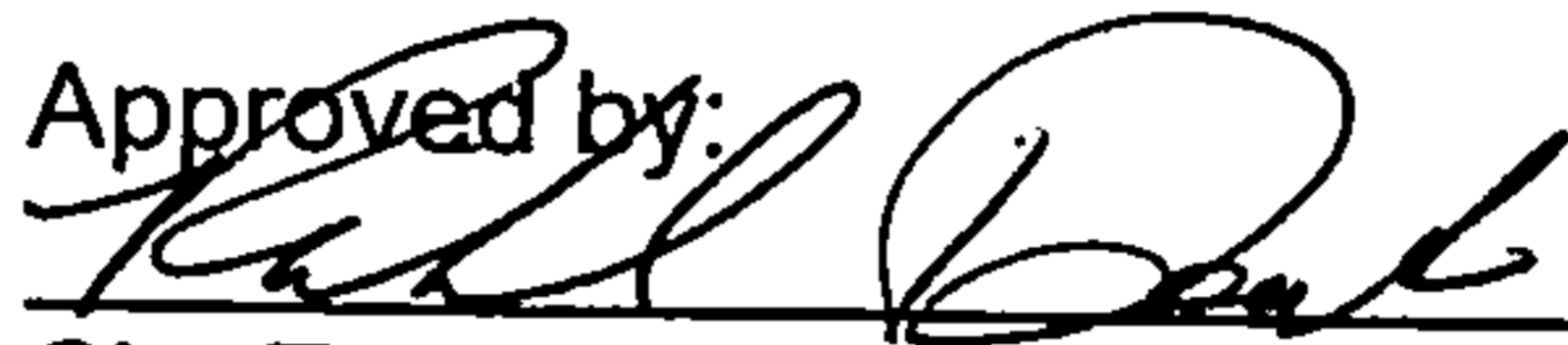
21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.


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


SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]:   
Name: Steve Kirkpatrick  
Title: Senior Vice/President  
Dated: 1/22/08

Approved by:   
City Engineer  
Dated: 2-19-08

 2/19/08

  
2-15-08

SUBDIVIDER'S NOTARY

STATE OF Alabama )  
 ) ss.  
COUNTY OF Jefferson )

This instrument was acknowledged before me on 22 day of January, 2008  
by [name(s) of person(s):] Steve Kirkpatrick, [title or capacity, for instance, "President" or  
"Owner":] Senior Vice President of [Subdivider:] Compass Bank.

Pam R. Sessions  
Notary Public

My Commission Expires:

10/17/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 19 day of February 2008 by  
Richard Douste City Engineer, of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

Lisa Cornejo  
Notary Public

My Commission Expires:



EXHIBIT A AND POWER OF ATTORNEY ATTACHED

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

Tract A-1-E Town of Atrisco Grant, Unit 7

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

Tract A-1-E Town of Atrisco Grant, Unit 7

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Median Improvements	Sage Road	94th Street	558' West of 94th Street	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

26049  
DRB



# FINANCIAL GUARANTY AMOUNT

07/20/2007

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

Project Description:

Project ID #: 769783, Compass Bank 98th & Sage, Phase/Unit #: 1

Requested By: Ron Bohannon

Approved estimate amount:		\$23,494.71
Contingency Amount:	15.00%	\$3,524.21
Subtotal:		\$27,018.92
NMGRT	6.875%	\$1,857.55
Subtotal:		\$28,876.47
Engineering Fee	6.60%	\$1,905.85
Testing Fee	4.00%	\$1,155.06
Subtotal:		\$31,937.38
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$39,921.73</u></b>

APPROVAL:

DATE:

*Stephen Woodell*      7/20/07

Notes: 15% contingency, ~~FEMA approved LOMB required before release of~~  
~~E.G.~~, Street lights per COA req..

# TREASURER'S REPORT OF DEPOSITS

**Depositor:**

COMPASS BANK

COMPASS BANK

Check No. 12299286

**Project Name:**

Compass Bank @ Sage Marketplace

CPN: 769783

**Comments:**

Financial Guaranty SIA "B"

Account: 233100

Activity: 7000110

Amount: \$39,921.73

**Total Amount:** \$39,921.73

**Verified By:** Marilyn Maldonado

**Phone Number:** 924-3997

**Deposit Date:** February 15, 2008

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

2/15/2008	1:25PM	LOC: AMX
RECEIPT# 00087933	WS# 006	TRANS# 0016
Account 233100	Fund 0110	
Activity 7000110		TRSCCS
Trans Amt	\$39,921.73	
J24 Misc		\$39,921.73
CK		\$39,921.73
CHANGE		\$0.00

Thank You



⑈ 1 2 2 9 9 2 8 6 ⑈ : 0 9 6 0 1 6 7 5 5 : 0 1 6 0 0 1 0 6 0 8 6 3 8 ⑈

Drawee: US Bank, St. Paul, MN  
Issued By: MoneyGram Payment Systems, Inc.  
P.O. Box 9476, Minneapolis, MN 55480  
(Form - CB20561) 10/89

CITY/LOCATION Birmingham

ALABAMA

*[Handwritten Signature]*  
DRAWER'S SIGNATURE

Drawer: Compass Bank

THIRTY NINE THOUSAND NINE HUNDRED TWENTY ONE AND 73/100

Dollars

PAY TO THE ORDER OF THE CITY OF ALBUQUERQUE

\$39,921.73

Remitter: COMPASS BANK

02/08/2008

22-1578/960

Compass Bank



OFFICIAL CHECK

12299286

HAS A MICRO PRINT SIGNATURE LINE AND BORDER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT

**ORIGINAL**

#3

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

**Tract A-1-E Town of Atrisco Grant, Unit 7**

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

**Tract A-1-E Town of Atrisco Grant, Unit 7**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Median Improvements	Sage Road	94th Street	558' West of 94th Street	/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/

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	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							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 \_\_\_\_\_  
Signs per DPM requirements.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

Ronald Bohannon  
NAME (print)

Treva West LLC  
FIRM

[Signature]  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

[Signature] 5/23/07  
DRB CHAIR - date

[Signature] 5-23-07  
TRANSPORTATION DEVELOPMENT - date

[Signature] 5/23/07  
UTILITY DEVELOPMENT - date

[Signature] 5/23/07  
CITY ENGINEER - date

Christina Sandoval 5/23/07  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: Compass Bank PHONE: 205-297-5158  
 ADDRESS: P.O. Box 10566 FAX: \_\_\_\_\_  
 CITY: Birmingham STATE AL ZIP 35296 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Pl. NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DRB Final Sign-Off of Site Plan for Building Permit

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

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

Lot or Tract No. A-1-E Block: \_\_\_\_\_ Unit: 7  
 Subdiv/Addn/TBKA: Town of Atrisco Grant  
 Existing Zoning: SU-1 for C-1 Proposed zoning: NO change  
 Zone Atlas page(s): m-9 MRGCD Map No. \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 05 DRB-01293, 01293/05 EPC-00364, 00365, 00366, 00367 / 2-79-154 / 05-DRB-01716/06 EPC-01588

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.1239  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road SW  
 Between: Snow Vista Blvd SW and Reba Ave. SW

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

SIGNATURE Kees D. Krueger for DATE 5/9/07  
 (Print) Ronald R. Beharman, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07 DRB - 00601</u>	<u>SBP</u>	<u>P3</u>	\$ <u>0</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>20.00</u>

Hearing date 05-23-07  
Jessell M. Lopez 5/9/07  
 Planner signature / date

Project # 1005242

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

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

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

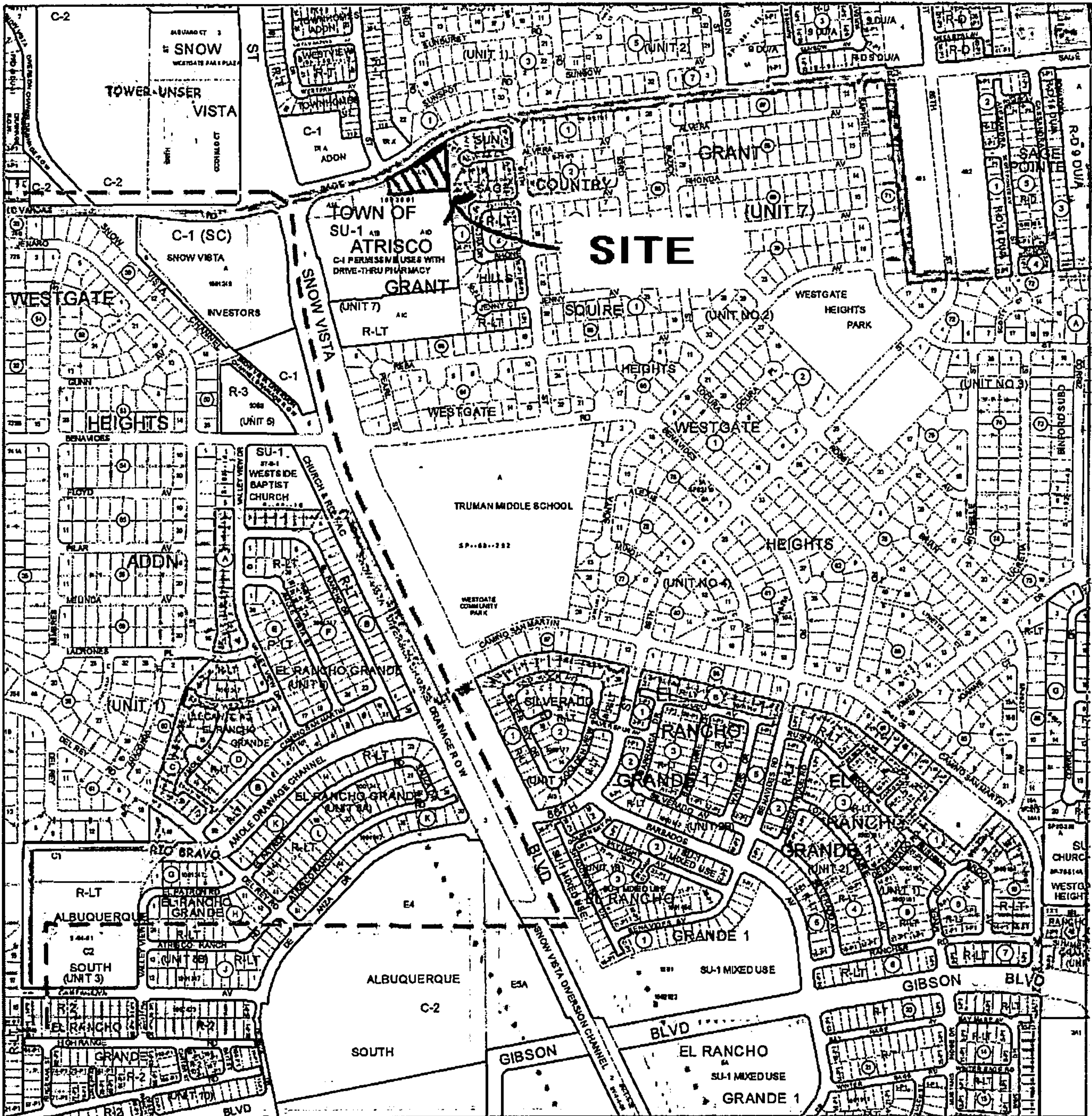
Ronald R. Bohannon PE Applicant name (print)  
Heidi D. Krueger for 5/9/07 Applicant signature / date



Form revised APRIL 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07DRB - 00601

Josef A. Herca 5/9/07 Planner signature / date  
**Project # 1005242**

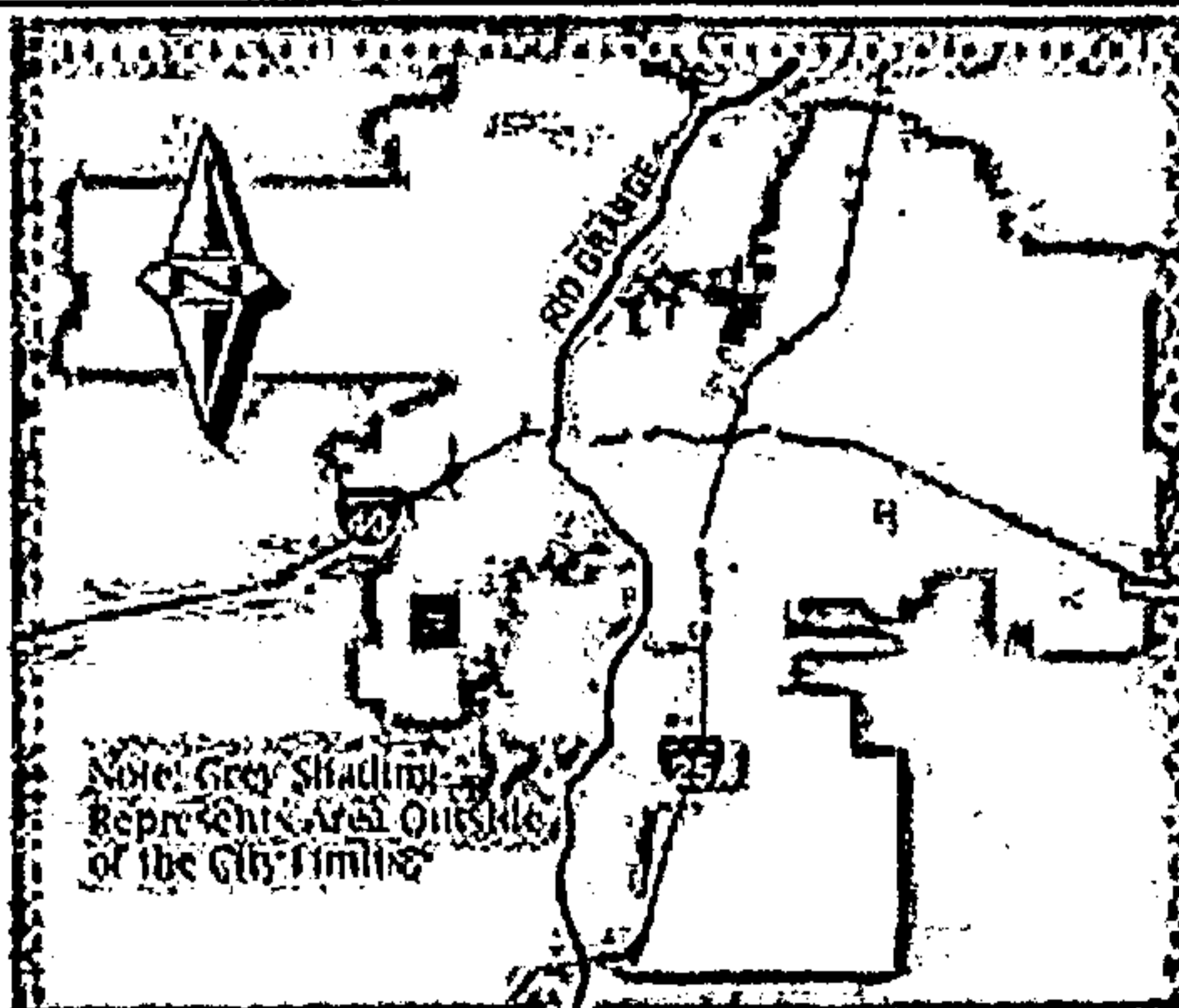


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

**M-09-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 Zones



# TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

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

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

May 2, 2007

Ms. Sheran Matson  
Planning Manager, DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: DRB Final Sign-off of EPC Approved Site Plan for Subdivision and Building Permit  
Legal Description: Portion of Tract A-1-E, Unit 7, Town of Atrisco Grant, zoned SU-1  
for C-1  
Project # 1005242**

Dear Ms. Matson:

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

## CONDITIONS ON APPROVAL OF SITE PLAN FOR BUILDING PERMIT

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifically all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.  
**The EPC comments and how they were addressed are listed in the contents of this letter. A meeting took place with the staff planner on March 26, 2007 to ensure EPC comments were addressed.**
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.  
**Met with staff planner, Stephanie Shumsky on March 26, 2007, to review plans and ensure all comments were addressed.**
3. A 3 foot screen wall or hedge is required to screen the eastern parking area and to prevent headlights from shining into the adjacent residences.  
**Plants have been used to screen the parking area from the existing residential neighborhood to the east. Met with staff planner to ensure the proper amount of landscaping was used in this area to screen the parking lot.**

4. Conditions from the City Engineer, Municipal development, Water Authority and NMDOT:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.  
**The requirements of previous actions taken by the EPC and DRB will be completed and/or provided for.**
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).  
**Public infrastructure improvements within public right-of-way or public easement will be built to the City's Specifications.**
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.  
**The Traffic Impact Study (TIS) was done for Sage Marketplace, which included several commercial developments. The bank is one lot in the center. The Infrastructure improvements required by the TIS were constructed with the Wal-Mart Neighborhood Market project.**
  - d. Construction of the on-street bicycle lane along Sage Road adjacent the entire length of the subject, as designated on Long Range Bikeways System map.  
**Tierra West has met with John Hartman to work out the alignment of the bike lane adjacent to the site. It was agreed that the additional 6' for the bike lane would be taken out of the median. Compass Bank will be responsible for the median improvements up to 94<sup>th</sup> Street. The City will be responsible for the improvements necessary to the existing curb, gutter and sidewalk on the south side of 98<sup>th</sup> Street when the extension of the bike lane takes place in this area.**
  - e. Site Plan shall comply and be designed per DPM Standards.  
**Site Plan complies with DPM Standards.**
5. Easements shall be identified on the Landscape Plan.  
**The easements are identified on the Landscape Plan, sheet C5A.**
  6. The Landscape Plan shall specify water-harvesting methods utilized on the site.  
**A note was added to the Landscape Plan to verify the water-harvesting methods utilized.**
  7. The scientific names of tree and plant species shall be indicated on the Landscape Plan.  
**The scientific names of tree and plant species are indicated on the Landscape Plan, sheet C5A.**
  8. The lot area calculation shall be revised to be consistent on each sheet of the submittal.  
**The lot area calculations were revised and are consistent on all sheets.**



9. The building's metal roof shall be the same green color as the metal roofs on the Wal-Mart Neighborhood Market and the retail buildings in the shopping center.  
**The roof color of the bank was changed to match the metal roofs on the Wal-Mart Neighborhood Market and retail buildings as shown on the Building Elevations, sheet C6.**
10. Up lighting of site signage is not permitted.  
**No up lighting of signage will be used.**
11. The City Forester shall be contacted prior to DRB submittal to ensure that all of his concerns and comments are addressed adequately.  
**Coordination with the City Forester, Nick Kuhn, took place and his comments have been addressed. Attached is correspondence between the Landscape architect and Mr. Kuhn as to how comments were addressed.**

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

Sincerely,

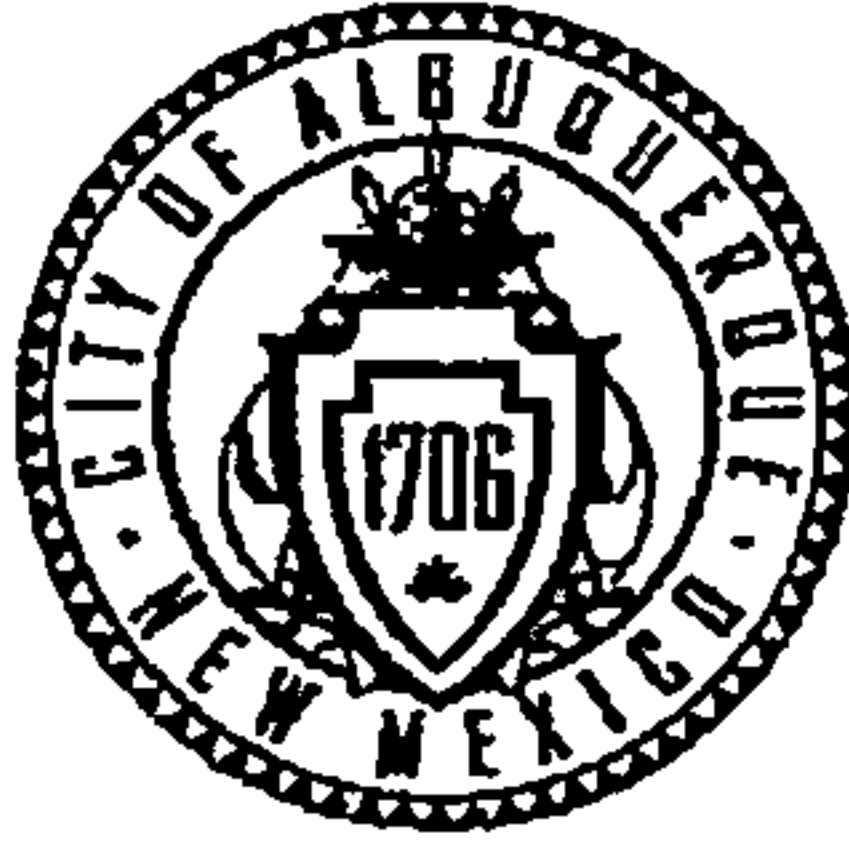


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Ross McCain

JN: 26049  
SA/cia



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

Date: December 22, 2006

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1005242\*  
06EPC-01588 EPC Site Development Plan-  
Building Permit

Compass Bank  
P.O. Box 10566  
Birmingham, AL 35296

**LEGAL DESCRIPTION:** for all or a portion of Tract A-1-E, Unit 7, Town of Atrisco Grant, zoned SU-1 for C-1 permissive uses with Drive Thru Pharmacy, located on SAGE RD. SW, between SNOW VISTA BLVD. SW and REBA ROAD SW, containing approximately 2 acres.  
(M-9) Stephanie Shumsky, Staff Planner

On December 21, 2006 the Environmental Planning Commission voted to approve Project #1005242/06EPC-01588, a site development plan for building permit, for Lot A-1-E, Unit 7, Town of Atrisco Grant, zoned SU-1 for C-1 Permissive Uses with Drive-Thru Pharmacy, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This request is for a site development plan for building permit, for Lot A-1-E, Unit 7, Town of Atrisco Grant, zoned SU-1 for C-1 Permissive Uses with Drive-Thru Pharmacy, located on Sage Road between 98<sup>th</sup> Street SW (Snow Vista Boulevard) and Reba Avenue SW. The site is approximately 1.5 acres.
2. The proposed use is consistent with the EPC approved site development plan for subdivision (05EPC-00364). Lot A-1-E (the subject site) is the last parcel to develop within the shopping center.
3. The request furthers Comprehensive Plan goals and policies:
  - a. The Established Urban Area goal, policies d, e, g, i, j, k and l are all furthered or partially furthered because the development will provide services and employment opportunities within a building that is architecturally compatible with surrounding development (goal, policy i). The subject site is located in an activity center and has access to urban facilities, services, and pedestrian walkways (policies d, e, g, j and k). The proposed building design is compatible with the Wal-Mart Neighborhood Market grocery store to the west and it complies with Zoning Code and other City requirements (policy l).

OFFICIAL NOTICE OF DECISION  
DECEMBER 21, 2006  
PROJECT #1005242  
PAGE 2 OF 5

- b. The Air Quality goal and policy b are furthered because access to the adjacent transit bus stop is provided and a concentration of commercial and services uses in activity centers is desired in order to reduce the number of vehicle trips. The site layout encourages pedestrians to walk from adjacent development (policy b).
    - c. The Activity Centers goal and policy f are furthered because the proposed development type is appropriate in a neighborhood activity center, the site layout may help to reduce the number of vehicle trips/day to the site.
    - d. The Transportation and Transit goal, policies g and p are furthered because the subject site is located at the intersection of two arterials with pedestrian and vehicular access provided to each of them. Pedestrian connections are provided internally between each lot and connect with the public sidewalks (policies g and p).
4. The request furthers West Side Strategic Plan goals and policies:
  - a. Goal 12, Objectives 1 and 8 are furthered because the development will contribute to long-term sustainable development on the West Side and will reduce the need for residents to travel long distances for jobs and/or services.
  - b. Policies 1.1, 3.40, and 3.41 are furthered because the subject site is located within the Bridge/Westgate Community and the proposed non-residential development and urban-style services are encouraged in this community.
  - c. Policies 1.15 and 1.16 are furthered because the proposed development meets the criteria for development in neighborhood centers and the proposed retail uses could accommodate the uses suggested in policy 1.15.
5. The request complies with the Shopping Center regulations of the Zoning Code.
6. The request complies with the EPC approved site development plan for subdivision for the shopping center development (05EPC-00364). Cross access was approved with the site development plan for subdivision and allows customers to park once and walk to adjacent uses.
7. The request generally complies with Zoning Code requirements as discussed in the staff report. With minor modifications to the site plan as described in the recommended conditions of approval, the request will be in full compliance.
8. The Traffic Impact analysis for the site was included with the Wal-Mart Neighborhood Center TIS in 2004. Many of the improvements recommended in the TIS have been completed with previous development in the shopping center.
9. A queuing analysis was completed to determine the queuing lengths and the final number of drive up windows. According to the analysis, the proposed layout accommodates the queuing length for five drive thru lanes.
10. Findings from the Transportation Planning Division (Department of Municipal Development):
  - E. Sage Road is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

- F. There is an existing bicycle lane on Sage Road, which extends from the westerly boundary of the site to the easternmost driveway entrance, but stops short of extending the full length of the site.
  - G. The continuation of the bicycle lane on Sage Road from the easternmost driveway to the eastern boundary of the site is required to satisfy the requirements of the Long Range Bikeway System map.
  - H. Improvements proposed by the City of Albuquerque east of this site will provide for continuous bicycle lanes between 98<sup>th</sup> Street and Unser Boulevard.
11. The Westgate Heights Neighborhood Association was notified of this request. There is no known neighborhood or other opposition to the request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A 3-foot screen wall or hedge is required to screen the eastern parking area and to prevent headlights from shining into the adjacent residences.
4. Conditions from the City Engineer, Municipal development, Water Authority and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - d. Construction of the on-street bicycle lane along Sage Road adjacent the entire length of the subject property, as designated on Long Range Bikeways System map.

**OFFICIAL NOTICE OF DECISION  
DECEMBER 21, 2006  
PROJECT #1005242  
PAGE 4 OF 5**

- e. **Site plan shall comply and be designed per DPM Standards.**
- 5. **Easements shall be identified on the Landscape Plan.**
- 6. **The Landscape Plan shall specify water-harvesting methods utilized on the site.**
- 7. **The scientific names of tree and plant species shall be indicated on the Landscape Plan.**
- 8. **The lot area calculation shall be revised to be consistent on each sheet of the submittal.**
- 9. **The building's metal roof shall be the same green color as the metal roofs on the Wal-Mart Neighborhood Market and the retail buildings in the shopping center.**
- 10. **Up lighting of site signage is not permitted.**
- 11. **The City Forester shall be contacted prior to DRB submittal to ensure that all of his concerns and comments are addressed adequately.**

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 5, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

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

OFFICIAL NOTICE OF DECISION  
DECEMBER 21, 2006  
PROJECT #1005242  
PAGE 5 OF 5

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

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

Sincerely,



*for*  
Richard Dineen  
Planning Director

RD/SS/ac

cc: Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109  
Matthew Archuleta, Westgate Heights Na, 1628 Summerfield SW, Albuquerque, NM 87121  
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct SW, Albuquerque, NM 87121

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 5-9-07

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1005242

DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

Tract A-1-E Town of Atrisco Grant, Unit 7

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

Tract A-1-E Town of Atrisco Grant, Unit 7

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>		Median Improvements	Sage Road	94th Street	558' West of 94th Street	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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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 Crnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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 \_\_\_\_\_ Signs per DPM requirements.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

*Ronald Bohannon*  
NAME (print)  
*Trena West LLC*  
FIRM  
*[Signature]*  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

PAID RECEIPT

APPLICANT NAME Compass Bank  
AGENT Tierra West LLC  
ADDRESS 5571 Midway Park Pl. NE  
PROJECT & APP # 1005242 / 07DRB-00601  
PROJECT NAME Compass Bank @ 98th & Central

\$ 20<sup>00</sup> 441032/3424000 Conflict Management Fee

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

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

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

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

\$ 20<sup>00</sup> TOTAL AMOUNT DUE

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

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
PH (505) 858-3100

2633  
95-677/1070

DATE 5/9/07

PAY TO THE ORDER OF City of Albuquerque \$ 20<sup>00</sup>  
Twenty dollars & No/100

High Desert State Bank  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

FOR 26049 - Submittal Fees

5/9/2007 3:18PM LOC: ANNEX  
RECEIPT# 000753 WE 000 TRASH 0041  
RE Dorena Bohannan  
ACTIVITY 342400 TRSLJS

002633 107006677

20181311 11:00:00 AM

CK	\$20.00
CHANGE	\$0.00

Thank You