7. Project# 1005280
12DRB-70127 AMENDMENT TO INFRASTRUCTURE LIST

ISAACSON AND ARFMAN PA agent(s) for JMD MCMAHON, LLC request(s) the above action(s) for all or a portion of **MCMAHON MARKETPLACE PHASE 2** zoned SU-1 FOR C-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 12.223 acre(s). (A-11) **THE AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.**

8. Project# 1000248
12DRB-70132 EXT OF MAJOR PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for WEST RIDGE LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **WEST RIDGE MOBILE HOME PARK** zoned SU-1 FOR MHP, located on VOLCANO RD NW BETWEEN 98TH ST NW AND 90TH ST NW containing approximately 27.4 acre(s). (K-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED CONTINGENT UPON APPROVED VACATION REQUEST.**

9. Project# 1003612
12DRB-70135 EXT OF MAJOR PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A TRACT OF LAND WITHIN, **PROJECTED SECTION 16, TOWNSHIP 10W, RANGE 2E, TOWN OF ATRISCO GRANT** zoned SU-2/R-LT, located on ENDEE AND 98TH containing approximately 6.4 acre(s). (J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED CONTINGENT UPON APPROVED VACATION REQUEST.**

10. Project# 1009239
12DRB-70134 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for DAVID SOBCZAK request(s) the above action(s) for all or a portion of Lot(s) 12-A, Block(s) 5, **J.W. VANCLEAVE HOMESTEAD ADDITION** zoned C-3, located on TRUMBULL AND GENERAL CHENAULT containing approximately .95 acre(s). (J-20) **DEFERRED TO 5/16/12 AT THE AGENT'S REQUEST.**

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

3. Project# 1007798
12DRB-70108 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE/AMAFCA request(s) the above action(s) for all or a portion of Tract(s) A, Z, **VENTANA RANCH COMMUNITY PARK,** zoned R-LT, located on UNIVERS BETWEEN PARADISE AND VENTANA containing approximately 72.6 acre(s). (B-10) *[Deferred from 4/4/12]* **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO CITY ENGINEER AND TO PLANNING.**

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

4. Project# 1002074
12DRB-70128 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAUVIGNON SUBDIVISION** zoned R-D, located on SAN ANTONIO DR BETWEEN TRAMWAY BLVD AND BROWNING ST containing approximately .8561 acre(s). (E-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR VERIFICATION OF APPROVAL FROM ZONING AND FOR AMAFCA SIGNATURE.**

5. Project# 1005280
12DRB-70127 AMENDMENT TO PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for JMD MCMAHON, LLC request(s) the above action(s) for all or a portion of **MCMAHON MARKETPLACE PHASE 2** zoned SU-1 FOR C-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 12.223 acre(s). (A-11)**DEFERRED TO 5/9/12 AT THE AGENT'S REQUEST.**

6. Other Matters: None

ADJOURNED: 9:40

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 1, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **January 31, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1005280 12DRB-70003 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	ISAACSON AND ARFMAN PA agent(s) for PETERSON INV-MCMAHON, LLC request(s) the referenced/ above action(s) for all or a portion of **MCMAHON MARKETPLACE** zoned SU-1 FOR C-1 Uses, located in the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)
Project# 1006573 12DRB-70004 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	JOSHUA SKARSGARD agent(s) for DOS BORRACHOS PARTNERSHIP request(s) the referenced/ above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned SU-2/ IP or NC, located on the south side of ALAMEDA BLVD NE bewteen LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 2.0002 acre(s). (C-18)

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

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 16, 2012.

#8

COMPLETED 09/24/10 SH

DRB CASE ACTION LOG

(Final Plat)

REVISED 10/08/07

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

DRB Application No.: 10DRB-70092 Project # 1005280
Project Name: McMahon Market Place
Agent: Surv-Tek Phone No.:

Your request was approved on 3-31-10 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): — S/A
- ☑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - OK ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Created On:

#8

DRB CASE ACTION LOG (Final Plat)

REVISED 10/08/07

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

DRB Application No.: 10DRB-70092 Project # 1005280
Project Name: McMahon Market Place
Agent: Surv-Tek Phone No.:

Your request was approved on 3-31-10 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): — S/A
- ☑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

OK

Created On:

5280

DXF Electronic Approval Form

DRB Project Case #: 1005280

Subdivision Name: McMAHON MARKETPLACE

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 3/15/2010 Hard Copy Received: 3/15/2010

Coordinate System: NMSP Grid (NAD 27)

Approved 03.15.2010 Date

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

AGIS Use Only

Copied fc **5280** to agiscov on **3/15/2010** Contact person notified on **3/15/2010**

6. **Project# 1007958**
10DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70097 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19) **DEFERRED TO 4/7/10 AT THE AGENT'S REQUEST.**

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

7. **Project# 1001681**
10DRB-70067 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70075 EPC APPROVED SDP FOR BUILDING PERMIT

SURV-TEK INC. agent(s) for DISMAS HOUSE OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 2A & 2, Block(s) 18, **MONK ADDITION,** zoned SU-1 FOR COMMUNITY RESIDENTIAL CORRECTION PROGRAM, located on CANDELARIA RD NW BETWEEN 5TH ST NW AND OTRA VEZ CT NW containing approximately 1.0812 acre(s). [REF: 09EPC40031/40032] (G-14) *[Deferred from 3-10-10]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

8. **Project# 1005280**
10DRB-70092 MAJOR - FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the above action(s) for all or a portion of **MCMAHON MARKET PLACE,** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.223 acre(s). (A-11) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SIA. PLANNING MUST RECORD THE PLAT.**

9. **Project# 1007303**
10DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

LA CASTILLA DEV. LLC request(s) the above action(s) for all or a portion of Lot(s) 154-C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO NW AND GRIEGOS NW containing approximately .705 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE CLOSE OUT PACKAGE AND TO PLANNING FOR AGIS DXF FILE AND CITY SURVEYOR TO INITIAL AND DATE.**

HEARING DATE 3-31-10 (FP)

7. **Project# 1001681**
10DRB-70067 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70075 EPC APPROVED SDP FOR BUILDING PERMIT

JONATHAN SIEGEL agent(s) for DISMAS HOUSE OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 2A & 2, Block(s) 18, **MONK ADDITION,** zoned SU-1 FOR COMMUNITY RESIDENTIAL CORRECTION PROGRAM, located on CANDELARIA RD NW BETWEEN 5TH ST NW AND OTRA VEZ CT NW containing approximately 1.0812 acre(s). [REF: 09EPC40031/40032] (G-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING PENDING PLAT APPROVAL. THE PRELIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

8. **Project# 1003684**
10DRB-70071 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of **ANASAZI RIDGE Unit(s) 1 & 2,** zoned R-1, located on MCMAHON BLVD NW BETWEEN ANASAZI RIDGE NW AND WESTSIDE BLVD NW containing approximately 40.349 acre(s). (A-10) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1002885**
10DRB-70066 EXT OF SIA FOR TEMP DEFR SDWK CONST

PETE DASKALOS & PEGGY DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO,** zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **DEFERRED TO 3/17/10 AT THE AGENT'S REQUEST.**

10. **Project# 1005280**
10DRB-70073 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for ARMSTRONG CENTRAL UNSER BLVD LLC request(s) the above action(s) for all or a portion of Lot(s) 16A-1, Tract(s) E-1-A-1, **CRESTVIEW SUBDIVISION** zoned SU-1, located on MCMAHON NW BETWEEN UNSER NW AND FINELAND NW containing approximately 9.87 acre(s). (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/10, THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1007867**
10DRB-70068 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SDMK PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of zoned C-3, located on SAN MATEO BLVD BETWEEN MCCLEOD AND LINCOLN containing approximately 6.1961 acre(s). (F-17)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

HEARING DATE 3-10-10 (APP)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project# 1005280
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, (TBKA - MCMAHON MARKET PLACE), zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

At the June 3, 2009 Development Review Board meeting, based on the approved Site Development Plan for Subdivision and with the signing of the infrastructure list date June 3, 2009 (originally signed August 1, 2007) the preliminary plat was approved. Application for final plat shall include a copy of the recorded subdivision Improvement Agreement (SIA) and the signed-off site plan for subdivision.

If you wish to appeal this decision, you must do so by June 18, 2009, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
> If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc. – 9384 Valley View Dr. NW – Albuquerque, NM 87114
Cc: JMD Partnership LTD – 2325 San Pedro NE Ste 2-A – Albuquerque, NM 87110
Marilyn Maldonado
File

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1005280 AGENDA ITEM NO: 1

SUBJECT:

PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

MCMAHON MARKET PLACE

RESOLUTION:

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

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

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

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

DATE: JUNE 3, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 1**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: re-signed I.L.

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

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

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

FOR:

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

DATE: June 3, 2009

DEVELOPMENT REVIEW BOARD
Action Sheet

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

June 3, 2009 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1005280**
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11) **BASED ON THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE JUNE 3, 2009 (ORIGINALLY SIGNED AUGUST 1, 2007) THE PRELIMINARY PLAT WAS APPROVED. APPLICATION FOR FINAL PLAT SHALL INCLUDE A COPY OF THE RECORDED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) AND THE SIGNED-OFF SITE PLAN FOR SUBDIVISION.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project# 1005280
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

AMAFCA

No comment.

COG

Both McMahon Bd and Unser Bd are designated for ITS improvements in the ITS Regional Architecture. Please contact DMD at 291-6220 for project details and implementation schedule.

Unser Bd is a limited access principal arterial. Full at-grade crossing is provided at McMahon, and a left-in / right-in right-out access is provided at a point 700 feet south of McMahon. Additional access requires the approval of the TCC.

McMahon Bd is a limited access principal arterial. Full at-grade crossing is provided at Unser and at approximately 1000 ft intervals. Additional T-intersections and right-in right-out drivewways is permitted provided that they are no closer than 400 feet from at grade intersections. Additional access requires the approval of the TCC.

TRANSIT

Adjacent and nearby routes	Nearest bus routes from the site are 1.5 miles east on Golf Course as follows: Route #157, Montano-Uptown and Route # 92, Taylor-Ranch Commuter Route.
Adjacent bus stops	No bus stops nearby.
Site plan requirements	None
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

Letters sent to: **Skies West NA (R)**
Tuscany NA (R)

APS

This will have no adverse impacts to the APS district.

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER An infrastructure list is required for Pre-plat approval.
TRANSPORTATION DEVELOPMENT Has the previously approved vacation request (08/01/07) been replatted? If not, the vacation has expired and a new application must be submitted. The previously approved preliminary plat (2007) that was allowed to expire had a right of way dedication along Fineland Drive. Why has this changed? Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
PARKS AND RECREATION No objection
ABCWUA No objection to Preliminary Plat approval. What is status of off-site sanitary sewer easement to the north? Final Plat will need to dedicate proper easement widths for water and sanitary sewer lines. Remove any reference to NMUI on cover sheet of Plat.
PLANNING DEPARTMENT Discussion is needed whether a new Infrastructure List would be appropriate. Status of site needs to be addressed.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

#8

DRB CASE ACTION LOG (SITE PLAN SUBD)

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-70012(SPS)** Project # **1005280**

Project Name: **MCMAHON MARKETPLACE**

Agent: GEORGE RAINHART ARCHITECTS Phone No: 884-9110 EXT 106

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8-8-07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: ~~x REMOVE LETTER and MATCH~~
  SIDEWALK M.C. STYLE
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): CL's initials
  3 Copies.

☐ **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 1005280

#8

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

REVISED 9/28/05

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

DRB Application No.: **07DRB-70011 (SBP)** Project # **1005280**

Project Name : **MCMAHON MARKETPLACE**

Agent: GEORGE RAINHART ARCHITECTS Phone No.: 884-9110 EXT. 106

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 8-8-07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: ~~* Access left in on Mallon~~
  SIGNATURE M.C. STOLLS
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): CL's initials
  3 Copies

☐ **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 1005280

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1005280 Item No. 5 Zone Atlas A-11

DATE ON AGENDA 8-8-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	The left-in from McMahon needs to be removed. ✓ Done
2)	All motorcycle stalls need to be shortened.
3)	ADA stalls need to be dimensioned. (typical)
4)	Note 1 should only apply to the interior. At the public right-of-way, no raised walks will be allowed.
5)	~~What does note 15 refer to on the cul-de-sac?~~

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: June 3, 2009
Zone Atlas Page: A-11
Notification Radius: 100 Ft.

Project# 1005280
App# 09DRB-70170

Cross Reference and Location: UNSER BLVD NW BETWEEN MCMAHON BLVD AND BANDELIER

Applicant: JMD PARTNERSHIP, LTD
2325 SAN PEDRO NE STE 2A
ALBUQUERQUE, NM 87110

Agent: SURV-TEK, INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: MAY 15, 2009
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR. NW FAX: 897-3377
CITY: ALBUQ. STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: JMD PARTNERSHIP, LTD PHONE: 884-3578
ADDRESS: 2325 SAN PEDRO NE SUITE 2-A FAX: 884-6793
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners: MARK, JENNIE & ELSIE GONZALE

DESCRIPTION OF REQUEST: MAJOR PRELIMINARY PLAT APPROVAL

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. TRACT 16A-1, PARADISE NORTH TRACT E-1-A-1, CRESTVIEW SUBD. Block: — Unit: —
Subdiv/Addn/TBKA: TBK - McMAHON MARKET PLACE
Existing Zoning: SU-1 C-1 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): A-11 UPC Code: 101106639929610416
101106626531010402

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005280

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of existing lots: 2 No. of proposed lots: 9 Total area of site (acres): 12.2230
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: UNSER BLVD. NW
Between: McMAHON BLVD NW and BANDELIER DR. NW

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

SIGNATURE ___ DATE 5.5.09
(Print) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
NA ☐	INTERNAL ROUTING	09DRB - - 70170	PP		$ 700.00
☒	All checklists are complete		ADV		$ 75.00
☒	All fees have been collected		LMF		$ 20.00
☒	All case #s are assigned				$
☒	AGIS copy has been sent				$
☒	Case history #s are listed				Total
NA ☐	Site is within 1000ft of a landfill				$ 795.00
NA ☐	F.H.D.P. density bonus				
NA ☐	F.H.D.P. fee rebate				

Hearing date June 3, 2009

5.8.09
Planner signature / date

Project # 1005280

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Russ Huges
Applicant name (print)

5.5.09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB - ____ - 70170
____ - ____ - ____
____ - ____ - ____

5.8.09
Planner signature / date

Project # 1005280

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	101106632327242321	WAYNE ROBERT R & CHERYL L	6243 CONTESS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.17658895
2	101106631324742317	HERNANDEZ LORENA L	10632 ARABELLA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4- P1 BLK 6 PLAT OF TUSCANY WEST UNIT 4	0.12795456
3	101106642726910421	CASADOS DAMIAN E & SHERI A	10640 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 12 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1243 AC	0.12432336
4	101106640436110117	FINELAND LLC C/O DR JEFFREY FINE	10250 COLLINS AVE PH-1	MIAMI	FL	33154	V	A1A	PARCEL A-1 BULK LAND PLAT PARCELS A-1, B-1, D-1, E-1 AND F-1FINELAND DEVELOPMENT CONT 4.3314 AC	4.33410216
5	101106644733410119	FINELAND LLC C/O DR JEFFREY FINE	10250 COLLINS AVE PH-1	MIAMI	FL	33154	V	A1A	PARCEL D-1 BULK LAND PLAT PARCELS A-1, B-1, D-1, E-1 AND F-1FINELAND DEVELOPMENT CONT 2.8293 AC	2.84345869
6	101106642626410420	PETERSON NATHAN & LORENE	10636 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 13 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1243 AC	0.12432538
7	101106643626010429	WIJARNJORAGIJ THANIN	2345 S. CALIENTE	PALM SPRINGS	CA	92264	R	A1A	LT 15 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1738 AC	0.17396138
8	101106641223241559	SANCHEZ GREG A & GONZALES VANESSA A	10605 MONTE BELLO CT NW	ALBUQUERQUE	NM	87114	V	A1A	LT 142P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1209 AC	0.12079001
9	101106638624442347	ROSS DEBORAH A & MICHAEL J MORETTI	10619 RIO DEL SOL CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.12114804
10	101106638037210110	UNSER & MCMAHON SOUTHWEST LLC	175 EAST 400 SOUTH SUITE 402	SALT LAKE CITY	UT	84111	V	A1A	TRACT 19A- 1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 3.605 AC M/L OR 157,034 SQ FT M/L	3.68478889
11	101106635625942328	VELARDE MICHAEL D	6215 CONTESS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 21- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.12000927
12	101106634038510501	LEONARD ALEX & EDWARD LEONARD % BILL CHAPPELL JR CHAPPELLE LAW FIRM PA	3206 INDIANA NE	ALBUQUERQUE	NM	87110	V	A1A	TR H-1 BULK LAND PLAT TRACTS H-1 & D-1 LANDS OFZOLIN/KUNATH TRES ESQUINAS LLC & CURB INC CONT 2.9200 AC.	2.9038464
13	101106643127810423	KNOTTS TAMMY A	10648 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 10 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1243 AC	0.12432219
14	101106640421641	GUTIERREZ GABRIEL LEE & NICOLE E	10596 RIO DEL SOLE CT	ALBUQUERQ	NM	87114	R	A1A	LT 2- P1 BLK 4 PLAT OF TUSCANY WEST UNIT 4	0.1930529

	016		NW	UE						4
15	1011066277318102 01	TRES ESQUINAS LIMITED COMPANY	PO BOX 6548	ALBUQUERQUE	NM	8719 7	V	A1A	TRACT 20A- 1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/L OR 831,473 SQ FT M/L	18.943009 77
16	1011066333269423 23	LEVI REFAEL N TRUSTEE LEVI RVT	175 SE 25TH 7A	MIAMI	FL	3312 9	R	A1A	LT 26- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.119683
17	1011066429245415 53	CHRISTENSEN MARYAN N L	10616 MONTE BELLO CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 136P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1103 AC	0.1101951 3
18	1011066326240424 11	PITTS DAVID	10631 ARABELLA DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 11- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.1156602 4
19	1011066412245415 56	ENGELBERT EGON H & TAMARA M	816 CALLE FUERTE NE	ALBUQUERQUE	NM	8711 3	R	A1A	LT 139P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1102 AC	0.1102874 2
20	1011066429273104 22	GARCIA PHILLIP G & ANGELA V	10644 CAVENAUGH DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 11 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1243 AC	0.1243261
21	1011066361257423 29	MONTOYA MARK E & MICHELLE T	6209 CONTESS RD NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 20- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1203975 4
22	1011066401241415 64	FERNANDEZ BERNADETTE MARIE	10612 RIO DEL SOL CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 146P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1035 AC	0.1033306 8
23	1011066438297122 10	GARCIA EDUARDO A & THERESA E	5615 DARLINGTON PL NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 30 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1292 AC	0.1292371 2
24	1011066401236415 63	SILVA KATHERINE M	10608 RIO DEL SOLE CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 147P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1033 AC	0.1033272 3
25	1011066265310104 02	GONZALES MARK & JENNIE T ETAL % MARK PARDOS	1100 JUAN TABO BLVD NE	ALBUQUERQUE	NM	8711 2	V	A1A	TRACT 16A- 1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 9.877 AC M/L OR 430,242 SQ FT M/L	9.9834313 7
26	1011066429232415 50	LUCERO ANTOINETTE M	10604 MONTE BELLO CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 133P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1209 AC	0.1207921
27	1011066413275122 03	FRADELIS JONATHAN & KIMBERLY	PO BOX 2734	DANVILLE	CA	9452 6	R	A1A	LT 5 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1161 AC	0.1161656
28	1011066341245424 16	PRICE KAREN R H C/O FRANK & KAREN O'FEARNA	PSC 2 BOX 14992	APO	AE	0901 2	R	A1A	LT 16- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.1359644 4
29	1011066440245415 44	SPURGEON WILLIAM L & VELASCO LISA J	10615 SOLE ROSSO CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 127P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1104 AC	0.1103149 6
30	1011066429250 41	CANNADY ROBERT L & MANUELA G	10620 MONTE BELLO CT	ALBUQUERQ	NM	8711 4	R	A1A	LT 137P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1238 AC	0.1244344

	554		NW	UE						7
31	1011066359221422209	MARQUEZ CELESTINO & ROSA	10609 MARTICA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 10- P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.18175811
32	1011066347263423 26	FREEMAN DIANE	6223 CONTESS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 23- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.11977391
33	1011066441275104 26	GANOZA JOSEPH & MARCI	10647 FOUNTAIN CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 18 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1205 AC	0.12051845
34	1011066359244422 06	SANCHEZ SILVERIO & TRUJILLO JUDY	10639 RIGOLETTO DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 7- P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.16879799
35	1011066409265122 01	POLACO ANTHONY E & CATHERINE R	4700 LOMAS NE	ALBUQUERQUE	NM	87110	R	A1A	LT 3 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1808 AC	0.18044 18
36	1011066387250423 48	DEL AGUILA FREDY E & ANA M	6887 IONE WAY	DUBLIN	CA	94568	R	A1A	LT 1- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.13985115
37	1011066428300122 08	MILLER GREGORY A	5623 DARLINGTON PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1309 AC	0.13103233
38	1011066401245415 65	MARTINEZ THELMA JEAN	10616 RIO DEL SOL CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 145P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1034 AC	0.10333147
39	1011066401250415 66	WHITEMAN RY C	10620 RIO DEL SOL CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 144P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1062 AC	0.10675528
40	1011066417284122 05	CROSBIE DOUGLAS E	10647 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 7 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1154 AC	0.11536459
41	1011066343251424 15	HENDRIX TERRY DWAYNE & KAREN ANNETTE	10640 RIGOLETTO DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 15- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.14889039
42	1011066442295122 11	GUILLERMO ERLE S & THAO N	5609 DARLINGTON PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 31 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1260 AC	0.12598223
43	1011066376225423 36	MEYERS JOHN S & KATHERINE E	10614 MARTICA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 13- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.12072461
44	1011066386239423 46	HONSOWETZ SCOTT	10615 RIO DEL SOL CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 3- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.12116514
45	1011066386225423 43	CREAGAN BRAD	10601 RIO DEL SOLE NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.12120582
46	1011066311243423 16	MUELLER RICHARD D & KAMDEN C	10628 ARABELLA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5- P1 BLK 6 PLAT OF TUSCANY WEST UNIT 4	0.12571094

47	1011066423301122 07	MORENO PHILLIP J	5627 DARLINGTON PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 27 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1800 AC	0.17984102
48	1011066411271122 02	MARTINEZ NANCY M & DAVID M	10635 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1285 AC	0.12871704
49	1011066320261423 20	MIDDAUGH JUAN JAVIER & LILY ANN	10644 ARABELLA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 1-P1 BLK 6 PLAT OF TUSCANY WEST UNIT 4	0.15677728
50	1011066423259104 19	MCKENNA BRIAN	PO BOX 66254	ALBUQUERQUE	NM	87193	R	A1A	LT 14 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1585 AC	0.15870137
51	1011066415280122 04	LANZ JANIS M	10643 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1154 AC	0.11536023
52	1011066331249424 13	CUEVAS DOMINGO R & BLESSILDA T CANLAS	4950 TROUVILLE LN	SACRAMENTO	CA	95835	R	A1A	LT 13-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.1156484
53	1011066412227415 60	FARELLO LEONARD A & CARMEN M CO-TRUSTEES FARELLO FAMILY RVLT UTA	10601 MONTE BELLO CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 143P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1420 AC	0.14184651
54	1011066362233422 07	DELEON REVA	10619 MARITCA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 8-P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.21007236
55	1011066376240423 33	MOUNTAIN VIEW PROPERTIES LLC & I BUY INC	10626 MARITCA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 16-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1534805
56	1011066352234422 04	APODACA CONNIE & ALBERT A LOPEZ	10631 RIGOLETTO NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5-P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.12846974
57	1011066334254424 14	WESTVANG KIM A & JULIE ANNE	10643 ARABELLA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 14-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.15494846
58	1011066447294122 12	WEATHERS TERRY L & SHAKEBA S	5605 DARLINGTON PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 32 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1286 AC	0.12854653
59	1011066365254423 30	ARVISO ANGELA M	6205 CONTESS RD NW	ALBUQUERQUE	NM	87110	R	A1A	LT 19-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.13981972
60	1011066437265104 28	GALAVIZ GENE & SANDY V	10639 FOUNTAIN CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 16 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1288 AC	0.12879562
61	1011066429236415 51	COLYER KIM F & ROBIN H	10608 MONTE BELLO CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 134P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1209 AC	0.12078128
62	1011066386235423 45	SALAZAR DAVID E & CELESTINE A	10609 RIO DEL SOL CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.12117073
63	1011066401	MAES APRIL DAWN MARIE	10600 RIO DEL S	ALBUQU	NM	8711	R	A1A	LT 149P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1211 AC	0.1210

	22741561		OL CT NW	ERQUE		4				5144
64	1011066343265423 25	LEVI REFAEL N TRUSTEE LEVI RVT	175 SE 25TH RD 7A	MIAMI	FL	3312 9	R	A1A	LT 24- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1197404
65	1011066433284104 24	CLIFFORD MARK & ALIX	10652 CAVENAUGH DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 9 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1732 AC	0.1729149 2
66	1011066412250415 55	ROGERS TRAVIS K	10619 MONTE BELLO CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 138P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1257 AC	0.1263668 5
67	1011066387220423 42	PATTERSON WILLIAM N & BESSIE M	10597 RIO DEL SOLE CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 7- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1212233 5
68	1011066349229422 03	WRIGHT NICOLE K	10627 RIGOLETTO DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 4- P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.1289525 2
69	1011066439270104 27	FAULKNER KATHRYN M	10643 FOUNTAIN CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 17 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1208 AC	0.1207877 6
70	1011066401232415 62	LOWKEEN ALLAN R & DIANNE K	2014 B HARRIMAN LN	REDONDO BEACH	CA	9027 8	R	A1A	LT 148P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1034 AC	0.1034109 2
71	1011066329245424 12	CARRIAGA-JAMES MICHELLE D	10635 ARABELLA DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 12- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.1161613 8
72	1011066429241415 52	WALKER MARY E & STEVEN	10612 MONTE BELLO CT NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 135P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1209 AC	0.1207719 5
73	1011066339241424 17	MARES GABRIEL L & ADELA T	10632 RIGOLETTO DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 17- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.1329814 3
74	1011066375246423 32	CARSEN ROBERT LEE & DEANNA SANDOVAL	10630 MARITCA DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 17- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.2038844 1
75	1011066419290122 06	MARTINEZ PAUL G SR & NANCY J	10651 CAVENAUGH DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 8 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1639 AC	0.1640109 5
76	1011066376220423 37	MIZNER THOMAS W	10608 MARITCA DR NW	ALBUQUERQUE	NM	8711 4	R	A1A	LT 12- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1207240 6
77	1011066394259104 18	ACEVEDO ALEX P & MICHELLE R	1327 E CHAPMAN AVE APT 505	FULLERTON	CA	9283 1	R	A1A	LT 2 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1895 AC	0.1900538 7
78	1011066452255104 41	CRESTVIEW HOMEOWNERS ASSOCIATION INC	PO BOX 93488	ALBUQUERQUE	NM	8719 9	V	A1A	TR F-1- A PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .8424 AC	0.8379925 4
79	1011066371251 42	YAZZIE VIRVIAN	6201 CONTESS RD NW	ALBUQUERQ	NM	8711 4	R	A1A	LT 18- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1813188

	331			UE						2
80	1011066355239422 05	GARCIA AARON L	10635 RIGOLETTO DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 6-P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.1335486 5
81	1011066433298122 09	HOOK THEODORE R & NINA J	5619 DARLINGTON PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 29 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1403 AC	0.1403426 4
82	1011066376230423 35	DEPIERRE DENISE A & MARK E	10618 MARITCA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 14-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1207357 6
83	1011066393264104 17	ACEVEDO MARIA L	10624 CAVENAUGH DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 1 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1858 AC	0.1869409 6
84	1011066337237424 18	RODRIGUEZ DANIEL & MARGARITA OCASIO	10628 RIGOLETTO DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 18-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	0.1284369 2
85	1011066316252423 18	LAWSON JACKIE LYN	10636 ARABELLA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 3-P1 BLK 6 PLAT OF TUSCANY WEST UNIT 4	0.1257230 5
86	1011066441250415 43	MARTINEZ JESUSITA	10619 SOLE ROSSO CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 126P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1265 AC	0.1271977 5
87	1011066352261423 27	LAJEUNESSE MARIA	PO BOX 67253	ALBUQUERQUE	NM	87193	R	A1A	LT 22-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1173473 4
88	1011066443280104 25	LEGER WILLIAM A & BARBARA B	10651 FOUNTAIN CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 19 PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OFPARCEL F-1 AND E-1 OF THE BULK LAND PLAT FINELANDDEVELOPMENT CONT .1668 AC	0.1667243 5
89	1011066412237415 58	SCALISE ROBERT	240 WEST 98TH ST APT 3A	NEW YORK	NY	10025	R	A1A	LT 141P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1209 AC	0.1207883 9
90	1011066360227422 08	REINHARDT CLYDE E & NANCY S	10615 MARITCA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 9-P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4	0.1527516 7
91	1011066376235423 34	HERNANDEZ RICK M & ALMA A	10622 MARITCA DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 15-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1199760 5
92	1011066318256423 19	WYMER JOSEPH J & MONICA L	7510 WISTERIA RIDER CT	HOUSTON	TX	77095	R	A1A	LT 2-P1 BLK 6 PLAT OF TUSCANY WEST UNIT 4	0.1263830 5
93	1011066387230423 44	CURRAN SALLYANN	10605 RIO DEL SOLE CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1211887 4
94	1011066338267423 24	DIPIPPA FRANK P	7905 W WALKER DR	LITTLETON	CO	80123	R	A1A	LT 25-P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1197147 7
95	1011066428227415 49	ROMERO LOURDES M	10600 MONTE BELLO CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 132P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1420 AC	0.141877

96	101106632927142322	WEBER SUSAN C	6239 CONTESS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 27- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4	0.1196542 6
97	101106639829710416	JMD PARTNERSHIP LTD LLC % DOUGLAS PETERSON	2325 SAN PEDRO NE SUITE 2A	ALBUQUERQUE	NM	87110	V	A1A	TR E-1-A-1 PLAT OF TR E-1-A- 1 CRESTVIEW SUBDIVISION (BEINGA REPLAT OF TRACT E-1- A CRESTVIEW SUBD) CONT 2.3774 AC	2.3326620 4
98	101106641224141557	KING JOHN H & MARTHA B & BELDEN ROBERT E TRUSTEE OF ENCHANTED SKY TRUST	PO BOX 61646	BOULDER CITY	NV	89006	R	A1A	LT 140P1 PLAT OF TUSCANY RIDGE SUBDIVISION CONT 0.1209 AC	0.1207569

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 4, 2009

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of May 4, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 16-A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION, LOCATED ON UNSER BOULEVARD NW BETWEEN MC MAHON BOULEVARD NW AND BANDELIER DRIVE NW** zone map **A-11.**

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

SKIES WEST N.A. (SKW) "R"
Tom Skopayko
2105 Aztec Rd. NE/87107 681-1085 (c)
Heather Neil
10523 Taurus Ct. NW/87114 792-9227 (h)

TUSCANY N.A. (TUS) "R"
Rachel Martinez
10527 Sorrento Dr. NW/87114 350-2323 (c)
Janelle Johnson
P.O. Box 6270/87197 344-0822 (o)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

OR CURRENT RESIDENT
101106633425442414
WESTVANG KIM A & JULIE ANNE
10643 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640125041566
WHITEMAN RY C
10620 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106643626010429
WIJARNJORAGIJ THANIN
2345 S. CALIENTE
PALM SPRINGS, CA 92264

OR CURRENT RESIDENT
101106634922942203
WRIGHT NICOLE K
10627 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631825642319
WYMER JOSEPH J & MONICA L
7510 WISTERIA RIDER CT
HOUSTON, TX 77095

OR CURRENT RESIDENT
101106637125142331
YAZZIE VIRVIAN
6201 CONTESS RD NW
ALBUQUERQUE, NM 87114

Project# 1005280
SURV TEK INC
9384 VALLEY VIEW DR NW
ALBUQUERQUE, N M 87114

Project# 1005280
JMD PARTNERSHIP LTD
2325 SAN PEDRO NE STE 2A
ALBUQUERQUE, NM 87110

Project# 1005280
TOM SKOPAYKO
Skies West NA
2105 AZTEC RD NE
ALBUQUERQUE, NM 87107

Project# 1005280
HEATHER NEIL
Skies West NA
10523 TAURUS CT NW
ALBUQUERQUE, NM 87114

Project# 1005280
RACHEL MARTINEZ
Tuscany NA
10527 SORRENTO DR NW
ALBUQUERQUE, NM 87114

Project# 1005280
JANELLE JOHNSON
Tuscany NA
PO BOX 6270
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
101106632026142320
MIDDAUGH JUAN JAVIER & LILY ANN
10644 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106636125742329
MONTOYA MARK E & MICHELLE T
6209 CONTESS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631124342316
MUELLER RICHARD D & KAMDEN C
10628 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632624042411
PITTS DAVID
10631 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106636022742208
REINHARDT CLYDE E & NANCY S
10615 MARITCA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642822741549
ROMERO LOURDES M
10600 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641223241559
SANCHEZ GREG A & GONZALES VANESSA A
10605 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640123641563
SILVA KATHERINE M
10608 RIO DEL SOLE CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638037210110
UNSER & MCMAHON SOUTHWEST LLC
175 EAST 400 SOUTH SUITE 402
SALT LAKE CITY, UT 84111

OR CURRENT RESIDENT
101106632327242321
WAYNE ROBERT R & CHERYL L
6243 CONTESS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642830012208
MILLER GREGORY A
5623 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642330112207
MORENO PHILLIP J
5627 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638722042342
PATTERSON WILLIAM N & BESSIE M
10597 RIO DEL SOLE CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640926512201
POLACO ANTHONY E & CATHERINE R
4700 LOMAS NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106633723742418
RODRIGUEZ DANIEL & MARGARITA OCASIO
10628 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638624442347
ROSS DEBORAH A & MICHAEL J MORETTI
10619 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106635924442206
SANCHEZ SILVERIO & TRUJILLO JUDY
10639 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106644024541544
SPURGEON WILLIAM L & VELASCO LISA J
10615 SOLE ROSSO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106635625942328
VELARDE MICHAEL D
6215 CONTESS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106644729412212
WEATHERS TERRY L & SHAKEBA S
5605 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106637622042337
MIZNER THOMAS W
10608 MARITCA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106637624042333
MOUNTAIN VIEW PROPERTIES LLC & I BUY INC
10626 MARITCA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642626410420
PETERSON NATHAN & LORENE
10636 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634124542416
PRICE KAREN R H C/O FRANK & KAREN O'FEARNA
PSC 2 BOX 14992
APO, AE 09012

OR CURRENT RESIDENT
101106641225041555
ROGERS TRAVIS K
10619 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638623542345
SALAZAR DAVID E & CELESTINE A
10609 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641223741558
SCALISE ROBERT
240 WEST 98TH ST APT 3A
NEW YORK, NY 10025

OR CURRENT RESIDENT
101106627731810201
TRES ESQUINAS LIMITED COMPANY
PO BOX 6548
ALBUQUERQUE, NM 87197

OR CURRENT RESIDENT
101106642924141552
WALKER MARY E & STEVEN
10612 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632927142322
WEBER SUSAN C
6239 CONTESS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106643829712210
GARCIA EDUARDO A & THERESA E
5615 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106644229512211
GUILLERMO ERLE S & THAO N
5609 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631324742317
HERNANDEZ LORENA L
10632 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106643329812209
HOOK THEODORE R & NINA J
5619 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106643127810423
KNOTTS TAMMY A
10648 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106631625242318
LAWSON JACKIE LYN
10636 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106633326942323
LEVI REFAEL N TRUSTEE LEVI RVT
175 SE 25TH 7A
MIAMI, FL 33129

OR CURRENT RESIDENT
101106640122741561
MAES APRIL DAWN MARIE
10600 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106644125041543
MARTINEZ JESUSITA
10619 SOLE ROSSO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640124541565
MARTINEZ THELMA JEAN
10616 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642927310422
GARCIA PHILLIP G & ANGELA V
10644 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640421641016
GUTIERREZ GABRIEL LEE & NICOLE E
10596 RIO DEL SOLE CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106637623542334
HERNANDEZ RICK M & ALMA A
10622 MARITCA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639829710416
JMD PARTNERSHIP LTD LLC %
DOUGLAS PETERSON
2325 SAN PEDRO NE SUITE 2A
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106635226142327
LAJEUNESSE MARIA
PO BOX 67253
ALBUQUERQUE, NM 87193

OR CURRENT RESIDENT
101106644328010425
LEGER WILLIAM A & BARBARA B
10651 FOUNTAIN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640123241562
LOWKEEN ALLAN R & DIANNE K
2014 B HARRIMAN LN
REDONDO BEACH, CA 90278

OR CURRENT RESIDENT
101106633924142417
MARES GABRIEL L & ADELA T
10632 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641127112202
MARTINEZ NANCY M & DAVID M
10635 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642325910419
MCKENNA BRIAN
PO BOX 66254
ALBUQUERQUE, NM 87193

OR CURRENT RESIDENT
101106626531010402
GONZALES MARK & JENNIE T ETAL
MARK PARDOS
1100 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101106634325142415
HENDRIX TERRY DWAYNE & KAREN ANNETTE
10640 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638623942346
HONSOWETZ SCOTT
10615 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641224141557
KING JOHN H & MARTHA B & BELDEN ROBERT E TRUSTEE OF ENCHANTED SKY TRUST
PO BOX 61646
BOULDER CITY, NV 89006

OR CURRENT RESIDENT
101106641528012204
LANZ JANIS M
10643 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634038510501
LEONARD ALEX & EDWARD LEONARD %
BILL CHAPPELL JR CHAPPELLE LAW FIRM PA
3206 INDIANA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106642923241550
LUCERO ANTOINETTE M
10604 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106635922142209
MARQUEZ CELESTINO & ROSA
10609 MARTICA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641929012206
MARTINEZ PAUL G SR & NANCY J
10651 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106637622542336
MEYERS JOHN S & KATHERINE E
10614 MARTICA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639425910418
ACEVEDO ALEX P & MICHELLE R
1327 E CHAPMAN AVE APT 505
FULLERTON, CA 92831

OR CURRENT RESIDENT
101106636525442330
ARVISO ANGELA M
6205 CONTESS RD NW
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106637524642332
CARSEN ROBERT LEE & DEANNA SANDOVAL
10630 MARITCA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106643328410424
CLIFFORD MARK & ALIX
10652 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106645225510441
CRESTVIEW HOMEOWNERS ASSOCIATION INC
PO BOX 93488
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101106638723042344
CURRAN SALLYANN
10605 RIO DEL SOLE CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106637623042335
DEPIERRE DENISE A & MARK E
10618 MARITCA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641222741560
FARELLO LEONARD A & CARMEN M CO-TRUSTEES FARELLO FAMILY RVLT UTA
10601 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106640436110117
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154

OR CURRENT RESIDENT
101106643726510428
GALAVIZ GENE & SANDY V
10639 FOUNTAIN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106639326410417
ACEVEDO MARIA L
10624 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642925041554
CANNADY ROBERT L & MANUELA G
10620 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642726910421
CASADOS DAMIAN E & SHERI A
10640 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642923641551
COLYER KIM F & ROBIN H
10608 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641728412205
CROSBIE DOUGLAS E
10647 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638725042348
DEL AGUILA FREDY E & ANA M
6887 IONE WAY
DUBLIN, CA 94568

OR CURRENT RESIDENT
101106633826742324
DIPIPPA FRANK P
7905 W WALKER DR
LITTLETON, CO 80123

OR CURRENT RESIDENT
101106643927010427
FAULKNER KATHRYN M
10643 FOUNTAIN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106641327512203
FRADELIS JONATHAN & KIMBERLY
PO BOX 2734
DANVILLE, CA 94526

OR CURRENT RESIDENT
101106644127510426
GANOZA JOSEPH & MARCI
10647 FOUNTAIN CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106635223442204
APODACA CONNIE & ALBERT A LOPEZ
10631 RIGOLETTO NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106632924542412
CARRIAGA-JAMES MICHELLE D
10635 ARABELLA DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106642924541553
CHRISTENSEN MARYANN L
10616 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106638622542343
CREAGAN BRAD
10601 RIO DEL SOLE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106633124942413
CUEVAS DOMINGO R & BLESSILDA T CANLAS
4950 TROUVILLE LN
SACRAMENTO, CA 95835

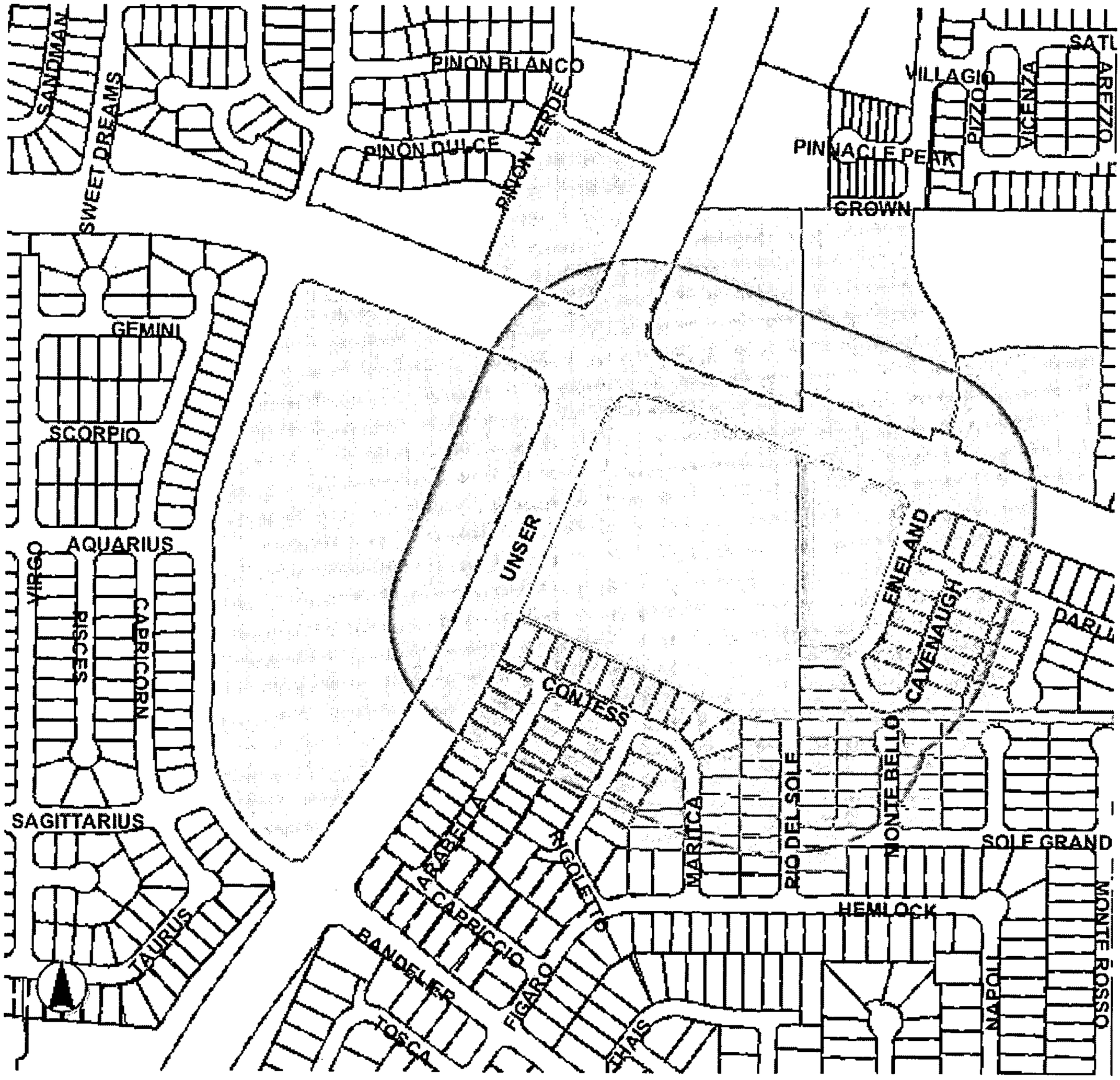
OR CURRENT RESIDENT
101106636223342207
DELEON REVA
10619 MARITCA DR NW
ALBUQUERQUE, NM 87114

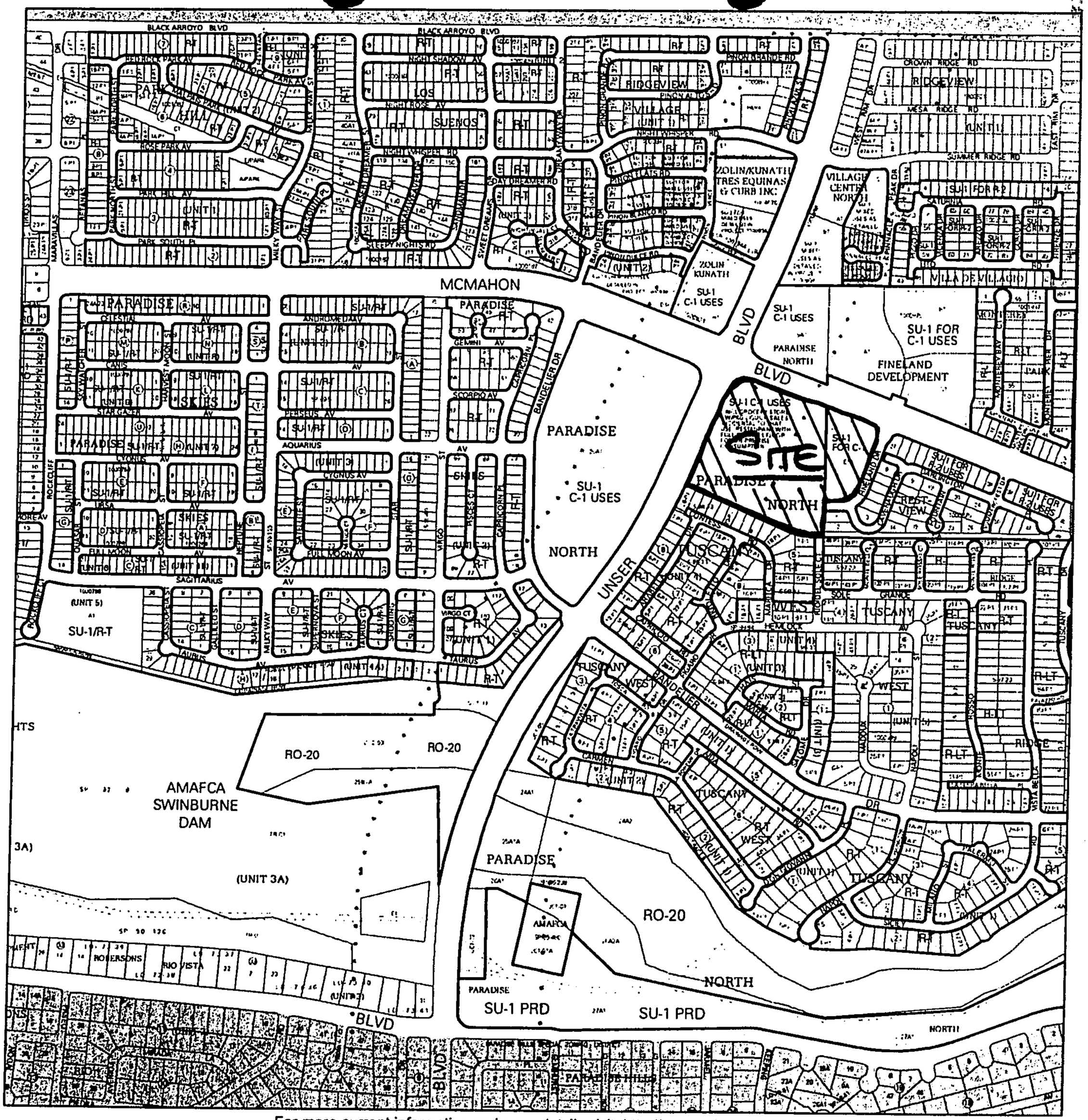
OR CURRENT RESIDENT
101106641224541556
ENGELBERT EGON H & TAMARA M
816 CALLE FUERTE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101106640124141564
FERNANDEZ BERNADETTE MARIE
10612 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106634726342326
FREEMAN DIANE
6223 CONTESS RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101106635523942205
GARCIA AARON L
10635 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

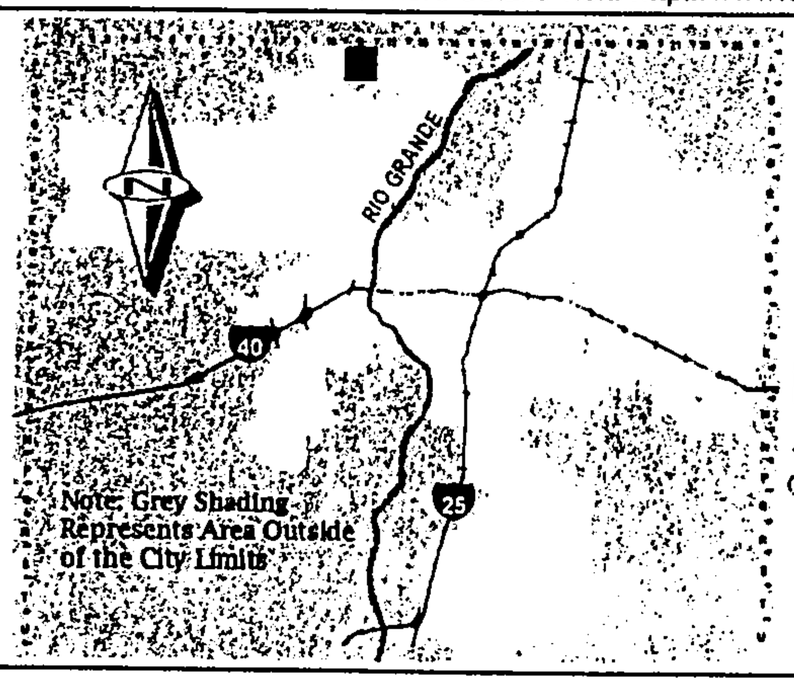

SANDMAN
SWEET DREAMS
PINON BLANCO
PINON DULCE
PINON VERDE
PINNACLE PEAK
CROWN
VILLAGIO
PIZZO
VICENZA
AREZZO
GEMINI
SCORPIO
AQUARIUS
VIRGO
PISCES
CAPRICORN
SAGITTARIUS
TAURUS
UNSER
CONTESS
ARABELLA
CAPRICCIO
RIGOLETTO
FIGARO
BANDELIER
TOSCA
THAIS
MARITCA
RIO DEL SOLE
MONTE BELLO
CAVENAUGH
EINELAND
SOLE GRAND
HEMLOCK
NAPOLI
MONTE ROSSO



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

A-11-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

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 4, 2009

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Jack Cloud, Chairman

RE: DRB Project 1005280- Tract 16A-1, PARADISE NORTH and Tract E-1-A-1, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

Dear Mr. Cloud,

The owners of the above captioned property, JMD Partnership, Ltd., Mark, Jennie and Elsie Gonzales, are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for:

a. Re Submittal of a Major Preliminary Plat approval to divide the Two (2) existing tracts into Nine (9) new Lots.

b. Dedication of additional public street right of way to the City of Albuquerque.

c. Granting of new public utility easements.

This project was previously approved for Vacation of Public Easement and Preliminary Plat approval on August 1, 2007 under DRB Project 1005280, but due to change in ownership and economic conditions, the preliminary approval was allowed to expire. A copy of the Official Notice of Decision is attached for your review.

At this time we are requesting review and approval of the materials which were submitted and approved under the previous 2007 submittal.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.
~~Infrastructure List comments.~~ oops
An approved grading and drainage plan dated 3-22-07 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L.

APPROVED X; 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 505-924-3986
(A-11/D011)

DATE: AUGUST 1, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 5**

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

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

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 **DATE:** AUGUST 8, 2007
City Engineer / AMAFCA Designee 505-924-3986
(A-11/D011 - MCMAHON MARKET PLACE)

COMPLETED 08/25/08 SH

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70317 Project # 1005280

Project Name: CREST VIEW SUBDIVISION

Agent: SURV-TEK Phone No.:897-3366

Your request was approved on 7-23-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

→ ☑ TRANSPORTATION: - provide exhibit

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): & AMAFCA Signature

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

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

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

Created On:

5280

DXF Electronic Approval Form

DRB Project Case #: 1005280

Subdivision Name: CRESTVIEW TRACT E1A1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 8/15/2008 Hard Copy Received: 8/15/2008

Coordinate System: NMSP Grid (NAD 27)

Approved 8/22/08 Date

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

AGIS Use Only

Copied fc **5280** to agiscov on **8/22/2008** Contact person notified on **8/22/2008**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 23, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1.	**Project# 1002962** 08DRB-70292 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	WILSON AND COMPANY agent(s) for THE TRAILS request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, , **SANTA FE AT THE TRAILS, TAOS & RESERVE AT THE TRAILS Unit(s) I & 2,** zoned RD, located on RAINBOW RD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVE NW containing approximately 76 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
2.	**Project# 1003688** 08DRB-70290 VACATION OF PUBLIC EASEMENT 08DRB-70291 VACATION OF PRIVATE EASEMENT	SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **THE TRAILS Unit(s) 3A,** zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE & FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-910090641303232230 6)**DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

3. **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 SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 , 4/16/08, 5/14/08 & 7/16/08].* **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003794**
08DRB-70238 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER,** zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) *Deferred from 6/25/08 & 7-/9/08.* **DEFERRED TO 8/13/08 AT THE AGENT'S REQUEST.**

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

5. **Project# 1000650**
08DRB-70237 EPC APPROVED SDP FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK,** zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) *[Deferred from 5/28/08, 6/4/08, 6/11/08 , 6/25/08, 7/9/08 & 7/23/08]* **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

6. **Project# 1007266**
08DRB-70322 EPC APPROVED SDP FOR BUILD PERMIT

R. JARROD CLINE agent(s) for JAMES TWOHIG DDS AND MARY ROSE TWOHIG DDS request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2 / O-1, located on ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR containing approximately .866 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1005280**
08DRB-70317 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for JLF, LLC request(s) the above action(s) for all or a portion of Tract(s) E-1-A-1, **CREST VIEW SUBDIVISION** zoned SU-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 2.3774 acre(s). (A-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND TO PLANNING FOR AMAFCA SIGNATURE. PLANNING MUST RECORD THIS PLAT.**

8. **Project# 1000901**
08DRB-70315 MINOR FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) *[Deferred from7/16/08].* **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SPECIFIC EASEMENTS THAT FIT WITH THE DESIGN AND TO PLANNING FOR 3 COPIES OF SITE PLAN AND TO RECORD.**

9. **Project# 1003612**
08DRB-70321 EXT OF MAJOR PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN OF ATRISCO GRANT** zoned SU-2 / R-LT, located on ERDEE RD NW BETWEEN 98TH ST NW AND 94TH ST NW containing approximately 6.4 acre(s). (J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO REAPPLICATION AND RE-APPROVAL OF 94TH STREET VACATION.**

10. Project# 1004989
08DRB-70324 EXT OF MAJOR PRELIMINARY PLAT
08DRB-70325 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS AT HIGH DESERT (TO BE KNOWN AS WILDERNESS CANON AT HIGH DESERT) Unit(s) 2,** zoned SU-2/HD R-R, located on TRAMWAY BLVD NE BETWEEN HIGH DESERT PLACE NE AND FOREST SERVICE LAND (F-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND FOR EXHIBIT SUBMITTED TO TRANSPORTATION DEVELOPMENT. PLANNING MUST RECORD THIS PLAT. DELEGATION TO ABCWUA: PAPER EASMENT FOR WATERLINE MUST BE SUBMITTED AND ROUTED FOR APPROVAL.**

11. Project# 1005474
08DRB-70323 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION (TO BE KNOWN AS LOT 8A)** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately .1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF AND A COPY OF THE RECORDED PLAT.**

12. Project# 1007383
08DRB-70318 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Lot(s) 1-9 INCLUSIVE, Block(s) 4, **UNITY ADDITION** zoned C-2, located on CENTRAL AVE SE BETWEEN TEXAS ST SE AND UTAH ST SE containing approximately 1.6538 acre(s). (K-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RADIUS AT CURVE C2 AND EXHIBIT AND TO CITY ENGINEER FOR INFORMATION ON FLOOD ZONE ON NORTH WEST CORNER. A NOTE MUST BE ADDED TO PLAT SHOWING FLOOD ZONE CHANGE, AND FOR AMAFCA SIGNATURE.**

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

13. Project# 1003095
08DRB-70320 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWNHOMES UNIT 1** zoned O-1 (CONDITIONAL USE), located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None

ADJOURNED: 10:15

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 7**

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED:
Curtis Cherne
City Engineer Designee
924-3695

DATE: 7-23-08

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

A1
MCMAHON
E1A
SU-1
FINELAND
27
28
29
30
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3
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16
17
1
2
Item# 7
Project# 1005280
Hearing Date: July 23, 2008

#8 #5

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

REVISED 9/28/05

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

DRB Application No.: **07DRB-70011 (SBP)** Project # **1005280**

Project Name : **MCMAHON MARKETPLACE**

Agent: GEORGE RAINHART ARCHITECTS Phone No.: 884-9110 EXT 106

Project Number 1005280

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8-8-07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: ~~X Resolve left-in/out on Montbacon~~
  SATISFIED M.C. STELLS
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): CL's initials
  3 Copies
  4 copies

- ☐ **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.**

DRB CASE ACTION LOG (SITE PLAN SUBD)

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-70012(SPS)** Project # **1005280**

Project Name: **MCMAHON MARKETPLACE**

Agent: GEORGE RAINHART ARCHITECTS Phone No: 884-9110 EXT 106

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8-8-07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: ~~X BELOW: LEFT on McMahon~~
  SIDEWALK M.C. STILLS
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): CL's initials
  3 Copies
- ☐ **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 1005280

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 8, 2007 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003125**
07DRB-70128 VACATION OF PUBLIC EASEMENT

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE - ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AEROSPACE TECHNOLOGY PARK,** zoned SU-1 AIRPORT & RELATED FACILITIES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK ROAD NW containing approximately 251 acre(s). (F/G-6) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B)(1)(3) OF THE SUBDIVISION ORDINANCE.**

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 **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, 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, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 , 7/18/07 & 08/01/07]* (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B)(1)(3) OF THE SUBDIVISION ORDINANCE.**

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 **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, 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, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07 ,6/20/07& 08/01/07]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/08/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/12/06, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ADD THE SOLAR COLLECTOR LANGUAGE TO THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

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 **SIERRA 2 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, 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, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

3. **Project# 1000965**
07DRB-70102 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA,** zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B)(1)(3) OF THE SUBDIVISION ORDINANCE.**

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

4. **Project# 1006522**
07DRB-70162 EPC APPROVED SDP FOR BUILD PERMIT

CAROL SUE NORDENGREN request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 16, **PARK WEST, UNIT 4,** zoned SU-1 FOR BED & BREAKFAST, located on PETROGLYPH AVE NW BETWEEN LAVA BLUFF NW AND MONUMENT NW containing approximately 0.15 acre(s). **[Anna Dimambro, EPC Case Planner]** (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project# 1005280**
07DRB-70011 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70012 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE)** zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] **[Catalina Lehner, EPC Case Planner]** [*Indef deferred from 5/30/07]* (A-11) **THE SITE PLANS FOR FOR BUILDING PERMIT AND SUBDIVISION WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ALL MOTORCYCLE STALLS TO BE SHORTENED, SOLID WASTE TO SIGN, TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF EACH SITE PLAN.**

6. **Project# 1006573**
07DRB-70081 MINOR - SDP FOR BUILDING PERMIT
07DRB-70080 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). *[Indef deferred from 06/27/07]* (C-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR ADDED COMMENTS AND 3 COPIES. WITH THE SIGNING OF THE INFRASTUCTURE LIST DATE 08/08/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 08/03/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project# 1004246**
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN.**

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

8. **Project# 1004999**
07DRB-70167 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GLENN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316-A & 316-D AND VACATED PORTION OF LULAC RD NW, MRGCD MAP 38 (to be known as **TRACT A, LAND OF GLEN EFFERTZ**) zoned RA-1, located on MOUNTAIN RD NW BETWEEN DURANES ACEQUIA AND LAGUNA SECA LANE NW containing approximately 0.8672 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF RIGHT-OF-WAY AND SIDEWALK AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

9. **Project# 1006713**
07DRB-70163 VACATION OF PRIVATE EASEMENT
07DRB-70164 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BELARMINO GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **LANDS OF HUBERT R. TEAGUE,** zoned C-2, located on 4TH ST NW BETWEEN SAN ANDRES AVE NW AND SHANGRILA CT NW containing approximately 0.4556 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR PRIVATE WATER AND SEWER EASEMENTS WITH MAINTENANCE AND BENEFICIARIES AND TRANSPORTATION DEVELOPMENT TO RECONFIGURE EASEMENT AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

10. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION,** zoned RA-2 located on RINCON DEL RIO CT NW BETWEEN TRELLIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 08/15/07.**

11. **Project# 1002194**
07DRB-70165 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, **SUNPORT TOWNHOMES,** zoned R-2, located on WELLESLEY SE BETWEEN KATHRYN SE AND ANDERSON SE containing approximately 0.1631 acre(s). (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. **Project# 1000271**
07DRB-70166 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION,** zoned C-2, located on WYOMING BLVD NE BETWEEN COPPER AVE NE AND MARQUETTE NE containing approximately 0.6423 acre(s). (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK PLACEMENT AND TO PLANNING FOR SOLAR LANGUAGE ON THE PLAT AND TO RECORD.**

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

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07, 07/11/07, 07/25/07 & 08/01/07]* [REF: 06DRB-00747] (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/08/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 06/05/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: NOTE 6 SHALL DEFINE WHAT PUBLIC UTILITIES ARE WITHIN THE EASEMENT, PROVIDE A 24-F00T ACCESS EASEMENT BETWEEN ALL LOTS AND 20-FOOT ACCESS EASEMENT ON THE NORTH SIDE OF LOT 1, NOTE 8 SHALL ADD "EXCLUSIVELY TO THE CITY OF ALBUQUERQUE" AT THE END OF THE SENTENCE AND INCLUDE THE REQUIRED SOLAR LANGUAGE ON THE PLAT AS DEFINED IN SECTION 14-14-4-7(B). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004906**
07DRB-70168 SKETCH PLAT REVIEW AND COMMENT

TOM AND SUSAN SLATES request(s) the above action(s) for all or a portion of Tract(s) 118E, MRGCD MAP 32, zoned R-1, located on GUADALUPE TR NW BETWEEN GRIEGOS NW AND DELAMAR NW containing approximately 0.6833 acre(s (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: **THE PRELIMINARY PLAT AND SIA FOR THE LAS PLAYAS SUBDIVISION, PROJECT# 1002372 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

ADJOURNED: 10.50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 5**

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

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

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 **DATE:** AUGUST 8, 2007
City Engineer / AMAFCA Designee 505-924-3986
(A-11/D011 - MCMAHON MARKET PLACE)

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1005280 Item No. 5 Zone Atlas A-11

DATE ON AGENDA 8-8-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	The left-in from McMahon needs to be removed.
2)	All motorcycle stalls need to be shortened.
3)	ADA stalls need to be dimensioned. (typical)
4)	Note 1 should only apply to the interior. At the public right-of-way, no raised walks will be allowed.
5)	What does note 15 refer to on the cul-de-sac?

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 1, 2007

2. Project# 1005280
07DRB-70116 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, **(to be known as MCMAHON MARKET PLACE)** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11)

At the August 1, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL

With the signing of the infrastructure list dated 08/01/07 and the approved Grading Plan Engineer Stamp dated 03/22/07, the preliminary plat was approved with the following conditions of final plat: lot number corrections on the plat and site plan and cross-access easements.

If you wish to appeal this decision, you must do so by August 16, 2007, in the manner described below.

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

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Surv-Tek, Inc, 9384 Valley View Dr NW, 87114
SCM Property Company, LLC, 10400 West 18th Avenue, 80215
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.
~~Infrastructure List comments.~~ oops
An approved grading and drainage plan dated 3-22-07 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L.

APPROVED X; 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 505-924-3986

DATE: AUGUST 1, 2007

(A-11/D011)

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005280 **AGENDA#** 2 **DATE:** 08/01/07

1. Name: STEPHEN EDINGER Address: 2326 SAN PEDRO NE Zip: 87110
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: August 1, 2007
Z one Atlas Page: A-11
Notification Radius: 100 Ft.

Project# 1005280
App#07DRB-70116
07DRB-70117

Cross Reference and Location: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW

Applicant: SCM PROPERTY COMPANY, INC
10400 WEST 18TH AVE
LAKEWOOD, CO 80215

Agent: SURV-TEK, INC
RUSS HUG
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: JULY 13, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): RUSS HUGG SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: SCM PROPERTY COMPANY, LLC PHONE: 217-3722
ADDRESS: 10400 WEST 18TH AVENUE FAX: 720-226-9402
CITY: LAKEWOOD STATE CO ZIP 80215 E-MAIL:
Proprietary interest in site: OWNER List all owners: JLF, LLC LMF, LLC SHB, LLC MARK, JENNIE AND ELSIE GONZALES

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS AND PRELIMINARY PLAT APPROVAL

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. TRACT 16A-1, PARADISE NORTH TRACT E-1-A, CRESTVIEW SUBD. Block: — Unit: —
Subdiv/Addn/TBKA: TO BE KNOWN AS McMAHON MARKET PLACE
Existing Zoning: SU-1 C-1 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): A-11 UPC Code: 101106639929610416
101106626531010402

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001279

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of existing lots: 2 No. of proposed lots: 9 Total area of site (acres): 12.2538
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ UNSER BOULEVARD NW
Between: McMAHON BLVD NW and BANDELIER DRIVE NW

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

SIGNATURE [signature] DATE 6.28.07
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70114	④ VPE	✓	$ 180.00
07DRB - - 70117	PP	5(2)	$ 700.00
	CMF		$ 20.00
	ADV		$ 75.00
			$
			Total $ 975.00

Hearing date 8-1-07

[signature] 7/6/07
Planner signature / date

Project # 1005280

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)** -4

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

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

☐ **SIDEWALK VARIANCE (DRB20)**

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

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

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

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

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

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

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

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

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

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

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

RUSS HUGG
Applicant name (print)

6.28.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - ____ - 70116
____ - ____ - ____
____ - ____ - ____

7/6/07
Planner signature / date

Project # 1005280

4	66338 26742 324		ALKER DR	LET ON	O	12 3		A	P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
15	10110 66361 25742 329	MONTOYA MARK E & MIC HELLE T	6209 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 20- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
16	10110 66365 25442 330	ARVISO ANGELA M	6205 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 0 8 12 5	R	A1 A	LT 19- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
17	10110 66452 25510 441	KB HOME SALES- NM INC ATTN LAND DEPT	6330 RIVER SIDE PLAZA LN NW SUIT E 200	ALB UQU ERQ UE	N M	87 12 0	V	A1 A	TR F-1- A PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .8424 AC
18	10110 66394 25910 418	ACEVEDO ALEX P & MICH ELLE R	10628 CAV ENAUGH DR	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 2 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1895 AC
19	10110 66393 26410 417	ACEVEDO MARIA L	2932 GAYR IDGE ST	PO MO NA	C A	91 76 7	R	A1 A	LT 1 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1858 AC
20	10110 66323 27242 321	WAYNE ROBERT R & CHE RYL L	6243 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 28- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
21	10110 66413 27512 203	FRADELIS JONATHAN & K IMBERLY	PO BOX 273 4	DAN VILL E	C A	94 52 6	R	A1 A	LT 5 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1161 AC
22	10110 66415 28012 204	LANZ JANIS M	10643 CAV ENAUGH DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 6 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1154 AC
23	10110 66417 28412 205	CROSBIE DOUGLAS E	10647 CAV ENAUGH DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 7 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1154 AC
24	10110 66371 25142 331	YAZZIE VIRVIAN	6201 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 18- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
25	10110 66343 25142 415	HENDRIX TERRY DWAYN E & KAREN ANNETTE	10640 RIG OLETTO DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 15- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4
26	10110 66375 24642 332	CARSEN ROBERT LEE	10630 MAR TICA DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 17- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
27	10110 66376 23542 334	HERNANDEZ RICK M & AL MA A	10622 MARI TCA DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 15- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
28	10110 66412 23741 558	PAYNE RICK R & M CELE STE	10609 MON TE BELLO C T NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 141P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1209 AC
29	10110 66401 23641 563	SILVA KATHERINE M	10608 RIO DEL SOLE C T NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 147P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1033 AC
3	10110	SANCHEZ SILVERIO & TR	10639 RIG	ALB	N	87	R	A1	LT 7-

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10110 66277 31810 201	TRES ESQUINAS LIMITED COMPANY	PO BOX 654 8	ALB UQU ERQ UE	N M	87 19 7 6 54 8	V	A1 A	TRACT 20A- 1 VACATION AMENDED PLAT & REPL OF PAR ADISE NORTH S ITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/L OR 831,473 SQ FT M/L
2	10110 66265 31010 402	GONZALES MARK & JENN IE T ETAL % MARK PARD OS	1100 JUAN TABO BLVD NE	ALB UQU ERQ UE	N M	87 11 2	V	A1 A	TRACT 16A- 1 VACATION AMENDED PLAT & REPL OF PAR ADISE NORTH S ITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 9.877 AC M/L O R 430,242 SQ FT M/L
3	10110 66409 26512 201	NORERO DARLENE K	10631 CAV ENAUGH DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 3 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1808 AC
4	10110 66411 27112 202	MARTINEZ NANCY M & D AVID M	10635 CAV ENAUGH DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 4 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1285 AC
5	10110 66399 29610 416	KB HOME SALES-NM INC	4921 ALEX ANDER NE SUITE B	ALB UQU ERQ UE	N M	87 10 7	V	A1 A	TR E-1- A PLAT OF CRESTVIEW SUBDIVISION BEING A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT 2.3775 AC
6	10110 66333 26942 323	LEVI REFAEL N	175 SE 25T H 7A	MIA MI	F L	33 12 9 2 40 5	R	A1 A	LT 26- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
7	10110 66347 26342 326	FREEMAN DIANE	6223 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 23- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
8	10110 66352 26142 327	LAJEUNESSE MARIA	PO BOX 672 53	ALB UQU ERQ UE	N M	87 19 3	R	A1 A	LT 22- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
9	10110 66329 27142 322	WEBER SUSAN C	6239 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 27- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
10	10110 66433 29812 209	HOOK THEODORE R & NI NA J	5619 DARLI NGTON PL N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 29 PLAT OF CRESTVIEW SUBDIVISION BEI NG A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1403 AC
11	10110 66428 30012 208	MILLER GREGORY A	5623 DARLI NGTON PL N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 28 PLAT OF CRESTVIEW SUBDIVISION BEI NG A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1309 AC
12	10110 66423 30112 207	MORENO PHILLIP J	5627 DARLI NGTON PL N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 27 PLAT OF CRESTVIEW SUBDIVISION BEI NG A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1800 AC
13	10110 66419 29012 206	MARTINEZ PAUL G SR & NANCY J	10651 CAV ENAUGH DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 8 PLAT OF CRESTVIEW SUBDIVISION BEIN G A REPLAT OF PARCEL F-1 AND E- 1 OF THE BULK LAND PLAT FINELAND DEVEL OPMENT CONT .1639 AC
1	10110	DIPIPPA FRANK P	7905 W W	LITT	C	80	R	A1	LT 25-

0	66359 24442 206	UJILLO JUDY	OLETTO DR NW	UQU ERQ UE	M	11 4		A	P1 BLK 8 PLAT OF TUSCANY WEST UNIT 4
31	10110 66412 24541 556	ENGELBERT EGON H & T AMARA M	816 CALLE FUERTE NE	ALB UQU ERQ UE	N M	87 11 3 1 30 9	R	A1 A	LT 139P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1102 AC
32	10110 66401 24541 565	MARTINEZ THELMA JEAN	10616 RIO DEL SOL CT NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 145P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1034 AC
33	10110 66386 24442 347	ROSS DEBORAH A & MIC HAEL J MORETTI	10619 RIO DEL SOL CT NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 2- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
34	10110 66343 26542 325	LEVI REFAEL N	175 SE 25T H RD 7A	MIA MI	F L	33 12 9 2 40 5	R	A1 A	LT 24- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
35	10110 66320 26142 320	MIDDAUGH JUAN JAVIER & LILY ANN	10644 ARA BELLA DR N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 1- P1 BLK 6 PLAT OF TUSCANY WEST UNIT 4
36	10110 66356 25942 328	VELARDE MICHAEL D	6215 CONT ESS RD NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 21- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
37	10110 66334 25442 414	WESTVANG KIM A & JULI E ANNE	10643 ARA BELLA DR N W	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 14- P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4
38	10110 66376 24042 333	MOUNTAIN VIEW PROPE RTIES LLC & I BUY INC	10626 MARI TCA DR NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 16- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
39	10110 66386 23942 346	MACHADO LYNDA PATRI CIA	10615 RIO DEL SOL CT NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 3- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
40	10110 66387 25042 348	DEL AGUILA FREDY E & A NA M	6887 IONE WAY	DUB LIN	C A	94 56 8	R	A1 A	LT 1- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4
41	10110 66401 25041 566	STINSON MATTHEW M	10620 RIO DEL SOL CT NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 144P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1062 AC
42	10110 66412 25041 555	ROGERS TRAVIS K	10619 MON TE BELLO C T NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 138P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1257 AC
43	10110 66412 24141 557	KING JOHN H & MARTHA B & BELDEN ROBERT E T RUSTEE OF ENCHANTED SKY TRUST	PO BOX 616 46	BOU LDE R CI TY	N V	89 00 6 1 64 6	R	A1 A	LT 140P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1209 AC
44	10110 66401 24141 564	EDWARDS BRIAN J & KIM BERLY A	10612 RIO DEL SOLE C T NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 146P1 PLAT OF TUSCANY RIDGE SUBDIVI SION CONT 0.1035 AC
45	10110 66386 23542 345	SALAZAR DAVID E & CEL ESTINE A	10609 RIO DEL SOL CT NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 4- P1 BLK 5 PLAT OF TUSCANY WEST UNIT 4

46	101106638037210110	TRES ESQUINAS II LLC N M LIMITED LIABILITY CO	PO BOX 6548	ALBUQUERQUE	NM	8719 7 6548	V	A1A	TRACT 19A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH S ITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 3.605 AC M/L O R 157,034 SQ FT M/L
47	101106640436110117	FINELAND LLC C/O DR JEFFREY FINE	10250 COLLINS AVE PH-1	MIAMI	FL	3315 4	V	A1A	PARCEL A-1 BULK LAND PLAT PARCELS A-1, B-1, D-1, E-1 AND F-1 FINELAND DEVELOPMENT CONT 4.3314 AC

Or Current Resident
ACEVEDO ALEX P & MICHELLE R
10628 CAVENAUGH DR
ALBUQUERQUE, NM 87114

Or Current Resident
ACEVEDO MARIA L
2932 GAYRIDGE ST
POMONA, CA 91767

Or Current Resident
ARVISO ANGELA M
6205 CONTESS RD NW
ALBUQUERQUE, NM 87110 8125

Or Current Resident
CARSEN ROBERT LEE
10630 MARTICA DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
CROSBIE DOUGLAS E
10647 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
DEL AGUILA FREDY E & ANA M
6887 IONE WAY
DUBLIN, CA 94568

Or Current Resident
DIPIPPA FRANK P
7905 W WALKER DR
LITTLETON, CO 80123

Or Current Resident
EDWARDS BRIAN J & KIMBERLY A
10612 RIO DEL SOLE CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
ENGELBERT EGON H & TAMARA M
816 CALLE FUERTE NE
ALBUQUERQUE, NM 87113 1309

Or Current Resident
FINELAND LLC C/O DR JEFFREY FINE
10250 COLLINS AVE PH-1
MIAMI, FL 33154

Or Current Resident
FRADELIS JONATHAN & KIMBERLY
PO BOX 2734
DANVILLE, CA 94526

Or Current Resident
FREEMAN DIANE
6223 CONTESS RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
GONZALES MARK & JENNIE T ETAL
% MARK PARDOS
1100 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87112

Or Current Resident
HENDRIX TERRY DWAYNE & KAREN
ANNETTE
10640 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
HERNANDEZ RICK M & ALMA A
10622 MARITCA DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
HOOK THEODORE R & NINA J
5619 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
KB HOME SALES-NM INC
4921 ALEXANDER NE SUITE B
ALBUQUERQUE, NM 87107

Or Current Resident
KB HOME SALES-NM INC ATTN
LAND DEPT
6330 RIVERSIDE PLAZA LN NW
SUITE 200
ALBUQUERQUE, NM 87120

Or Current Resident
KING JOHN H & MARTHA B &
BELDEN ROBERT E TRUSTEE OF
ENCHANTED SKY TRUST
PO BOX 61646
BOULDER CITY, NV 89006 1646

Or Current Resident
LAJEUNESSE MARIA
PO BOX 67253
ALBUQUERQUE, NM 87193

Or Current Resident
LANZ JANIS M
10643 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
LEVI REFAEL N
175 SE 25TH RD 7A
MIAMI, FL 33129 2405

Or Current Resident
MACHADO LYNDA PATRICIA
10615 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
MARTINEZ NANCY M & DAVID M
10635 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
MARTINEZ PAUL G SR & NANCY J
10651 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
MARTINEZ THELMA JEAN
10616 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
MIDDAUGH JUAN JAVIER & LILY
ANN
10644 ARABELLA DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
MILLER GREGORY A
5623 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MONTOYA MARK E & MICHELLE T
6209 CONTESS RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
MORENO PHILLIP J
5627 DARLINGTON PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MOUNTAIN VIEW PROPERTIES LLC
& I BUY INC
10626 MARITCA DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
NORERO DARLENE K
10631 CAVENAUGH DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
PAYNE RICK R & M CELESTE
10609 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
ROGERS TRAVIS K
10619 MONTE BELLO CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
ROSS DEBORAH A & MICHAEL J
MORETTI
10619 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
SALAZAR DAVID E & CELESTINE A
10609 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
SANCHEZ SILVERIO & TRUJILLO
JUDY
10639 RIGOLETTO DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
SILVA KATHERINE M
10608 RIO DEL SOLE CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
STINSON MATTHEW M
10620 RIO DEL SOL CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
TRES ESQUINAS II LLC NM LIMITED
LIABILITY CO
PO BOX 6548
ALBUQUERQUE, NM 87197 6548

Or Current Resident
VELARDE MICHAEL D
6215 CONTESS RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
WAYNE ROBERT R & CHERYL L
6243 CONTESS RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
WEBER SUSAN C
6239 CONTESS RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
WESTVANG KIM A & JULIE ANNE
10643 ARABELLA DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
YAZZIE VIRVIAN
6201 CONTESS RD NW
ALBUQUERQUE, NM 87114

Project# 1005280
RUSS HUGG SURV-TEK , INC.
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114

Project# 1005280
SCM PROPERTY COMPANY, LLC
10400WEST 18TTH AVE
LAKEWOOD, CO 80215

Project# 1005280
RACHEL MARTINEZ
Tuscany N.A.
822 LOUISIANA NE STE B
ALBUQUERQUE, NM 87113

Project# 1005280
JANELLE JOHNSON
Tuscany N.A.
PO BOX 6270
ALBUQUERQUE, NM 87197

Project# 1005280
TOM SKOPAYKO
Skies West N.A.
10523 TAURUS CT NW
ALBUQUERQUE, NM 87114

Project# 1005280
DINA GILIO
Skies West N.A 10656 NEPTUNE NW
ALBUQUERQUE, NM 87114

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: June 11, 2007

TO CONTACT NAME: Russ Hagg
COMPANY/AGENCY: SURV TEK, Inc.
ADDRESS/ZIP: 9384 Valley View NW Albq. NM. 87114
PHONE/FAX #: (505) 897-3366 (505) 897-3377 fax

Thank you for your inquiry of June 11 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 16A-1, Paradise North and Tract E-A-1, Crestview Subdivision.

zone map page(s) A-11.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Tuskany
Neighborhood Association
Contacts: Rachel Martinez
8220 Louisiana NE 87113
350-2323 (c)
Janelle Johnson
P.O. Box 6270 | 87197
341-0822 (h)

Skies West
Neighborhood Association
Contacts: Tom Skopayko
10523 Taurus Ct. NW 87114
792-9227 (h)
Dina Gilio
10656 Neptune NW 87114
899-4232 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO { }

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

7007 0220 0003 5028 2617

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Cove Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87114 AL USE

Postage	$ $1.82	0118
Certified Fee	$2.65	09
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.62	06/27/2007

USPS ... ION ABQ JUN 27 2007

Sent To Dina Gilio / Skies West
Street, Apt. No.; or PO Box No. 10656 Neptune, NW
City, State, ZIP+4 Albuquerque, NM 87114
PS Form 3800, August 2006 See Reverse for Instructions

lco 87114
hugg@swcp.com

une 18, 2007

RETURN RECEIPT REQUESTED

Attention: Dina Gilio

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

The owners of the above captioned property, JLF, LLC; LMF, LLC; SHB, LLC; Mark Gonzales and Jennie Gonzales, his wife and Elsie Gonzales, a single woman are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Drainage and Utility Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to divide the existing tracts into Nine (9) lots as shown on the attached plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

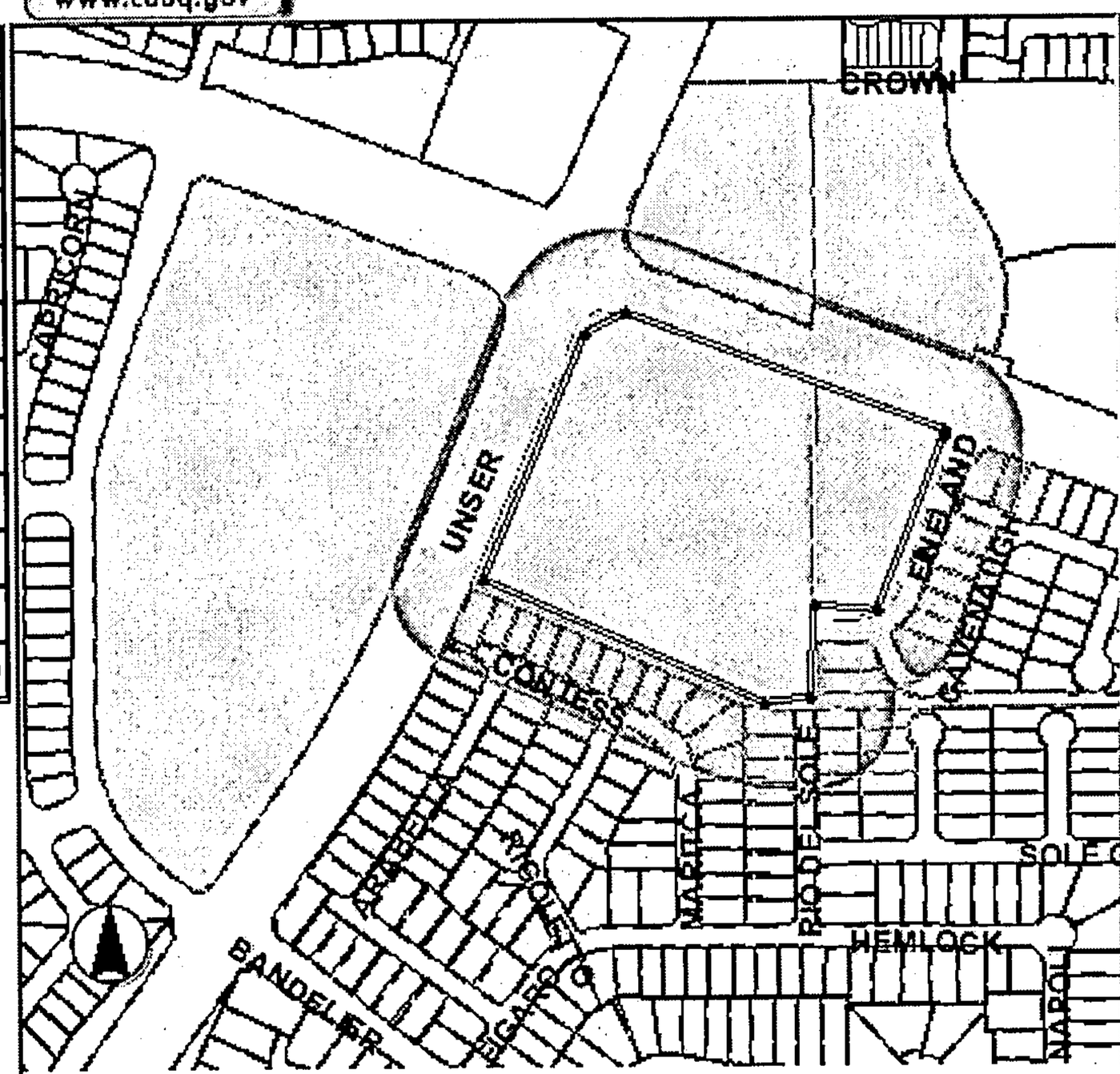
Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO DEV AREAS
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

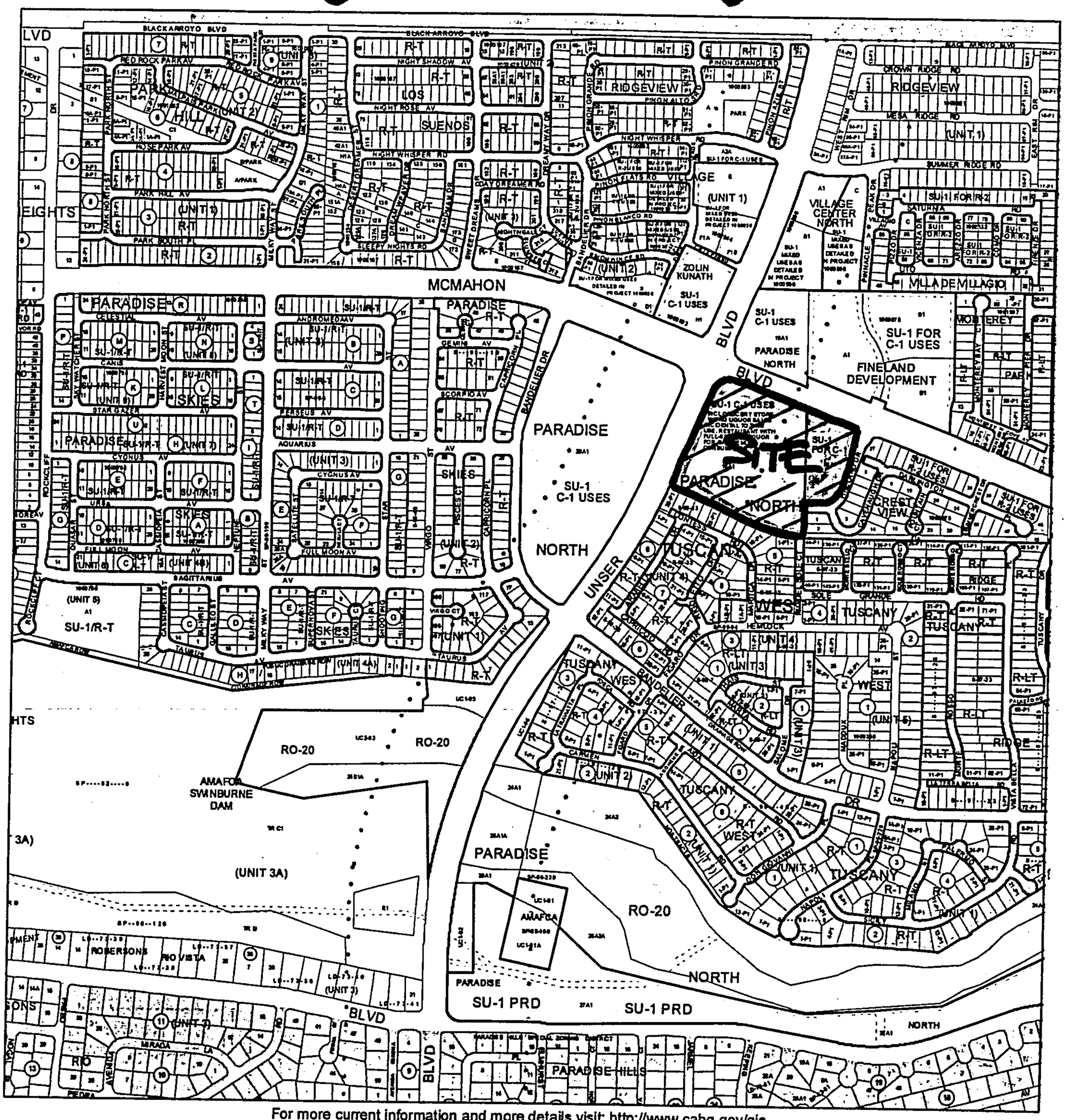
Auto Refresh

OWNERSHIP

Rec	COASDE.BERNCO.OWNER.UPC	COASDE.BERNCO.OWNER.OWNER
1	101106627731810201	TRES ESQUINAS LIMITED COMPANY
2	101106626531010402	GONZALES MARK & JENNIE T ETAL % MARK PA

Pan

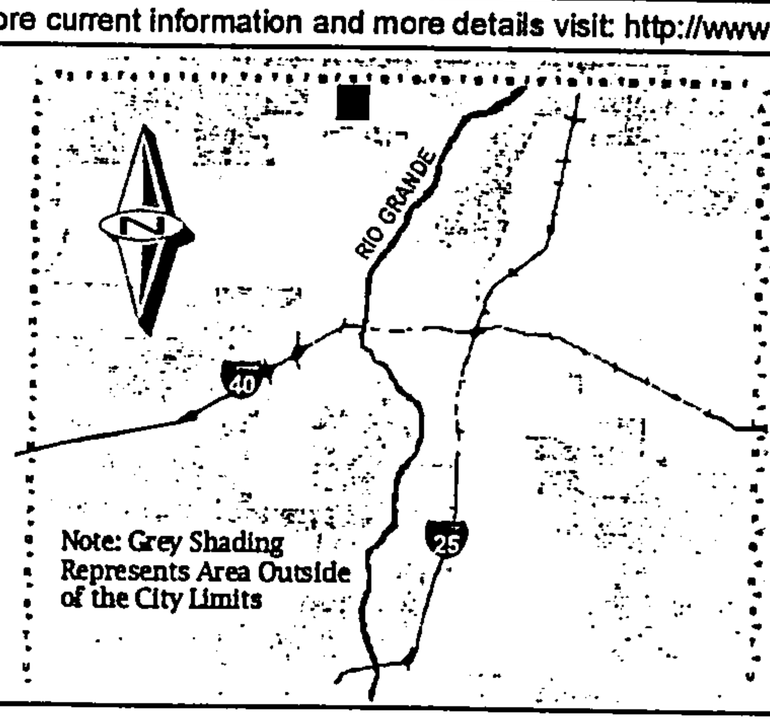
SEARCH REFRESH HELP INDEX PAGE CONTACT



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

A-11-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

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- N/A Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Russ Hugg
Applicant name (print)

Douglas Clark for Russ Hugg 7.6.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - 70117
____ - ____ - ____
____ - ____ - ____

Kie Sis 7/4/07
Planner signature / date

Project # 1005280

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 1, 2007

Project# 1005280
07DRB-70116 VACATION OF PUBLIC EASEMENT
07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, **(to be known as MCMAHON MARKET PLACE)** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11)

AMAFCA No adverse comments.

COG Unser Blvd is a limited-access facility; partial access "allowing only for left turns from Unser Blvd and right-in/right-outs from the adjacent parcels" is presently allowed at a point 700 feet south of McMahon. Any additional access must be requested of and received from the TCC.

McMahon Blvd is also a limited-access facility. "Access is provided for full intersections along McMahon Boulevard at approximately 1000 foot intervals. Access is provided for T-intersections and right-in/right-out driveways provided they are no closer than approximately 400 feet to adjacent intersections." Any additional access must be requested of and received from the TCC.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letter(s) sent to Tuscany NA (R) and Skies West NA (R)

APS **McMahon Market Place** (Tract 16A-1, Paradise North and Tract E-1-A, Crestview Subdivision), located on Unser Blvd NW between McMahon Blvd NW and Bandelier Dr NW, will have no adverse impacts on the APS district.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Major- Vacation of Public Easements: Approved Major- Preliminary Plat Approval: Approved
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.
City Engineer	An approved drainage management plan dated 3-22-07 is on file for Preliminary Plat approval. No objection to the vacation request. Infrastructure List comments.

Transportation Development

A revised infrastructure list is needed. (Where is the cul-de-sac?)
No objection to the vacation request.
A copy of the cross agreement is needed.

Parks & Recreation	No objection to either request.
ABCWUA	This is outside of our service area, no comments.

Planning Department

The lot numbers on the site plans and the plat don't match. Please correct.
The site plans have the wrong signature block. The paragraph about EPC approval is missing. They are also too small. More importantly, these site plans were indefinitely deferred and we didn't receive a request to place them on this agenda. Therefore, the plat & the vacations will be deferred until the site plans are heard for conformance with the requirements of the Subdivision Ordinance.
Planning will require 4 copies of all sheets of the approved site plan for subdivision rather than 3 copies because of the delegation to the Planning Director of site plans for future development on site. We need one for our master plan file.

Impact Fee Administrator

Impact Fees are not applicable at this time for the vacation of public easements or preliminary plat approval. However, at the time a permit is issued impact fees will be required for each new building on each new lot. These fees will be assessed according to the footprints of each building given, the use shown and the estimated impervious acreage using 15% for landscaping. The estimated impact fees are as follows:

Lot 1: Restaurant w/ drive thru with 3,000sf and .965 impervious acreage.
Drainage Facilities for the NW Mesa: $13,560.18
Roadway Facilities for the NW Mesa: $96,564.00
Public Safety for the Westside: $1,023.00

Lot 2: Bank with 5000sf and 1.028 impervious acreage
Drainage Facilities for the NW Mesa: $14,445.46
Roadway Facilities for the NW Mesa: $12,519.50
(Includes 30% Jobs/Housing reduction per R-04-159)
Public Safety Westside: $1,705.00

Lot 3: Walgreen's w/ drive thru with 16,031sf and 1.411 impervious acreage.
Drainage Facilities for the NW Mesa: $19,827.37
Roadway Facilities for the NW Mesa: $55,483.29
Public Safety Westside: $5,466.57

Lot 4: Quality Restaurant with 4000sf and .7804 impervious acreage
Drainage Facilities for the NW Mesa: $10,966.18
Roadway Facilities for the NW Mesa: $31,852.00
(Includes 30% Jobs/Housing reduction per R-04-159)
Public Safety Westside: $1,364.00

Lot 5 & 6: Retail Shops with 7500sf and .918 impervious acreage
Drainage Facilities for the NW Mesa: $12,899.74
Roadway Facilities for the NW Mesa: $18,779.25
(Includes 30% Jobs/Housing reduction per R-04-159)
Public Safety Westside: $2,557.50

Lot 7 Quality Restaurant with 7200sf and 1.17 impervious acreage
Drainage Facilities for the NW Mesa: $16,440.84
Roadway Facilities for the NW Mesa: $57,335.04
(Includes 30% Jobs/Housing reduction per R-04-159)
Public Safety Westside: $2,455.20

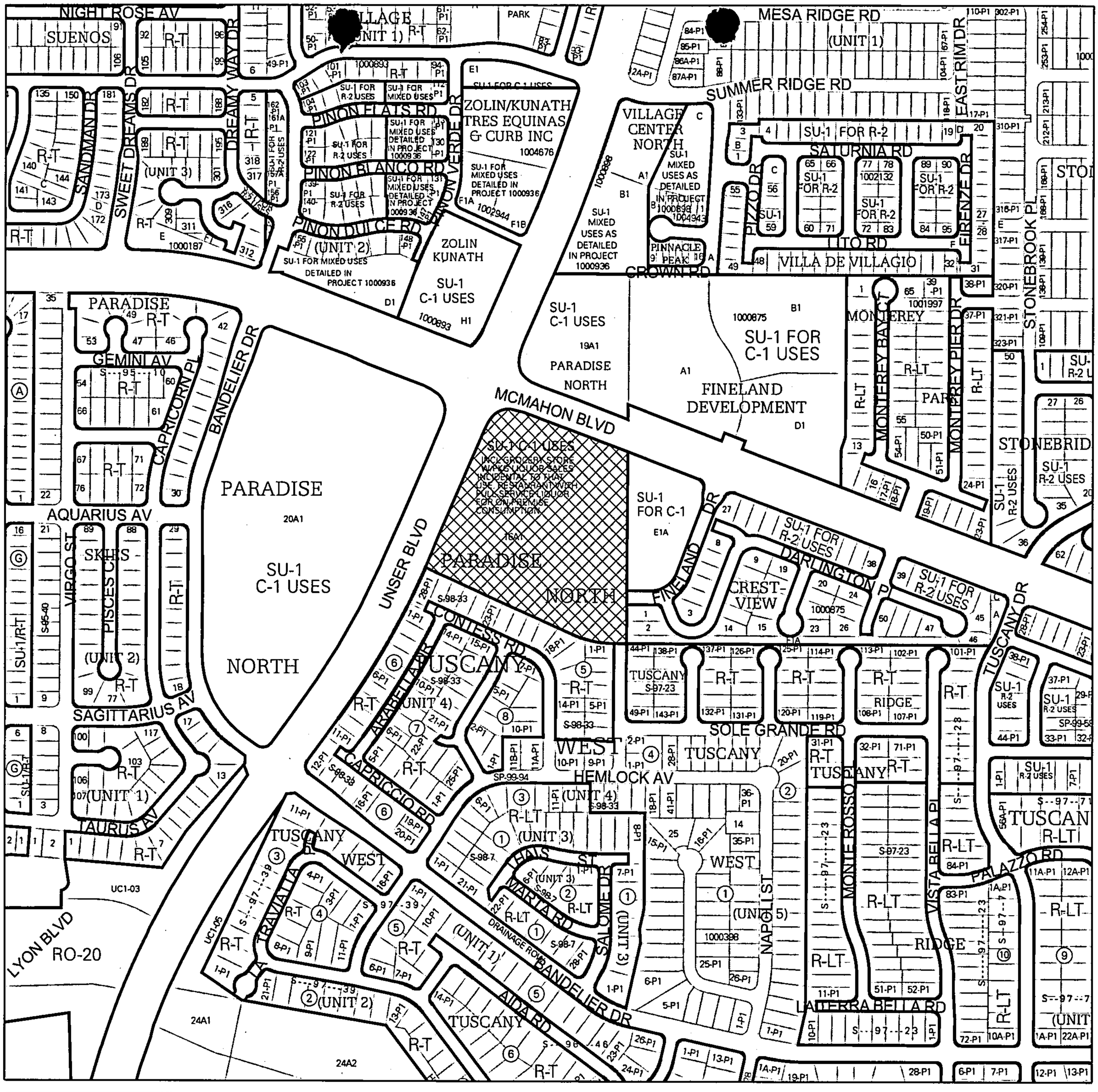
Lot 8: Retail Shops with 6300sf and .6124 impervious acreage
Drainage Facilities for the NW Mesa: $8,605.44
Roadway Facilities for the NW Mesa: $15,774.57

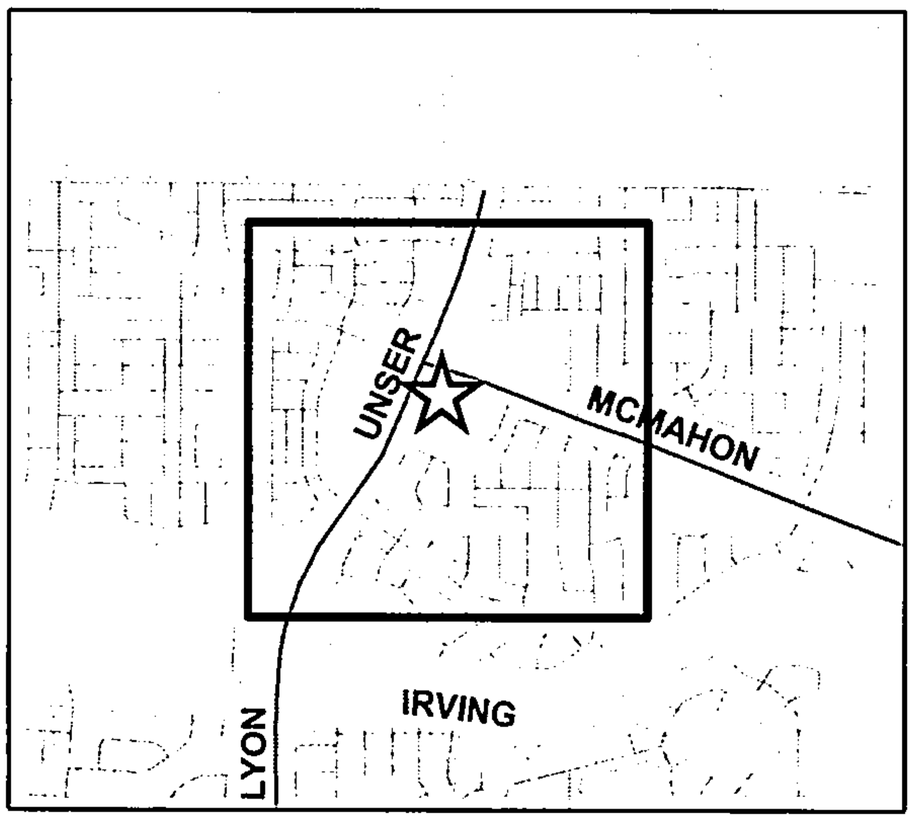
(Includes 30% Jobs/Housing reduction per R-04-159)
Public Safety Westside: $2,148.30

Lot 9: Retail Shops with 30000sf and 3.387 impervious acreage
Drainage Facilities for the NW Mesa: $47,594.12
Roadway Facilities for the NW Mesa: $75,117.00
(Includes 30% Jobs/Housing reduction per R-04-159)
Public Safety Westside: $10,230.00

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Surv-Tek, Inc, 9384 Valley View Dr NW, 87114
SCM Property Company, LLC, 10400 West 18th Avenue, 80215





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1005280
Hearing Date:
8/1/2007
Zone Map Page:
A-11
Additional Case Numbers:
07DRB-70116 07DRB-70117

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005031 **AGENDA ITEM NO: 7**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Easements
Subdivision Design (DPM) Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No objection to Sidewalk Deferral request.
No objection to Vacation request.
No objection to Design Variance request.
An approved drainage plan dated 7-12-06 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

8-1-07

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 505-924-3986
(C-9/D001B - SANTA FE 3 @ THE TRAILS UNIT 2)

DATE: JULY 18, 2007

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 1, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000983
07DRB-70110 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70111 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

JAMES F. AND DIANA CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A & H, Block(s) 10, **MOJAVE TOWNHOMES, UNIT 3,** zoned R-T, located on ATRISCO NW BETWEEN MOJAVE ST NW AND SANTO DOMINGO NW containing approximately 0.25 acre(s). (E-10)

Project# 1005280
07DRB-70116 VACATION OF PUBLIC EASEMENT
07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH & E-1-A, CRESTVIEW SUBDIVISION (to be known as) **MCMAHON MARKET PLACE** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 16, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
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02 1M $ 00.41⁰
0004219022 JUL 13 2007
MAILED FROM ZIP CODE 87102

VACANT

Or Current Resident
ACEVEDO ALEX P & MICHELLE R
10628 CAVENAUGH DR
ALBUQUERQUE, NM 87114

DRB

NIXIE 871 CC 1 10 07/23/07
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 87103129393 *0968-02366-13-40

87103129393

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 16, 2007.

CITY OF ALBUQUERQUE

Planning Department

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MAILED FROM ZIP CODE 87102

VACANT

UNABLE TO FORWARD
RETURN TO SENDER

Or Current Resident
MOUNTAIN VIEW PROPERTIES LLC
& I BUY INC
10626 MARITCA DR NW
ALBUQUERQUE, NM 87114

DRB

UTF

87114*2700 C014

P O Box 1293 Albuquerque New Mexico 87103

FILE

UNABLE TO FORWARD

RETURN TO SENDER

1005280

Current DRC
Project Number: 726782

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: ~~8/1/07~~ 06/03/09
Date Site Plan Approved: NA
Date Preliminary Plat Approved: ~~8/1/07~~ 06/03/09
Date Preliminary Plat Expires: ~~8/1/08~~ 06/03/10
DRB Project No.: 1005280
DRB Application No.: 07-700117
Universal Project No.: ~~[illegible]~~
⚠ 10/23/09

McMahon Marketplace

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

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 -12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail (PHASE 1) ⚠	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G (PHASE 1) ⚠	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane (PHASE 1) ⚠	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G (PHASE 1) ⚠	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk (PHASE 1) ⚠	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G (PHASE 2) ⚠	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland to 325' with new Transition, Median C&G (PHASE 2) ⚠	McMahon Blvd.	110' East of Fineland	460' East of Fineland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Fineland to 200' with new Transition, Standard C&G, Sidewalk (PHASE 1) ⚠	Fineland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Fineland to 50' with new Transition, Standard C&G (PHASE 1) ⚠	Fineland Drive	McMahon	150' South of McMahon	/	/	/
A			"A" DROP INLET (PHASE 1) ⚠ UNSER & McMAHON.				/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS Cont.							
			Traffic Signal, 3 legs with provision for 4th (PHASE 2) △1	McMahon/Fineland			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G (PHASE 2) △1	Rio Del Sol Court			/	/	/
		12' Face to Edge	150' NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required (PHASE 2) △1	Unser Blvd.	Bandelier	275' South of Bandelier	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole (PHASE 1) △1	McMahon Blvd.	Pond A	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's (PHASE 1) △1	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon (PHASE 1) △1	McMahon	S. ROW	N. ROW	/	/	/
		8"	△1 1,100 ~~1200'~~ Sanitary Sewer Main w/ MH's and Services (PHASE 1) △1	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	△1 860 ~~1600'~~ Water Main w/ Appertances, Services, Meters, Fire Line Stub's (PHASE 1) △1	Onsite			/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	130' SANITARY SEWER MAIN w/MHs & SERVICES (PHASE 2) △1	ON-SITE			/	/	/
		PUBLIC WATER IMPROVEMENTS							
		8"	740' WATER MAIN w/ APPERTANCES, SERVICES, METERS, FIRE LINE STUBS (PHASE 2) △1	ON-SITE			/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items: _____ Impact Fee Administrator Signature Date

Approval of Creditable Items: City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 SIGNAGE PER DRC

2

3

06-03-09

AGENT / OWNER

RUSS HUGG SUEV-TEK

~~WYATT E. POPE~~ ~~JOSHUA DUNBAR~~

NAME (print)

OLSSON ASSOCIATES ~~GOPLUS PRINTING~~

FIRM

Wyatt E. Pope 7/17/09 ~~8/1/07~~

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 8/1/07

PARKS & RECREATION - date Christina Sandoval 8/1/07 06-03-09

TRANSPORTATION DEVELOPMENT - date 06-03-09 8-1-07

AMAFCA - date

UTILITY DEVELOPMENT - date N/A 6/3/09

NMUI - date 7-17-07 N/A 6/3/09

CITY ENGINEER - date Brad L. Bjorn 8/1/07 Brad L. Bjorn 6/3/09

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	10/23/09	L Woodall	10/23/09	

(rev. 8-20-08)

Current DRC
Project No. 726782

ORIGINAL

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11

DRB Project No. 1005280
1 07-14-11

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			McMAHON MARKETPLACE PHASE 1						
			PUBLIC ROADWAY IMPROVEMENTS						
		30'-36' F-F (East Half)	Unser Half Street Improvments 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 260' North of South PL	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
		11.5' 1 ~~12'~~ Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
			PUBLIC DRAINAGE IMPROVEMENTS						
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			McMAHON MARKETPLACE PHASE 1 CONTINUED						
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	900' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive	/	/	/
		8"	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W	/	/	/
		8"	1,100' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC WATER IMPROVEMENTS						
		8"	860' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site			/	/	/
			McMAHON MARKETPLACE PHASE 2						
			PUBLIC ROADWAY IMPROVEMENTS						
		12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unser Blvd. (Start of Improvements)	705' End of Unser Blvd. (End of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fineland Drive	460' East of Fineland Drive	/	/	/
			Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fineland Drive			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
		12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unser Blvd	Bandelier	275' South of Bandelier	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	130' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site			/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
YOLANDA MOYER ~~SCOTT A. STEFFEN, PE~~	3/10/10 ~~10/21/2009~~		3-10-10	Christina Sandoval	3/10/10
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.			03/10/10		
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Yolanda Moyer		Allan Porter	03/10/10	Bradley L. Bingham	3/10/10
SIGNATURE		THE WATER UTILITY AUTHORITY	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	07-14-11	S Woodell 8/9/11		

Current DRC
Project No. 726782

ORIGINAL

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11

DRB Project No. 1005280

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			McMAHON MARKETPLACE PHASE 1						
			PUBLIC ROADWAY IMPROVEMENTS						
		30'-36' F-F (East Half)	Unser Half Street Improvments 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 260' North of South PL	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
		12' Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
			PUBLIC DRAINAGE IMPROVEMENTS						
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			McMAHON MARKETPLACE PHASE 1 CONTINUED						
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	900' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive	/	/	/
		8"	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W	/	/	/
		8"	1,100' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC WATER IMPROVEMENTS						
		8"	860' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site			/	/	/
			McMAHON MARKETPLACE PHASE 2						
			PUBLIC ROADWAY IMPROVEMENTS						
		12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unser Blvd. (Start of Improvements)	705' End of Unser Blvd. (End of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fineland Drive	460' East of Fineland Drive	/	/	/
			Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fineland Drive			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
		12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unser Blvd	Bandelier	275' South of Bandelier	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	130' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site			/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
YOLANDA MOYER ~~SCOTT A. BRITTEN, PE~~	3/10/10 ~~10/21/2009~~		3-10-10	Christina Sandoval	3/10/10
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.			03/10/10		
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Yolanda Moyer			03/10/10	Bradley L. Bingham	3/10/10
SIGNATURE		THE WATER UTILITY AUTHORITY	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 3, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002856 09DRB-70167 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS INC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 5,** zoned R-LT, located north of DAISY SUMMER AVE SW between UNSER BLVD SW and 98TH ST SW containing approximately 8.0422 acre(s). (N-9)
09DRB-70168 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 3A (a.k.a. BLOSSOM RIDGE, PHASE 1),** zoned R-LT, located south of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 23.9505 acre(s). (N-9 & P-9)
09DRB-70169 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 2,** zoned R-LT, located north of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 20.7310 acre(s). (N-9 & P-9)
Project# 1005280 09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL	SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 18, 2009.

P O Box 1293 Albuquerque New Mexico 87103

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CITY OF ALBUQUERQUE

Planning Department

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ALBUQUERQUE, NM 87114

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 3, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002856 09DRB-70167 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS INC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 5,** zoned R-LT, located north of DAISY SUMMER AVE SW between UNSER BLVD SW and 98TH ST SW containing approximately 8.0422 acre(s). (N-9)
09DRB-70168 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 3A (a.k.a. BLOSSOM RIDGE, PHASE 1),** zoned R-LT, located south of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 23.9505 acre(s). (N-9 & P-9)
09DRB-70169 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 2,** zoned R-LT, located north of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 20.7310 acre(s). (N-9 & P-9)
Project# 1005280 09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL	SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 18, 2009.

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER

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ALBUQUERQUE, NM 87114

VAC
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87114-3888 0014

P O Box 1293 Albuquerque New Mexico 87103

VAC

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 3, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002856
09DRB-70167 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS INC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 5,** zoned R-LT, located north of DAISY SUMMER AVE SW between UNSER BLVD SW and 98TH ST SW containing approximately 8.0422 acre(s). (N-9)

09DRB-70168 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 3A (a.k.a. BLOSSOM RIDGE, PHASE 1),** zoned R-LT, located south of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 23.9505 acre(s). (N-9 & P-9)

09DRB-70169 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 2,** zoned R-LT, located north of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 20.7310 acre(s). (N-9 & P-9)

Project# 1005280
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 18, 2009.

CITY OF ALBUQUERQUE

Planning Department

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 3, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002856 09DRB-70167 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS INC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 5,** zoned R-LT, located north of DAISY SUMMER AVE SW between UNSER BLVD SW and 98TH ST SW containing approximately 8.0422 acre(s). (N-9)
09DRB-70168 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 3A (a.k.a. BLOSSOM RIDGE, PHASE 1),** zoned R-LT, located south of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 23.9505 acre(s). (N-9 & P-9)
09DRB-70169 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 2,** zoned R-LT, located north of RIO CLARA SW between UNSER BLVD SW and 98TH ST SW containing approximately 20.7310 acre(s). (N-9 & P-9)
Project#.1005280 09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL	SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

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

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CITY OF ALBUQUERQUE

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Project# 1005280
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1005280 09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL	SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, **(TBKA - MCMAHON MARKET PLACE),** zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

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City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/02/2010 Issued By: E08375 69501

Permit Number: **2010 070 073** **Category Code 910**

Application Number: 10DRB-70073, Amendment To Preliminary Plat

Address:

Location Description: MCMAHON NW BETWEEN UNSER NW AND FINELAND NW

Project Number: 1005280

Applicant
Armstrong Central Unser Blvd Llc

1500 N Priest Dr Suite 150e
Tempe AZ 85281
303-893-2901

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

3/2/2010 11:46AM LOC: ANNX
WS# 007 TRANS# 0021
RECEIPT# 00127744-00127744
PERMIT# 2010070073 TRSASR
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/18/2010 Issued By: E08375 71166

Permit Number: **2010 070 092** **Category Code 910**

Application Number: 10DRB-70092, Major - Final Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW

Project Number: 1005280

Applicant
Jmd Partnership, Ltd

2325 San Pedro Ne Suite 2-A
Albuquerque NM 87110
884-3578

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/18/2010 11:01AM LOC: ANNX
WS# 007 TRANS# 0008
RECEIPT# 00128447-00128447
PERMIT# 2010070092 TRSASR
Trans Amt $20.00
Conflict Manag. Fee $20.00
VI $20.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 003

01/04/2012 Issued By: E08375 132654

Application Number: **12DRB-70003**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW

Project Number: 1005280

Applicant
PETERSON INV-MCMAHON, LLC
CO PETERSON PROPERTIES, LLC
2325 SAN PEDRO NE SUITE 2A
ALBUQUERQUE NM 87110
884-3578

Agent / Contact
ISAACSON AND ARFMAN PA
JENNY DONART
128 MONROE ST NE
ALBUQUERQUE NM 87108

IAMENGRS@SWCP.COM

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

1/4/2012 2:19PM LOC: ANNX
WS# 008 TRANS# 0035
RECEIPT# 00142561-00142561
PERMIT# 2012070003 TRSSVC
Trans Amt $145.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $145.00
CHANGE $0.00

Thank You

McMahon / Unser Commercial Development

(Southeast Corner)

Traffic Impact Study

November 28, 2006

Terry O. Brown, P.E.

Presented to:

Transportation Development Division
City of Albuquerque

Developers:

SCM Property Company, LLC
10400 West 18th Ave.
Lakewood, CO 80215

TERRY O. BROWN
NEW MEXICO
6407
LICENSED PROFESSIONAL ENGINEER

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199
(505) 883-8807

McMahon / Unser Commercial Development
(Southeast Corner of McMahon Blvd. / Unser Blvd.)
TRAFFIC IMPACT STUDY

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McMahon / Unser Commercial Development
(Southeast Corner of McMahon Blvd. / Unser Blvd.)
TRAFFIC IMPACT STUDY

STUDY PURPOSE

The study is being conducted in conjunction with a request for approval of a proposed retail commercial development plan such as the one shown in the Appendix (Page A-2) of this report. The purpose of this study is to identify the impact of the proposed commercial Development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the proposed plan. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Division in association with the development of the McMahon / Unser Commercial Development located at the southeast corner of the intersection of McMahon Blvd. / Unser Blvd.

STUDY PROCEDURES

A scoping meeting was held on Wednesday, August 30, 2006 with City of Albuquerque Transportation staff (Tony Loyd and John Hartmann) prior to completion of the study to discuss scope and methodology to be utilized within the report. Tony Loyd summarized the meeting and defined the requirements and procedures for the study in letter dated September xx, 2006 (See beginning of Appendix).

The basic procedure followed is described as follows:

1) Calculate the generated trips for the proposed development consisting of approximately 73,000 S.F. of retail commercial center (See more detailed trip generation rate table in Appendix).
2) Calculate trip distribution for the newly generated trips by this development. The new commercial trips will be distributed based on year 2010 population within a two-mile radius of the proposed new commercial development.
3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site. Also, pass-by trip assignments are considered in this study.
4) Acquire recent traffic counts from the City of Albuquerque for all signalized intersections to be analyzed in this report. Conduct new AM and PM Peak Hour traffic counts for all existing unsignalized intersections to be analyzed in this report.
5) Calculate growth rate for the area utilizing a historic linear growth trend line of the Mid-Region Council of Governments' (MRCOG) Traffic Flow Data from 2001 to 2005 to define area traffic growth rate. For volumes at or near the intersection of McMahon Blvd. / Unser Blvd, Mid-Region Council of Governments' forecasts were utilized and growth rates applied to calculated the 2010 volumes.
6) Consider trips generated from the recently approved Paradise Heights Subdivision, Anasazi Ridge Subdivision, Cabazon Development (Rio Rancho), Smith's Site (McMahon Blvd. / Golf Course Rd.), and the proposed commercial center at the southwest corner of McMahon Blvd. / Unser Blvd.

7) Determine 2010 NO BUILD Volumes by growing the existing turning movement counts to the year 2010 utilizing the calculated annual historic growth rate for the area, and then adding in generated traffic volumes from the other approved and proposed projects. For the intersection of McMahon Blvd. / Unser Blvd. the 2010 NO BUILD Volumes were calculated by applying the growth rates to the 2020 forecast volumes to back in to the 2010 volumes.
8) Add in data from Trip Assignments Maps and Tables to the 2010 NO BUILD Volumes to obtain 2010 BUILD Volumes for this project.
9) Provide signalized and / or unsignalized intersection analyses for the following intersections:

INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
1) McMahon Blvd. / Unser Blvd.	Traffic Signal	2010	2010
2) Bandelier Dr. / Unser Blvd.	Traffic Signal	2010	2010
3) McMahon Blvd. / Bandelier West	Stop Sign	2010	2010
4) Night Whisper / Unser Blvd.	Stop Sign	2010	2010
5) McMahon Blvd. / Fineland Dr.	Stop Sign	2010	2010
6) Driveway "A" / Unser Blvd.	Stop Sign	N/A	2010
14) McMahon Blvd. / Driveway "B"	Stop Sign	N/A	2010

GENERAL AREA CHARACTERISTICS

The proposed development plan is located southeast corner of the intersection of McMahon Blvd. / Unser Blvd. as shown on the Vicinity Map on Page A-1 of the Appendix of this report. The property is bounded on the north by McMahon Blvd., on the west by Unser Blvd.

This project is located in a relatively active development area. The area to the east and to the south is residential. The areas to the west and north are commercial.

AREA STREET NETWORK

McMahon Blvd. is classified as a Principal Arterial Street on the Long Range Roadway System Plan for the Albuquerque Urban Area. McMahon Blvd. (west of Golf Course Rd.) is a Limited Access Arterial Street. McMahon Blvd. was recently reconstructed so that there will be a continuous four-lane facility connecting Unser Blvd. with Coors By-Pass Blvd. Access to McMahon Blvd. is regulated by the McMahon Blvd. (Westside Blvd.) Corridor Plan.

Unser Blvd. is classified as a Limited Access Principal Arterial Street on the Long Range Roadway System Plan for the Albuquerque Urban Area. It is a two and four lane paved street with curbs and gutters intermittently present. The posted speed limit on Unser Blvd. near Bandelier Rd. is 35 MPH.

Bandelier Dr. is not classified on the Long Range Roadway System Plan for the Albuquerque Urban Area. It is considered a local street for the purpose of this report.

EXISTING TRAFFIC VOLUMES

2005 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-3 in the Appendix.

Recent AM and PM peak hour turning movement counts were provided by the City of Albuquerque for the following intersections:

McMahon Blvd. / Unser Blvd. – 2020 (Forecasts from MRCOG)
Bandelier Dr. / Unser Blvd. – 2003

Existing AM and PM peak hour turning movement counts for the intersection of McMahon Blvd. / Bandelier Dr. West, McMahon Blvd. / Fineland Dr, and Night Whisper / Unser Blvd. were also obtained by the consultant for this study.

The counts are included at the end of the Appendix.

EXISTING (2006) LEVELS OF SERVICE

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop
LOS C	20.1 to 35.0"	Significant number of vehicles stop.
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the levels-of-service of each individual movement should be considered also.

Existing levels of service were not calculated for this report since the primary volumes at McMahon Blvd. / Unser Blvd. were not based on existing volumes.

EXISTING TRANSIT SERVICE

This area is not serviced by the City of Albuquerque Transit System at this time.

PROPOSED DEVELOPMENT

The proposed project consists of approximately 38,500 S.F. of retail commercial buildings located along the frontage of McMahon Blvd. and Unser Blvd. (See Conceptual Site Plan on Page A-2 of the Appendix). There is a vacant tract of land to the south and east of the intersection which will have assumed uses in this Traffic Impact Study those uses as comprised of an additional 34,500 S.F. of commercial uses. The 34,500 S.F. of assumed uses are not a part of this site plan.

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (7th Edition, 2003). Trips for the development were determined based on land uses defined on the Conceptual Site Development Plan on Page A-2 in the Appendix of this report.

The resulting number of trips generated for the proposed development are summarized in the following table:

McMahon / Unser Commercial Development (SE Corner)
Trip Generation Data

COMMENT	USE (ITE CODE) DESCRIPTION		24 HR VOL GROSS	A. M. PEAK HR. ENTER	A. M. PEAK HR. EXIT	P. M. PEAK HR. ENTER	P. M. PEAK HR. EXIT
	Summary Sheet	Units					
	Walgreen's (Local Data)	16.03	2,004	36	25	132	138
	Fast Food Restaurant w/ Drive-Thru Window (934)	3.90	1,935	106	101	70	65
	Fast Food Restaurant w/ Drive-Thru Window (934)	4.30	2,133	116	112	77	71
	Gasoline / Service Station w/ Convenience Market / Car Wash (946)	20	3,057	109	104	133	133
	Shopping Center (820)	34.50	3,400	50	32	149	162
Starbucks	Starbuck's (Local Data)	2.00	992	91	87	34	32
	Drive-In Bank (912)	5.00	2,101	56	41	128	128
	Subtotal		**15,622**	**564**	**502**	**723**	**729**
	Pass-by Trips	25%				**(181)**	**(182)**
	Total New Trips to System (Offsite)		**15,622**	**564**	**502**	**542**	**547**

A 25% adjustment was made to the PM Peak Hour trip generation rates for Pass-by Trips.

TRIP DISTRIBUTION

Primary and Diverted Linked Trips:

Trips were distributed as follows:

Commercial Land Uses

Primary and diverted linked trips for the commercial land use development were distributed proportionally to the 2010 projected population of Data Analysis Subzones within a two mile radius of the proposed development. Population data for the years 2000 and 2025 were taken from the 2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico, S-03-01 (2000), Appendix B and Appendix C, supplied by the Mid-Region Council of Governments (MRCOG). Population data from the years 2000 and 2025 was interpolated linearly to obtain 2010 population data to utilize for this analysis. Population Subzones were grouped based on the most likely major street(s) or route(s) to the subject development. The trip distribution worksheets and associated map of data analysis subzones is shown in the Appendix. The Trip Distribution map can be found in the Appendix on Page A-18.

TRIP ASSIGNMENT

Trip assignments are first made on a percentage basis derived from data established in the trip distribution determination process and logical routing. Those percentages are then applied to the projected trips to determine individual traffic movements. Percentage trip assignments are shown on Appendix Pages A-19 thru A-20.

BACKGROUND TRAFFIC GROWTH

Background traffic growth rates were considered for each individual approach to an intersection that was targeted for analysis based on data from the 2001, 2002, 2003, 2004, and 2005 Traffic Flow maps prepared by the Mid-Region Council of Governments. Almost all of the Traffic Flow Data for the years 2001, 2002, 2003, 2004, and 2005 taken from the MRCOG Traffic Flow Maps were Standard Data. The data from those years for each approach was plotted on a graph and a linear "regression trend line" calculated using the equation format $y=mx+b$. The growth rate was determined by calculating the average volume increase per year during the time period considered and dividing that volume into the most recent Average Weekday Traffic (AWDT) used in the analysis from which future volumes will be calculated. The rate of growth of that trend line was utilized as the growth rate for each approach if that calculated rate appeared feasible. However, there were some instances where the rate indicated a negative growth trend. In those cases, an appropriate growth rate from an adjacent segment of the same roadway was considered. Due to the potential for growth in the area, it was believed that a zero percent growth rate was inappropriate for this study. Additionally, if the R^2 value of the trend line was low, other means of establishing a probable growth rate from the data accumulated was considered. Historical Growth Rate Graphs with linear regression trend lines are shown in Appendix D.

The growth rate for the intersection of McMahon Blvd. / Unser Blvd. was determined based on 2005 and 2025 Mid-Region Council of Governments Regional Model Data. The 2005 and 2025 AM and PM Peak Hour Link Volumes were utilized to determine a linear growth rate for the intersection approaches. The linear growth rate was applied negatively to the 2020 projected intersection turning movement volumes utilized in the McMahon / Westside Corridor Study (1999) to achieve the 2010 volumes.

The growth rate utilized for each approach to an intersection is printed at the top of the Turning Movement sheets for each intersection (Appendix Pages A-32 thru A-45).

PROJECTED PEAK HOUR TURNING MOVEMENTS FOR 2010 BUILDOUT

The calculated growth rates for most intersections studied in this report were applied to the most recent peak hour traffic counts furnished by the City of Albuquerque to establish the 2010 background traffic volumes. The volumes at the intersection of McMahon Blvd. / Unser Blvd. were derived by applying the growth rate (backwards) to the 2020 forecast volumes for the intersection of McMahon / Unser supplied by the Mid-Region Council of Governments. Additionally, adjustments were made to the background volumes to account for the additional trips generated by Paradise Heights Subdivision, Anasazi Ridge Subdivision, Cabazon Development, Smith's Commercial Development (McMahon Blvd. / Golf Course Rd.), and the Commercial Development at the southwest corner of McMahon

Blvd. / Unser Blvd. To these volumes, the generated trips based on implementation of the proposed McMahon Blvd. / Unser Blvd. Commercial Development Plan (southeast corner) were added to obtain BUILD volumes for the intersection analyses. See Appendix Pages A-30 thru A-48 for further information regarding turning movement counts.

INTERSECTION CAPACITY ANALYSIS

Intersection capacity analyses were performed in accordance with the procedures for signalized and unsignalized intersections in the Highway Capacity Manual, Transportation Research Board, 2000, using TEAPAC Signal 2000 Signalized Intersection Analysis Software for signalized intersections and HiCAP 2000 (Highway Capacity Software) for unsignalized intersections. For signalized intersections, the operational method of analysis was used for the 2010 conditions (NO BUILD and BUILD).

Capacity analyses were performed for the following traffic conditions.

2010 without development of the subject property (2010 NO BUILD)
2010 with total development as per the Proposed Site Plan (2010 BUILD).

The results of the existing, 2010 NO BUILD and 2010 BUILD capacity analyses are summarized in the following sections - *Results and Discussion of Intersection Capacity Analyses.*

RESULTS OF INTERSECTION CAPACITY ANALYSES

IMPLEMENTATION YEAR (2010)

Intersection #1: McMahon Blvd. / Unser Blvd. – Pages A-49 thru A-54

The results of the 2010 implementation year analysis of the signalized intersection of McMahon Blvd. / Unser Blvd. are summarized in the following tables:

Base Geometry (McMahon Blvd. / Unser Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB McMahon Blvd.	1	0	2	0	1
WB McMahon Blvd.	1	0	2	0	1
NB Unser Blvd.	1	0	2	0	1
SB Unser Blvd.	1	0	2	0	1

McMahon Blvd. / Unser Blvd.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	***C – 23.5***	***E – 58.8***	***D – 52.9***	***F – 97.3***
Mitigated Geometry			C – 30.2	***E – 57.4***

D – 39.8 – Bold Italicized LOS indicates that one or more movements are at Level-of-Service "E" or worse.

Under the assumed base configuration, the intersection of McMahon Blvd. / Unser Blvd. is projected to operate at less-than-acceptable levels-of-service for conditions analyzed in this study. This study assumes that Unser Blvd. is constructed with two northbound and two southbound thru lanes through the intersection. Currently, there is only one lane at each approach, but there is enough pavement for two approach thru lanes. The previously submitted Traffic Impact Study for the proposed commercial development at the southwest corner of McMahon Blvd. / Unser Blvd. recommended the two northbound and two southbound thru lanes on Unser Blvd. Therefore, this study assumes that those two approach through lanes are already in place.

Even so, the level-of-service for the build condition associated with this project is less than desirable. The operation of the intersection of McMahon Blvd. / Unser Blvd. can be improved significantly by constructing dual westbound left turn lanes on McMahon Blvd. The resulting level-of-service is "E" with an average delay of 57.4 seconds. However, the fact that the intersection is only 2.4 seconds above LOS "D" should be acceptable. The dual westbound left turn lanes mitigate the impact of this development on the intersection by restoring the operation back to the approximate NO BUILD Condition level-of-service.

The queuing analysis for this intersection is summarized in the following table:

Queueing Analysis Summary Sheet

Project: McMahon / Unser Commercial Development (SE Corner)
Intersection: **McMahon Blvd. / Unser Blvd.**

Eastbound Approach	Left Turns # Lanes	Left Turns Vol.	Left Turns Length (Ft.)	Thru Movements # Lanes	Thru Movements Vol.	Thru Movements Length (Ft.)	Right Turns # Lanes	Right Turns Vol.	Right Turns Length (Ft.)
Existing Lane Length	*1*	*130*	*N/A*	*2*	*310*	*N/A*	*1*	*140*	*N/A*
AM NO BUILD Queue	1	210	300	2	190	175	1	47	100
AM BUILD Queue	**1**	**210**	**300**	**2**	**208**	**200**	**1**	**65**	**125**
Existing Lane Length	*1*	*120*	*N/A*	*2*	*200*	*N/A*	*1*	*140*	*N/A*
PM NO BUILD Queue	1	304	425	2	212	200	1	47	**100**
PM BUILD Queue	**1**	**304**	**425**	**2**	**230**	**200**	**1**	**65**	**125**

Westbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*2*	*90*	*N/A*	*2*	*100*	*N/A*	*1*	*20*	*N/A*
AM NO BUILD Queue	2	205	200	2	114	125	1	106	175
AM BUILD Queue	**2**	**384**	**300**	**2**	**129**	**125**	**1**	**136**	**225**
Existing Lane Length	*2*	*250*	*N/A*	*2*	*240*	*N/A*	*1*	*80*	*N/A*
PM NO BUILD Queue	2	411	325	2	266	225	1	165	250
PM BUILD Queue	**2**	**606**	**450**	**2**	**282**	**250**	**1**	**198**	**300**

Northbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*80*	*N/A*	*2*	*1,210*	*N/A*	*1*	*230*	*N/A*
AM NO BUILD Queue	1	53	100	2	1,213	800	1	141	225
AM BUILD Queue	**1**	**66**	**125**	**2**	**1,246**	**825**	**1**	**202**	**300**
Existing Lane Length	*1*	*220*	*N/A*	*2*	*1,230*	*N/A*	*1*	*190*	*N/A*
PM NO BUILD Queue	1	146	**225**	2	1,845	0	1	120	**200**
PM BUILD Queue	**1**	**160**	**250**	**2**	**1,881**	**0**	**1**	**186**	**275**

Southbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*160*	*N/A*	*2*	*830*	*N/A*	*1*	*70*	*N/A*
AM NO BUILD Queue	1	152	250	2	1,260	850	1	121	200
AM BUILD Queue	**1**	**175**	**275**	**2**	**1,308**	**875**	**1**	**121**	**200**
Existing Lane Length	*1*	*60*	*N/A*	*2*	*119*	*N/A*	*1*	*180*	*N/A*
PM NO BUILD Queue	1	91	**175**	2	973	**675**	1	199	300
PM BUILD Queue	**1**	**113**	**200**	**2**	**1,019**	**700**	**1**	**199**	**300**

	AM	PM
Cycle Length:	130	130

Intersection #2: Bandelier Dr. / Unser Blvd. – Pages A-55 thru A-60

The results of the 2010 implementation year analysis of the signalized intersection of Bandelier Dr. / Unser Blvd. are summarized in the following tables:

Existing Geometry (Bandelier Dr. / Unser Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Bandelier Dr.	1	0	0	1	0
WB Bandelier Dr.	1	0	1	0	1
NB Unser Blvd.	1	0	1	1	0
SB Unser Blvd.	1	0	1	1	0

Bandelier Dr. / Unser Blvd.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	***F - 114***	***F - 130***	***F – 135***	***F - 185***
Exist Geometry – Add EB / NB RT Lane			***E - 77.6***	D – 40.1

D – 39.8 – Bold Italicized LOS indicates that one or more movements are at Level-of-Service "E" or worse.

The intersection of Bandelier Dr. / Unser Blvd. is impacted significantly by the new traffic generated by this project. The intersection is projected to operate at LOS "F" in its current configuration upon implementation of this project. The impact of this development on the intersection of Bandelier Dr. / Unser Blvd. can be mitigated by constructing a new eastbound right turn lane on Bandelier Dr. and a new northbound right turn lane on Unser Blvd.

The queuing analysis for this intersection are summarized in the following table:

Queueing Analysis Summary Sheet

Project: McMahon / Unser Commercial Development (SE Corner)
Intersection: **Bandelier Dr. / Unser Blvd.**

Eastbound Approach	Left Turns # Lanes	Left Turns Vol.	Left Turns Length (Ft.)	Thru Movements # Lanes	Thru Movements Vol.	Thru Movements Length (Ft.)	Right Turns # Lanes	Right Turns Vol.	Right Turns Length (Ft.)
Existing Lane Length	*1*	*34*	*100*	*1*	*72*	*N/A*	*1*	*202*	*N/A*
AM NO BUILD Queue	1	132	225	1	95	175	1	427	550
AM BUILD Queue	**1**	**144**	**225**	**1**	**95**	**175**	**1**	**427**	**550**
Existing Lane Length	*1*	*26*	*100*	*1*	*39*	*N/A*	*1*	*59*	*N/A*
PM NO BUILD Queue	1	184	275	1	61	125	1	360	475
PM BUILD Queue	**1**	**196**	**300**	**1**	**61**	**125**	**1**	**360**	**475**

Westbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*83*	*100*	*1*	*19*	*N/A*	*1*	*51*	*N/A*
AM NO BUILD Queue	1	100	175	1	29	75	1	73	150
AM BUILD Queue	**1**	**100**	**175**	**1**	**29**	**75**	**1**	**101**	**175**
Existing Lane Length	*1*	*109*	*100*	*1*	*56*	*N/A*	*1*	*122*	*N/A*
PM NO BUILD Queue	1	132	225	1	76	150	1	163	250
PM BUILD Queue	**1**	**132**	**225**	**1**	**76**	**150**	**1**	**190**	**275**

Northbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*46*	*250*	*2*	*437*	*N/A*	*0*	*130*	*N/A*
AM NO BUILD Queue	1	212	300	2	890	625	0	215	325
AM BUILD Queue	**1**	**212**	**300**	**2**	**1,063**	**725**	**0**	**215**	**325**
Existing Lane Length	*1*	*200*	*250*	*2*	*894*	*N/A*	*0*	*93*	*N/A*
PM NO BUILD Queue	1	510	650	2	1,672	***	0	154	250
PM BUILD Queue	**1**	**510**	**650**	**2**	**1,839**	***	**0**	**154**	**250**

Southbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*80*	*250*	*2*	*1,026*	*N/A*	*0*	*5*	*N/A*
AM NO BUILD Queue	1	137	225	2	1,746	0	0	15	50
AM BUILD Queue	**1**	**162**	**250**	**2**	**1,900**	**0**	**0**	**15**	**50**
Existing Lane Length	*1*	*84*	*250*	*2*	*502*	*N/A*	*0*	*30*	*N/A*
PM NO BUILD Queue	1	148	225	2	920	650	0	50	100
PM BUILD Queue	**1**	**175**	**275**	**2**	**1,088**	**750**	**0**	**50**	**100**

	AM	PM
Cycle Length:	130	130

Intersection #3: McMahon Blvd. / Bandelier West – Pages A-61 thru A-64

The results of the 2010 implementation year analysis of the unsignalized intersection of McMahon Blvd. / Bandelier West are summarized in the following tables:

Existing Geometry (McMahon Blvd. / Bandelier West)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB McMahon Blvd.	0	0	1+	0	0
WB McMahon Blvd.	1	0	1	1	0
NB Bandelier West	0	0	0	0	0
SB Bandelier West	0	0	1+	0	0

1+ denotes a single approach used by all turning movements.

McMahon Blvd. / Bandelier West	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Minor Street (Bandelier West)				
NB Left Turns	B – 12.3	C – 19.7	B – 12.8	C – 21.1
NB Thru	B – 12.3	C – 19.7	B – 12.8	C – 21.1
NB Right Turns	B – 12.3	C – 19.7	B – 12.8	C – 21.1
Minor Street (Bandelier West)				
SB Left Turns	C – 19.4	D – 25.1	C – 22.1	D – 29.1
SB Thru	C – 19.4	D – 25.1	C – 22.1	D – 29.1
SB Right Turns	C – 19.4	D – 25.1	C – 22.1	D – 29.1
Major Street (McMahon)				
EB Left Turns	A – 1.0	A – 1.0	A – 1.0	A – 1.0
WB Left Turns	A – 8.0	A – 8.0	A – 8.1	A – 8.0

The intersection of McMahon Blvd. / Bandelier West is projected to operate at acceptable levels-of-service for all conditions analyzed in this study. Currently, the south leg of the intersection does not exist.

Implementation of this commercial development will increase traffic volumes at the intersection primarily in the east-west direction. Based on the levels-of-service projected, a traffic signal is not warranted at the intersection.

Intersection #4: Night Whisper Dr. / Unser Blvd. – Pages A-65 thru A-69

The results of the 2010 implementation year analysis of the signalized intersection of Night Whisper Dr. / Unser Blvd. are summarized in the following tables:

Existing Geometry (Night Whisper Dr. / Unser Blvd.)

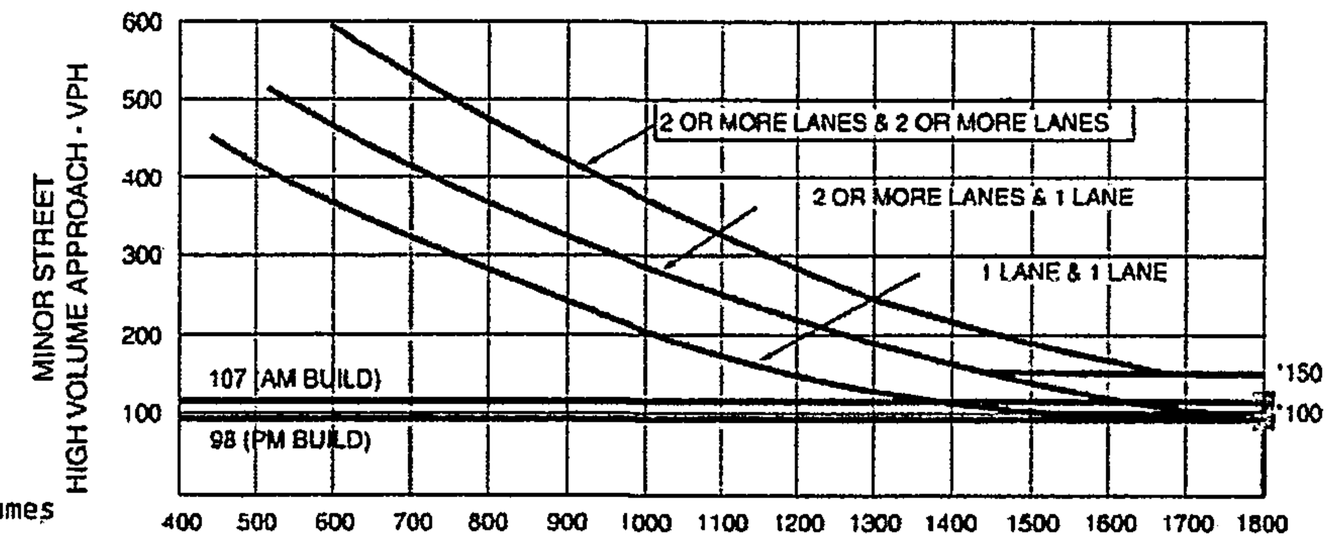
Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Night Whisper Dr.	0	0	1+	0	0
WB Summer Ridge Rd.	0	0	1+	0	0
NB Unser Blvd.	1	0	1	1	0
SB Unser Blvd.	1	0	1	1	0

Night Whisper Dr. / Unser Blvd.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Minor Street (Night Whisper Dr.)				
EB Left Turns	F - *	F - *	F - *	F - *
EB Thru	F - *	F - *	F - *	F - *
EB Right Turns	F - *	F - *	F - *	F - *
Minor Street (Summer Ridge Rd.)				
WB Left Turns	F - *	F - *	F - *	F - *
WB Thru	F - *	F - *	F - *	F - *
WB Right Turns	F - *	F - *	F - *	F - *
Major Street (Unser Blvd.)				
NB Left Turns	A – 9.6	A – 9.5	B – 10.1	A – 9.6
SB Left Turns	A – 9.2	A – 9.8	A – 9.3	A – 9.8

F - * means that no delay was reported.

The intersection of Night Whisper Dr. / Unser Blvd. is projected to operate at an unsatisfactory level-of-service for the projected 2010 AM and PM Peak Hour NO BUILD and BUILD Conditions. As a result of this analysis, the intersection was tested to see if it met the warrants for a traffic signal based on the Peak Hour Warrant criteria. The volumes projected for the 2010 AM and PM Peak Hour Conditions indicate that the intersection is below the level at which a traffic signal would be warranted. Following is the Peak Hour Warrant Graph showing the volumes plotted:

Figure 4C-3. Warrant 3, Peak Hour
Night Whisper Dr. / Unser Blvd.



Projected Volumes
2010

AM Peak	Minor	Major
NO BUILD	105	3,523
BUILD	107	3,618
PM Peak		
NO BUILD	96	4,636
BUILD	98	4,746

*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Traffic Signal is NOT Warranted based on Projected 2010 Volumes

Intersection #5: McMahon Blvd. / Fineland Dr. – Pages A-70 thru A-76

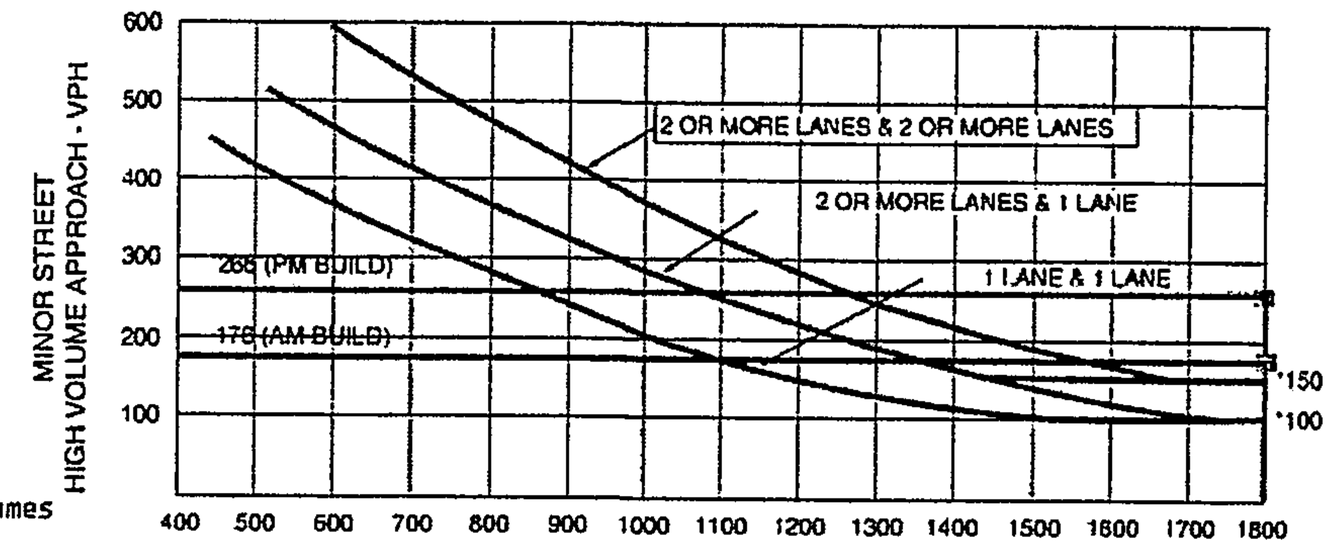
The results of the analysis of the unsignalized intersection of McMahon Blvd. / Fineland Dr. are summarized in the following table:

McMahon Blvd. / Fineland Dr	2010 NO BUILD		2010 BUILD	
	AM	PM	AM	PM
Minor Street (Fineland Dr.)				
NB Left	D – 27.2	C – 15.9	F – 494	F – 290
NB Right	B – 13.1	A – 9.7	C – 18.6	B – 11.6
Major Street (McMahon Blvd.)				
WB Left	B – 11.7	A – 8.6	C – 15.9	A – 10.1

The intersection of McMahon Blvd. / Fineland Dr. is projected to operate at less than acceptable levels-of-service for the projected 2010 PM Peak Hour BUILD Conditions associated with this project. Since the northbound left turn movement is projected to fail for both the 2010 AM and PM Peak Hour periods, a peak hour signal warrant analysis was performed to determine if the intersection volumes meet the warrant for a traffic signal. The intersection of McMahon Blvd. / Fineland Dr. is located approximately 875 feet east of Unser Blvd. (centerline to centerline). The Peak Hour Signal Warrant Analysis demonstrates that a signal is warranted at the intersection as indicated by the following graph:

Figure 4C-3. Warrant 3, Peak Hour

McMahon Blvd. / Fineland Dr.



Projected Volumes
2010

AM Peak	Minor	Major
NO BUILD	13	1,952
BUILD	176	2,241
PM Peak		
NO BUILD	3	2,866
BUILD	266	3,185

*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Traffic Signal is Warranted based on Projected 2010 Volumes

The following table demonstrates the operation of the intersection of McMahon Blvd. / Fineland Dr. as a signalized intersection:

McMahon Blvd. / Fineland Dr.	2010 No Build		2010 BUILD	
	A.M.	P.M.	A.M.	P.M.
Recommended Geometry	(Not Warranted)		B – 10.1	D – 53.5

The results of the Synchro analysis indicated that the level-of-service for the intersection of McMahon Blvd. / Fineland Dr. during the 2010 PM Peak Hour BUILD Condition is "D" with an average delay of 53.5 seconds. The westbound left turn level-of-service was reported as "D". Considering the volumes projected at the intersection for the PM Peak Hour Conditions, the levels-of-service reported by Synchro did not seem appropriate. Therefore, the same intersection was analyzed using TEAPAC Signal 2000 and HiCAP 2000 version 2. Both software programs reported the westbound left turn movement at LOS "A" with an average delay of approximately 5 seconds. The overall intersection delay for both software programs for this intersection was approximately 13 seconds. Given that both Signal 2000 and HiCAP 2000 report that the level-of-service for the 2010 PM Peak Hour BUILD Conditions is "B" with an average intersection delay of approximately 13 seconds, then that is likely the correct report for the operation of the intersection. It appears that Synchro has incorrectly reported the delay by a significant factor.

The recommended geometry for the intersection of McMahon Blvd. / Fineland Dr. is demonstrated in the following table:

Recommended Geometry (McMahon Blvd. / Fineland Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB McMahon Blvd.	Future	0	2	0	1
WB McMahon Blvd.	1	0	2	0	Future
NB Fineland Dr.	2	0	0	0	1
SB (Future)	Future Geometry to be determined.				

The table on the following page demonstrates the required queuing lengths for the signalized intersection based on volumes forecast in this report:

Queueing Analysis Summary Sheet

Project: McMahon / Unser Commercial Development (SE Corner)
Intersection: **McMahon Blvd. / Fineland Dr.**

Eastbound Approach	Left Turns # Lanes	Left Turns Vol.	Left Turns Length (Ft.)	Thru Movements # Lanes	Thru Movements Vol.	Thru Movements Length (Ft.)	Right Turns # Lanes	Right Turns Vol.	Right Turns Length (Ft.)
Existing Lane Length	*1*	*0*	*N/A*	*2*	*658*	*N/A*	*1*	*0*	*N/A*
AM NO BUILD Queue	1	0	0	2	1,140	775	1	0	0
AM BUILD Queue	**1**	**0**	**0**	**2**	**1,256**	**825**	**1**	**6**	**25**
Existing Lane Length	*1*	*0*	*N/A*	*2*	*479*	*N/A*	*1*	*0*	*N/A*
PM NO BUILD Queue	1	0	0	2	929	**650**	1	0	**0**
PM BUILD Queue	**1**	**0**	**0**	**2**	**1,028**	**700**	**1**	**14**	**50**

Westbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*5*	*N/A*	*2*	*403*	*N/A*	*1*	*0*	*N/A*
AM NO BUILD Queue	1	8	25	2	804	575	1	0	0
AM BUILD Queue	**1**	**138**	**225**	**2**	**917**	**625**	**1**	**0**	**0**
Existing Lane Length	*1*	*12*	*N/A*	*2*	*1,125*	*N/A*	*1*	*0*	*N/A*
PM NO BUILD Queue	1	18	50	2	1,919	0	1	0	0
PM BUILD Queue	**1**	**179**	**275**	**2**	**1,991**	**0**	**1**	**0**	**0**

Northbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*10*	*N/A*	*1*	*0*	*N/A*	*1*	*3*	*N/A*
AM NO BUILD Queue	1	11	50	1	0	0	1	3	25
AM BUILD Queue	**1**	**170**	**250**	**1**	**0**	**0**	**1**	**103**	**175**
Existing Lane Length	*1*	*2*	*N/A*	*1*	*0*	*N/A*	*1*	*1*	*N/A*
PM NO BUILD Queue	1	2	**0**	1	0	***	1	1	**0**
PM BUILD Queue	**1**	**241**	**350**	**1**	**0**	***	**1**	**127**	**200**

Southbound Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
Existing Lane Length	*1*	*0*	*N/A*	*1*	*0*	*N/A*	*0*	*0*	*N/A*
AM NO BUILD Queue	1	0	0	1	0	0	0	0	0
AM BUILD Queue	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
Existing Lane Length	*1*	*0*	*N/A*	*1*	*0*	*N/A*	*0*	*0*	*N/A*
PM NO BUILD Queue	1	0	0	1	0	0	0	0	0
PM BUILD Queue	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**

	AM	PM
Cycle Length:	130	130

The westbound left turn lane on McMahon Blvd. should be constructed to a length of 275 feet plus transition. The eastbound right turn deceleration lane should be 150 feet long plus

transition. The northbound left turn and right turn lanes on Fineland Dr. should be 300 feet long plus transition.

Intersection # 6: Driveway "A" / Unser Blvd. – Pages A-77 thru A-78

The results of the analysis of the unsignalized intersection of Driveway "A" / Unser Blvd. are summarized in the following table:

Driveway "A" / Unser Blvd.	2010 BUILD	
	AM	PM
Minor Street (Driveway "A")		
WB Left (PROHIBITED)	N/A	N/A
WB Right	B – 14.0	C – 20.0
Major Street (Unser Blvd.)		
SB Left	D – 30.1	F - *

Driveway "A" is proposed as a right-in, right-out, left-in only driveway on Unser Blvd. Projected 2010 AM and PM Peak Hour BUILD Condition operations of this intersection are acceptable based on the volumes projected in this study. The southbound left turn movement is calculated to be an excessive delay movement. However, this is probably not the case since there is an existing traffic signal situated approximately 1,000 feet to the south (Bandelier Dr.). The signal will provide adequate gaps for northbound Unser Blvd. traffic by stopping the traffic each cycle.

The projected southbound left turn volume on Unser Blvd. at Driveway "A" is 94 vehicles per hour during the PM Peak at full buildout. The queue length provided in the southbound left lane should be at least 150 feet plus transition.

Intersection # 7: McMahon Blvd. / Driveway "B" – Pages A-77 thru A-78

The results of the analysis of the unsignalized intersection of McMahon Blvd. / Driveway "B" are summarized in the following table:

	2010 BUILD	
	AM	PM
McMahon Blvd. / Driveway "B"		
Minor Street (Driveway "B")		
NB Left	C – 21.5	D – 34.0
NB Right	B – 10.4	B – 10.0
Major Street (McMahon Blvd.)		
WB Left	A – 9.5	A – 9.2

Driveway "B" is proposed as a full access unsignalized driveway. Projected 2010 AM and PM Peak Hour BUILD Condition operations of this intersection are acceptable based on the volumes projected in this study at the driveway. There is no resulting excessive delay due to the volumes at the driveway. Another element that needs to be considered is the westbound approach queue lengths on McMahon Blvd. at Unser Blvd.

Recommended in this study are dual westbound left turn lanes at McMahon Blvd. / Unser Blvd. The projected queue length for the dual westbound left turn lanes at McMahon / Unser is 450 feet (based on Poisson's arrival during the 130-second cycle length with 95% confidence level). The calculated queue length reported by Synchro is 307 feet (metered) based on current HCM 2000 methodology considering G/C ratios at the signal. The queue length associated with a single left turn lane is 750 feet. Proposed Driveway "B" is located approximately 500 feet east of Unser Blvd. (centerline to centerline). The calculated queueing for the westbound thru movement and right turn movements are less than 325 feet. Therefore, queuing of westbound traffic on McMahon Blvd. at Unser is only a problem if the westbound left turn movement uses a single left turn lane. If dual westbound left turn lanes are implemented at McMahon Blvd. / Unser Blvd., then queuing based on the projected 2010 volumes should not be problematic. Further analysis utilizing 2025 forecast volumes will be included in the Access Study for this project.

It should be noted that Levels of Service (LOS) for unsignalized intersections cannot be compared directly with Levels of Service for signalized intersections. LOS for unsignalized intersections is based on reserve capacity, which is converted to generalized levels of delay. LOS for signalized intersections is based on actual delay in seconds.

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Average Delay (secs)	Level-of-Service
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (7th Edition). Generated Trips were distributed proportionately based on the population data within a two-mile radius of the project. Growth rate of background traffic volumes was established from Traffic Flow Map data from 2000 through 2000, or from Mid-Region Council of Governments forecast link volumes maps; and the intersection analyses were performed in accordance with the 2000 Highway Capacity Manual. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

In summary, the proposed retail commercial development plan presents no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

RECOMMENDATIONS

FROM IMPLEMENTATION YEAR 2010 ANALYSIS

- All design and construction for this project shall insure that adequate site distances at the proposed access points and any offsite intersection for which improvements are constructed.
- Driveways shall be constructed using a minimum of 25-foot radius curb returns or larger is required to accommodate delivery trucks.

Mitigation Recommendations:

- **McMahon Blvd. / Unser Blvd.** – This report assumes that a second northbound and a second southbound thru lane on Unser Blvd. at McMahon Blvd. will be construct by others. Additionally, dual westbound left turn lanes should be constructed on McMahon Blvd. at Unser Blvd. Two southbound lanes on Unser Blvd. will be required to accept the dual westbound left turn movements. The developer of the southwest corner of McMahon Blvd. / Unser Blvd. will be responsible to construct the two southbound lanes on Unser Blvd. south of McMahon Blvd. The westbound left turn movement will need to be designated as a protected left turn movement only.
- **Bandelier Dr. / Unser Blvd.** – Construct a new eastbound right turn lane at the signalized intersection of Bandelier Dr. / Unser Blvd. Construct the eastbound left turn lane and eastbound right turn lane to a minimum length of 300 feet plus transition or as long as possible between Unser Blvd. and Sagittarius Ave. Incorporate an eastbound right turn overlap phase into the signal at the intersection. In addition, construct a new northbound right turn lane on Unser Blvd. at Bandelier Dr. Incorporate a northbound right turn overlap phase into the signal timing at the intersection.
- **McMahon Blvd. / Fineland Dr.** – This study determined that the intersection of McMahon Blvd. / Fineland Dr. will meet the warrant for a traffic signal based on projected 2010 BUILD volumes forecast for this project. Therefore, the City of Albuquerque should consider permitting a traffic signal to be constructed at the intersection of McMahon Blvd. / Fineland Dr. Currently, the intersection is a tee intersection, but it is expected to be a full four-legged intersection in the future. The south leg of the intersection (Fineland Dr.) should be constructed to implement dual northbound left turn lanes and a right turn lane at the approach. A westbound left turn lane should be constructed on McMahon Blvd. at Fineland Dr. The westbound left turn lane on McMahon Blvd. should be constructed to a length of 250 feet plus transition. The northbound left turn and right turn lanes on Fineland Dr. should be 300 feet long plus transition.

- **Access Driveways:**
  - This project should be accessed utilizing the proposed two unsignalized driveways and the signalized intersection of McMahon Blvd. / Fineland Dr. as shown on the site development plan on Page A-2 of this report. Two driveways are also proposed on Fineland Dr. No driveway on Fineland Dr. should be constructed within 200 feet of

McMahon Blvd. All driveway design should comply with the requirements of the City of Albuquerque's Development Process Manual, current edition.

- Driveway "A" should be constructed as a right-turn-in, right-turn-out, left-turn-in access unsignalized driveway located on the east side of Unser Blvd. approximately 600 feet south of McMahon Blvd. A minimum 150 feet long (plus transition) southbound left turn lane is recommended at Driveway "A".
- Driveway "B" should be a full access unsignalized driveway or a right-in, right-out, left-in only driveway located at least 500 feet east of the centerline of Unser Blvd. A westbound left turn lane should be constructed on McMahon Blvd. at Driveway "B". The length of the westbound left turn lane should be 150 feet plus transition.
- No driveway on Fineland Dr. should be located closer than 200 feet from McMahon Blvd.

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Appendix

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 127

04/24/2012 Issued By: BLDAVM 143935

Application Number: **12DRB-70127**, Amendment To Preliminary Plat

Address:

Location Description: MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW

Project Number: 1005280

Applicant
JMD MCMAHON, LLC
C/O PETERSON PROPERTIES, LLC
2325 SAN PEDRO NE SUITE 2-A
ALBUQUERQUE NM 87110
884-3578

Agent / Contact
ISAACSON AND ARFMAN PA

128 MONROE ST NE
ALBUQUERQUE NM 87108

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$50.00**
	TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:4/24/2012 Office:ANNEX
Stat ID:WS000006 Cashier:TRSLJS
Batch: 115 Trans #:17
Permit: 2012070127
Receipt Num 00009407
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered : $70.00

5280

DXF Electronic Approval Form

DRB Project Case #: 1005280

Subdivision Name: MCMAHON MARKETPLACE LOTS 6A & 7A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 10/25/2013 Hard Copy Received: 10/25/2013

Coordinate System: NMSP Grid (NAD 83)

Approved 10/29/2013 Date

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

AGIS Use Only

Copied fc **5280** to agiscov on **10/29/2013** Contact person notified on **10/29/2013**

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Asa Nilsson-Weber, PE

*** FAX TRANSMITTAL MEMO ***

TO: ANGELA GOMEZ DATE: 4/24/12

cc:

FAX #: 924-3864

FROM: GENNY DONART, Isaacson & Arfman, P.A.

REFERENCE: McMAHON MARKETPLACE
Project No. 1005280

TOTAL NUMBER OF PAGES (INCLUDING COVER) 2

☐ Hard copy to follow via mail.

MESSAGE:

UPC #'S FOR DRB APP.

SORRY!

This fax is intended only for the personal and confidential use of the addressee or addressees named above. It contains information that is privileged and confidential. Any unauthorized review, disclosure, copying or dissemination of this transmission is strictly prohibited. If you have received this transmission in error, please notify the sender by telephone immediately so that we can arrange for its return to us. Thank you for your cooperation.

IN CASE OF DIFFICULTY, PLEASE CALL THE NUMBER LISTED BELOW

128 Monroe St. N.E. • Albuquerque, NM 87108 • (505) 268-8828 • Fax: (505) 268-2632 • www.iacivil.com

McMAHON MARKETPLACE, PHASE 2

LOT #	UPC #:
1	1011066329283104 01
2	1011066338301104 02
3	1011066347322104 03
4	1011066366316104 04
5	1011066379310104 05
6	1011066390313104 06
7	1011066401303104 07
8	1011066394282104 08
9	1011066366279104 09

Current DRC
Project Number: 752083

FIGURE 12

Date Submitted: April 24, 2012
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1005280
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

MCMAHON MARKETPLACE
PROPOSED NAME OF PLAT

REPLAT OF TRACT 16A1, PARADISE NORTH & TRACT E1A, CRESTVIEW SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		MCMAHON MARKETPLACE PHASE I							
		PUBLIC ROADWAY IMPROVEMENTS							
		30'-36' F-F (East Half)	Unser Half Street Improvements 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	380' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150-Foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South Property Line	Approx. 260' North of South Property Line	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (West Side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150-Foot NB Right-Turn Lane with Transition, Standard C&G, 8' Bike Lane	Unser Blvd.	South Property Line	Approx. 280' South of South Property Line	/	/	/
		12' Face to Edge	150-Foot EB Right-Turn Lane with Transition, Standard C&G, 6' Sidewalk	McMahon Blvd.	Approx. 440 East of Unser	180' East of Unser	/	/	/
		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200', New Transition, Standard C&G, 6' Sidwalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC DRAINAGE IMPROVEMENTS							
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	800' Sanitary Sewer Main with Manholes	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South ROW	North ROW	/	/	/
		8"	1,100' Sanitary Sewer Main with Manholes and Services	Onsite			/	/	/
		PUBLIC WATER IMPROVEMENTS							
		8"	800' Water Main with Appurtenances, Services, Manholes, Fire Line Stubs	Onsite			/	/	/
		MCMAHON MARKETPLACE PHASE 2							
		PUBLIC ROADWAY IMPROVEMENTS							
		12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd. to 570' with New Transition, Median C&G	McMahon Blvd.	190' East of Unser Blvd. (Start of Improvements)	570' East of Unser Blvd. (End of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland Dr. to 325' with New Transition, Median C&G	McMahon Blvd.	85' East of Fineland Dr. (Start of Improvements)	325' East of Fineland Dr.	/	/	/
			Traffic Signal, 3 Legs with Provision for 4th	McMahon Blvd./ Fineland Dr.			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Ct.			/	/	/
per mod. 'C'		12' Face to Edge	150-Foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required Per modified procedure 'C'	Unser Blvd.	Bandelier Dr.	275' South of Bandelier Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	110' Sanitary Sewer Main with Manholes and Services	Onsite			/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS - (WATER IMPROVEMENTS)						
		8"	680' Water Main with Appurtenances, Services, Meters, Fire Line Studs	Onsite			/	/	/
							/	/	/
							/	/	/

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

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

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

NOTES

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

Street lights per City requirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Genny L. Donart, PE NAME (print)	5-9-12 DRB CHAIR - date	Carol S. Dumont 5-9-12 PARKS & ~~GENERAL~~ RECREATION - date
Isaacson & Arfman, P.A. FIRM	05-09-12 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
4/24/12 SIGNATURE - date	Allen Porter 05/09/12 UTILITY DEVELOPMENT - date	_____ - date
	5-9-12 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ___ 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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: JMD McMahon, LLC PHONE: 884-3578
ADDRESS: c/o Peterson Properties, LLC, 2325 San Pedro NE, Suite 2-A FAX: 884-6793
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Doug@petersonproperties.net
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Amendment of Infrastructure list

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

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

Lot or Tract No. ___ Block: ___ Unit: ___
Subdiv/Addn/TBKA: McMahon Marketplace, Phase 2
Existing Zoning: SU-1 for C-1 Proposed zoning: SU-1 for C-1 MRGCD Map No ___
Zone Atlas page(s): A-11 UPC Code: See Attached

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 09DRB-70170; 10DRB-70092; 12DRB-70003

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 9 No. of **proposed** lots: 9 Total site area (acres): 12.2230
LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW
Between: Unser Blvd NW and Fineland Dr NW

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

SIGNATURE [signature] DATE 04/24/12
(Print Name) Genevieve Donart Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

☐ **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
12DRB -70127	APP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 70.00

Hearing date May 2, 2012

[signature] 4-24-12
Staff signature & Date

Project # 1005280

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 4/24/12
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
N/A Related #s listed

Application case numbers
12DRB - - 70127
- -
- -

Planner signature / date 4-24-12

Project # 1005280

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

		S	Z	
SUBDIVISION				**ZONING & PLANNING**
___	Major subdivision action			___ Annexation
X	Minor subdivision action			
___	Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
___	Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN		P		___ Sector Plan (Phase I, II, III)
___	for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___	for Building Permit			
___	Administrative Amendment/Approval (AA)			___ Text Amendment (Zoning Code/Sub Regs)
___	IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___	Cert. of Appropriateness (LUCC)			
		L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)				___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
___	Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: JMD McMahon, LLC PHONE: 884-3578
ADDRESS: c/o Peterson Properties, LLC, 2325 San Pedro NE, Suite 2-A FAX: 884-6793
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Doug@petersonproperties.net
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Amendment of Infrastructure list

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

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

Lot or Tract No. ___ Block: ___ Unit: ___
Subdiv/Addn/TBKA: McMahon Marketplace, Phase 2
Existing Zoning: SU-1 for C-1 Proposed zoning: SU-1 for C-1 MRGCD Map No ___
Zone Atlas page(s): A-11 UPC Code: See Attached

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 09DRB-70170; 10DRB-70092; 12DRB-70003

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 12.2230
LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW
Between: Unser Blvd NW and Fineland Dr NW

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

SIGNATURE Genevieve Donart DATE 04/24/12
(Print Name) Genevieve Donart Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

☐ **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
12DRB -70127	APP		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
			Total $ 70.00

Hearing date May 2, 2012

4-24-12
Staff signature & Date

Project # 1005280

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 4/24/12
Applicant signature / date

Form revised **October 2007**

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

Application case number
12DRB-_____-70127
_____-_____-_____
_____-_____-_____

4-24-12
Planner signature / date

Project # 1005280

Current DRC Project No. 720782

ORIGINAL

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11

DRB Project No. 1005280

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 19A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

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 guarantee. 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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
McMAHON MARKETPLACE PHASE 1									
PUBLIC ROADWAY IMPROVEMENTS									
777283		30'-36' F-F (East Half)	Unser Half Street Improvments 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
777283		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 280' North of South PL	/	/	/
777283		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	830' South of McMahon Blvd.	/	/	/
777283		18' Face to Edge	150 feet NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
777283		12' Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
777283		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fireland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fireland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
PUBLIC DRAINAGE IMPROVEMENTS									
777283		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
777283		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	CQA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
McMAHON MARKETPLACE PHASE 1 CONTINUED									
PUBLIC SANITARY SEWER IMPROVEMENTS									
777283		8" 800	800' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive	/	/	/
777283		8" 115	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W	/	/	/
777283		8" 1065	1,100' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
PUBLIC WATER IMPROVEMENTS									
777283		8" 750	800' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site			/	/	/
McMAHON MARKETPLACE PHASE 2									
PUBLIC ROADWAY IMPROVEMENTS									
777284		12' Face to Edge	Extend WB Left-Turn Lane at Unear Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unear Blvd. (Start of Improvements)	705' End of Unear Blvd. (End of Improvements)	/	/	/
777284		12' Face to Edge	Extend WB Left-Turn Lane at Fineland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fineland Drive	460' East of Fineland Drive	/	/	/
777284			Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fineland Drive			/	/	/
777284		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
777284		12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unear Blvd	Bandelier	275' South of Bandelier	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
777284		95' 8"	130' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS – (water Improvements)									
777284		8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site			/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Yolanda Moyer	3/10/10		3-10-10	Christina Sandoval	3/10/10
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
SOHANNAN HUSTON, INC.		TRANSPORTATION DEVELOPMENT	03/10/10 DATE	AMAFCA	DATE
FIRM					
Yolanda Moyer		Allan Porter	03/10/10	Bradley L. Bingham	3/10/10
SIGNATURE		THE WATER UTILITY AUTHORITY	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project Number: 752083

FIGURE 12

Date Submitted: April 24, 2012
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1005280
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MCMAHON MARKETPLACE
PROPOSED NAME OF PLAT

REPLAT OF TRACT 16A1, PARADISE NORTH & TRACT E1A, CRESTVIEW SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		MCMAHON MARKETPLACE PHASE I							
		PUBLIC ROADWAY IMPROVEMENTS							
		30'-36' F-F (East Half)	Unser Half Street Improvements 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	380' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150-Foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South Property Line	Approx. 260' North of South Property Line	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (West Side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150-Foot NB Right-Turn Lane with Transition, Standard C&G, 8' Bike Lane	Unser Blvd.	South Property Line	Approx. 280' South of South Property Line	/	/	/
		12' Face to Edge	150-Foot EB Right-Turn Lane with Transition, Standard C&G, 6' Sidewalk	McMahon Blvd.	Approx. 440 East of Unser	180' East of Unser	/	/	/
		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200', New Transition, Standard C&G, 6' Sidwalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC DRAINAGE IMPROVEMENTS							
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	800' Sanitary Sewer Main with Manholes	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South ROW	North ROW	/	/	/
		8"	1,100' Sanitary Sewer Main with Manholes and Services	Onsite			/	/	/
		PUBLIC WATER IMPROVEMENTS							
		8"	800' Water Main with Appurtenances, Services, Manholes, Fire Line Stubs	Onsite			/	/	/
		MCMAHON MARKETPLACE PHASE 2							
		PUBLIC ROADWAY IMPROVEMENTS							
		12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd. to 570' with New Transition, Median C&G	McMahon Blvd.	190' East of Unser Blvd. (Start of Improvements)	570' East of Unser Blvd. (End of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland Dr. to 325' with New Transition, Median C&G	McMahon Blvd.	85' East of Fineland Dr. (Start of Improvements)	325' East of Fineland Dr.	/	/	/
			Traffic Signal, 3 Legs with Provision for 4th	McMahon Blvd./ Fineland Dr.			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Ct.			/	/	/
per mod. 'C'		12' Face to Edge	150-Foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required Per modified procedure 'C'	Unser Blvd.	Bandelier Dr.	275' South of Bandelier Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	110' Sanitary Sewer Main with Manholes and Services	Onsite			/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS - (WATER IMPROVEMENTS)						
		8"	680' Water Main with Appurtenances, Services, Meters, Fire Line Studs	Onsite			/	/	/
							/	/	/
							/	/	/

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

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

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

NOTES

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

Street lights per City requirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Genny L. Donart, PE NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
Isaacson & Arfman, P.A. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Genny L. Donart 4/24/12 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project No. 726762

ORIGINAL

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11

DRB Project No. 1005280

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 18A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

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 guarantee. 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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			McMAHON MARKETPLACE PHASE 1						
			PUBLIC ROADWAY IMPROVEMENTS						
777283		30'-36' F-F (East Half)	Unser Half Street Improvments 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	380' South of McMahon Blvd.	South Property Line	/	/	/
777283		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 280' North of South PL	/	/	/
777283		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	830' South of McMahon Blvd.	/	/	/
777283		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
777283		12' Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
777283		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
			PUBLIC DRAINAGE IMPROVEMENTS						
777283		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
777283		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
			McMAHON MARKETPLACE PHASE 1 CONTINUED						
			PUBLIC SANITARY SEWER IMPROVEMENTS						
777283		8" 800	800' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive	/	/	/
777283		8" 115	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W	/	/	/
777283		8" 1045	1,100' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC WATER IMPROVEMENTS						
777283		8" 750	800' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site			/	/	/
			McMAHON MARKETPLACE PHASE 2						
			PUBLIC ROADWAY IMPROVEMENTS						
777284		12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unser Blvd. (Start of Improvements)	705' End of Unser Blvd. (End of Improvements)	/	/	/
777284		12' Face to Edge	Extend WB Left-Turn Lane at Fireland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fireland Drive	460' East of Fireland Drive	/	/	/
777284			Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fireland Drive			/	/	/
777284		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
[illegible]284		12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unser Blvd	Bandelier	275' South of Bandelier	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
777284		8" 95'	130' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS – (water Improvements)						
777284		8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site			/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Yolanda Moyer 3/10/10		3-10-10	Christina Sandoval	3/10/10
PREPARED BY: PRINT NAME DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
SOHAMAN HUSTON, INC.		03/10/10		
FIRM	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Yolanda Moyer		03/10/10	Bradley L. Bingham	3/10/10
SIGNATURE	THE WATER UTILITY AUTHORITY	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/09/2008 Issued By: E08375

Permit Number: **2008 070 317** **Category Code 910**

Application Number: 08DRB-70317, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW

Project Number: 1005280

Applicant
Jf, Llc

10250 Collins Ave
Bal Harbor FL 33154

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$215.00
	TOTAL:	**$235.00**

City Of Albuquerque
Treasury Division

7/9/2008 10:00AM LOC: ANNX
WS# 007 TRANS# 0003
RECEIPT# 00101103-00101103
PERMIT# 2008070317 TRSLJS
Trans Amt $235.00
Conflict Manag. Fee $20.00
DRB Actions $215.00
VI $235.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/08/2009 Issued By: E08375

Permit Number: **2009 070 170** **Category Code 910**

Application Number: 09DRB-70170, Major - Preliminary Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDLIER DR NW

Project Number: 1005280

Applicant
Jmo Partnership, Ltd

2325 San Pedro Ne Suite 2-A
Albuquerque NM 87110
884-3578

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$700.00
	TOTAL:	**$795.00**

City Of Albuquerque
Treasury Division

5/8/2009 9:18AM LOC: ANNX
WS# 007 TRANS# 0009
RECEIPT# 00114804-00114804
PERMIT# 2009070170 TRSLJS
Trans Amt $795.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $700.00
VI $795.00
CHANGE $0.00

Thank You

ARMSTRONG DEVELOPMENT PROPERTIES, INC.

Christopher Czyz
P.E. (AZ, CA), LEED AP
cczyz@agoc.com

1500 N. Priest Drive, Suite 150E
Tempe, AZ 85281
www.armstrongdev.com

602.385.4100
602.385.4101 fax
602.385.4071 direct
480.334.4054 cell

Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: McMahon Marketplace (DRB #1005280)
Amended Infrastructure List

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for JMD McMahon, LLC, is submitting this request for amended infrastructure list.

This amendment is primarily to address changing the method of delivery of the Unser Blvd improvements. These will now be addressed with a Modified Procedure 'C', based on negotiations with the City, because of a planned City improvement project on Unser Blvd in that area.

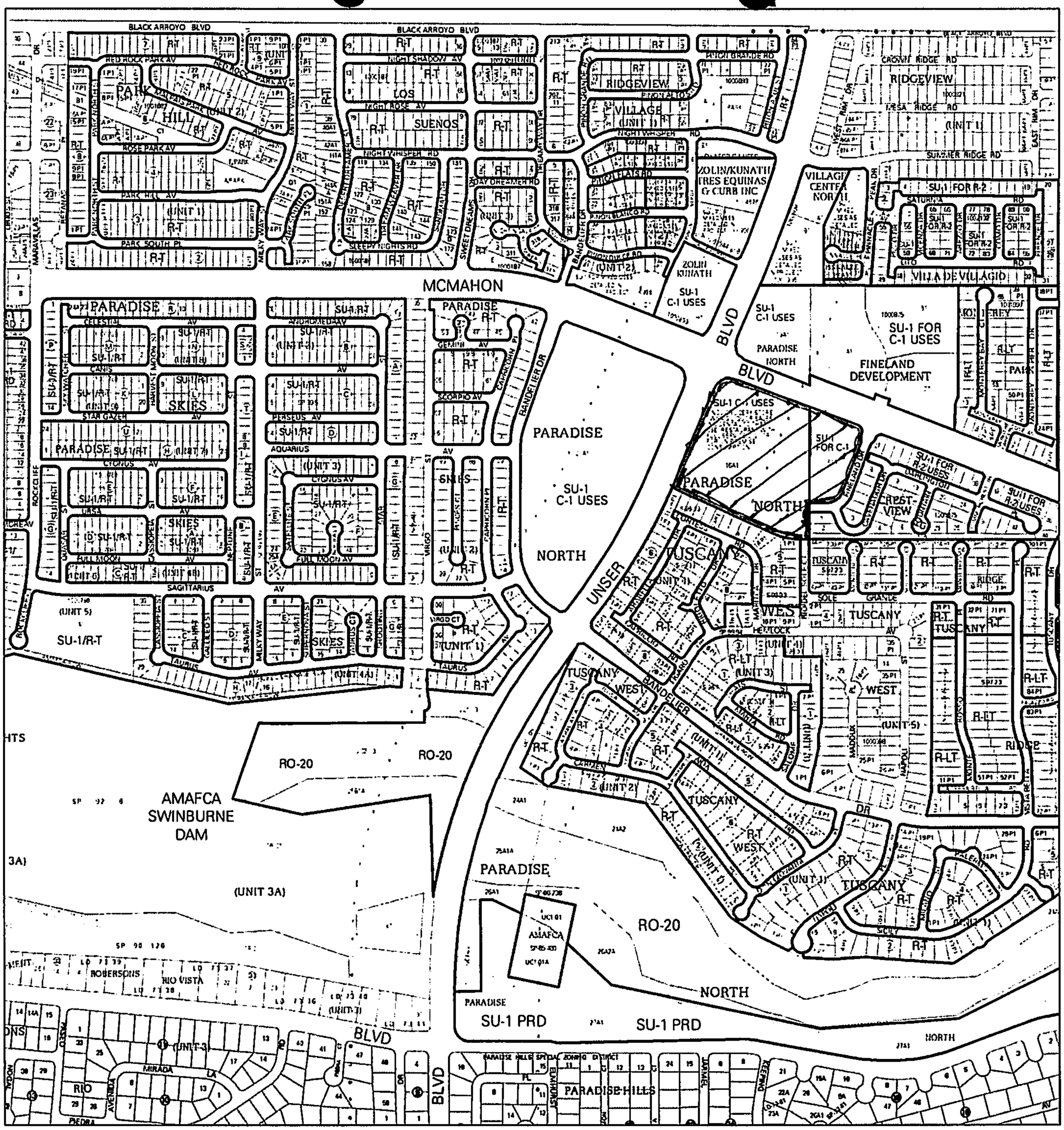
It also addresses some minor numerical errors in the previous version, specifically to the Phase 2 left-turn lane lengths, and the phase 2 onsite water line loop.

Thanks for your consideration.

Sincerely,
ISAACSON & ARFMAN P.A.

Genevieve Donart, PE

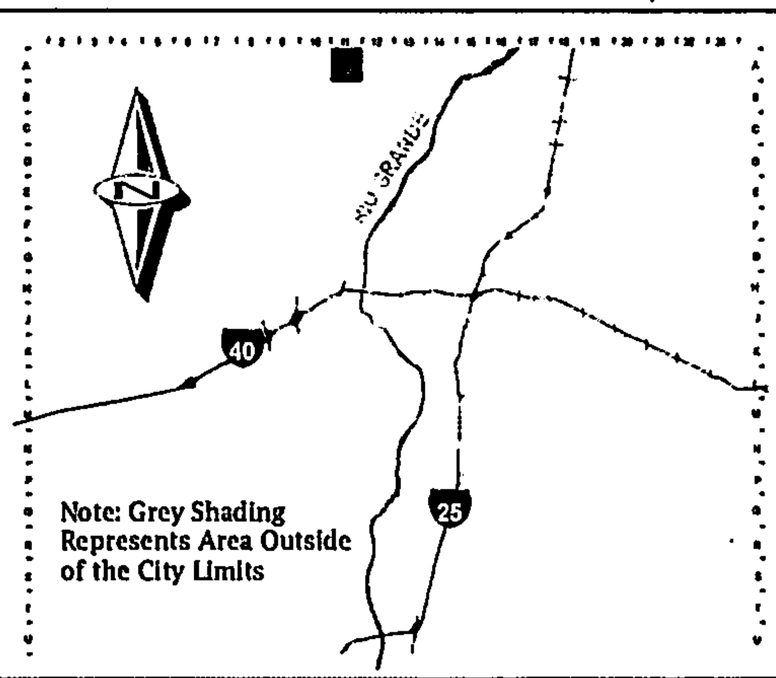
128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

A-11-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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ___ 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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: ~~JMD McMahon, LLC~~ Peterson INV-McMahon, LLC PHONE: 505-884-3578
ADDRESS: c/o Peterson Properties, LLC, 2325 San Pedro NE, Ste 2A FAX: 884-6793
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Doug@petersonproperties.net
Proprietary interest in site: Owner **List all owners:** ...

DESCRIPTION OF REQUEST: Extension of SIA

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

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

Lot or Tract No. ___ Block: ___ Unit: ___
Subdiv/Addn/TBKA: McMahon Marketplace, Phase 2
Existing Zoning: SU-1 for C-1 Proposed zoning: SU-1 for C-1 MRGCD Map No ...
Zone Atlas page(s): A-11 UPC Code: See attached ...

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ...
... 09DRB-70170; 10DRB-70092

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? no
No. of **existing** lots: 9 No. of **proposed** lots: 9 Total site area (acres): ...12.2230
LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW
Between: Unser Blvd NW and Fineland Dr NW

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

SIGNATURE Genevieve Donart DATE ~~12/28/2011~~ 1/4/2012
(Print Name) Genevieve Donart Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

☐ **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
12DRB - 70003	SIA		$ 50.00
	ADV		$ 75.00
	CMF		$ 20.00
			$
			$
			Total $ 145.00

Hearing date February 1, 2012

1-4-12
Staff signature & Date

Project # 1005280

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 1/4/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12DRB - ____ - 70003
____ - ____ - ____
____ - ____ - ____

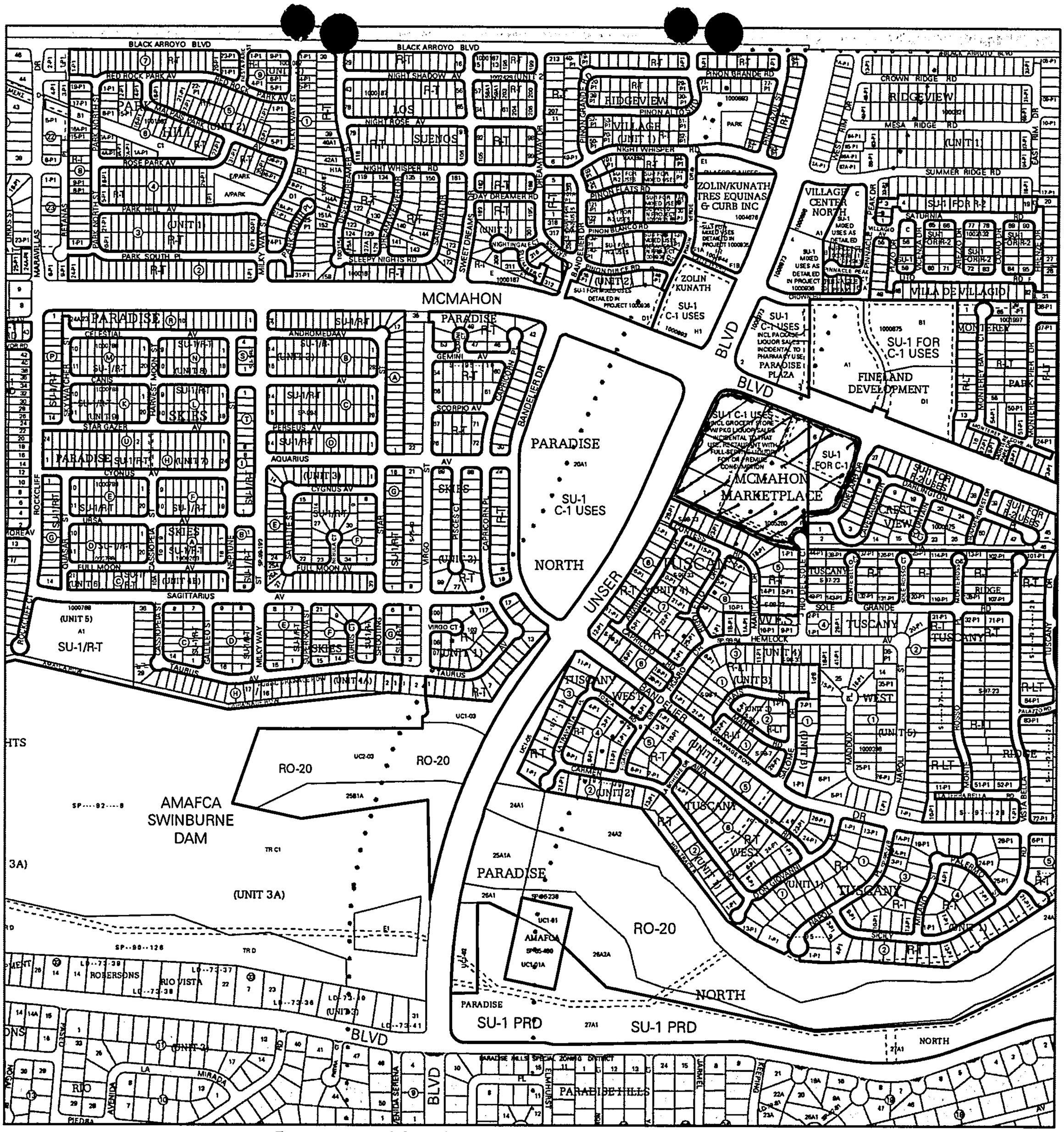
1-4-12
Planner signature / date

Project # 1005280

Project 1005280

McMAHON MARKETPLACE, PHASE 2

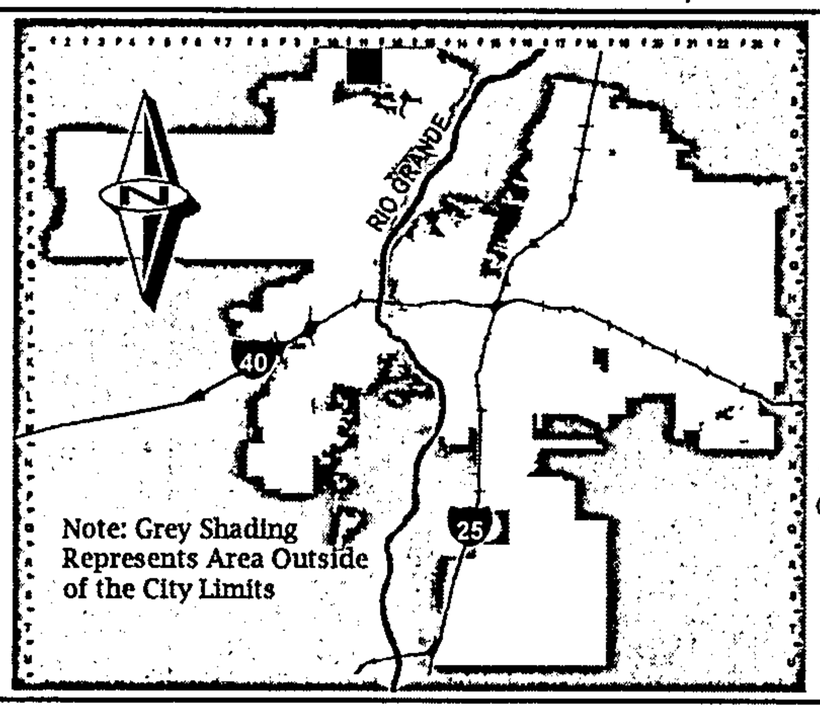
LOT #	UPC #:
1	101106632928310401
2	101106633830110402
3	101106634732210403
4	101106636631610404
5	101106637931010405
6	101106639031310406
7	101106640130310407
8	101106639428210408
9	101106636627910409



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

A-11-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

Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: McMahon Marketplace Phase 2 (DRB Project No. 1005280)
Application for Major SIA Extension

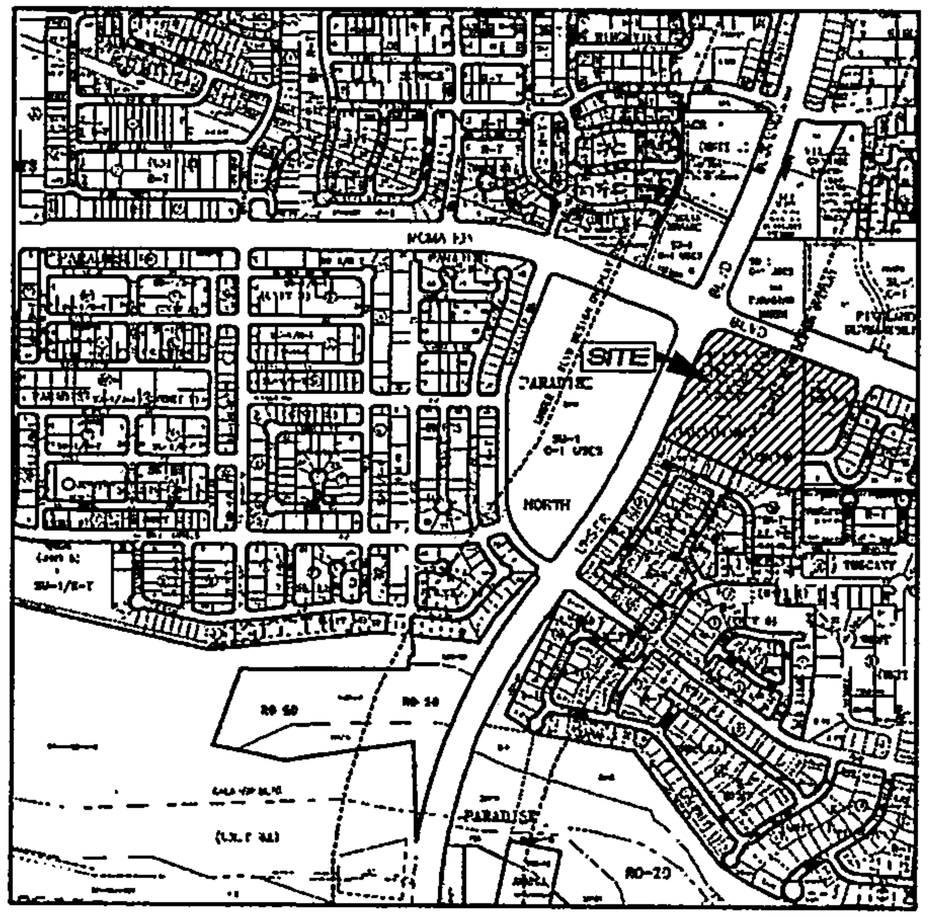
Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for are applying for an extension of the SIA for McMahon Marketplace, Phase 2. The plans for the public improvements have begun review at DRC, but more time in needed to complete construction. We therefore request a 2-year extension of the existing SIA.

Sincerely,
ISAACSON & ARFMAN P.A.

Genny Donart, PE
GLD/gld

128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD83).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. U.C.L.S. Log Number 2007261883
7. City of Albuquerque Zone Atlas Pages: A–11–Z

SUBDIVISION DATA

Total number of existing Tracts: 2

Total number of new lots created: 9

Gross Subdivision acreage: 12.2230 acres

PURPOSE OF PLAT

A. Divide the Two (2) existing Tracts into Nine (9) new Lots.

B. Grant the new Public and Private Easements as shown hereon.

C. Dedicate additional Street Right of Way to the City of Albuquerque, in fee simple with warranty covenants.

SOLAR NOTE

SECTION 14–14–4–7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Gonzales Mark / JMD Partnership LTD LLC

101,066,765,310,104,03, 104,066,358,297,104,16

Bernalillo County Treasurer — Date: 9-24-2010

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

UTILITY APPROVALS

Public Service Company of New Mexico	6-17-09 Date
New Mexico Gas Company	6/19/2009 Date
QWest Corporation	6/11/09 Date
Comcast	6-17-09 Date

SHEET INDEX

SHEET 1 General Notes and Approvals

SHEET 2 Legal Description, Free Consent and Dedication

SHEET 3 Existing Exterior Boundary and Existing Easements

SHEET 4 New Tracts and New Easements created

SHEET 5 Sanitary Sewer and Water Easement details

SHEET 6 Curve and Line Tables

PLAT OF

McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A–1, PARADISE NORTH AND TRACT E–1–A–1, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009

PROJECT NUMBER: 1005280

Application Number: 10DRB-70092

PLAT APPROVAL

City Approvals:

City Surveyor, Department of Municipal Development	5-4-09 Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	03/31/10 Date
ABCWUA	03/31/10 Date
Parks and Recreation Department	3/31/10 Date
AMAFCA	3/31/10 Date
City Engineer	3/31/10 Date
DRB Chairperson, Planning Department	9-24-10 Date

DOC# 2010096126

09/24/2010 10:06 AM Page: 1 of 6

TyPLAT R:$32.00 B: 2010C P: 0112 M. Toulous Olivere, Bernalillo Cour

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
February 12, 2009

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505–897–3366
Fax: 505–897–3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 16A-1, as shown and designated on the "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 and all of Tract E-1-A-1, CRESTVIEW SUBDIVISION as the same is shown and designated on the plat entitled "PLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 25, 2008 in Plat Book 2008C, Page 192 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 4972" found in place) whence the Albuquerque Control Survey Monument "LSS 103" bears S 48° 01' 21" W, 2646.09 feet distant; Thence Northwesterly along the Southerly line of said Tract 16A-1 for the following three (3) courses:

N 88° 55' 57" W , 44.70 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

Northwesterly , 158.22 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 23°51'22" and a chord which bears N 78°08'44" W, 157.08 feet) to a point of tangency (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,

N 65° 57' 41" W , 583.64 feet to the Southwest corner of said Tract 16A-1 and a point on the Easterly right of way line of Unser Boulevard N.W. (a concrete nail and brass disc stamped "L.S. 9750" set); Thence Northeasterly and Southeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:

N 24° 02' 19" E , 545.94 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence

Northeasterly , 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°21'21" and a chord which bears N 33°43'00" E, 60.52 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

Northeasterly , 54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47°53'03" and a chord which bears N 67°09'38" E, 52.76 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

Southeasterly , 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°11'21" and a chord which bears S 79°02'55" E, 60.52 feet) to a point of tangency on the Southerly right of way line of McMahon Boulevard N.W. (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

S 69° 22' 14" E , 671.97 feet along said Southerly right of way line of McMahon Boulevard N.W. to a point of curvature on the Northerly line of said Tract E-1-A-1, Crestview Subdivision; Thence,

Southeasterly , 47.18 feet along said Southerly right of way line of McMahon Boulevard N.W. on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 90°06'00" and a chord which bears S 24°24'44" E, 42.46 feet) to a non tangent point of reverse curvature on the Westerly right of way line of Fineland Drive N.W; Thence Southwesterly and Southeasterly along said Westerly right of way line of Fineland Drive N.W for the following ten (10 courses:

Southwesterly , 18.46 feet on the arc of a curve to the left (said curve having a radius of 77.37 feet, a central angle of 13°40'12" and a chord which bears S 07°53'41" W, 18.42 feet) to a non tangent point on curve; Thence,

S 22° 10' 38" W , 20.41 feet to a point of curvature; Thence,

Southwesterly , 33.47 feet on the arc of a curve to the left (said curve having a radius of 159.00 feet, a central angle of 12°03'38" and a chord which bears S 16°08'49" W, 33.41 feet) to point of reverse curvature; Thence,

Southwesterly , 53.42 feet on the arc of a curve to the right (said curve having a radius of 291.00 feet, a central angle of 10°31'02" and a chord which bears S 15°22'31" W, 53.34 feet) to point of tangency; Thence,

Legal Description continued:

S 20° 38' 02" W , 63.28 feet to a point of curvature; Thence,

Southwesterly , 4.10 feet on the arc of a curve to the left (said curve having a radius of 171.50 feet, a central angle of 01°22'15" and a chord which bears S 19°56'38" W, 4.10 feet) to point of tangency; Thence,

S 19° 15' 37" W , 113.96 feet to a point of curvature; Thence,

Southwesterly , 47.87 feet on the arc of a curve to the right (said curve having a radius of 141.04 feet, a central angle of 19°26'47" and a chord which bears S 28°58'54" W, 47.64 feet) to point of compound curvature; Thence,

Southwesterly , 80.79 feet on the arc of a curve to the right (said curve having a radius of 100.00 feet, a central angle of 46°17'22" and a chord which bears S 67°03'48" W, 78.61 feet) to point of tangency; Thence,

N 89° 47' 26" W , 87.63 feet to the Southeast corner of said Tract E-1-A-1 and a point on the Easterly line of said Tract 16A-1; Thence,

S 00° 17' 03" W , 190.03 feet to the point of beginning of the parcel herein described.

Said Tracts contain 12.2230 acres total, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-A, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

TRACT E-1-A-1, CRESTVIEW

JMD-- McMahon, LLC
a New Mexico limited liability company

By: Douglas H. Peterson, Manager

TRACT 16A-1, PARADISE NORTH

Mark Gonzales

Jennie Gonzales, his wife

Elsie Gonzales, a single woman

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

PLAT OF
McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009

DOC# 2010096126
06/24/2010 10:55 AM Page: 2 of 6
LvPLAT A:$32.00 B: 2010C P: 0112 M. Toulous Olivero, Bernalillo Cour

ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

Notary Public
This instrument was acknowledged before me on this 23rd day of February, 2009, by Douglas H. Peterson.

Rebecca S. Martinez
Notary Public
My Commission expires: 12/20/2011

OFFICIAL SEAL
Rebecca S. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12/20/2011

ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

Notary Public
This instrument was acknowledged before me on this 4th day of MAY, 2009, by Mark Gonzales and Jennie Gonzales, his wife.

Mae Peterson
Notary Public
My Commission expires: 5/20/11

OFFICIAL SEAL
MAE PETERSON
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 5/20/11

ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

Notary Public
This instrument was acknowledged before me on this 4th day of MAY, 2009, by Elsie Gonzales, a single woman.

Mae Peterson
Notary Public
My Commission expires: 5/20/11

OFFICIAL SEAL
MAE PETERSON
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009

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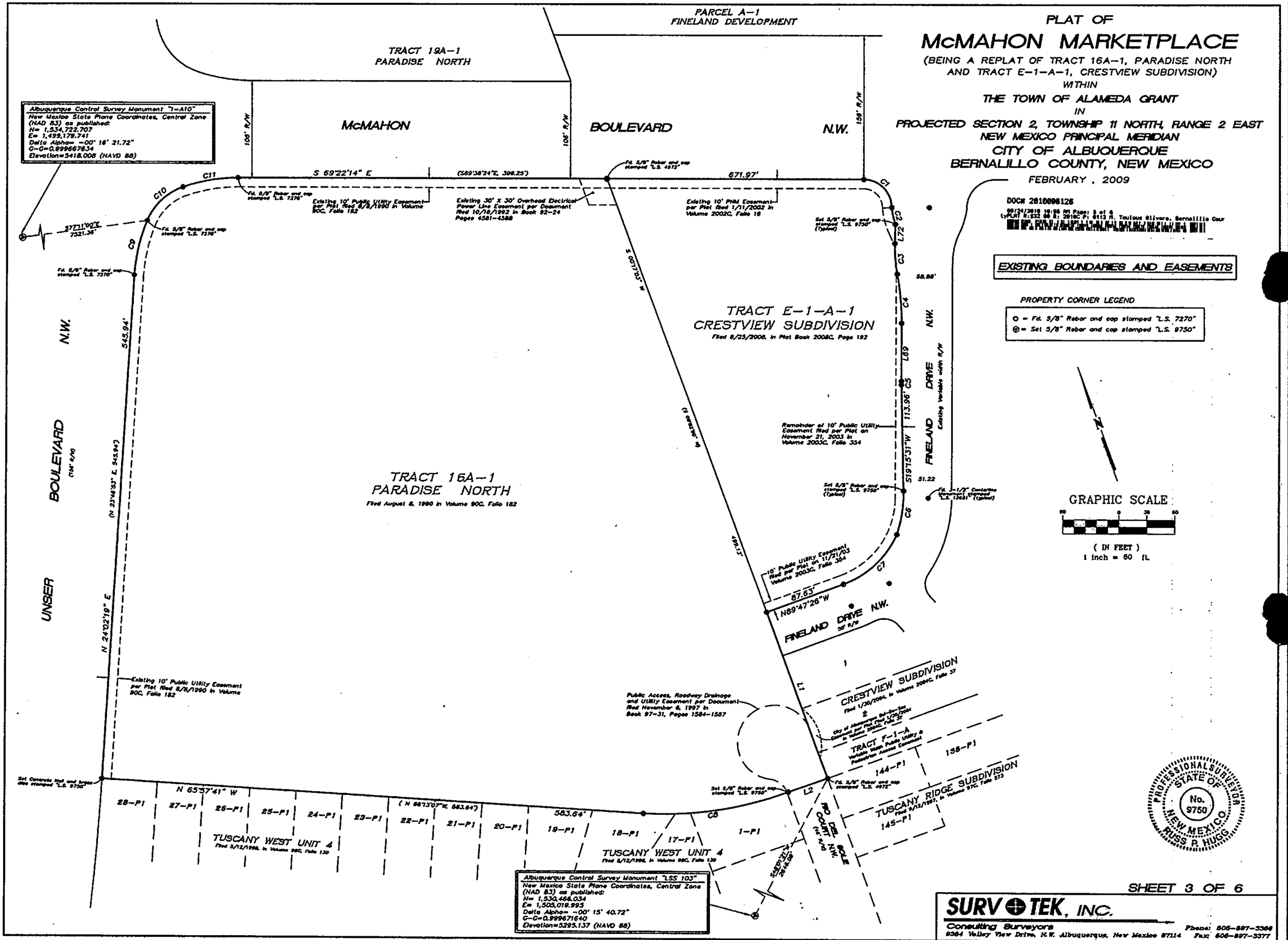

EXISTING BOUNDARIES AND EASEMENTS

PROPERTY CORNER LEGEND

- ○ = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
- ⊕ = Set 5/8" Rebar and cap stamped "L.S. 9750"

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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NOTE

Lots 1 thru 9, McMahon Marketplace are subject to that certain "COVENANTS, CONDITIONS, RESTRICTIONS, CROSS EASEMENTS AGREEMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 2010 as Document # 2010003656

PLAT OF
McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

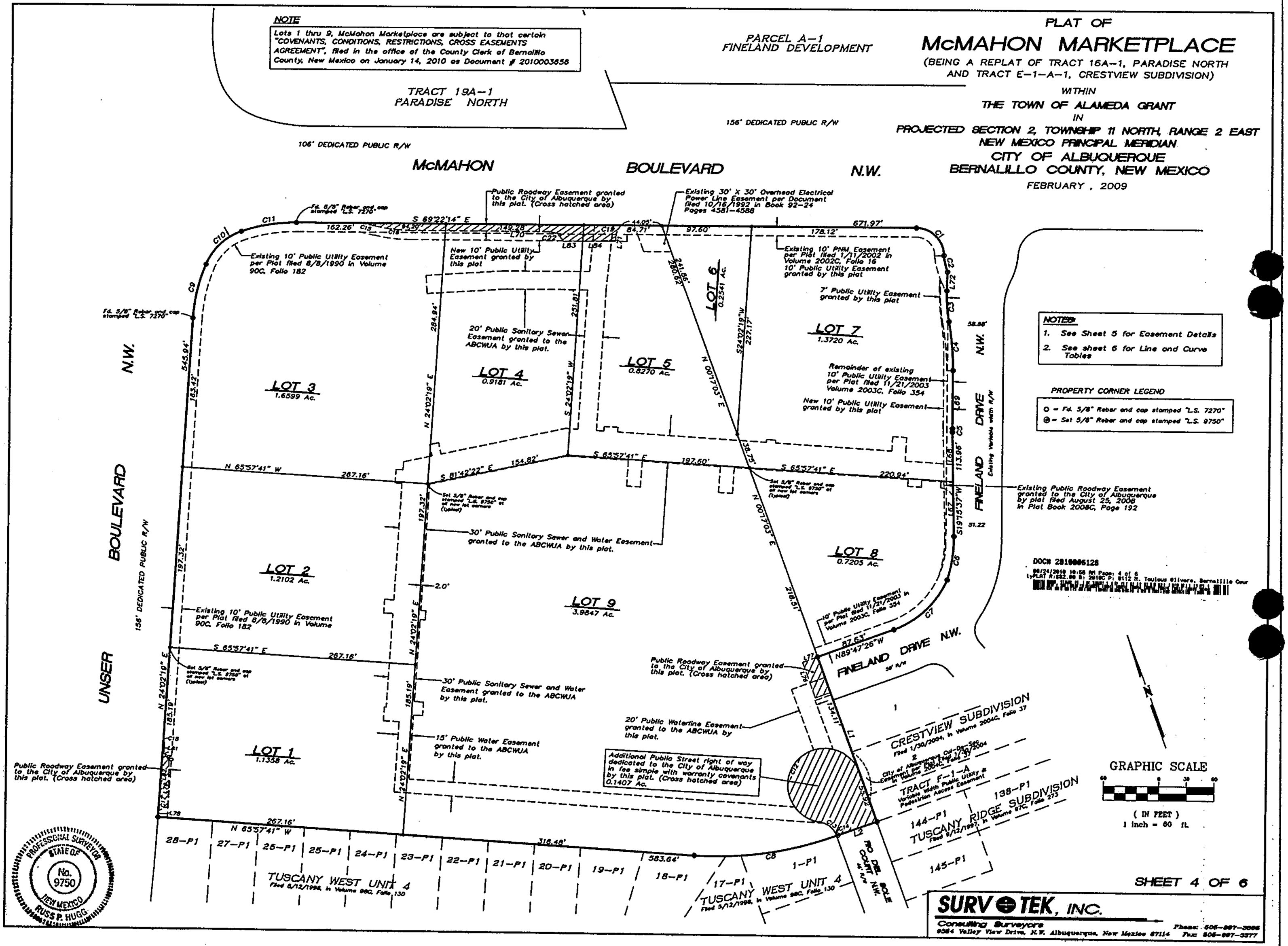
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009



NOTES

1. See Sheet 5 for Easement Details
2. See sheet 6 for Line and Curve Tables

PROPERTY CORNER LEGEND

○ = Fd. 5/8" Rebar and cap stamped "L.S. 7270"

⊕ = Set 5/8" Rebar and cap stamped "L.S. 9750"

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(PLAT R/$32.00 B: 2010C P: 0112 R. Toulous Olivere, Bernalillo Cour

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 4 OF 6

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3086
Fax: 505-897-3377

PARADISE NORTH

PLAT OF
McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009

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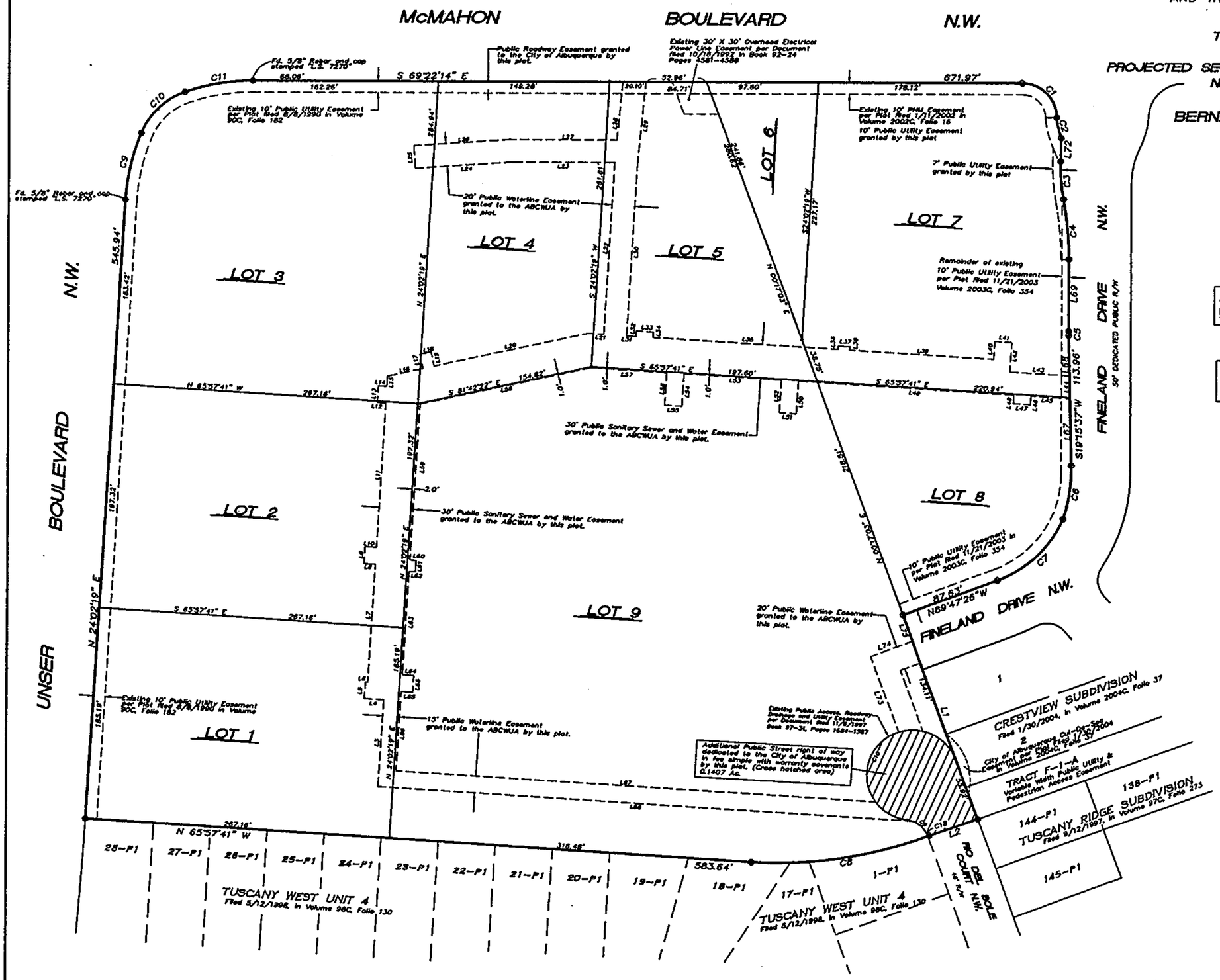

PUBLIC SANITARY SEWER AND WATERLINE EASEMENT DETAILS

PROPERTY CORNER LEGEND

O = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
⊕ = Set 5/8" Rebar and cap stamped "L.S. 9750"

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SHEET 5 OF 6

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

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PLAT OF

McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009

DOC# 2010096128
02/24/2010 10:00 AM Pgs: 6 of 6
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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	159.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	53.42'	291.00'	26.78'	53.34'	S15°22'31"W	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"
C6	47.87'	141.04'	24.17'	47.64'	S28°58'54"W	19°26'47"
C7	80.79'	100.00'	42.75'	78.61'	S67°03'48"W	46°17'22"
C8	158.22'	380.00'	80.27'	157.08'	N78°08'44"W	23°51'22"
C9	60.81'	180.00'	30.70'	60.52'	N33°43'00"E	19°21'21"
C10	54.32'	65.00'	28.86'	52.76'	N67°09'36"E	47°53'03"
C11	60.81'	180.00'	30.70'	60.52'	S79°02'55"E	19°21'21"
C12	169.75'	40.00'	65.08'	68.16'	S58°42'28"W	243°09'10"
C13	24.25'	22.00'	13.52'	23.04'	N31°18'07"W	63°09'11"
C14	1.30'	31301.99'	0.65'	1.30'	S89°58'35"E	0°00'09"
C15	19.38'	150.47'	9.71'	19.37'	N59°18'25"W	7°22'53"
C16	36.50'	157.62'	18.33'	36.42'	S62°45'42"E	13°16'06"
C17	11.34'	24.00'	5.78'	11.23'	S87°02'51"W	27°04'17"
C18	12.93'	55.50'	6.50'	12.90'	N17°21'47"E	13°21'04"
C19	13.50'	17.38'	7.11'	13.17'	S46°17'40"W	44°30'41"

LINE TABLE

LINE	LENGTH	BEARING
L1	190.03'	S00°17'03"W
L2	44.70'	N88°55'57"W
L3	76.56	N24°02'13"E
L4	17.00	N65°57'47"W
L5	15.00	N24°02'13"E
L6	2.00	S65°57'46"E
L7	102.27	N24°02'13"E
L8	9.95	N65°57'47"W
L9	15.00	N24°02'13"E
L10	9.95	S65°57'47"E
L11	127.16	N24°02'13"E
L12	7.49	N65°57'47"W
L13	15.00	N23°43'59"E
L14	7.57	S65°57'47"E
L15	8.89	N24°02'13"E
L16	31.60	S81°41'46"E
L17	12.61	N08°18'14"E
L18	10.00	S81°41'54"E
L19	12.61	S08°18'14"W
L20	137.76	S81°41'46"E
L21	13.29	S65°59'35"E
L22	152.30	N24°03'13"E
L23	89.63	N69°20'53"W
L24	84.28	N73°12'26"W
L25	20.00	N16°47'03"E
L26	83.48	S73°16'29"E
L27	93.68	S69°21'48"E
L28	51.13	N26°13'17"E
L29	71.23	S26°13'17"W
L30	153.50	S24°03'13"W
L31	8.16	S65°49'57"E
L32	5.00	N24°02'19"E
L33	15.00	S65°57'41"E
L34	5.00	S24°02'19"W
L35	161.88	S65°57'41"E
L36	3.00	N24°03'13"E
L37	10.00	S65°57'41"E
L38	3.00	S24°03'13"W
L39	126.00	S65°57'41"E
L40	15.72	N24°02'19"E
L41	15.00	S65°57'41"E
L42	25.72	S24°02'19"W
L43	51.96	S65°57'41"E
L44	20.06	S19°15'31"W

LINE TABLE

LINE	LENGTH	BEARING
L45	33.94	N67°46'41"W
L46	7.41	S24°02'19"W
L47	15.00	N65°57'41"W
L48	7.41	N24°02'19"E
L49	188.42	N65°57'41"W
L50	28.42	S24°02'19"W
L51	15.00	N65°57'41"W
L52	28.42	N24°02'19"E
L53	85.23	N65°57'41"W
L54	28.42	S24°02'19"W
L55	15.00	N65°57'41"W
L56	28.42	N24°02'19"E
L57	66.22	N65°57'41"W
L58	152.50	N81°41'46"W
L59	137.64	S24°02'13"W
L60	5.49	S65°53'36"E
L61	10.00	S24°02'19"W
L62	5.49	N65°53'36"W
L63	89.66	S24°02'13"W
L64	10.01	S65°57'47"E
L65	15.00	S24°02'13"W
L66	109.85'	S24°02'13"W
L67	15.00'	S00°17'03"W
L68	21.10'	N89°45'54"W
L69	63.28'	S20°38'02"W
L70	23.44'	N69°22'14"W
L71	50.24'	N26°13'17"E
L72	20.41'	S22°10'38"W
L73	70.20'	S00°02'17"E
L74	38.70'	S89°45'54"E
L75	23.91'	S00°17'03"W
L76	41.41	S00°10'36"W
L77	17.44	S89°47'26"E
L78	6.29	N24°02'19"E
L79	50.16	N21°19'49"E
L80	9.83	N14°37'16"W
L81	7.47	N24°02'19"E
L82	83.17	N24°02'19"E
L83	21.28	S70°27'45"E
L84	35.72	S70°27'45"E
L85	10.01	N65°57'47"W
L86	69.87	S24°02'13"W
L87	419.33	S65°57'41"E
L88	467.39	N65°57'41"W

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

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

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

December 28, 2011

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: (505) 268-8828/Fax: (505) 268-2632

Dear Ruth:

Thank you for your inquiry of **December 28, 2011** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – MCMAHON MARKETPLACE, PHASE 2, LOCATED ON MCMAHON BOULEVARD NW BETWEEN UNSER BOULEVARD NW AND FINELAND DRIVE NW** zone map **A-11.**

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

SKIES WEST N.A. (SKW) "R"
***Tom Skopayko**, 10523 Taurus Ct. NW/87114 400-8482 (c)
Hiram Cruz, 10515 Taurus Ct. NW/87114 489-8704 (h)

TUSCANY N.A. (TUS) "R"
***Rachel Martinez**, 10527 Sorrento Dr. NW/87114 350-2323 (c)
Janelle Johnson, P.O. Box 6270/87197 344-0822 (o)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(11/2007)

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS - Fred C. Arfman, PE - Åsa Nilsson-Weber, PE

December 30, 2011 CERTIFIED MAIL - 7005 1160 0001 1329 8082

Tom Skopayko
Skies West Neighborhood Association
10523 Taurus Ct. NW
Albuquerque, NM 87114

RE: McMahon Marketplace, Phase 2
(DRB Project No. 1005280)

Dear: Mr. Skopayko:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Skies West Neighborhood Association that a request for a Major Subdivision Improvements Agreement Extension approval is being submitted to the City of Albuquerque Development Review Board.

This request does not change the approved site in any way. It will allow for time to construct Phase 2 improvements in the public rights-of-way.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny L. Donart, PE
GLD/rtl
Attachment

7005 1160 0001 1329 8082

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0108 06 01/03/2012
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Sent To: Tom Skopayko
Street, Apt. No.; or PO Box No.: Skies West Neighborhood Assoc.
City, State, ZIP+4: 10523 Taurus Ct. NW, Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

December 30, 2011 CERTIFIED MAIL - 7005 1160 0001 1329 8099

Hiram Cruz
Skies West Neighborhood Association
10515 Taurus Ct. NW
Albuquerque, NM 87114

RE: McMahon Marketplace, Phase 2
(DRB Project No. 1005280)

Dear: Hiram Cruz:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Skies West Neighborhood Association that a request for a Major Subdivision Improvements Agreement Extension approval is being submitted to the City of Albuquerque Development Review Board.

This request does not change the approved site in any way. It will allow for time to construct Phase 2 improvements in the public rights-of-way.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny L. Donart, PE
GLD/rtl
Attachment

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01/03/2012 06 JAN 3 2012 Postmark Here

Sent To: Hiram Cruz
Street, Apt. No.; or PO Box No.: Skies West Neighborhood Assoc.
City, State, ZIP+4: 10515 Taurus Ct. NW, Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

December 30, 2011 CERTIFIED MAIL - 7005 1160 0001 1329 8105

Rachel Martinez
Tuscany Neighborhood Association
10527 Sorrento Dr. NW
Albuquerque, NM 87114

RE: McMahon Marketplace, Phase 2
(DRB Project No. 1005280)

Dear: Ms. Martinez:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Tuscany Neighborhood Association that a request for a Major Subdivision Improvements Agreement Extension approval is being submitted to the City of Albuquerque Development Review Board.

This request does not change the approved site in any way. It will allow for time to construct Phase 2 improvements in the public rights-of-way.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny L. Donart, PE
GLD/rtl
Attachment

7005 1160 0001 1329 8105

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.59	01/03/2012

HIGHLAND STA. ALBUQUERQUE USPS

Sent To: Rachel Martinez
Street, Apt. No.; or PO Box No.: Tuscany Neighborhood Assoc.
City, State, ZIP+4: 10527 Sorrento Dr. NW, Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from January 17, 2012 To February 1, 2012

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Ruth I. Lopez — 1/4/12

(Applicant or Agent) for Isaacson + Artman — (Date)

I issued 4 signs for this application, 1-4-12 (Date) — Kaye (Staff Member)

DRB PROJECT NUMBER: 1005280

Rev. 1/11/05

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project# 1005280
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, (TBKA - MCMAHON MARKET PLACE), zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

At the June 3, 2009 Development Review Board meeting, based on the approved Site Development Plan for Subdivision and with the signing of the infrastructure list date June 3, 2009 (originally signed August 1, 2007) the preliminary plat was approved. Application for final plat shall include a copy of the recorded subdivision Improvement Agreement (SIA) and the signed-off site plan for subdivision.

If you wish to appeal this decision, you must do so by June 18, 2009, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc. – 9384 Valley View Dr. NW – Albuquerque, NM 87114
Cc: JMD Partnership LTD – 2325 San Pedro NE Ste 2-A – Albuquerque, NM 87110
Marilyn Maldonado
File

Current DRC
Project No. 726782

ORIGINAL

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approv.
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11

DRB Project No. 1005280

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 18A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
			McMAHON MARKETPLACE PHASE 1						
			PUBLIC ROADWAY IMPROVEMENTS						
777283		30'-36' F-F (East Half)	Unser Half Street Improvments 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
777283		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 280' North of South PL	/	/	/
777283		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
777283		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
777283		12' Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
777283		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fireland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fireland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
			PUBLIC DRAINAGE IMPROVEMENTS						
777283		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
777283		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
McMAHON MARKETPLACE PHASE 1 CONTINUED									
PUBLIC SANITARY SEWER IMPROVEMENTS									
	777283	8" 500	800' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive	/	/	/
	777283	8" 115	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W	/	/	/
	777283	8" 1045	1,100' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
PUBLIC WATER IMPROVEMENTS									
	777283	8" 450	800' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site			/	/	/
McMAHON MARKETPLACE PHASE 2									
PUBLIC ROADWAY IMPROVEMENTS									
	777284	12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unser Blvd. (Start of Improvements)	705' End of Unser Blvd. (End of Improvements)	/	/	/
	777284	12' Face to Edge	Extend WB Left-Turn Lane at Fireland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fireland Drive	460' East of Fireland Drive	/	/	/
	777284		Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fireland Drive			/	/	/
	777284	35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
	777284	12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unser Blvd	Bandelier	275' South of Bandelier	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
	777284	45' 8"	130' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS – (water Improvements)									
	777284	8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site			/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Yolanda Moyer	3/10/10		3-10-10	Christina Sandoval	3/10/10
PREPARED BY. PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
SOHANNAN HUSTON, INC.			03/10/10		
FIRM		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Yolanda Moyer		Allan Porter	03/10/10	Bradley L. Bingham	3/10/10
SIGNATURE		THE WATER UTILITY AUTHORITY	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Isaacson & Arfman, P.A. Consulting Engineering Associates

Thomas O. Isaacson, PE & LS · Fred C. Arfman, PE · Åsa Nilsson-Weber, PE

December 30, 2011

CERTIFIED MAIL - 7005 1160 0001 1329 8075

Janelle Johnson
Tuscany Neighborhood Association
P.O. Box 6270
Albuquerque, NM 87197

RE: McMahon Marketplace, Phase 2
(DRB Project No. 1005280)

Dear: Ms. Johnson:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Tuscany Neighborhood Association that a request for a Major Subdivision Improvements Agreement Extension approval is being submitted to the City of Albuquerque Development Review Board.

This request does not change the approved site in any way. It will allow for time to construct Phase 2 improvements in the public rights-of-way.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genny L. Donart, PE
GLD/rtl
Attachment

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Total Postage & Fees	$ $5.59

0108 HIGH STA ALBUQUERQUE NM 87102 06 JAN 2012 Postmark Here USPS 01/03/2012

Sent To: Janelle Johnson
Street, Apt. No.; or PO Box No.: Tuscany Neighborhood Assoc.
P.O. Box 6270
City, State, ZIP+4: Albuquerque, NM 87197

PS Form 3800, June 2002 See Reverse for Instructions

Rusty Hugg

From: Cloud, Jack W. [jcloud@cabq.gov]
Sent: Wednesday, March 17, 2010 8:47 AM
To: Rusty Hugg
Subject: RE: McMahon/Unser CVS Plat submittal

the next deadline is Tuesday, March 23 at noon - if you don't have the confirmation letter by then, I'll talk to Kevin -
- Jack

From: Rusty Hugg [mailto:russhugg@survtek.com]
Sent: Wednesday, March 17, 2010 8:14 AM
To: Cloud, Jack W.
Subject: RE: McMahon/Unser CVS Plat submittal

Morning Jack

The client is wanting to get back on the agenda for Final Plat and I wanted to ask you if I can sumbit this (DRB 1005280) without the confirmation letter as mentioned by Kevin.

Thanks

Surv-Tek, Inc.

Rusty Hugg
9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
russhugg@survtek.com

From: Doug Peterson [mailto:Doug@petersonproperties.net]
Sent: Monday, March 15, 2010 4:41 PM
To: Rusty Hugg
Subject: FW: McMahon/Unser CVS Plat submittal

Russ, please see below; I'll get you the confirmation when I receive it so that you may submit for final plat.

Douglas Peterson
Peterson Properties, LLC
2325 San Pedro Dr Ne
Albuquerque, NM 87110
Office:505-884-3578
Fax: 505-884-6793
doug@petersonproperties.net

From: Curran, Kevin J. [mailto:kcurran@cabq.gov]
Sent: Monday, March 15, 2010 4:40 PM
To: Maier, Scott

Cc: Stein, Brandon; Doug Peterson; Dourte, Richard H.
Subject: RE: McMahon/Unser CVS Plat submittal

Scott,

Either myself or the City Engineer will send you a confirmation.

Kevin J. Curran
Assistant City Attorney
t 505-924-3995
f 505-924-3440
kcurran@cabq.gov
After all the jacks are in their boxes, and the clowns have all gone to bed, you can hear happiness staggering on down the street, footsteps dressed in red.... and the wind cries Mary. Jimi Hendrix (1967)

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL, EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW, AND PROTECTED BY THE ATTORNEY-CLIENT PRIVILEGE.

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From: Maier, Scott [mailto:smaier@agoc.com]
Sent: Monday, March 15, 2010 12:56 PM
To: Curran, Kevin J.
Cc: Stein, Brandon; doug@petersonproperties.net
Subject: McMahon/Unser CVS Plat submittal

Kevin,

When we spoke a couple weeks ago, you indicated that we have the green light to submit the Plat prior to SIA being completed. Is there something you can send to us so that if we get any push-back from the counter staff, we can make sure they accept the submittal. We hope to get the submittal in this week.

Thank you,
Scott Maier
Armstrong Development Properties, Inc.
1610 Wynkoop Street, Suite 120
Denver, CO 80202
Phone: 303-893-2901
Cell: 303-501-0520
Fax: 303-893-2906
smaier@agoc.com

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged

Rusty Hugg

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Monday, March 15, 2010 12:21 PM
To: Rusty Hugg
Subject: Project No. 1005280

The .dxf file for Project No. 1005280 (McMahon Marketplace) has been approved.

-I've been hearing rumblings that things are picking up, and the .dxf submittals have increased slightly the last couple of weeks, but WOW - 3 in one day?

Go get 'em!

-DZamora

ARMSTRONG DEVELOPMENT PROPERTIES, INC.

1500 N. Priest Drive
Suite 150E
Tempe, AZ 85281
www.armstrongdev.com

602.385.4100
602.385.4101 fax

September 24, 2010

Richard H. Dourte, PE
City of Albuquerque City Engineer
600 2nd St. NW
Albuquerque, NM 87103

RE: McMahon Marketplace / CVS Store #07319

Project No. 777283

Dear Richard:

Armstrong Development Properties Inc. acting on behalf of CVS/Pharmacy Inc hereby approves the execution, recording and filing of the Subdivision Improvement Agreement (SIA) executed by CVS on 8/24/10 and recording of the Final Plat of McMahon Marketplace approved at DRB on 3/31/10. CVS understands and agrees to construct the improvements detailed in the SIA. The city approved Subdivision Improvements Bond executed 8/30/10 shall act as the form of Financial Guaranty.

Thank you and please contact me with any questions.

Regards,

Chris Czyz, PE, LEED AP
Armstrong Development Properties, Inc
Tempe, AZ 85281
(480) 334-4054

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Dr. NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

LETTER OF TRANSMITTAL

DATE 3.31.10 JOB NO

RE DRB 1005280
MCMAHON MARKETPLACE

TO CITY PLANNING

FROM RUSS HUGG

ATTN: RICHARD DOURTE

VIA: ☐ Parcel Post ☐ First Class ☐ Air Mail ☐ Special Delivery ☐ Messenger
☐ Air Freight via ☐ RR Express ☐ Other

GENTLEMEN: WE ARE SENDING YOU ☐ Attached ☐ Under separate cover
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ Payrolls ☐

QUANT.	DATED	NO.	DESCRIPTION
1			SET ORIGINAL PLAT MYLARS
1			" MYLAR SEPIAS
1			DRB BLUE TRACKING SHEET
1			ASSESSORS UPC PRINTOUT

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit copies for approval
☐ For your use & information ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE 20 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO SIGNED

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Dr. NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

LETTER OF TRANSMITTAL

DATE 3.31.10 JOB NO

RE DRB 1005280
MCMAHON MARKETPLACE

TO CITY PLANNING

FROM RUSS HUGG

ATTN: RICHARD DOURTE

VIA: ☐ Parcel Post ☐ First Class ☐ Air Mail ☐ Special Delivery ☐ Messenger
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GENTLEMEN: WE ARE SENDING YOU ☐ Attached ☐ Under separate cover
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
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QUANT.	DATED	NO.	DESCRIPTION
1			SET ORIGINAL PLAT MYLARS
1			" MYLAR CEPIAS
1			DRB BLUE TRACKING SHEET
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☐ FOR BIDS DUE 20 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO SIGNED

ASSESSOR OFFICE USE ONLY:
JOB #: _____
QUAD: NW

BERNALILLO COUNTY
TREASURER'S CERTIFICATION

505

Page 1 of 1

NAME OF PLAT: **PLAT OF MCMAHON MARKETPLACE**
(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

ZONE ATLAS: **A-11**

NOTE: Taxes for any tax year are the responsibility of the owner of record on January 1 of that tax year. 7-38-7 and 7-38-47 NMSA 1978

This is to certify that taxes are current and paid through tax year _____ on property(s) identified within the boundaries of the above referenced plat and identified by the following uniform property code (UPC) numbers.

UPC #(s) provided by: **Valorie Longley** (Bernalillo County Assessor's Office) **6/17/09** (Date)

1-011-066-265310-104-02

1-011-066-399296-104-16

THIS IS TO CERTIFY THAT _____ TAXES ARE CURRENT AND PAID ON UPC'S LISTED ON THIS TAX CERTIFICATE.

_____

_____
PROPERTY OWNER OF RECORD

_____
BERNALILLO COUNTY TREASURER'S OFFICE _____
(Date)

In compliance with County Commission Ordinance 97-2, section 78-2 adopted March 1, 1997.

505-307-9838

Rusty Hugg

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Monday, March 15, 2010 12:21 PM
To: Rusty Hugg
Subject: Project No. 1005280

The .dxf file for Project No. 1005280 (McMahon Marketplace) has been approved.

-I've been hearing rumblings that things are picking up, and the .dxf submittals have increased slightly the last couple of weeks, but WOW - 3 in one day?

Go get 'em!

-DZamora

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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 (Form D)
- ___ Storm Drainage Cost Allocation Plan

Supplemental form

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

V

P

D

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: JMD PARTNERSHIP, LTD PHONE: 884-3578
ADDRESS: 2325 SAN PEDRO NE SUITE 2-A FAX: 884-6793
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners: MARK, JENNIE & ELSIE GONZALES

DESCRIPTION OF REQUEST: MAJOR FINAL PLAT APPROVAL

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. TRACT 16-A-1, PARADISE NORTH TRACT E-1-A-1, CRESTVIEW SUBD. Block: — Unit: —
Subdiv/Addn/TBKA: McMAHON MARKET PLACE
Existing Zoning: SU-1 C-1 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): A-11 UPC Code: 101106639929610416
101106626531010402

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005280

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 9 Total area of site (acres): 12.2230
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: UNSER BLVD NW
Between: McMAHON BLV NW and BANDELIER DR NW

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

SIGNATURE ___ DATE ___
(Print) RUSS HUGG 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
10 DRB - - 70092	FP		$ 0
	CMF		$ 20.00
			$
			$
			$
		Total	$ 20.00

Hearing date March 31, 2010

3-18-10
Planner signature / date

Project # 1005280

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Russ Huge
Applicant name (print)

Applicant signature / date

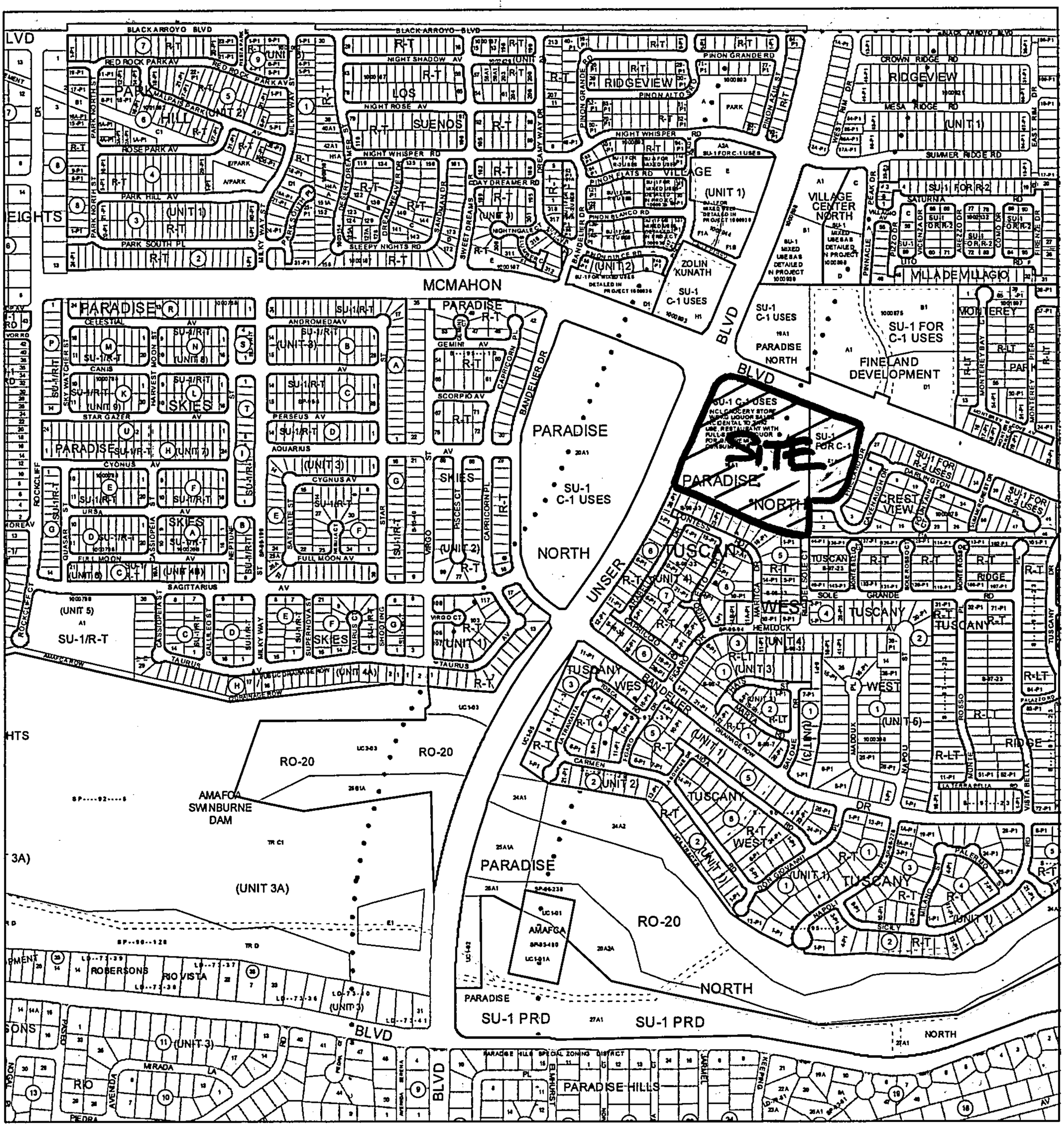
Form revised **October 2007**

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

Application case numbers
10DRB-_____-70092
_____-_____-_____
_____-_____-_____

3-18-10
Planner signature / date

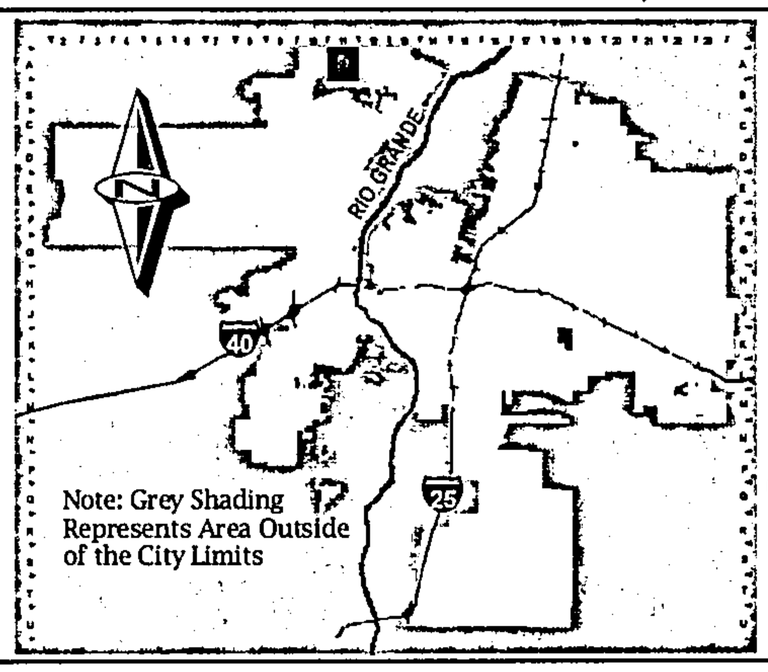
Project # 1005280



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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

A-11-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

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

March 17, 2010

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: DRB Project 1005280- Tract 16A-1, PARADISE NORTH and Tract E-1-A-1, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

Dear Mr. Cloud

The owners of the above captioned property, JMD Partnership, Ltd.; Mark, Jennie and Elsie Gonzales have arrived at an agreement with the Assistant City Attorney and City Engineer for the Subdivision Improvements Agreement in connection with this project and are hereby requesting to be placed on the DRB agenda for March 31st for final plat approval.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 3, 2009

Project# 1005280
09DRB-70170 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the referenced/ above action(s) for all or a portion of Tract(s) 16A-1, PARADISE NORTH, & TRACT E-1-A-1 CRESTVIEW SUBDIVISION, (TBKA - MCMAHON MARKET PLACE), zoned SU-1/ C-1 & addl. uses, located on the southeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 12.2230 acre(s). (A-11)

At the June 3, 2009 Development Review Board meeting, based on the approved Site Development Plan for Subdivision and with the signing of the infrastructure list date June 3, 2009 (originally signed August 1, 2007) the preliminary plat was approved. Application for final plat shall include a copy of the recorded subdivision Improvement Agreement (SIA) and the signed-off site plan for subdivision.

If you wish to appeal this decision, you must do so by June 18, 2009, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
> If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Surv-Tek Inc. – 9384 Valley View Dr. NW – Albuquerque, NM 87114
Cc: JMD Partnership LTD – 2325 San Pedro NE Ste 2-A – Albuquerque, NM 87110
Marilyn Maldonado
File

Doc# 2010003656
01/14/2010 03:03 PM Page: 1 of 28
AGRE R:$63.00 M. Toulouse Oliver, Bernalillo County

COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS AGREEMENT

This Covenants, Conditions, Restrictions and Cross-Easements Agreement ("**Agreement**") is made as of the 13th day of November, 2009, by and between Peterson Inv -McMahon, LLC, a New Mexico limited liability company ("**Peterson**"); JMD - McMahon, LLC, a New Mexico limited liability company ("**JMD**"); and Mark Gonzales, Jennie Gonzales, and Elsie Gonzales (collectively "**Gonzales**"). The foregoing shall hereinafter sometimes be collectively referred to as the "Parties" or individually as a "Party".

PREAMBLE

A. Whereas, Peterson is, or will become, the fee owner of that certain parcel of real property located at the southeast corner of Unser Blvd. and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 1**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-1" attached hereto and by this reference incorporated herein.

B. Whereas, JMD is the fee owner of that certain parcel of real property located at the southwest corner of Fineland Drive and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 2**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-2" attached hereto and by this reference incorporated herein.

C. Whereas, Gonzales is the fee owner of that certain parcel of real property located near the southeast corner of Unser Blvd. and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 3**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-3" attached hereto and by this reference incorporated herein.

D. Whereas, Parcels 1, 2, and 3 (collectively, the "**Property**") are located adjacent to each other at the southeast corner of Unser Blvd. and McMahon Blvd.

E. Whereas, the Parties desire to enter into this Agreement to place certain restrictions upon the Property, and to establish cross-easements within the common areas of each Parcel for the mutual benefit of each Parcel.

NOW THEREFORE, in consideration of the above premises and the mutual covenants and conditions herein contained, the Parties hereby grant and establish the following covenants, conditions, restrictions and cross-easements for the mutual benefit of Parcels 1, 2, and 3.

ARTICLE I
DEFINITIONS

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for all purposes of this Agreement have the meaning herein specified.

Section 1.01. Common Area. **"Common Area"** shall mean all of those areas on the Property which are not from time to time, and at any applicable time, occupied by buildings or planned (in accordance with the government-approved site plan) to be occupied by buildings (specifically excluding, however, drive-thru and loading/unloading areas located on Parcel 1). By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. Except for the Access Easements granted in Section 2.01 below, the Owner of each Parcel shall have the right to change that portion of the Common Area located on its Parcel at any time and from time to time, provided access as hereinafter granted is not adversely affected.

Section 1.02. Mortgage/Mortgagee. **"Mortgage"** shall mean a mortgage, deed of trust or other security device affecting all or any portion of or interest in the Property and which has been recorded in the real property records of Bernalillo County (hereinafter "Official Records") and **"Mortgagee"** shall mean and refer to the mortgagee, beneficiary or other holder of any of the foregoing instruments, provided the name and address of such mortgagee, beneficiary or other holder shall appear among the aforesaid Official Records.

Section 1.03. Owner. **"Owner"** shall mean any Person having any fee simple estate in any portion of the Property, excluding any Person who holds such interest as security for the payment of an obligation, but including any Mortgagee or other security holder in actual possession of any portion of the Property by foreclosure or otherwise, and any Person taking title from any such security holder.

Section 1.04. Person: **"Person"** shall mean artificial persons or legal entities (such as corporations, limited liability companies, partnerships, trusts, etc.) as well as natural persons.

Section 1.05. CVS. **"CVS"** shall mean an entity which owns or controls, is owned or controlled by, or under common ownership or control with CVS Caremark Corporation, a Delaware corporation, proposed occupant of Parcel 1.

ARTICLE II
EASEMENTS

Section 2.01. Ingress and Egress.

(A) Peterson hereby grants to and conveys for the benefit of Parcels 2 and 3, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 1 crosshatched and designated **"Common Access Driveways"** as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 1 as such Common Area may exist from time to time. The Common Access Driveways on Parcel 1 may be adjusted by the Owner thereof to be the same as the drive aisles on Parcel 1 consistent with a revised building layout on Parcel 1 as may be set forth by the Owner of Parcel 1.

(B) JMD hereby grants to and conveys for the benefit of Parcels 1, and 3, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 2 crosshatched and designated **"Common Access Driveways"** as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 2 as such Common Area may exist from time to time.

(C) Gonzales hereby grants to and conveys for the benefit of Parcels 1 and 2, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 3 crosshatched and designated **"Common Access Driveways"** as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 3 as such Common Area may exist from time to time.

(D) The easement rights created in this Section 2.01 are collectively referred to as **"Access Easements"**.

(E) No Owner of any Parcel shall construct or permit any barrier, fence, wall, building or any other structure of any kind which prevents or materially and adversely affects access over the Common Area and or the Common Access Driveways.

(F) Nothing contained herein shall be construed as a grant by Parcel 1 Owner of any vehicular parking rights in Parcel 1 for the benefit of any other Parcel or a grant by the Owners of Parcels 2 and 3 of any vehicular parking rights in Parcels 2 and 3 for the benefit of Parcel 1, and the Owner of Parcel 1 and the Owners of Parcels 2 and 3 shall at all times provide sufficient parking on its/their Parcel(s) or portion thereof to satisfy any and all governmental parking requirements applicable thereto. Additionally, no facility on any Parcel containing a vehicular drive-up or drive-thru in which the stopping or standing of motor vehicles in line at a location for drop off and or pickup is intended (as, for example, at a restaurant, car wash or bank) shall be designed, constructed, used or operated in any manner such that motor vehicles in line at such facility stop or stand onto any other Parcel or otherwise interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across any other Parcel.

(G) In the event the development of any Parcel precedes the development of any other Parcel(s), the Owner first commencing construction on its Parcel shall have the right to construct, erect and install, the Common Access Driveways (in whole or in part) located on the other Parcels as are approximately shown on Exhibit "C", together with any off- and/or on-site improvements on the Property that may be required in conjunction therewith by any governmental authority with jurisdiction ("Early Access Construction"). Early Access Construction shall be commenced and thereafter

completed, if at all: (i) in accordance with the government-approved site development plan for the Property; (ii) executed in a good and workmanlike manner using new materials and in accordance with all applicable codes and ordinances; (iii) so as to minimize any interference with any construction activities occurring on the other Parcels; and (iv) only after providing twenty (20) days prior written notice together with a complete set of plans to each of the other Owners.

(H) Such Common Access Driveways shall be constructed to the extent deemed necessary by the Owner first commencing construction on its Parcel in its sole discretion. Thereafter, the Owners of each of the other Parcels, concurrent with the development of their respective Parcels, shall complete construction of all those portions of the Common Access Driveways as exist on their respective Parcel, and which were not previously constructed by the Owner first commencing construction on its Parcel. Grades shall be required to match existing Common Access Driveways grades at the boundary of any other Parcel. During the development of any Parcel the existing Common Access Driveways shall at all times remain open, except that during the construction of improvements on Parcel 3, the Owner of such Parcel(s) shall have the right to close, to the extent and for the period reasonably necessary due to construction activities, that particular portion of Common Access Driveway which fronts, is parallel to, and is closest to Unser Blvd. (provided that, if construction of the building on Parcel 1 has begun, the portion of the Common Access Driveways immediately east of and parallet to such temporarily closed portion must be constructed prior to such temporary closing). Notwithstanding anything to the contrary herein, in no event shall such closure extend for a period in excess of six (6) months.

(I) After construction, the Owner of each Parcel, its successors, assigns, lessees or occupants, shall maintain those portions of the Common Access Driveways as exist on its Parcel, each at their sole cost and expense, in good condition and repair, clean and free of all rubbish and obstructions. Notwithstanding anything to the contrary contained herein, the improvements constructed by the Owners of each Parcel may differ from those shown on the attached Exhibit "C" except the Common Access Driveways (other than the adjustment permitted for Parcel 1 as set forth in Section 2.01(A), provided they comply with all applicable governmental approvals and

requirements). Notwithstanding anything to the contrary contained herein, the Common Access Driveways shall be increased or decreased in length, as necessary, to directly connect with the median and/or curb cuts along Unser Blvd. and McMahon Blvd., and to directly connect with Fineland Drive. In the event it is requested by a governmental entity with appropriate authority or by a utility company in order to accommodate the development of an Owner's Parcel, the other Owner(s) shall, in good faith, execute such documentation as is reasonably necessary to allow easements to be granted to such authority or utility company for underground improvements in the Common Access Driveways, but only if the purpose of such easement could not be accomplished by using the ten (10) foot wide public utility easement existing on the Property by way of plat. In the event of blockage or material impairment of the easement rights over the Access Easements by an Owner, its agents, employees, or tenants, any Owner may cure same; in the even to the unauthorized parking of vehicles on Parcel 1 (by any other Owner, its employees, agents or tenants), the Owner of Parcel 1 may cure the same.

Section 2.02. Utilities. (A) The Parties hereby jointly establish, grant and convey for the benefit of the entire Property, each Owner thereof, its successors, assigns and lessees, a perpetual, non-exclusive, reciprocal underground easement across the Common Area of each Parcel (as may exist from time to time), for the purpose of installing, maintaining, operating, repairing, replacing and renewing any and all utility lines and related facilities, including without limitation, electricity, water, gas, sewer, telephone, cable television and storm drains ("**Utilities**"), but only if the purpose of such easement could not be accomplished by using public utility easements existing on the Property. To the extent required by any applicable utility provider, each Owner, its successors, assigns and lessees, does hereby warrant and covenant that it will, within ten (10) business days of receiving a written request therefore together with all documents necessary for proper review, including legal description and drawings, execute, at no cost to such executing Owner, a commercially reasonable agreement or easement necessary to provide utility service to all or any portion of the Property, provided any such easement shall only be located within the Common Area of each Parcel (as may exist from time to time), and provided the form and location of any such easement shall be reasonably acceptable to the Owner of the burdened Parcel.

(B) Unless otherwise required by a utility provider, all Utilities shall be installed and maintained below the ground level or surface of the Parcel (except for such parts thereof that cannot and are not intended to be placed below the surface, such as transformers and control panels) and shall be placed within easements granted as a part of the development plan or within easements granted by the Owner of the burdened Parcel. No such Utilities shall be located within any existing or reasonably planned building footprint, or encroach upon any existing or reasonably planned permanent improvements located on the Property from time to time, and all such easements, shall (if practical) be located along perimeters or boundary lines of the Property, but in any event shall be situated so as to minimize damage, diminution in value or other negative impacts upon the burdened Parcel or Common Areas.

(C) If a utility installed shall serve only the party installing the same, it shall be the responsibility of that party to maintain that utility to the extent not maintained by the utility provider, wherever located on the Property.

(D) The utility easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner(s) at least twenty (20) days prior written notice together with a drawing of any proposed installation or relocation of any Utilities; (ii) cause such use of its utility easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner(s), their tenants, and the customers and invitees of each of them; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such property or Common Area, and (iv) cause, at its expense, any damage to any other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement.

(E) Each such Owner shall be liable to such other Owners and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such other Owners and tenants and hold such other Owners and tenants free, clear and harmless from any and all claims, actions, demands, causes of action, costs and expenses

whatsoever (including attorneys fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a utility easement upon such other Owner's property or Common Area. Except as set forth hereinabove relating to utilities serving a single party, the Owner of each Parcel shall maintain, each at its sole cost and expense, in good condition and repair, those portions of the Utilities as exist on its respective Parcel.

(F) Without limiting the provisions of this Section 2.02, the initial conceptual utility plan is attached hereto as Exhibit "D" and may be adjusted from time to time as needed to accommodate the requests of governmental authority, utility providers, or the Owners in accordance with this Agreement.

Section 2.03. Drainage. (A) The Parties hereby jointly establish, grant and convey for the benefit of the entire Property, each Owner thereof, its successors, assigns and lessees, a perpetual, non-exclusive, reciprocal drainage easement over, upon, under and across the Common Area of each Parcel for the benefit of each other Parcel, for the purposes of drainage of storm and surface water. The Parties also hereby agree to establish, grant and convey non-exclusive and perpetual easements to each other to install, maintain, operate, repair and replace storm water collection, retention, detention and distribution lines, conduits, pipes and other drainage apparatus (the "**Drainage Facilities**") under and across the Common Area of each Parcel.

(B) The drainage easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner(s) at least twenty (20) days prior written notice together with a drawing of any proposed installation or relocation of any Drainage Facilities; (ii) cause such use of its drainage easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner(s), their tenants, and the customers and invitees of each of them; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such property or Common Area, and (iv) cause, at its expense, any damage to any other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement.

(C) Each such Owner shall be liable to such other Owners and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such other Owners and tenants and hold such other Owners and tenants free, clear and harmless from any and all claims, actions, demands, causes of action, costs and expenses whatsoever (including attorneys fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a drainage easement upon such other Owner's property or Common Area.

(D) Once constructed, (i) the Drainage Facilities shall not be modified, altered or otherwise changed, without the prior written consent of all Owners; and (ii) each Owner shall operate and maintain, or cause to be operated and maintained, in good order, condition and repair, the Drainage Facilities located upon its Parcel and make any and all repairs and replacements that may from time to time be required with respect thereto.

(E) Without limiting the provisions of this Section 2.03, the initial conceptual drainage plan is attached hereto as Exhibit "E" and may be adjusted from time to time as needed to accommodate the requests of governmental authority, utility providers, or the Owners in accordance with this Agreement.

ARTICLE III
RESTRICTIONS

Section 3.01. Drugstore Exclusive. No portion of Parcel 2 or 3 shall be used for any of the following (which shall collectively be referred to hereinafter as the "**Drugstore Exclusive**"):

1. the sale of packaged beer, wine and alcoholic beverages for off premises consumption;
2. a prescription pharmacy or the sale of items requiring dispensing by or through a registered or licensed pharmacist, whether such dispensing is in connection with the operation of a mail order facility;
3. the operation of a business in which greeting cards or gift wrap are offered for sale (except that the incidental sale of said items in an

area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcels 2 and 3 shall be permitted and this restriction shall not apply to a Hastings, Barnes & Noble, or Best Buy store);

4. the operation of a business in which photofinishing services (including digital photographic processing or printing, or the sale of any other imaging services, processes or goods) or photographic film are offered for sale (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S. F.] of floor area per individual business on Parcel 2 and 3 shall be permitted and except further that a shop with the primary use of a photography studio or providing copying services such as Fed Ex/Kinko's or Minuteman Press shall be permitted provided such operator does not contain a photo lab and does not have an area for digital photoprocessing directly by consumers;

5. a vitamin store (except that the incidental sale of vitamins in an area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcel 2 and 3 shall be permitted;

6. the sale of so-called health and beauty aids or drug sundries (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S.F.] of floor area within a business on Parcel 2 or 3 shall be permitted, and

7. any one of the following so-called dollars stores: Family Dollar Store, Fred's, Dollar Tree, Variety Wholesale, Dollar General, $.99 Only, Deals, Big Lots or Dollar Bills.

Notwithstanding the foregoing, in the event CVS does not operate a pharmacy on the Parcel 1 or otherwise offer for sale on the Parcel 1 pharmaceutical products requiring the services of a registered pharmacist for a period of thirty six (36) consecutive months, other than any period of closure due to reasonable periods for

remodeling, repairs, alterations or due to fire, casualty, catastrophe or condemnation, then the Drugstore Exclusive granted to CVS shall cease and be of no further force and effect.

ARTICLE IV
GENERAL

Section 4.01. Notices. All notices required to be given pursuant to the provisions of this Agreement shall be in writing and delivered in accordance with the following accepted forms of delivery: (a) hand delivery with a signature and date to verify receipt; (b) via Federal Express (or similar overnight carrier) for priority overnight delivery; (c) via United States Postal Service postage prepaid, by Certified or Registered Mail, return receipt requested; or (d) via facsimile (together with a copy sent by regular United States mail) to:

If to Peterson: Peterson INV – McMahon, LLC
c/o Peterson Properties Real Estate Services, Inc.
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
PH: 505.884.3578
FAX: 505.884.6793

If to JMD: JMD – McMahon, LLC
c/o Peterson Properties Real Estate Services, Inc.
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
PH: 505.884.3578
FAX: 505.884.6793

If to Gonzales: Mark, Jennie, & Elsie Gonzales
1100 Juan Tabo Blvd. NE
Albuquerque, NM 87112

If to CVS: CVS Caremark Corporation
One CVS Drive
Woonsocket, RI 02895
Attn: Property Administration Department, Store No. _____.

If to any other Owner or occupant:	To such address as such Owner or occupant shall designate in writing to the other Parties, or to the Owner's or occupant's address in the Property, if no other address is designated;

or to such address as is thereafter provided by the parties hereto. If written notice is hand delivered it shall be deemed received upon delivery. If written notice is sent via Federal Express, it shall be deemed received the next business day following the date of sending. If written notice is mailed via United States Certified or Registered Mail, it shall be deemed received upon the earlier of actual receipt or on the third business day following the date of mailing. If written notice is sent via facsimile, it shall be deemed received upon transmission provided successful transmission has been confirmed by a printed confirmation sheet. In addition, all notices sent by facsimile shall also be mailed via regular United States Mail.

Section 4.02. Maintenance. Each Owner shall at all times maintain its portion of the Property and all improvements thereon in a safe, clean, neat, attractive and sanitary condition as appropriate for a first class commercial property, and in all respects in compliance with all governmental zoning, health, fire and police requirements. By way of illustration and not limitation, such maintenance shall include (i) maintaining the surfaces of all driveways and parking areas of its portion of the Property in a level, smooth and evenly covered condition with asphalt pavement or similarly appropriate surfacing material; (ii) planting, weeding, irrigating, pruning and otherwise maintaining landscaping on all of its portions of the Property (including any landscaping within the adjacent public right-of-way, to the extent the same is not maintained by the city or another governmental entity) which are not covered by a structure or paving; (iii) repainting, cleaning and repairing the exterior of all buildings and other improvements on a regular basis; (iv) removing all trash, refuse, papers and debris; (v) placing and keeping in repair and replacing as necessary directional signs, markers, lines and striping; and (vi) operating, keeping in repair and replacing as necessary such artificial lighting facilities as shall be reasonably required for the safe and attractive condition of its portion of the Property.

DH

Section 4.03. Taxes. As to any portion of the Property, it is intended that all real estate taxes and assessments by public authority relating to said land and improvements thereon or the ownership thereof, shall be paid prior to delinquency by the respective Owner thereof.

Section 4.04. Default. This Agreement shall create privity of contract and estate with and among all grantees of all or any part of the Property and their respective heirs, executors, administrators, successors and assigns. In the event of a breach, or attempted or threatened breach by any Owner of any part of the Property, in any of the terms, covenants, and conditions hereof, any one or all such other Owners of any part of the Property shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach. In addition to all other remedies available at law or in equity, upon the failure of a defaulting party to cure a breach of this Agreement within thirty (30) days following written notice thereof by another party (unless, with respect to any such breach the nature of which cannot reasonably be cured within such thirty (30) day period, the defaulting party commences such cure within such thirty (30) day period and thereafter diligently pursues such cure to completion) the non-defaulting party or parties shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting party and be reimbursed by such defaulting party, upon demand, for the reasonable costs incurred in the course of curing such default together with interest thereon at the prime rate for Wells Fargo Bank (or any successor institution) plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). The remedies permitted at law or equity of any one or all such Owners specified herein shall be cumulative as to each and as to all.

Section 4.05. Insurance. Each Owner shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than $2,000,000.00 with respect to all personal injuries suffered in an accident, and $500,000.00 with respect to property damage, unless otherwise agreed to in writing by the then record Owners. Upon request, annually each Owner shall provide the other Owner(s) with a certificate of insurance, evidencing the existence of a valid policy of insurance in conformity with the above specifications.

DH

Section 4.06. Covenants Running With The Land. The easements and covenants established by this Agreement shall run in perpetuity and are intended to be and shall be construed as covenants running with the land, binding upon, and inuring to the benefit of and enforceable by the Parties and all subsequent Owners of the Property or any part thereof, provided however, that nothing contained herein shall be construed as a grant for the benefit of any other Owner of any right or easement in any part of its property for parking purposes. If during the existence of this Agreement, an Owner of all or any part of the Property shall sell or transfer or otherwise terminate its interest as Owner, then from and after the effective date of such sale, transfer, or termination of interest, such party shall be released and discharged from any and all obligations, responsibilities and liabilities under this Agreement as to the parts sold or transferred provided that the transferee assumes all of said obligations, responsibilities and liabilities, except those obligations, responsibilities and liabilities (if any) which have already accrued as of such date, and any such transferee by the acceptance of the transfer of such interest shall thereupon become subject to the covenants contained herein to the same extent as if such transferee were originally a party hereto. The covenants and easements established hereby are not intended and shall not be construed as a dedication of such rights in the Property for public use, and this Agreement shall not be deemed to vest any rights in any customers, invitees or the public at large, but are solely for the benefit of the Owners of the Property and their lessees, customers and invitees to the extent heretofore established.

Section 4.07. Attorneys Fees. In the event any Owner (or CVS as the case may be) is required to enforce the provisions hereof through judicial proceedings, the prevailing party shall be entitled to reasonable attorneys fees and court costs from the non-prevailing party.

Section 4.08. Estoppel Certificates. Any Owner of any Parcel shall execute and deliver to any other Owner or its Mortgagee within fifteen (15) days from receipt of such other Owner's request from time to time, an estoppel certificate, in a form reasonably acceptable to the Owner to whom such request is made, which certificate shall include information as to any modification of this Agreement and to the best knowledge of the

Owner to whom such request is made, whether or not the requesting Owner is in Default of this Agreement.

Section 4.09. Effective Date. The covenants, conditions, restrictions and cross-easements contained herein shall be effective commencing on the date of recordation of this Agreement in the Official Records and may be modified, amended or canceled by recordation in the Official Records of a writing executed by all of the fee Owners of the land area of the Property (less any area dedicated for right of way, etc) at the time of such modification, amendment or cancellation.

Section 4.10. Severability. Each provision of this Agreement and the application thereof to each Parcel are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement.

Section 4.11. Waiver. No waiver of any default of any obligation by any Owner of all or any part of the Property shall be implied from any omission by the other Owner or Owners to take any action with respect to such default.

Section 4.12. Relationship of the Owners. Nothing in this Agreement shall be deemed or construed by any Party or by any third person to confirm, create or imply the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the Parties.

Section 4.13. Jurisdiction. The laws of the State of New Mexico shall govern the interpretation, validity, performance and enforcement of this Agreement.

Section 4.14. Subdivision. Nothing contained herein shall be construed as limiting the right of the Owner of any Parcel to subdivide and or sell all or any portion of its Parcel to any third party, so long as such third party assumes the rights and obligations established hereunder (such assumption need not be express and shall, in the least, be in accordance with Article V below).

Section 4.15. Legal Descriptions. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the Owners of each Parcel or any portion thereof, shall agree to promptly cause such legal description to be prepared and made a part hereof.

Section 4.16. Liens. All persons doing work for or furnishing labor or materials to any Parcel on the order of or on behalf of such Parcel's Owner shall look solely to that Party for payment. Other than as may be set forth specifically to the contrary below, the interests of each Party shall not be subject to liens for improvements made by any other Party as allowed under this Agreement. If any mechanic's and/or other liens, or order for the payment of money, shall be filed against any Parcel as a result of work performed by or on behalf of any other Owner, the Owner performing or causing such work shall cause the same to be canceled and discharged of record, by bond or otherwise, and shall also defend on behalf of the burdened Owner, any action, suit or proceeding which may be brought for the enforcement of such lien, liens or orders, and said Owner will pay any damage and satisfactorily discharge any judgment entered, and save harmless the burdened Owner from any associated claims, attorney's fees or damages. Notwithstanding anything to the contrary herein, in the event the Owner of any Parcel shall construct all or any portion of the Common Access Driveways located on the Property, the provisions of this Section 4.16 shall not be applicable with respect to the reimbursement obligations of the Owners benefited as set forth in Section 2.01(H).

Section 4.17. Legally Platted Parcels. The Parties acknowledge and agree that at such time as the Property is legally subdivided by the recording of a plat, the legal descriptions attached hereto shall be substituted and replaced with new legal descriptions created by and specifically referencing such recorded plat.

Section 4.18. Non-Disturbance. JMD represents that, as of the execution of this Agreement, there is no Mortgage against Parcel 2.

ARTICLE V
GRANTEE'S COVENANT

Each grantee, tenant or other person in interest, accepting either a deed or any other interest in any Parcel, whether or not the same incorporates or refers to this Agreement, covenants for himself, his heirs, successors and assigns to observe, perform and be bound by this Agreement and to incorporate this Agreement by reference in any deed or other document of conveyance of all or any portion of its interest in any real property subject hereto.

EXECUTED as of the date first above written.

Peterson Inv -McMahon, LLC

By: Peterson Properties Investments, LLC, Managing Member
By: James A. Peterson and Mary B. Peterson Revocable Trust (created 8/18/1998), Managing Member

By: _____
James A. Peterson, Trustee

JMD – McMahon, LLC, a New Mexico limited liability company
By JMD Partnership limited liability co., a New Mexico limited liability company

By: _____
Douglas H. Peterson, Managing Member

By: _____
Mark Gonzales

By: _____
Jennie Gonzales

By: _____
Elsie Gonzales

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO) Doug Peterson as Attorney in Fact for James A. Peterson

This instrument was acknowledged before me this 13th day of November, 2009 by ~~James A. Peterson, Tr~~ustee of the James A. Peterson and Mary B. Peterson Revocable Trust (dated 8/18/1998), Managing Member of Peterson Properties Investments, LLC, Managing Member of Peterson Inv -McMahon LLC, on behalf of said limited liability company.

Nicole T. Schnopp
NOTARY PUBLIC
My Commission Expires: 1-28-2013

OFFICIAL SEAL
Nicole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-28-2013

STATE OF New Mexico)
) SS
COUNTY OF Bernalillo)

This instrument was acknowledged before me this 13th day of November, 2009, by Douglas H. Peterson, Managing Member JMD Partnership limited liability Co., Managing Member of of JMD – McMahon, LLC, on behalf of said limited liability company.

Nicole T. Schnopp
NOTARY PUBLIC
My Commission Expires: 1-28-2013

OFFICIAL SEAL
Nicole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1-28-2013

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 24TH day of November, 2009, by Mark Gonzales.

NOTARY PUBLIC
My Commission Expires:

STATE OF New Mexico)
) SS
COUNTY OF Bernalillo)

This instrument was acknowledged before me this 7th day of January, ~~2009~~ 2010, by Jennie Gonzales.

NOTARY PUBLIC
My Commission Expires:

OFFICIAL SEAL
Stephen P. Eaton
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 7/16/2012

STATE OF NEW MEXICO)

DHP 03/17/09

SEC UNSER/MCMAHON
ALBUQUERQUE, NM

COUNTY OF Bernalillo) SS

This instrument was acknowledged before me this 24th day of November, 2009, by Elsie Gonzales.

NOTARY PUBLIC
My Commission Expires:

CONSENT AND SUBORDINATION

The undersigned is currently the lienholder of the beneficiary of a certain Deed of Trust filed against Parcel 3 on _____, at Document No. _____ ("Deed of Trust"). The undersigned hereby expressly consents to, and subordinates the Deed of Trust and beneficial interest thereunder to the foregoing Agreement.

_____
a _____

By: _____
Its: _____

STATE OF _____

_____, ss.

On this _____ day of _____, _____, before me, the undersigned notary public, personally appeared_____, proved to me through satisfactory evidence of identification which was: [ ] personally known to me to have the identity claimed; or [ ] examination of _____ driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as _____and authorized signatory of_____–.

_____ (official signature and seal of notary)
My Commission Expires:_____

Exhibit A"

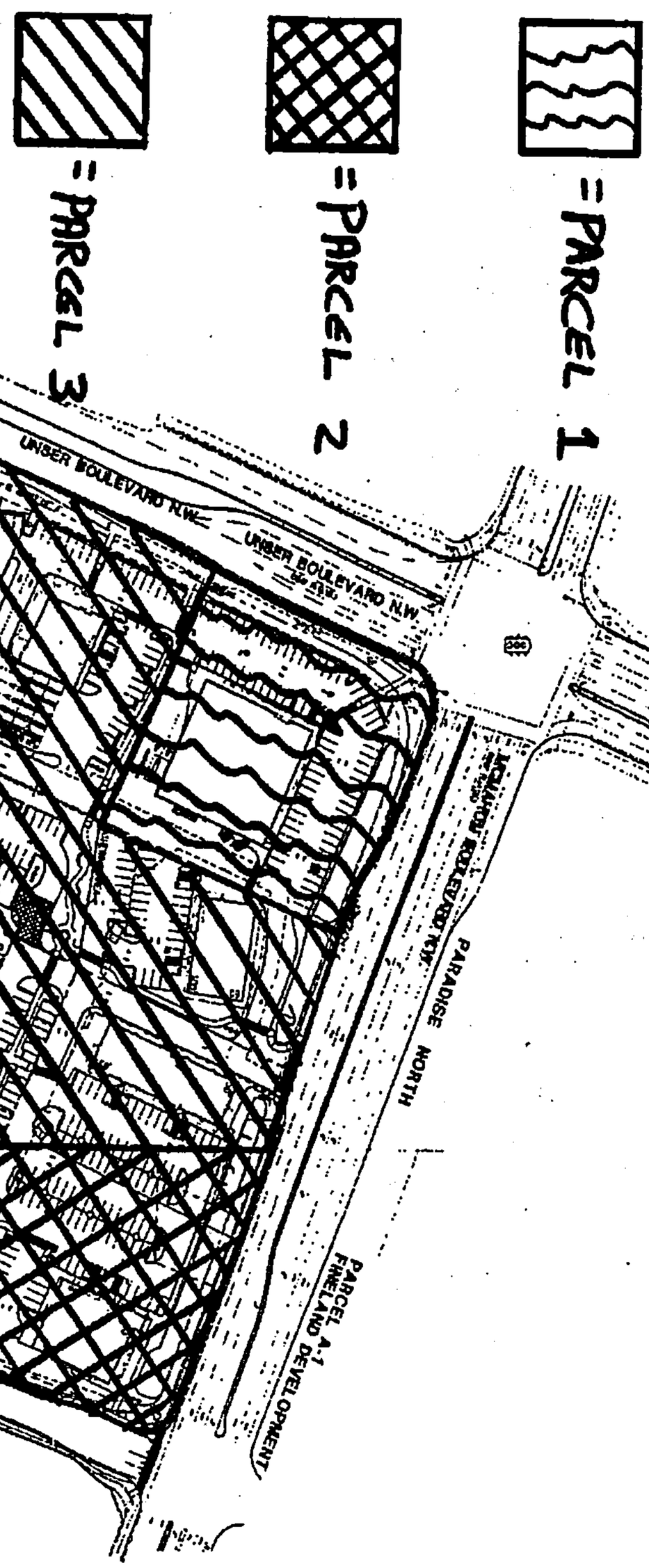

= PARCEL 3
= PARCEL 2
= PARCEL 1
UNSER BOULEVARD N.W.
UNSER BOULEVARD N.W.
PARADISE NORTH
PARCEL A-1
FINELAND DEVELOPMENT
NOT A PART
NOT A PART
SITE PLAN FOR BUILDING PERMIT

EXHIBIT "B-1"

PARCEL 1 LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being and comprising a Northwesterly portion of Tract 16A-1, as the same is shown and designated on the plat entitled "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, a point on the Southerly right of way line of McMahon Boulevard N.W. and a point on the Northerly line of said Tract 16A-1 whence the Northeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 9750" found in place) bears S 69° 22' 14' E, 233.99 feet distant; Thence,

S 24° 02' 19" W ,	284.94 feet to the Southeast corner of the parcel herein described; Thence,
N 65° 57' 41" W ,	267.16 feet to a point on the Easterly right of way line of Unser Boulevard N.W. and the Southwest corner of the parcel herein described; Thence Northeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:
N 24° 02' 19" E ,	163.42 feet to a point of curvature; Thence,
Northeasterly ,	60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears N 33° 43' 00" E, 60.52 feet) to a point of compound curvature; Thence,
Northeasterly ,	54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47° 53' 03" and a chord which bears N 67° 09' 36" E, 52.76 feet) to a point of compound curvature; Thence,

Northeasterly ,	60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears S 79° 02' 55" E, 60.52 feet) to a point of tangency on said Southerly right of way line of McMahon Boulevard N.W.; Thence,
S 69° 22' 14" E ,	162.26 feet along said Southerly right of way line of McMahon Boulevard N.W. to the Northeast corner and point of beginning of the parcel herein described.

EXHIBIT "B-2"

PARCEL 2 LEGAL DESCRIPTION

Tract E-1-A-1 Crestview Subdivision (Being a replat of Tract E-1-A, Crestview Subdivision) within The Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on 8/25/08 as document #2008095504 Plat Book 2008C, p: 0192.

EXHIBIT "B-3"

PARCEL 3 LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being and comprising Tract 16A-1, as the same is shown and designated on the plat entitled "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182;

LESS AND EXCEPTING THEREFROM PARCEL 1 AS DESCRIBED IN EXHIBIT "B-1"

Exhibit "C"

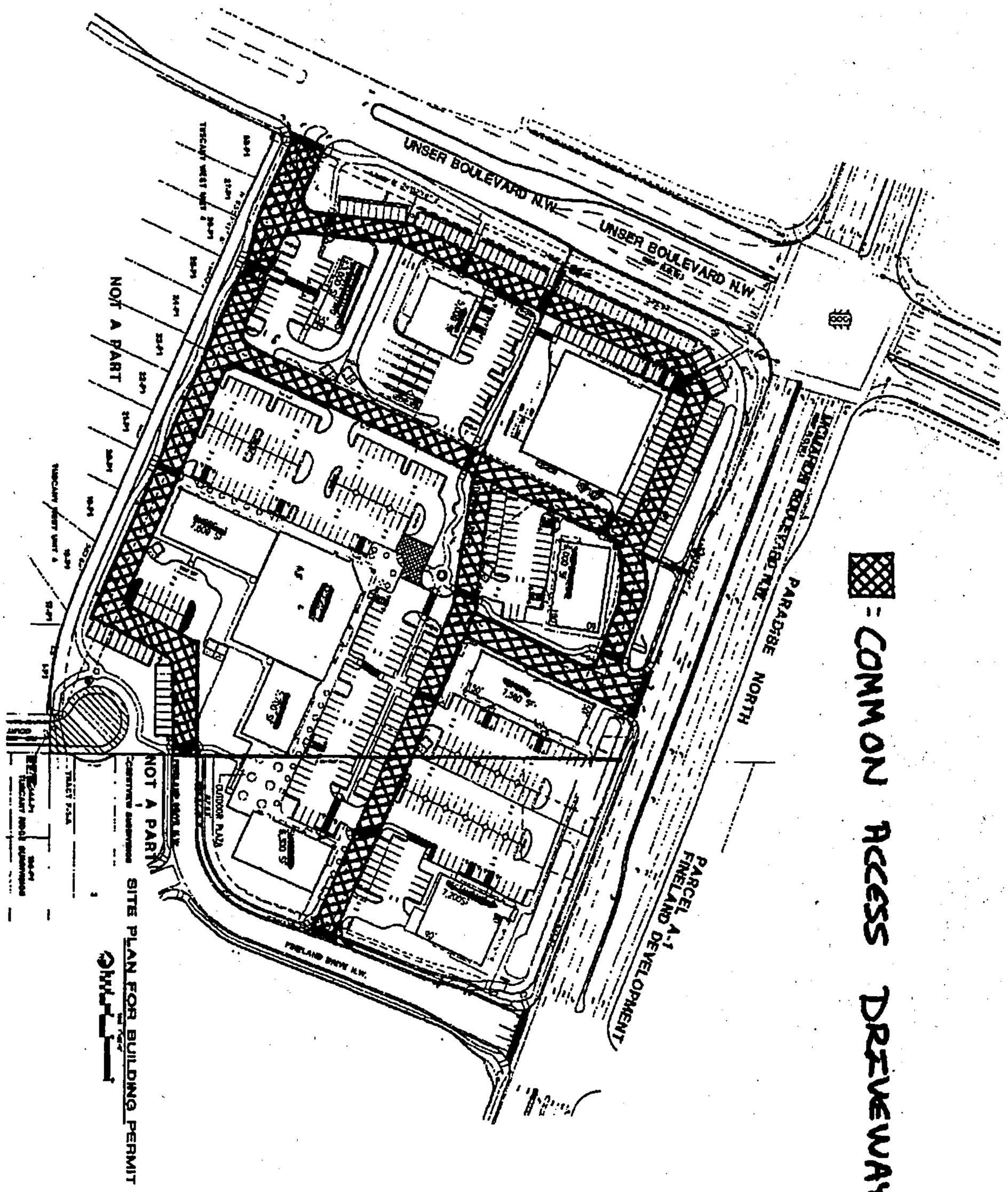
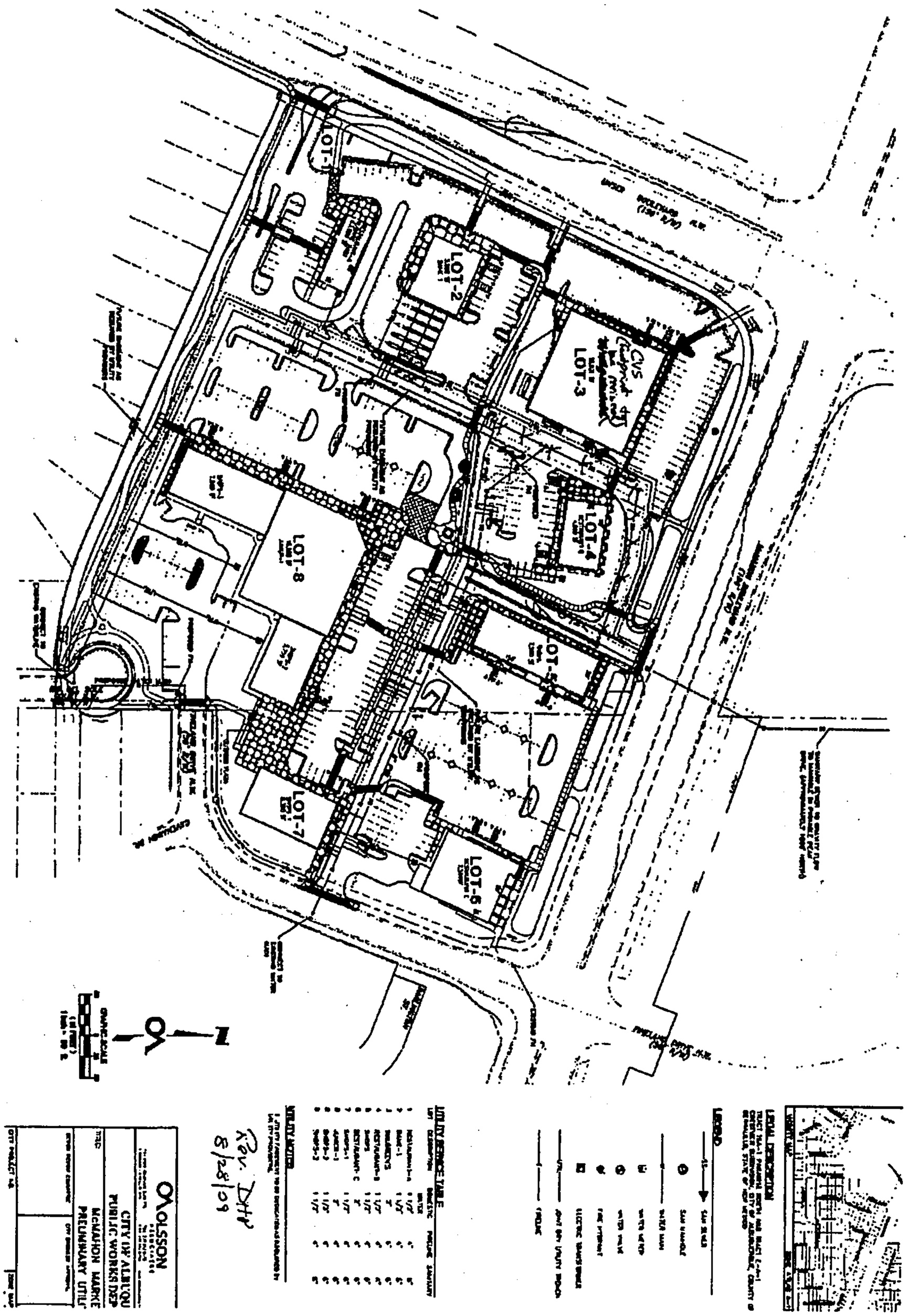

UNSER BOULEVARD N.W.
UNSER BOULEVARD N.W.
NOT A PART
NOT A PART
PARADISE
NORTH
PARCEL A-1
FINELAND DEVELOPMENT
FINELAND DRIVE N.W.
SITE PLAN FOR BUILDING PERMIT
= COMMON ACCESS DRIVEWAYS

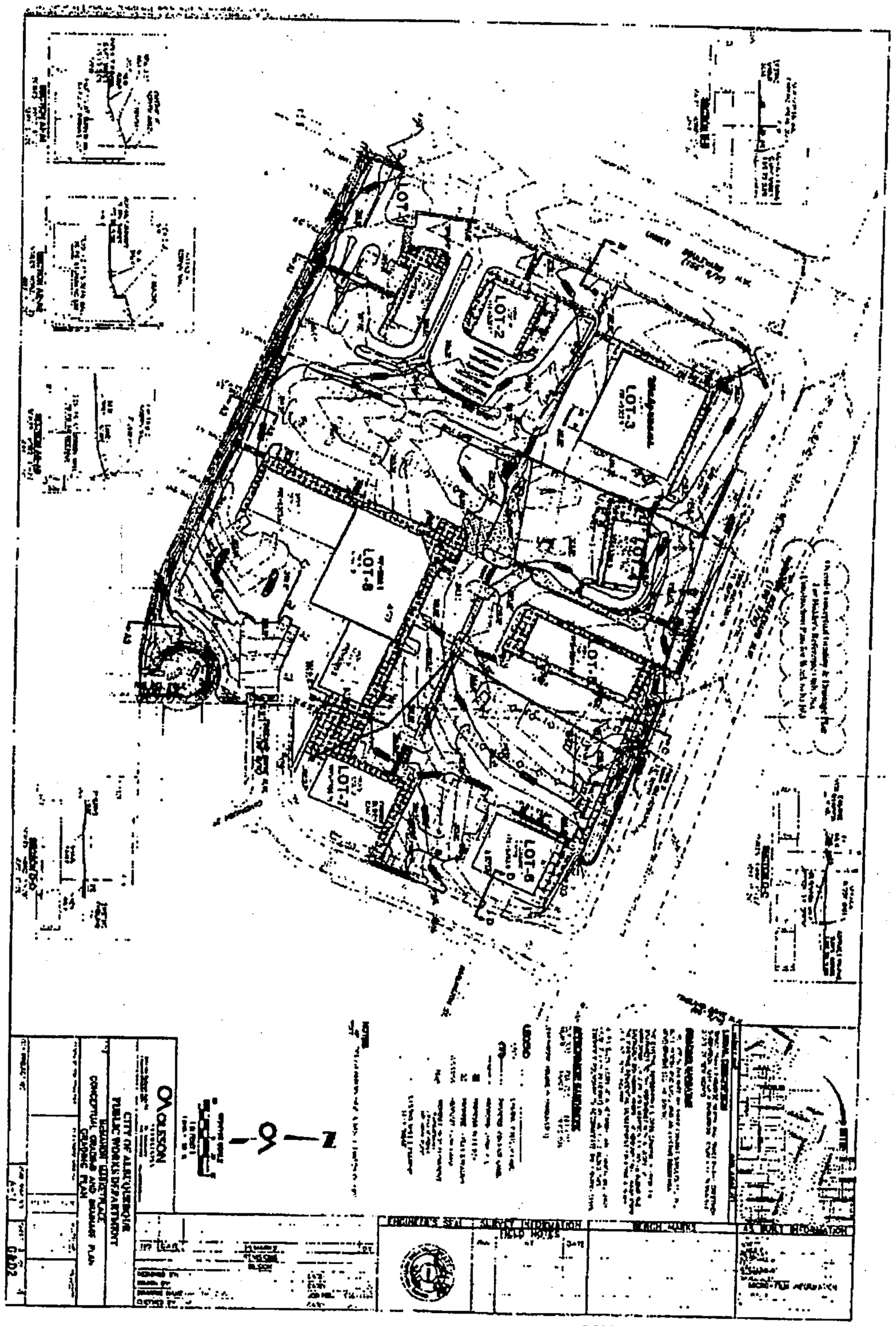
Exhibit "D"



DHP 03/17/09

SEC UNSER/MCMAHON
ALBUQUERQUE, NM

Exhibit "E"



07/27/07 PRELIM BID SET

Current DRC
Project Number: 726782

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 0-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: ~~8/1/07~~ 06/03/09
Date Site Plan Approved: NA
Date Preliminary Plat Approved: ~~8/1/07~~ 06/03/09
Date Preliminary Plat Expires: ~~8/1/08~~
DRB Project No.: 1005280. 06/03/10
DRB Application No.: 07-700117
Universal Project No.: ~~[illegible]~~
△1 10/23/07

McMahon Marketplace

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

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 -12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail (PHASE 1) △1	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G (PHASE 1) △1	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane (PHASE 1) △1	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G (PHASE 1) △1	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk (PHASE 1) △1	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G (PHASE 2) △1	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland to 325' with new Transition, Median C&G (PHASE 2) △1	McMahon Blvd.	110' East of Fineland	460' East of Fineland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Fineland to 200' with new Transition, Standard C&G, Sidewalk (PHASE 1) △1	Fineland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Fineland to 50' with new Transition, Standard C&G (PHASE 1) △1	Fineland Drive	McMahon	150' South of McMahon	/	/	/
		A	"A" DROP INLET (PHASE 1) △1 UNSER & McMAHON.				/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS Cont.							
			Traffic Signal, 3 legs with provision for 4th (PHASE 2) △1	McMahon/Fineland			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G (PHASE 2) △1	Rio Del Sol Court			/	/	/
		12' Face to Edge	150' NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required (PHASE 2) △1	Unser Blvd.	Bandelier	275' South of Bandelier	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole (PHASE 1) △1	McMahon Blvd.	Pond A	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's (PHASE 1) △1	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon (PHASE 1) △1	McMahon	S. ROW	N. ROW	/	/	/
		8"	△1 ~~1,230'~~ 1,100 Sanitary Sewer Main w/ MH's and Services (PHASE 1) △1	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	△1 ~~1600'~~ 860 Water Main w/ Appertances, Services, Meters, Fire Line Stub's (PHASE 1) △1	Onsite			/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	130' SANITARY SEWER MAIN w/MHs & SERVICES (PHASE 2) △1	ON-SITE			/	/	/
		PUBLIC WATER IMPROVEMENTS							
		8"	740' WATER MAIN w/ APPERTANCES, SERVICES, METERS, FIRE LINE STUBS (PHASE 2) △1	ON-SITE			/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

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

NOTES

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

Street lights per City requirements.

1 SIGNAGE PER DRC

2

3

06-03-09

AGENT / OWNER

Russ Hugg Suev-Tek

~~Wyatt E Page~~ ~~Stephen Lunsford~~

NAME (print)

Olsson Associates ~~Copper Painted Mesa Assoc~~

FIRM

Wyatt E Page 7/17/07 ~~8/1/07~~

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 8/1/07

PARKS & RECREATION - date Christina Sandoval 8/1/07 Def 6-3-09

TRANSPORTATION DEVELOPMENT - date 06-03-09 8-1-07

AMAFCA - date

UTILITY DEVELOPMENT - date N/A 6/3/09

NMUI - date 7-17-07 N/A 6/3/09

CITY ENGINEER - date Bradley L. Bjorkman 8/1/07 Bradley L. Bjorkman 6/3/09

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	10/23/09	L Woodall 10/23/09	Curtis A. Cherry	

(rev. 9-20-05)

Current DRC
Project Number: 726782

ORIGINAL

FIGURE 12

Date Submitted: ~~8/1/07~~ 06/03/09
Date Site Plan Approved: NA
Date Preliminary Plat Approved: ~~8/1/07~~ 06/03/09
Date Preliminary Plat Expires: ~~8/1/08~~
DRB Project No.: 1005280 - 06/03/10
DRB Application No.: 07-700117
Universal Project No.: ~~[illegible]~~
⚠ 10/23/09

INFRASTRUCTURE LIST

(Rev. 9-20-05)

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

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

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 -12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail (PHASE 1) ⚠	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G (PHASE 1) ⚠	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane (PHASE 1) ⚠	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G (PHASE 1) ⚠	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk (PHASE 1) ⚠	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G (PHASE 2) ⚠	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland to 325' with new Transition, Median C&G (PHASE 2) ⚠	McMahon Blvd.	110' East of Fineland	460' East of Fineland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Fineland to 200' with new Transition, Standard C&G, Sidewalk (PHASE 1) ⚠	Fineland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Fineland to 50' with new Transition, Standard C&G (PHASE 1) ⚠	Fineland Drive	McMahon	150' South of McMahon	/	/	/
		A	"A" DROP INLET (PHASE 1) ⚠ UNSER & McMAHON.				/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS Cont.							
			Traffic Signal, 3 legs with provision for 4th (PHASE 2) △1	McMahon/Fineland			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G (PHASE 2) △1	Rio Del Sol Court			/	/	/
		12' Face to Edge	150' NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required (PHASE 2) △1	Unser Blvd.	Bandelier	275' South of Bandelier	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole (PHASE 1) △1	McMahon Blvd.	Pond A	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's (PHASE 1) △1	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon (PHASE 1) △1	McMahon	S. ROW	N. ROW	/	/	/
		8"	△1 1,100 ~~1200'~~ Sanitary Sewer Main w/ MH's and Services (PHASE 1) △1	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	△1 800 ~~1600'~~ Water Main w/ Appertances, Services, Meters, Fire Line Stub's (PHASE 1) △1	Onsite			/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	130' SANITARY SEWER MAIN w/MHs & SERVICES (PHASE 2) △1	ON-SITE			/	/	/
		PUBLIC WATER IMPROVEMENTS							
		8"	740' WATER MAIN w/ APPERTANCES, SERVICES, METERS, FIRE LINE STUBS (PHASE 2) △1	ON-SITE			/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 SIGNAGE PER DRC

2

3

06-03-09

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Russ Hugg Sue V-Tek

NAME (print)

DRB CHAIR - date 8/1/07

Christina Sandoval 8/1/07 PARKS & RECREATION - date

06-03-09 6-3-09

Olsson Associates

FIRM

TRANSPORTATION DEVELOPMENT - date 8-1-07

AMAFCA - date

7/7/09

SIGNATURE - date

N/A 6/3/09

UTILITY DEVELOPMENT - date 6/3/09

7-7-07 N/A 6/3/09

NMUI - date

8/1/07

CITY ENGINEER - date

6/3/09

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	10/23/09	L Woodall	10/23/09	

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z
- ___x___ Major Subdivision action
- _____ Minor Subdivision action
- _____ Vacation V
- _____ Variance (Non-Zoning)

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

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

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)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com

APPLICANT: Armstrong Central Unser Blvd, LLC PHONE: (303)893-2901

ADDRESS: 1500 N. Priest Dr. Suite 150E, FAX: 303) 893-2906

CITY: Tempe STATE AZ ZIP 85281 E-MAIL: smaier@agoc.com

Proprietary interest in site: Developer **List all owners:** __

DESCRIPTION OF REQUEST: Amended Infrastructure List

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

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

Lot or Tract No. 16A-1 Paradise North Subdivision and Tract E-1-A-1, Crestview Subdivision Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-1 Proposed zoning: No changes MRGCD Map No _____

Zone Atlas page(s): A-11 UPC Code: 101106626531010402

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005280

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 2 Total area of site (acres): 9.87

LOCATION PROPERTY BY STREETS: On or Near: McMahon

Between: Unser and Fineland

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

SIGNATURE Yolanda Moyer DATE 3/2/2010

(Print) Yolanda Padilla Moyer ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **04/04**

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	10DRB - - 70073	APP		$ 50.00
☒ All fees have been collected	- -	CMF		$ 20.00
☒ All case #s are assigned	- -			$
☒ AGIS copy has been sent	- -			$
☒ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date March 10, 2010			$ 70.00

3-2-10
Planner signature / date

Project # 1005280

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

BRIAN PATTERSON
Applicant name (print)

3/2/10
Applicant signature / date

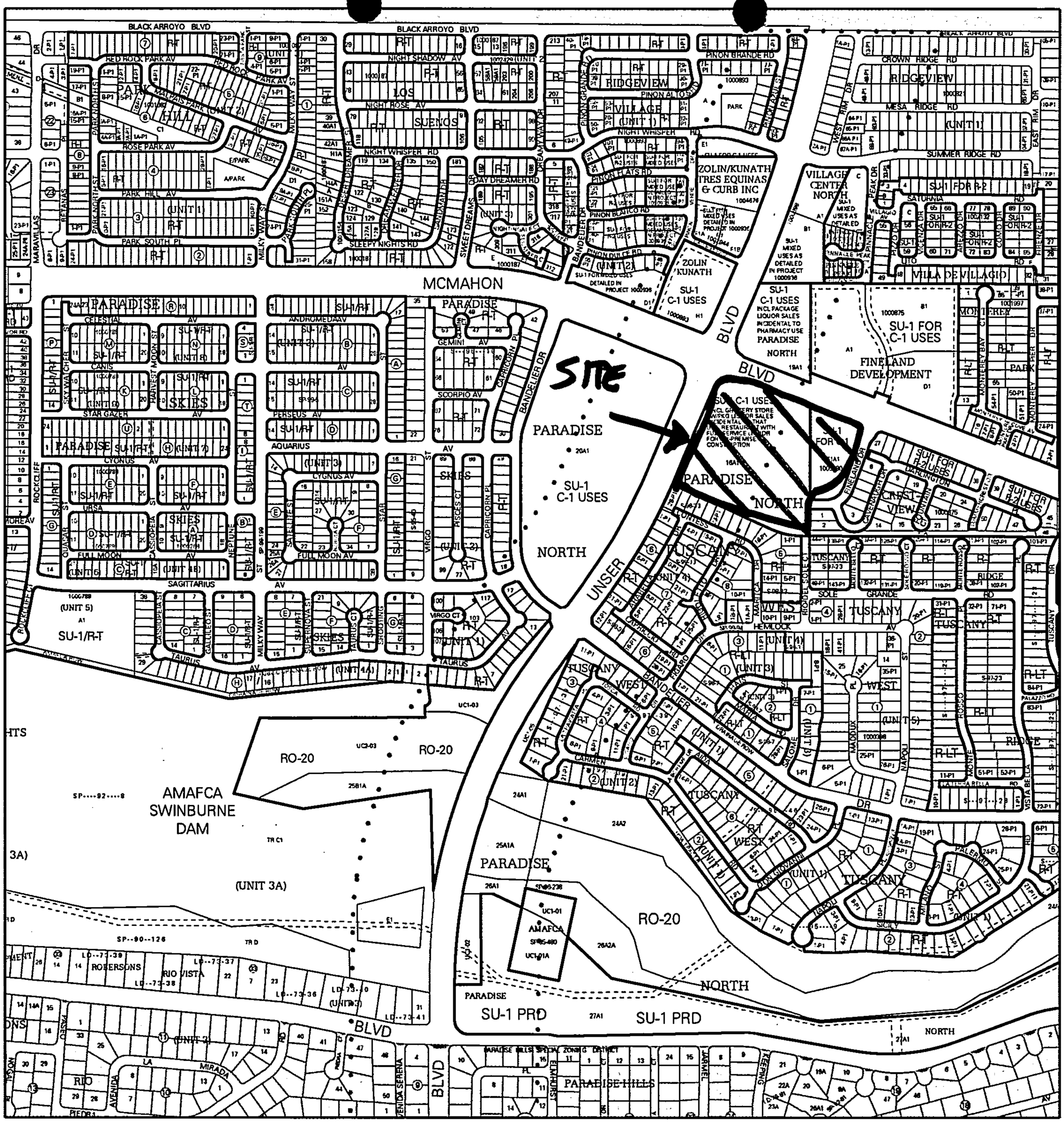
Form revised **October 2007**

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

Application case numbers
10DRB - - 70023
- -
- -

3-2-10
Planner signature / date

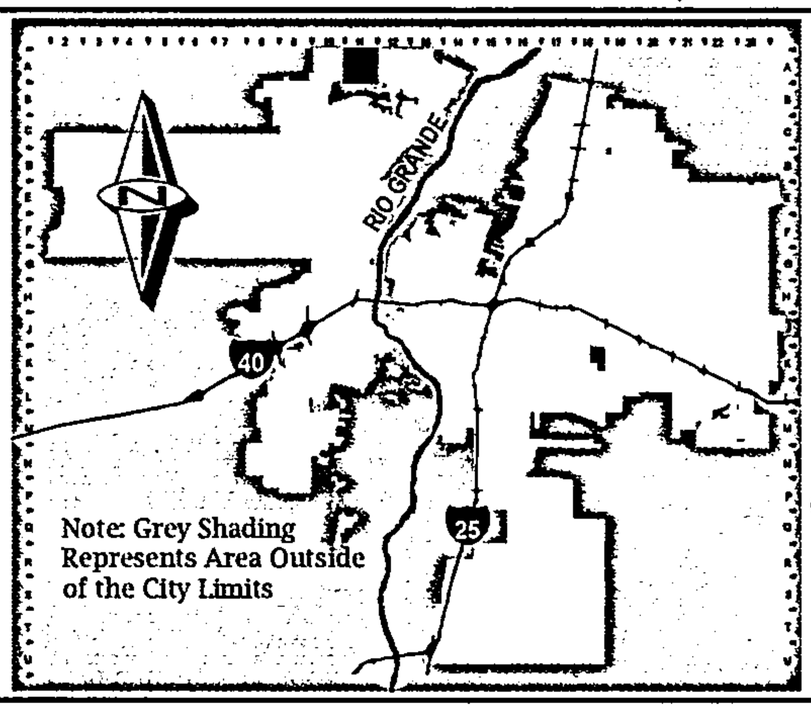
Project # 1006280



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

A-11-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

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 2, 2010

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

Re: Amended Preliminary Plat/ Infrastructure List
DRB# 1005280

Dear Jack:

We are requesting an Amended Preliminary Plat (with minor changes) in order to separate the infrastructure list into Phase 1 and Phase 2 as well as clarify the wording per the City of Albuquerque's request.

Please place this item on the DRB Agenda to be heard on March 10, 2010. If you have any questions or require additional information, please contact me.

Sincerely,

Yolanda Moyer

Yolanda Padilla Moyer, P.E.
Senior Project Manger
Community Development and Planning Group

YPM/cc
Enclosures

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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR. NW FAX: 897-3377
CITY: ALBUQ. STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: JMD PARTNERSHIP, LTD PHONE: 884-3578
ADDRESS: 2325 SAN PEDRO NE SUITE 2-A FAX: 884-6793
CITY: ALB STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNERS List all owners: MARK, JENNIE & ELSIE GONZALES

DESCRIPTION OF REQUEST: MAJOR PRELIMINARY PLAT APPROVAL

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. TRACT 16A-1, PARADISE NORTH TRACT E-1-A-1, CRESTVIEW SUBD. Block: — Unit: —
Subdiv/Addn/TBKA: TBK - McMAHON MARKET PLACE
Existing Zoning: SU-1 C-1 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): A-11 UPC Code: 101106639929610416
101106626531010402

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005280

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 9 Total area of site (acres): 12.2230
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: UNSER BLVD. NW
Between: McMAHON BLVD NW and BANDELIER DR. NW

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

SIGNATURE [signature] DATE 5.5.09
(Print) RUSS HUGG Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
	☒ All checklists are complete	09DRB - - 70170	PP		$ 700.00
	☒ All fees have been collected	- -	ADV		$ 75.00
	☒ All case #s are assigned	- -	LMF		$ 20.00
	☒ AGIS copy has been sent	- -			$
	☒ Case history #s are listed	- -			$
NA	☐ Site is within 1000ft of a landfill	- -			Total
NA	☐ F.H.D.P. density bonus				
NA	☐ F.H.D.P. fee rebate	Hearing date June 3, 2009			$ 795.00

[signature] 5-8-09 Project # 1005280
Planner signature / date

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Russ Huges
Applicant name (print)

5.5.09
Applicant signature / date

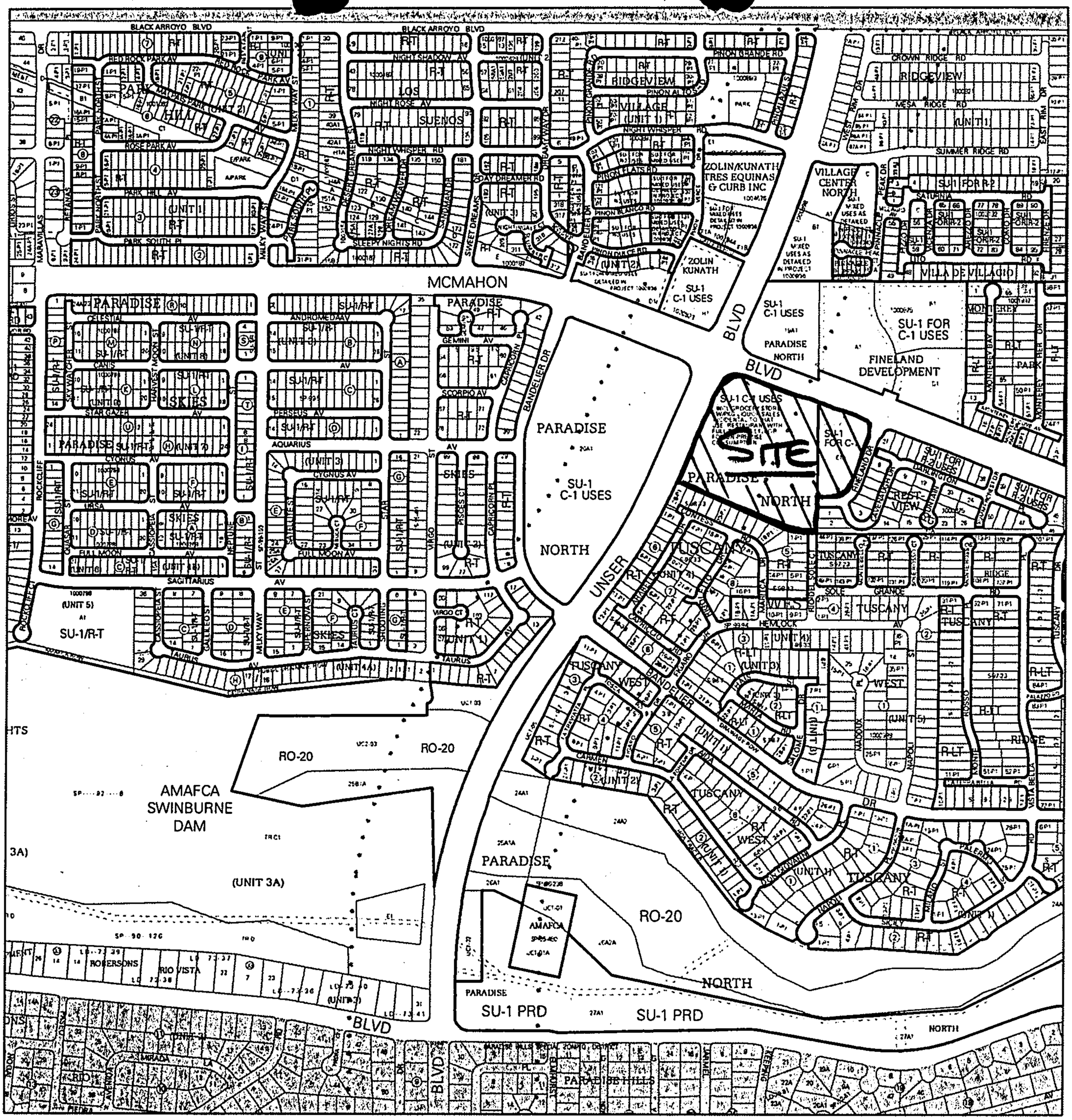
Form revised **October 2007**

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

Application case number(s)
09DRB - ____ - 70170
____ - ____ - ____
____ - ____ - ____

5.8.09
Planner signature / date

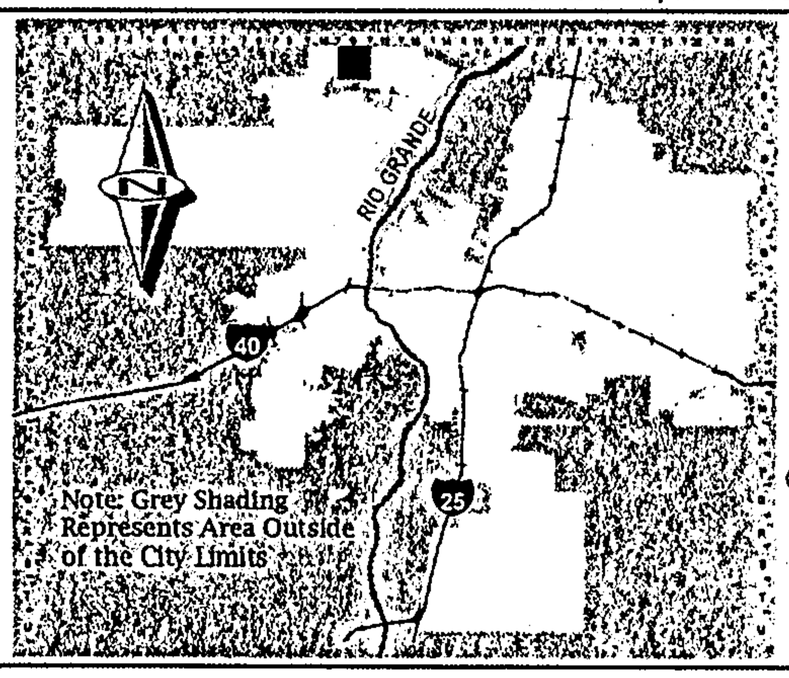
Project # 1005280



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

A-11-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

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 4, 2009

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Jack Cloud, Chairman

RE: DRB Project 1005280- Tract 16A-1, PARADISE NORTH and Tract E-1-A-1, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

Dear Mr. Cloud,

The owners of the above captioned property, JMD Partnership, Ltd., Mark, Jennie and Elsie Gonzales, are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for:

a. Re Submittal of a Major Preliminary Plat approval to divide the Two (2) existing tracts into Nine (9) new Lots.

b. Dedication of additional public street right of way to the City of Albuquerque.

c. Granting of new public utility easements.

This project was previously approved for Vacation of Public Easement and Preliminary Plat approval on August 1, 2007 under DRB Project 1005280, but due to change in ownership and economic conditions, the preliminary approval was allowed to expire. A copy of the Official Notice of Decision is attached for your review.

At this time we are requesting review and approval of the materials which were submitted and approved under the previous 2007 submittal.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 1, 2007

2. Project# 1005280
07DRB-70116 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, **(to be known as MCMAHON MARKET PLACE)** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11)

At the August 1, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL

With the signing of the infrastructure list dated 08/01/07 and the approved Grading Plan Engineer Stamp dated 03/22/07, the preliminary plat was approved with the following conditions of final plat: lot number corrections on the plat and site plan and cross-access easements.

If you wish to appeal this decision, you must do so by August 16, 2007, in the manner described below.

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

May 4, 2009

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A-1, CRESTVIEW SUBDIVISION, City of Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, we hereby authorize you to act as agent on our behalf for the purpose of re platting the above referenced real estate.

Sincerely,

TRACT E-1-A-1, CRESTVIEW

JMD– McMahon, LLC
a New Mexico limited liability company

By: Douglas H. Peterson, Manager

TRACT 16A-1, PARADISE NORTH

Mark Gonzales

Jennie Gonzales, his wife

Elsie Gonzales, a single woman

Current DRC
Project Number: 726782

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 0-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 8/1/07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 8/1/07
Date Preliminary Plat Expires: ~~[illegible]~~ 8/1/08
DRB Project No.: 1005280
DRB Application No.: 07-700117
Universal Project No.: 1001279

McMahon Marketplace

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

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 -12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland to 325' with new Transition, Median C&G	McMahon Blvd.	110' East of Fineland	460' East of Fineland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Fineland to 200' with new Transition, Standard C&G, Sidewalk	Fineland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Fineland to 50' with new Transition, Standard C&G	Fineland Drive	McMahon	150' South of McMahon	/	/	/
A			"A" DROP INLET	UNSER & McMAHON			/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS Cont.							
			Traffic Signal, 3 legs with provision for 4th	McMahon/Fineland			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
		12' Face to Edge	150' NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required	Unser Blvd.	Bandelier	275' South of Bandelier	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond A	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon	McMahon	S. ROW	N. ROW	/	/	/
		8"	1230' Sanitary Sewer Main w/ MH's and Services	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	1600' Water Main w/ Appertances, Services, Meters, Fire Line Stub's	Onsite			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 SIGNAGE PER DRC

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
~~WYATT E. POPP~~ STEPHEN DUNBAR — NAME (print)	DRB CHAIR - date 8/1/07	PARKS & RECREATION - date Christina Sandoval 8/1/07
~~OLSSON ASSOCIATES~~ GEORGE RAINHART ARCH'S ASSOC — FIRM	TRANSPORTATION DEVELOPMENT - date 8-1-07	AMAFCA - date
~~Wyatt E. Popp 7/17/07~~ — SIGNATURE - date	UTILITY DEVELOPMENT - date N/A	7-17-07 — date
	CITY ENGINEER - date 8/1/07	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

New Mexico Utilities Inc.

January 03, 2007

Mr. Wyatt Popp
Olsson Associates
143 Union Blvd., Suite 700
Lakewood, CO 80228-1825

Re: McMahon Marketplace, Albuquerque, NM: OA Project No. 006-1497

Dear Mr. Popp:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission, the State of New Mexico Office of the State Engineer and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President
General Manager

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 899-6379

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 4, 2009

Russ Hugg
Surv-Tek, Inc.
9384 Valley View Dr. NW/87114
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of May 4, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 16-A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION, LOCATED ON UNSER BOULEVARD NW BETWEEN MC MAHON BOULEVARD NW AND BANDELIER DRIVE NW** zone map **A-11**.

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

SKIES WEST N.A. (SKW) "R"
Tom Skopayko
2105 Aztec Rd. NE/87107 681-1085 (c)
Heather Neil
10523 Taurus Ct. NW/87114 792-9227 (h)

TUSCANY N.A. (TUS) "R"
Rachel Martinez
10527 Sorrento Dr. NW/87114 350-2323 (c)
Janelle Johnson
P.O. Box 6270/87197 344-0822 (o)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 4, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Tuscany ,N.A.
10527 Sorrento Drive NW
Albuquerque, NM 87114
Attention: Rachel Martinez

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A-1, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

The owners of the above captioned property, JMD Partnership, Ltd.; Mark Gonzales, Jennie Gonzales and Elsie Gonzales are hereby filing application with the City of Albuquerque Development Review Board for Preliminary Plat approval to divide the existing tracts into Nine (9) lots as shown on the attached plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

7003 1010 0002 8675 4796

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Total Postage & Fees	$

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Street, Apt. No.; or PO Box No. 10527 SORRENTO DR NW
City, State, ZIP+4 ALB, NM 87114 / RACHEL MARTINEZ

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 4, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West, N.A.
2105 Aztec Road NE
Albuquerque, NM 87107
Attention: Tom Skopayko

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

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If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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SKIES WEST, N.A.
Street, Apt. No.; or PO Box No. 2105 AZTEC ROAD NE
City, State, ZIP+4
ALB, NM 87107 / TOM SKOPAYKO

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 4, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Tuscany, N.A.
P.O. Box 6270
Albuquerque, NM 87197
Attention: Janelle Johnson

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A-1, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

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If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Sent To TUSCANY N.A.
Street, Apt. No.; or PO Box No. PO BOX 6270
City, State, ZIP+4 ALB, NM 87197 / JANELLE JOHNSON

PS Form 3800, June 2002

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW · Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

May 4, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West, N.A.
10523 Tarus Court NW
Albuquerque, NM 87114
Attention: Heather Neil

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

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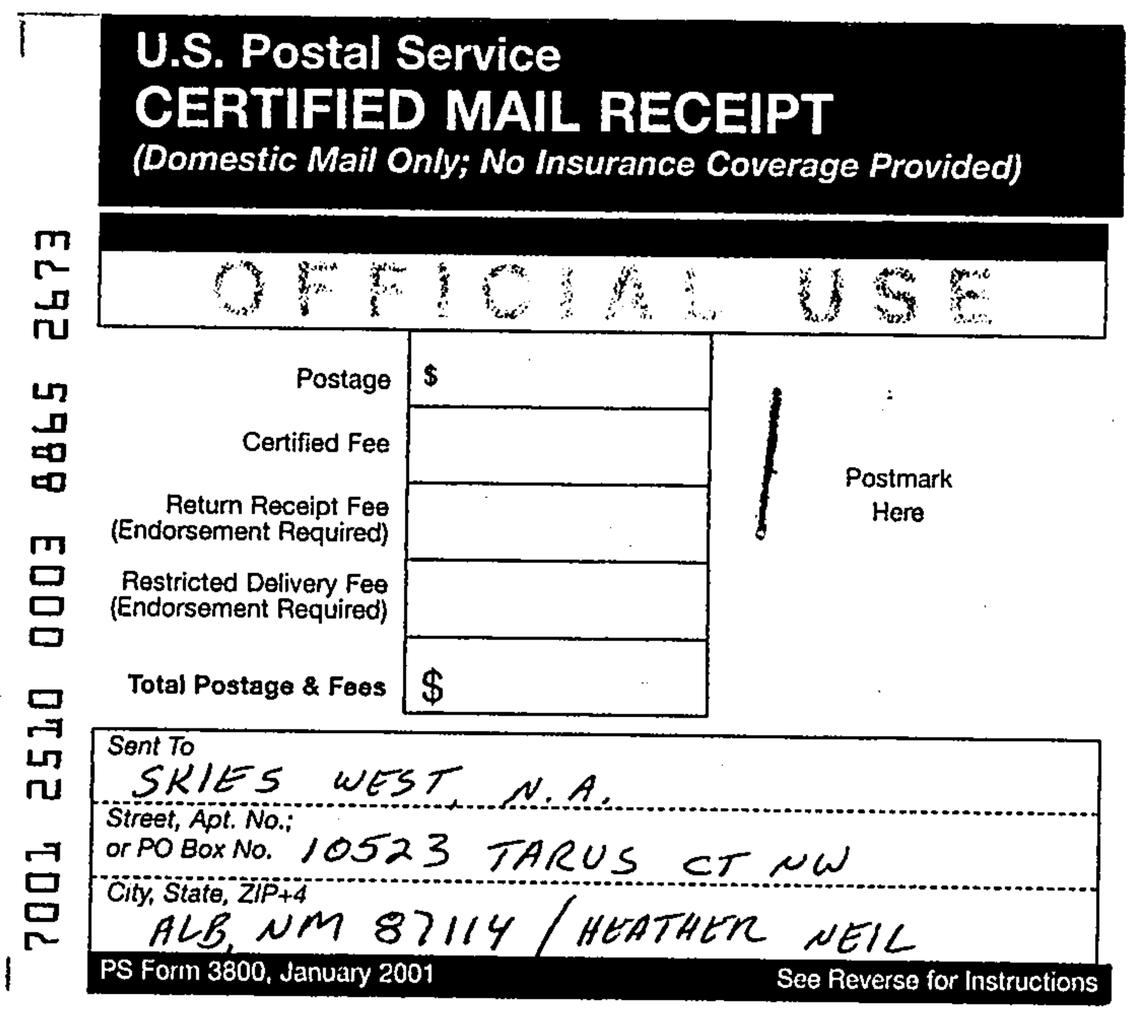
If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366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Total Postage & Fees	$

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Street, Apt. No.; or PO Box No. 10523 TARUS CT NW
City, State, ZIP+4 ALB, NM 87114 / HEATHER NEIL

7001 2510 0003 8865 2673

PS Form 3800, January 2001 See Reverse for Instructions

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

March 10, 2009

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **Surv-Tech, Inc.**
Applicant: **Peterson Properties**
Legal Description: **Tract 16A-1, Paradise North and Tract E-1-A, Crestview subdivision**
Acreage: **14.0 acres +/-**
Zone Atlas Page: **A-11**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
NIAF form "Cultural Resource Survey of 14 Acres for the Proposed McMahon Marketplace Subdivision, Town of Alameda Grant, Bernalillo County NM" (NMCRIS #113054, TRC Inc. Howard Higgins PhD, P.I.)

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from May 19, 2009 To June 3, 2009

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

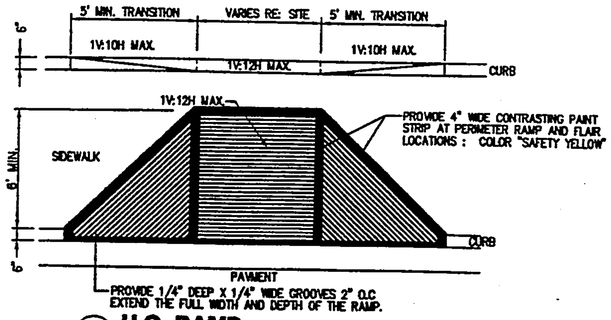
(Applicant or Agent) 5.8.09 (Date)

I issued 3 signs for this application, 5.8.09 (Date) (Staff Member)

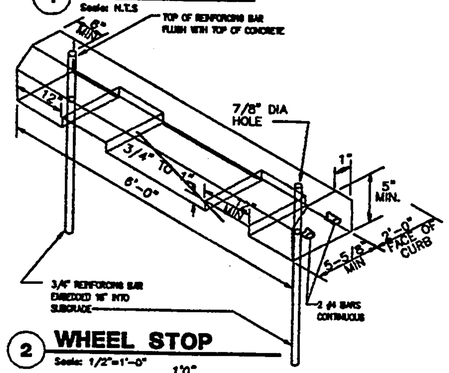
DRB PROJECT NUMBER: 1005280

Rev. 1/11/05

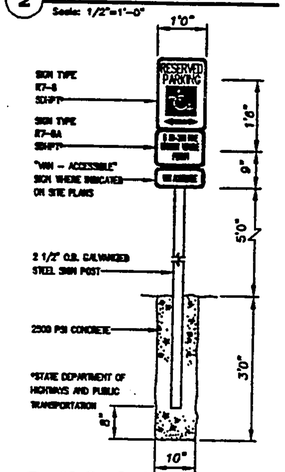
Item# 1
Project# 1005280
Hearing Date: Jun 3, 2009
SU-1
20A1
UNSER
SU-1
16A1
SU-1
E1A1
D1
MCMAHON
FINNELAND
CAVENAUGH
FOUNTAIN
CONTESS
E1A



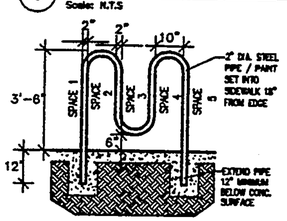
1 **H.C RAMP**
Scale: N.T.S



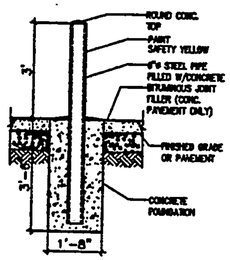
2 **WHEEL STOP**
Scale: 1/2"=1'-0"



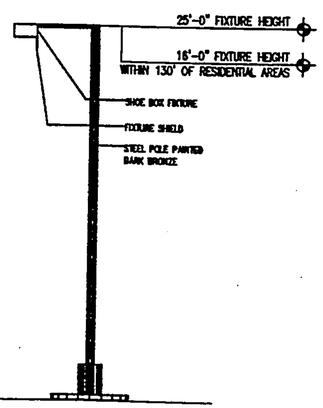
3 **H.C SIGN DETAIL**
Scale: N.T.S



4 **BIKE RACK**
Scale: 1/2"=1'-0"



5 **BOLLARD DETAIL**
Scale: 1/2"=1'-0"



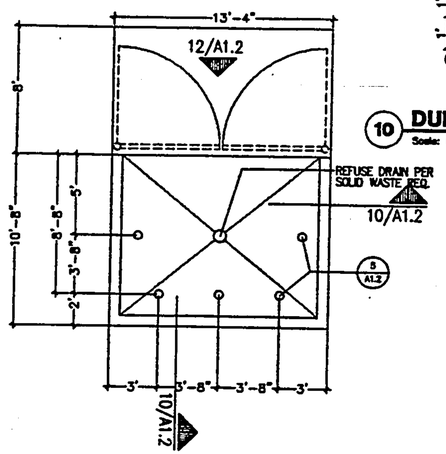
NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL LIGHTING INFORMATION

6 **LIGHT POLE DETAIL**
Scale: N.T.S

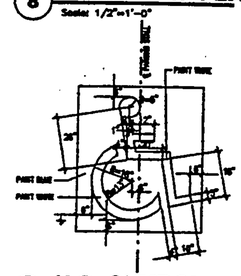
KEYED NOTES

1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH ADJACENT BUILDING COLOR
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

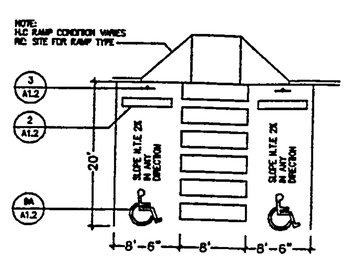
7 **ENCLOSURE NOTES**
Scale: N.T.S



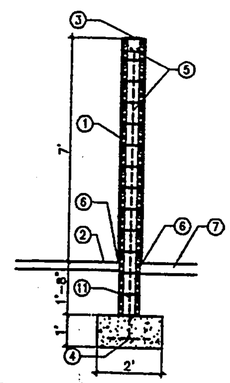
8 **DUMPSTER PLAN**
Scale: 1/2"=1'-0"



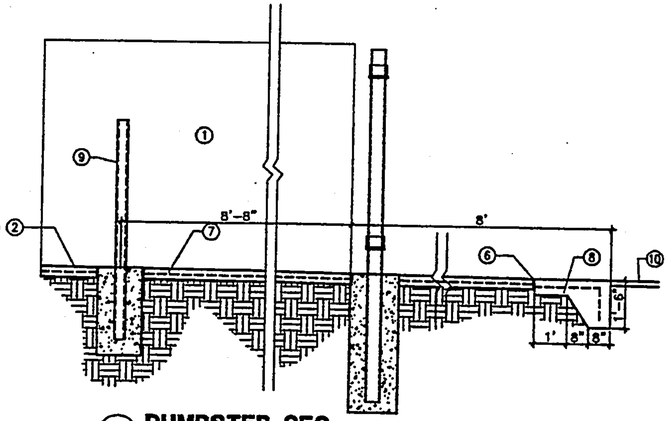
9A **H.C SYMBOL**
Scale: N.T.S



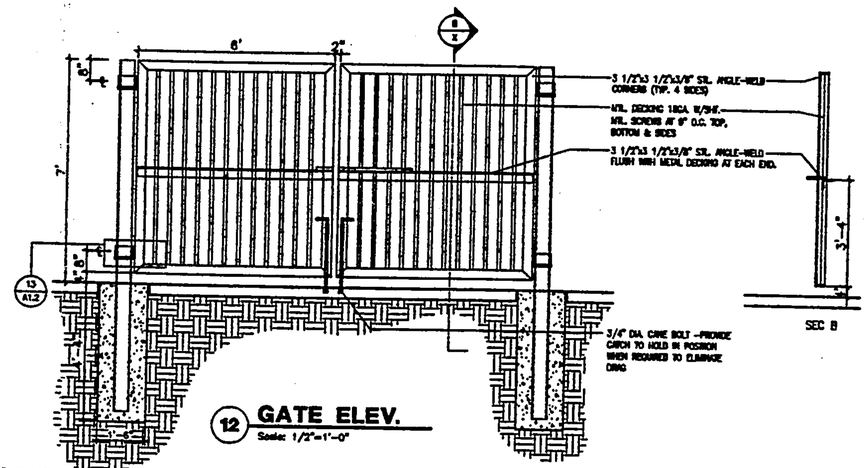
9 **H.C TYP. PARKING DET.**
Scale: 1"=1'-0"



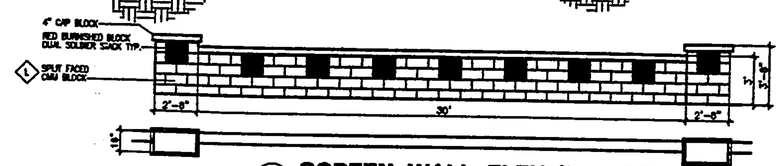
10 **DUMPSTER SEC**
Scale: 1/2"=1'-0"



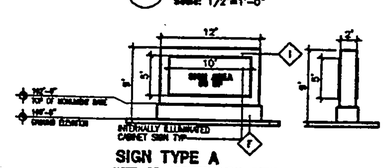
11 **DUMPSTER SEC**
Scale: 1/2"=1'-0"



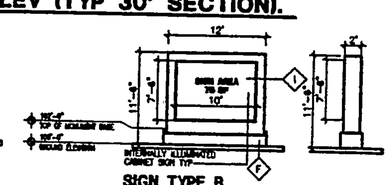
12 **GATE ELEV.**
Scale: 1/2"=1'-0"



14 **SCREEN WALL ELEV (TYP 30' SECTION).**
Scale: 1/2"=1'-0"



SIGN TYPE A
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION



SIGN TYPE B
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

13 **MONUMENT SIGN ELEVATIONS**
Scale: N.T.S

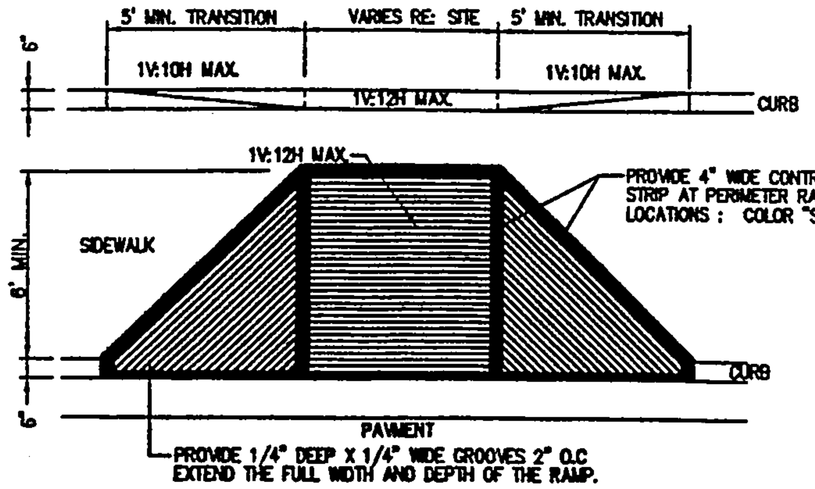
REV	DATE	BY	REVISION
1			
2			
3			
4			
5	3/26/07	S	CITY COMMENTS
6	1/26/07	S	REV SUBMITTAL SET

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
2326 SAN PEDRO NE SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO. 0670
DRAWN BY: SD
SHEET TITLE: SITE DETAILS

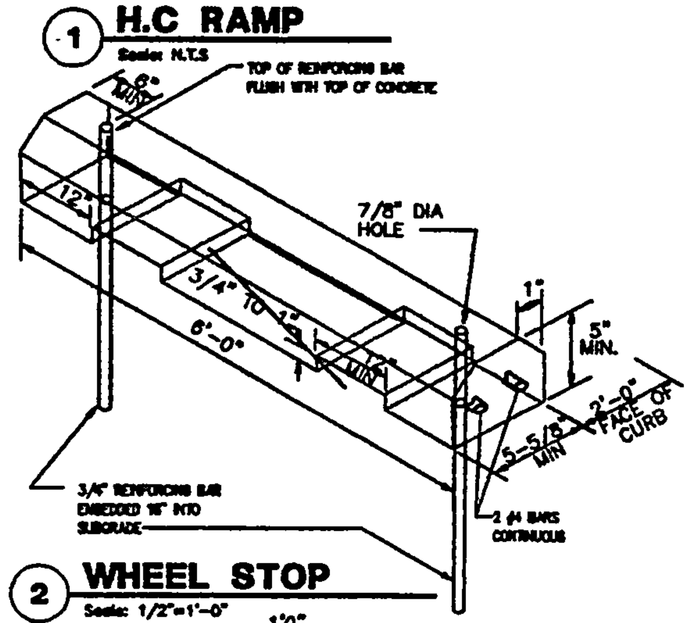
DATE: 12/6/06
SCALE: 1/8"=1'-0"
sheet A3.0
of-

WALL DETAILS



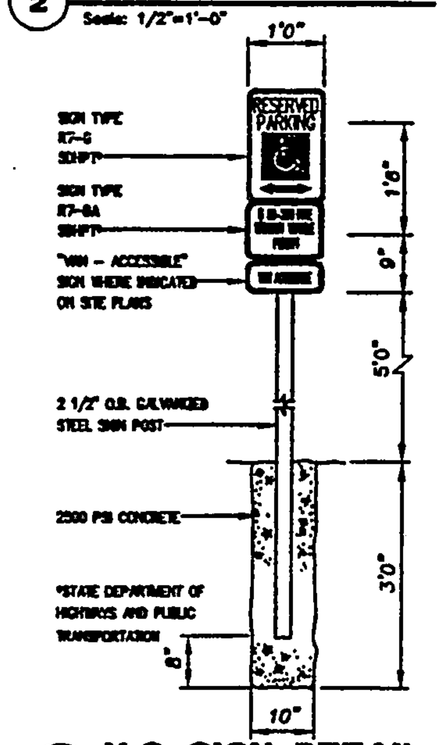
1 H.C RAMP

Scale: N.T.S



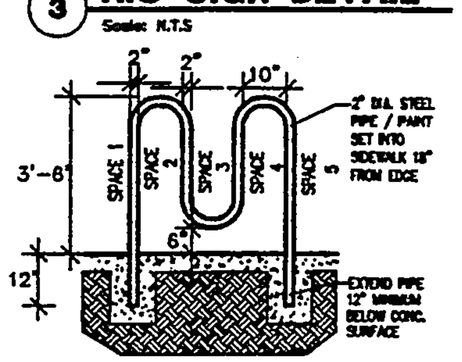
2 WHEEL STOP

Scale: 1/2"=1'-0"



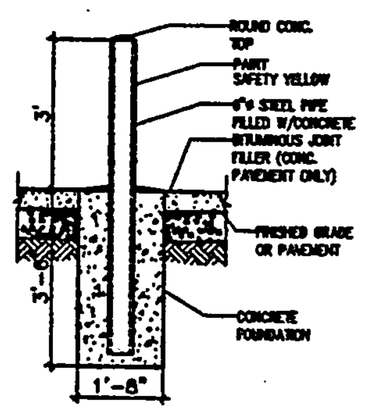
3 H.C SIGN DETAIL

Scale: N.T.S



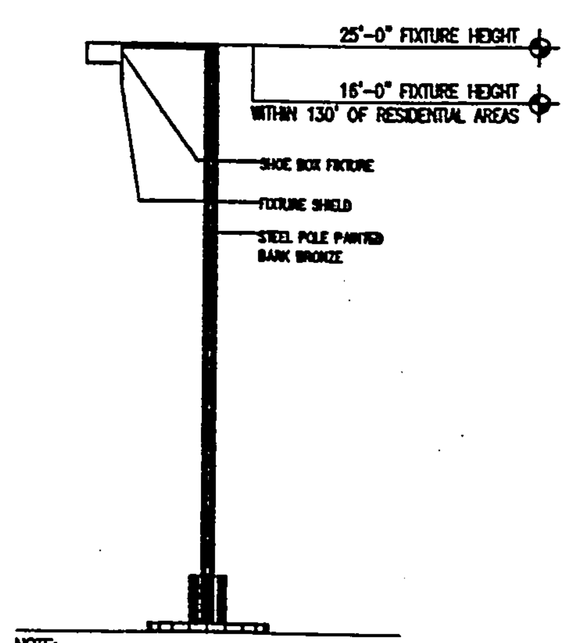
4 BIKE RACK

Scale: 1/2"=1'-0"



5 BOLLARD DETAIL

Scale: 1/2"=1'-0"



NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL LIGHTING INFORMATION

6 LIGHT POLE DETAIL

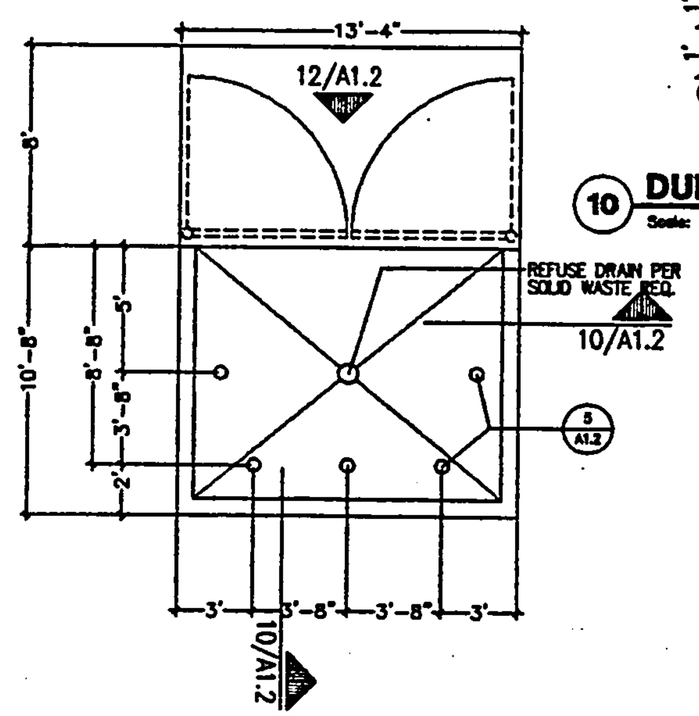
Scale: N.T.S

KEYED NOTES

1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH ADJACENT BUILDING COLOR
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

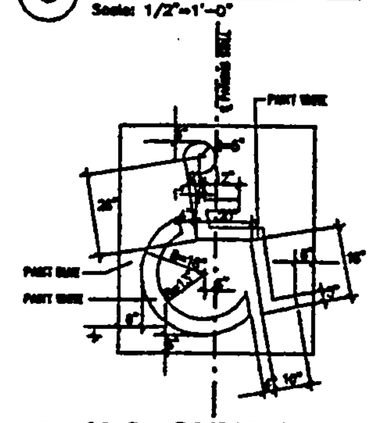
7 ENCLOSURE NOTES

Scale: N.T.S



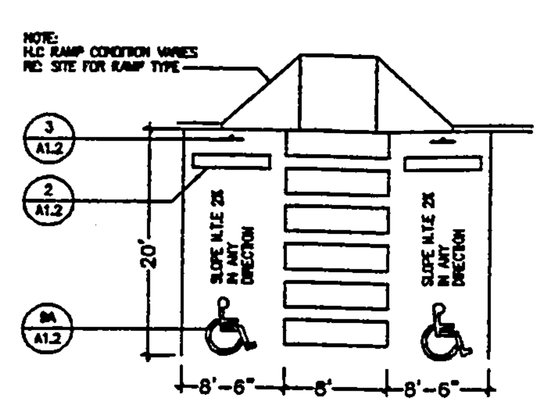
8 DUMPSTER PLAN

Scale: 1/2"=1'-0"



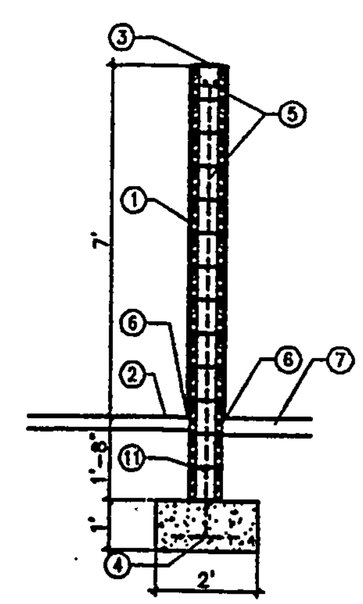
9A H.C SYMBOL

Scale: N.T.S



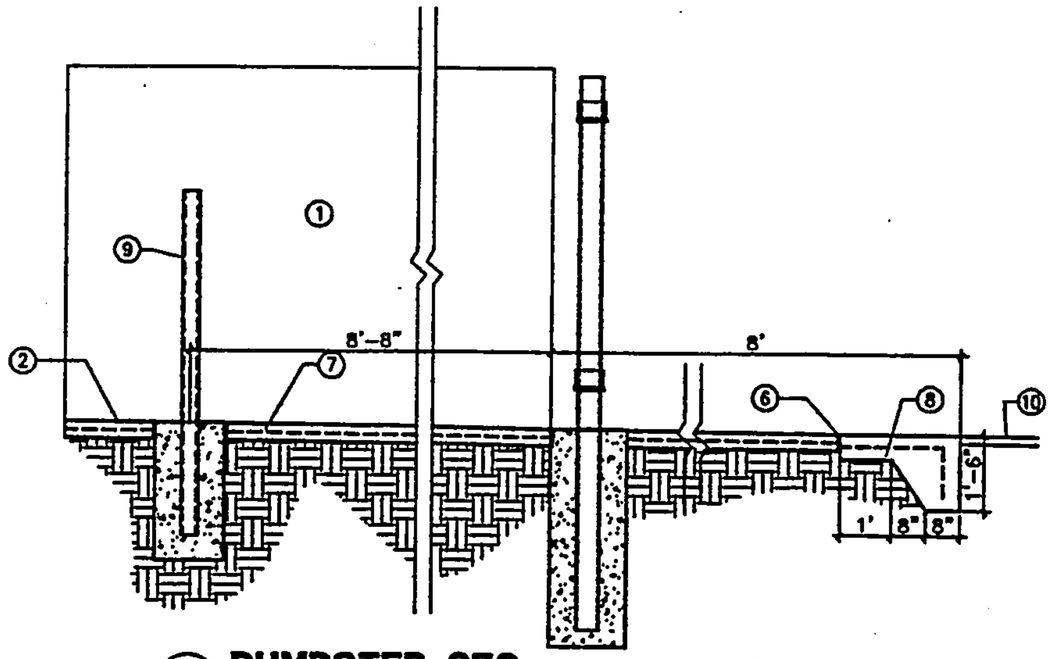
9 H.C TYP. PARKING DET.

Scale: 1"=1'-0"



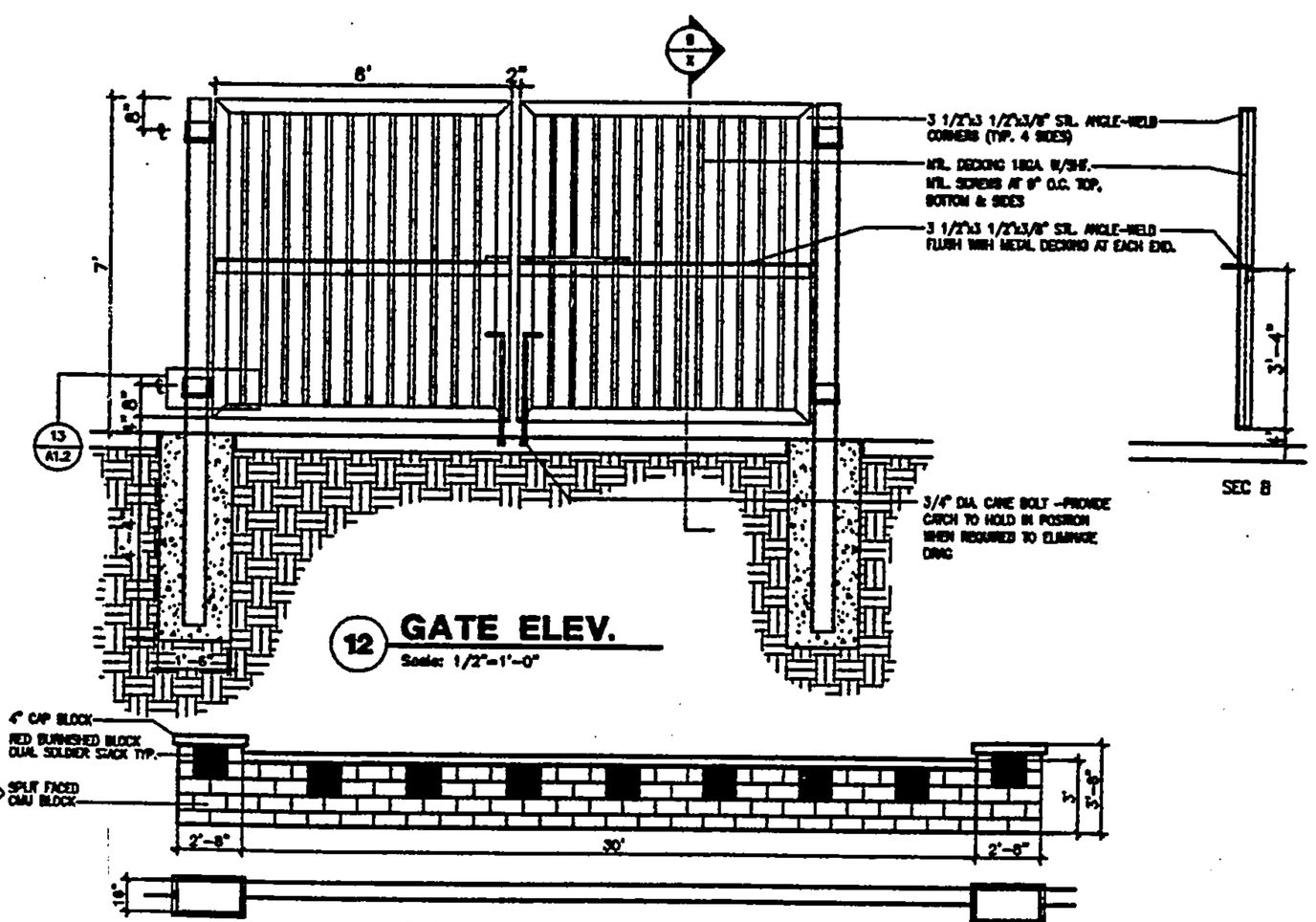
10 DUMPSTER SEC

Scale: 1/2"=1'-0"



11 DUMPSTER SEC

Scale: 1/2"=1'-0"

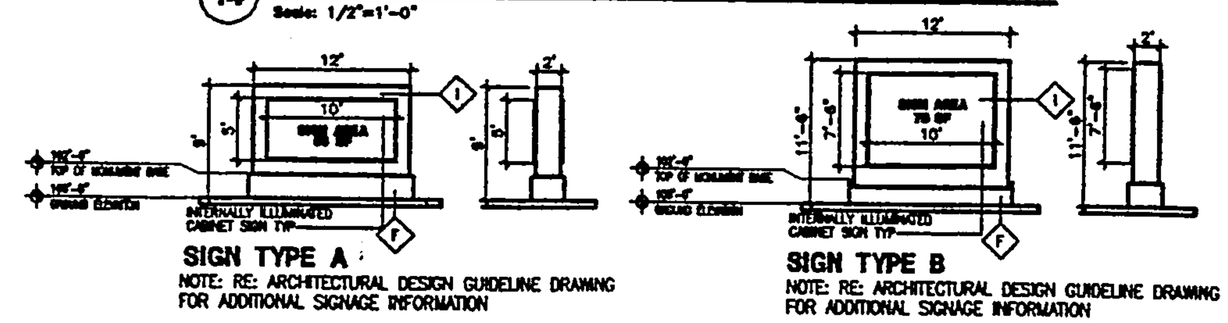


12 GATE ELEV.

Scale: 1/2"=1'-0"

14 SCREEN WALL ELEV (TYP 30' SECTION).

Scale: 1/2"=1'-0"



SIGN TYPE A

NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

SIGN TYPE B

NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

13 MONUMENT SIGN ELEVATIONS

Scale: N.T.S

REV	DATE	BY	REVISION
1	3/24/07	S	CITY COMMENTS
2	1/26/07	S	REV SUBMITTAL SET

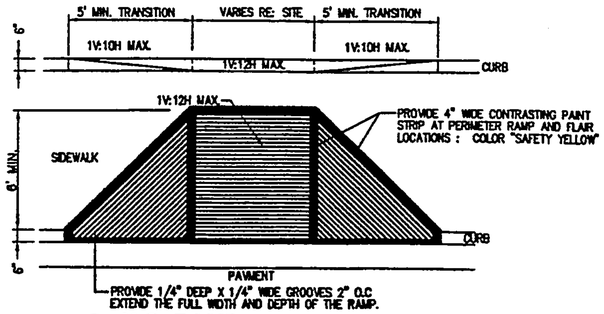
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2326 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-0110 FAX (505) 637-0677

PROJECT TITLE: MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO. 0570
DRAWN BY: GS

SHEET TITLE: SITE DETAILS

DATE: 12/6/06
SCALE: 1/8"=1'-0"
SHEET A3.0

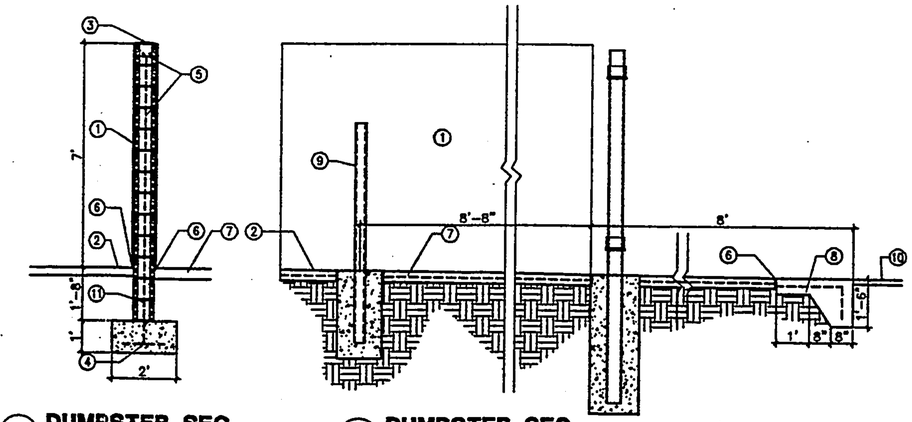


1 **H.C RAMP**
Scale: N.T.S

KEYED NOTES

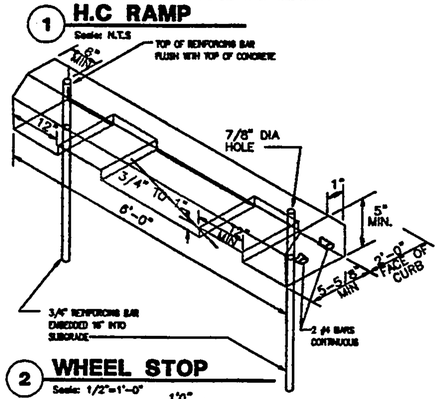
1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH ADJACENT BUILDING, COLOR
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16' DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

7 **ENCLOSURE NOTES**
Scale: N.T.S

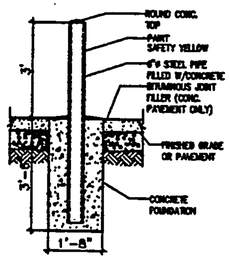


10 **DUMPSTER SEC**
Scale: 1/2"=1'-0"

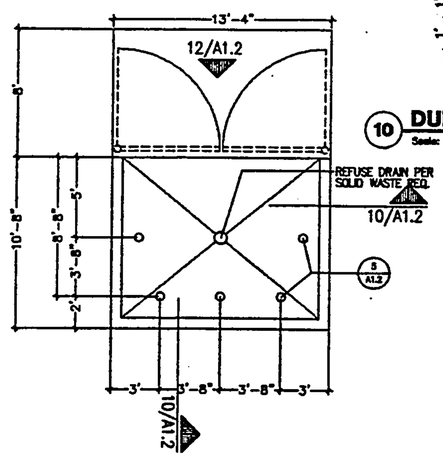
11 **DUMPSTER SEC**
Scale: 1/2"=1'-0"



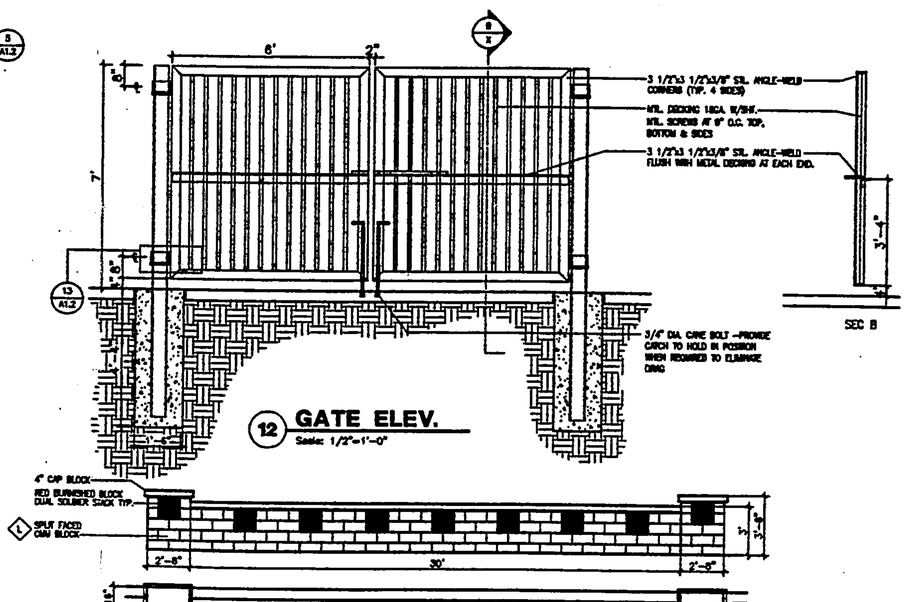
2 **WHEEL STOP**
Scale: 1/2"=1'-0"



5 **BOLLARD DETAIL**
Scale: 1/2"=1'-0"

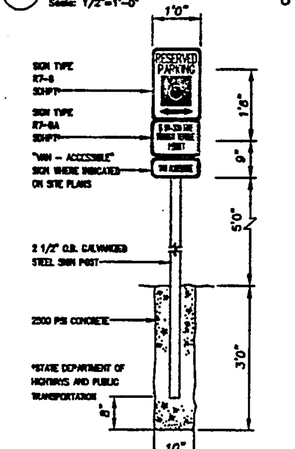


8 **DUMPSTER PLAN**
Scale: 1/2"=1'-0"

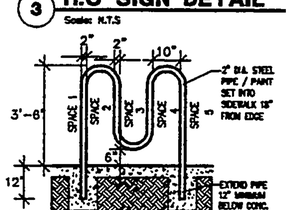


12 **GATE ELEV.**
Scale: 1/2"=1'-0"

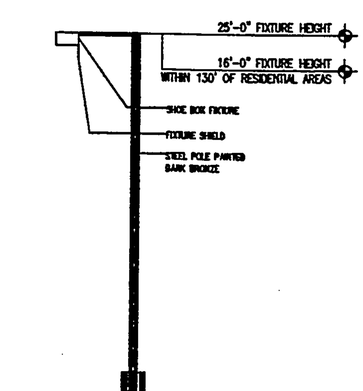
14 **SCREEN WALL ELEV (TYP 30' SECTION).**
Scale: 1/2"=1'-0"



3 **H.C SIGN DETAIL**
Scale: N.T.S

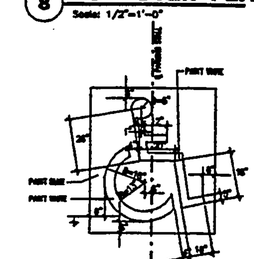


4 **BIKE RACK**
Scale: 1/2"=1'-0"

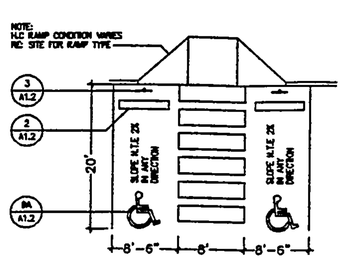


NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL LIGHTING INFORMATION

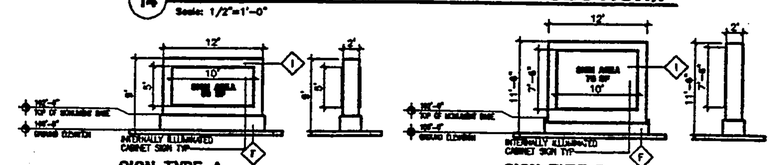
6 **LIGHT POLE DETAIL**
Scale: N.T.S



9A **H.C SYMBOL**
Scale: N.T.S



9 **H.C TYP. PARKING DET.**
Scale: 1"=1'-0"



SIGN TYPE A
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

SIGN TYPE B
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

13 **MONUMENT SIGN ELEVATIONS**
Scale: N.T.S

REV	DATE	BY	REVISION
1			
2			
3			
4			
5	3/24/07	S	CITY COMMENTS
6	1/26/07	S	REV SUBMITTAL SET

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
23225 SAN PEDRO NE SUITE 2-B
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PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUMBAR AIA
JOB NO. 0670
DRAWN BY: SD
SHEET TITLE
SITE DETAILS

DATE 12/6/06
SCALE 1/8"=1'-0"
SHEET A3.0

14

1584

97117088

SLOPE EASEMENT

THIS SLOPE EASEMENT ("Easement") is granted this 20th day of October, 1997, by MARK GONZALES and JEANIE T. GONZALEZ ("Grantors") to CURB WEST, INC., a New Mexico corporation ("Grantee").

RECITALS:

1. Grantors are the owners of the following property (the "Grantors' Property"):

   Tract 16A-1, Paradise North as the same is shown and described on the plat thereof recorded in the Bernalillo County, New Mexico real estate records on August 8, 1980.

2. Grantee is the owner of the following property (the "Grantee's Property"):

   Tract 15A-1, Paradise North as the same is shown and described on the plat thereof recorded in the Bernalillo County, New Mexico real estate records on August 8, 1980.

3. Grantee is developing the Grantee's Property into a single family subdivision (the "Project"), the grading plan prepared by Community Sciences Corporation entitled Grading Plan for Tuscany West, Unit 4 (DRB No. 97-246)(the "Grading Plan") for which will require the filling and/or cutting of the portion of the Grantors' Property adjacent to the Grantee's Property, and described on Exhibit A (the "Easement Property").

4. Grantors have agreed to grant to Grantee an Easement over the Easement Property to permit Grantee to grade the Easement Property in conformance with the Grading Plan.

NOW, THEREFORE, the parties agree as follows:

1. Grant of Easement. Grantors grant to Grantee an Easement over and upon the Easement Property for the purposes of regrading the Easement Property in conformance with the

Grading Plan and to enter upon the Easement Property to construct property walls on the property line between the Grantors' Property and the Grantee's Property (the "Property Walls").

2. Conditions of Use of Easement Property. The regrading of the Grantors' Property shall meet the following conditions:

a. All embankments and deposited materials shall be graded to uniform and continuous slopes, smooth and regular in appearance; and

b. All earth materials placed upon the Easement Property shall be free from trash, rocks, building materials or other debris; and

c. All slopes and deposited earth materials shall be kept in a stabilized condition so as to minimize erosion from wind and water, including compliance with the dust control, erosion control and airborne particulate ordinances of the City of Albuquerque (the "City").

3. Indemnity. Except as prohibited by Section 56-7-1, et seq., NMSA 1978 Comp., Grantee for itself, its successors and assigns, and all successors in interest to the Grantee's Property, do hereby covenant and agree to indemnify and hold Grantors, and their successor and assigns, harmless from and against any and all claims, actions, liabilities or damages (including attorneys fees and expenses incurred in connection therewith) arising from Grantee's use or occupation in any manner of the Easement Property, and further hereby assumes all risk of damage to property and injury to persons, in, upon, or about the Easement Property from such cause, and hereby waives all claims against Grantee with respect thereto. This indemnity shall terminate on the first anniversary date of the Termination of this Easement.

4. Termination. This Easement shall terminate upon the later of: (a) such time as the Grantee's Property is permanently regraded to finished grade levels pursuant to the Grading Plan;

(b) the Property Walls are complete; or (c) the Subdivision improvements for Grantee's Property are accepted by the City.

5. Appurtenant Easement. The Easement is appurtenant to, runs with, and benefits and burdens the Grantors' Property and the Grantee's Property.

EXECUTED as of the day and year first set out above.

MARK GONZALES

JEANIE T. GONZALEZ

CURB WEST, INC., a New Mexico corporation

By: Charles A. Haegelin
Charles A. Haegelin
President

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

This instrument was acknowledged before me on October ___, 1997, by Mark Gonzalez and Jeanie T. Gonzalez.

Notary Public

OFFICIAL SEAL
PHILLIP C. WARD
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5/21/98

My Commission Expires:
5/21/98

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

This instrument was acknowledged before me on October 22, 1997, by Charles A. Haegelin, as President of Curb West, Inc., a New Mexico corporation.

Notary Public

OFFICIAL SEAL
Brian Mulligan
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5-13-2000

My Commission Expires:

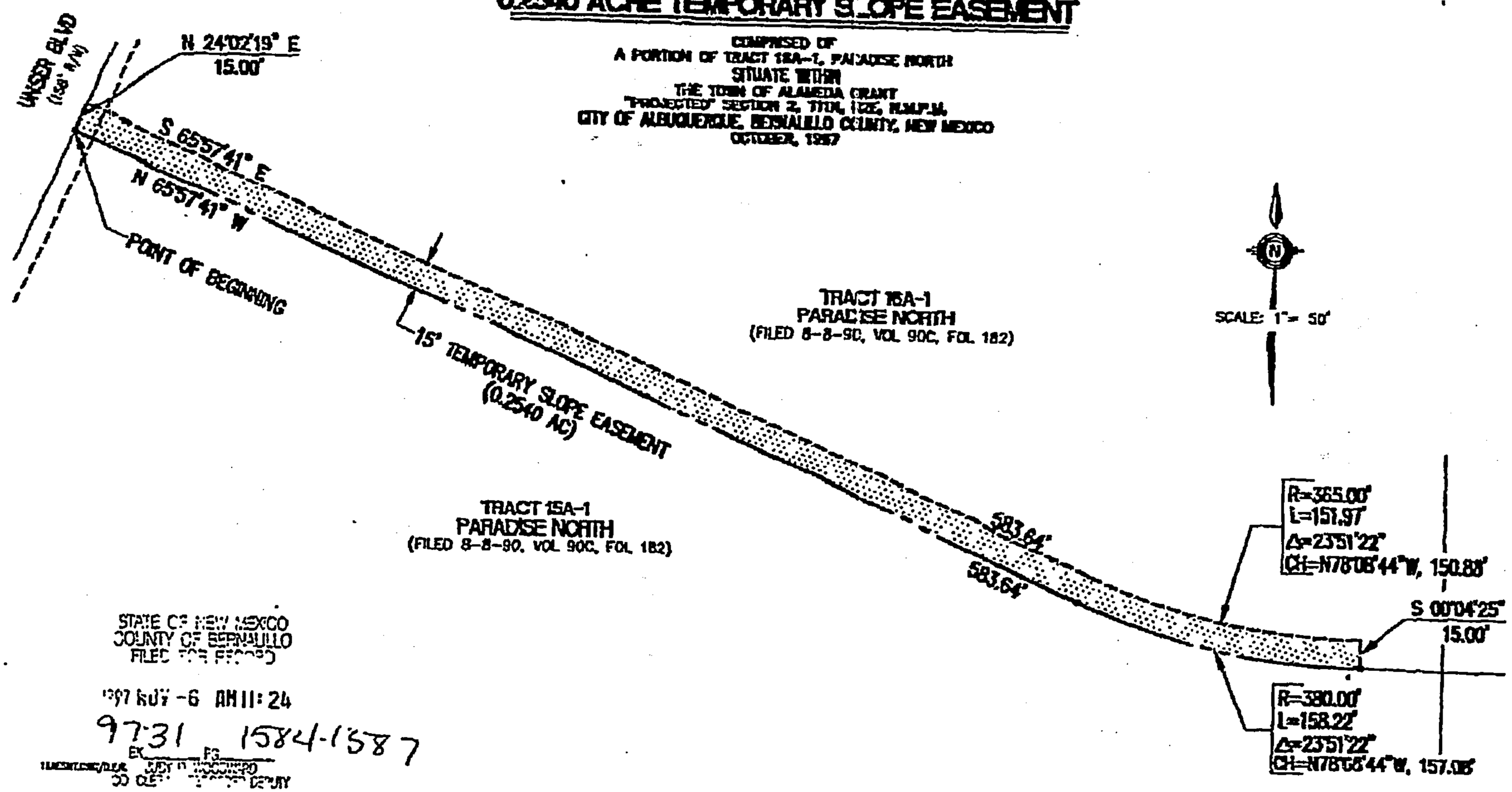
haegelin/jan/legaldoc/slope.aan

EXHIBIT A

FOR

0.2540 ACRE TEMPORARY SLOPE EASEMENT

COMPRISED OF
A PORTION OF TRACT 15A-1, PARADISE NORTH
SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 2, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1997



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'97 NOV -6 AM 11:24

97-31 1584-1587

EK FG

CLERK RECORDER
BY DEPUTY

DMaez

10/16/97 WED 16:17 [TX/RX NO 8851]

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 1, 2007

2. Project# 1005280
07DRB-70116 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, **(to be known as MCMAHON MARKET PLACE)** zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11)

At the August 1, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

07DRB-70117 MAJOR - PRELIMINARY PLAT APPROVAL

With the signing of the infrastructure list dated 08/01/07 and the approved Grading Plan Engineer Stamp dated 03/22/07, the preliminary plat was approved with the following conditions of final plat: lot number corrections on the plat and site plan and cross-access easements.

If you wish to appeal this decision, you must do so by August 16, 2007, in the manner described below.

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

June 20, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: Tract E-1-A, CRESTVIEW SUBDIVISION, City of Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, we hereby authorize you to act as agent on our behalf for the purpose of vacation of easements and re platting of the above referenced real estate.

Sincerely,

OWNER(S)

TRACT E-1-A, CRESTVIEW SUBDIVISION

JLF, LLC, a Florida limited liability company

Jeffrey L. Fine

Jeffrey L. Fine, Managing Member

LMF, LLC, a Florida limited liability company

Larry M. Fine

Larry M. Fine, Managing Member

SHB, LLC, a Florida limited liability company

Sandra H. Bloom

Sandra H. Bloom, Managing Member

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: JLF, LLC PHONE:
ADDRESS: 10250 COLLINS AVE FAX:
CITY: BAL HARBOR STATE FL ZIP 33154 E-MAIL:
Proprietary interest in site: OWNER List all owners: LMF, LLC SHB, LLC

DESCRIPTION OF REQUEST: PRELIMINARY / FINAL PLAT TO SHOW EASEMENTS VACATED BY 07DRB-70116

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. TRACT E-1-A-1 Block: — Unit: —
Subdiv/Addn/TBKA: CRESTVIEW SUBDIVISION
Existing Zoning: SU-1 Proposed zoning: SAME MRGCD Map No —
Zone Atlas page(s): A-11 UPC Code: 101106639929610416

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005280

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 2.3774
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: MCMAHON BLVD NW
Between: UNSER BLVD NW and FINELAND DR NW

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

SIGNATURE DATE 7.7.08
(Print) RUSS HUGG Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70317	PJF		$ 215.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 235.00

Hearing date July 23, 2008

7/9/08
Planner signature / date

Project # 1005280

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Applicant name (print)

Applicant signature / date

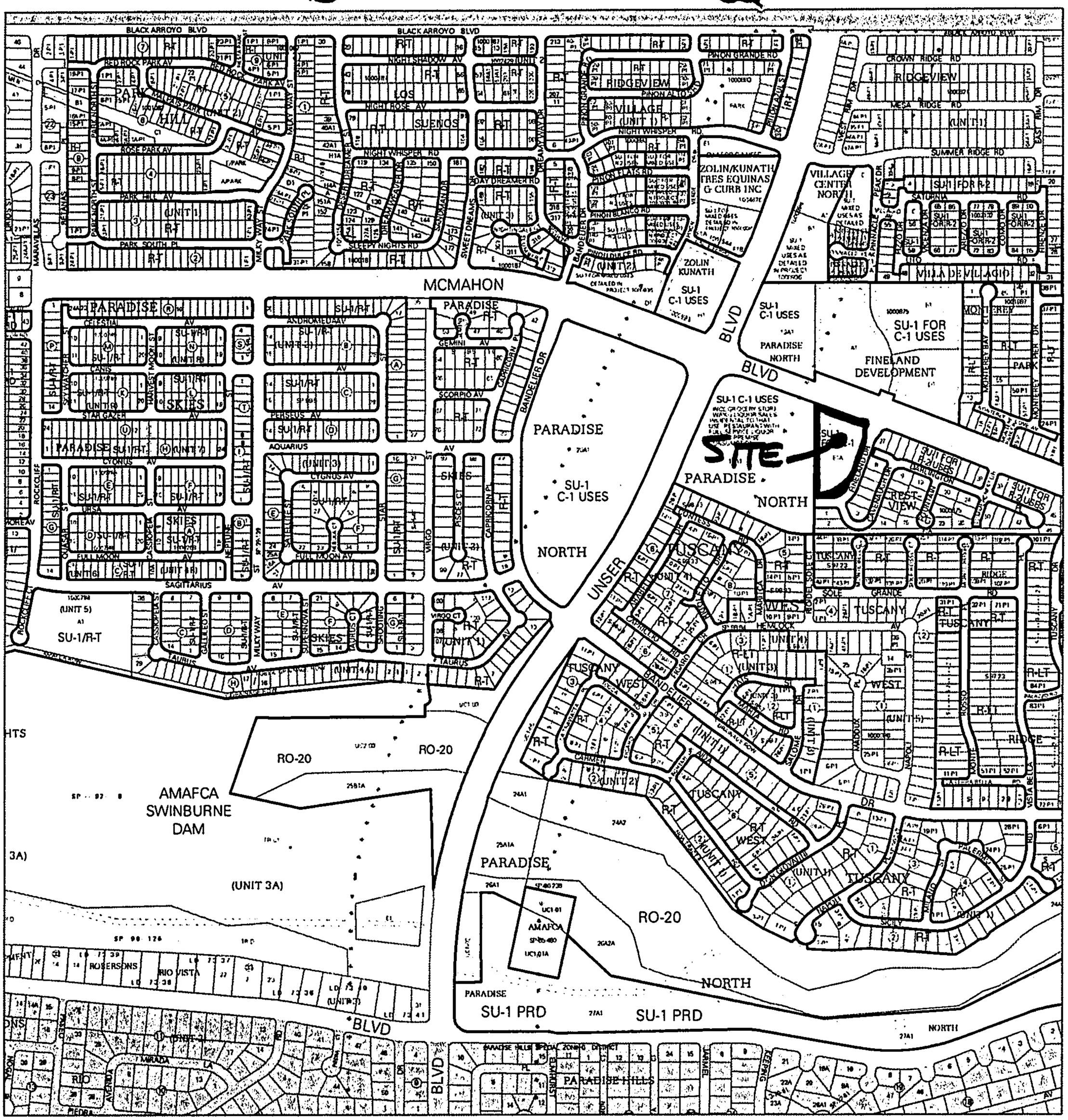
Form revised **October 2007**

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

Application case numbers
08DRB - - 70317
- -
- -

7/9/08
Planner signature / date

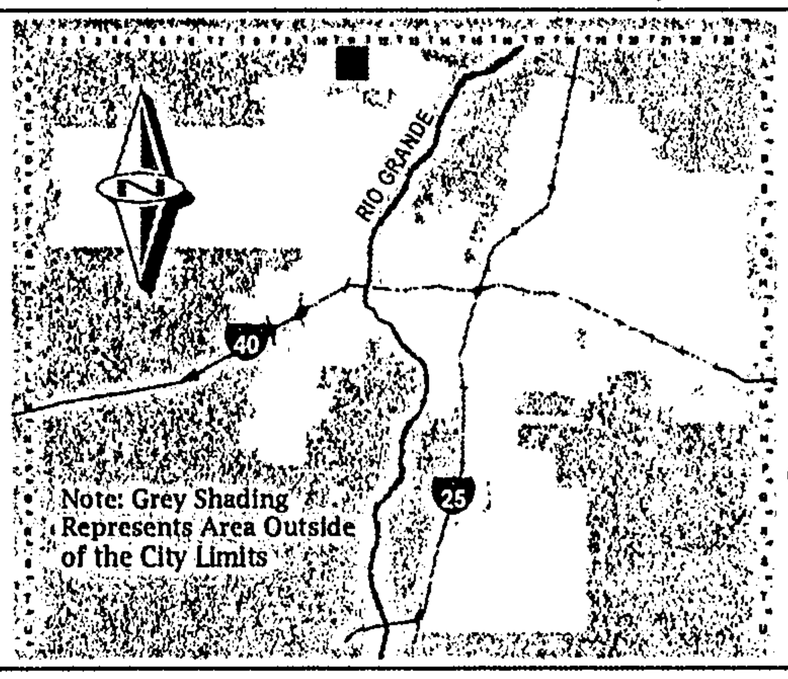
Project # 1005280



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

A-11-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

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

July 7, 2008

Mr. Jack Cloud, Chair
Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: Project 1005280, Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11

Dear Mr. Cloud,

The owners of the above captioned property, JLF, LLC; LMF, LLC and SHB, LLC are hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final plat approval in conjunction with Vacation of Public Easement 07DRB-70116 and the Official Notice of decision dated August 1, 2007

If you should have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

Current DRC
Project Number: 726782

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 8/1/07
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 8/1/07
Date Preliminary Plat Expires: ~~10052880~~ 8/1/08
DRB Project No.: 10052880
DRB Application No.: 07-700117
Universal Project No.: 1001279

McMahon Marketplace

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

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 -12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland to 325' with new Transition, Median C&G	McMahon Blvd.	110' East of Fineland	460' East of Fineland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Fineland to 200' with new Transition, Standard C&G, Sidewalk	Fineland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Fineland to 50' with new Transition, Standard C&G	Fineland Drive	McMahon	150' South of McMahon	/	/	/
A			"A" DROP INLET	UNSER & McMAHON.			/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS Cont.							
			Traffic Signal, 3 legs with provision for 4th	McMahon/Fineland			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
		12' Face to Edge	150' NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required	Unser Blvd.	Bandelier	275' South of Bandelier	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond A	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon	McMahon	S. ROW	N. ROW	/	/	/
		8"	1230' Sanitary Sewer Main w/ MH's and Services	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	1600' Water Main w/ Appertances, Services, Meters, Fire Line Stub's	Onsite			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

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

NOTES

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

Street lights per City rquirements.

1 SIGNAGE PER DRC

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

~~WYATT E. POPP~~ NAME (print)

STEPHEN DUNBAR — DRB CHAIR - date 8/1/07

Christina Sandoval 8/1/07 — PARKS & RECREATION - date

Olsson Associates FIRM

GEORGE RAINHART ARCH'S ASSOC — TRANSPORTATION DEVELOPMENT - date 8-1-07

AMAFCA - date

Wyatt E. Popp 7/17/07 SIGNATURE - date

N/A — UTILITY DEVELOPMENT - date

7-17-07 NMUD - date

Stephen Dunbar 8/1/07

Bradley L. Bjorkman 8/1/07 CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 8-20-05)

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 7/6/07
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1005280 25
DRB Application No.:
Universal Project No.: ~~1001279~~

McMahon Marketplace

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		40' (East Half)	UNSER HALF STEET IMPROVEMENTS 24' Wide Traffic Lane of Arterial Paving w/Std. C & G and 10' Asphalt Walk	Unser Blvd.	360' South of Site	Driveway "A"	/	/	/
			DRIVEWAY "A" 150' SB Left-Turn Lane and Median into Driveway "A"				/	/	/
			150' NB Right Turn Lane Into Driveway "A"				/	/	/
			DRIVEWAY "B" 150' EB Right Turn Lane Into Driveway "B"				/	/	/
			McMAHON BLVD. / UNSER BLVD. INTERSECTION Extend WB Left Turn Lane to 600'				/	/	/
			McMAHON BLVD. / FINELAND DR. INTERSECTION - Extend WB Left Turn Lane to 325' - Add 200' to NB Left Turn Lane - Add 50' to NB Right Turn Lane - Install Traffic Signal				/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole	Pond A	Pond A	McMahon Blvd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon	McMahon	S. ROW	N. ROW	/	/	/
		8"	1230' Sanitary Sewer Main w/ MH's and Services	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	1600' Water Main w/ Appertances, Services, Meters, Fire Line Stub's	Onsite			/	/	/
							/	/	/
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(rev. 9-20-05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1

2

3

AGENT / OWNER

Russ Hugg
NAME (print)

Surv-Tek
FIRM

Douglas Clark for Russ Hugg
SIGNATURE - date 7.6.07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

5-18-07
AMUZ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(Rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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 (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): RUSS HUGG SURV-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: SCM PROPERTY COMPANY, LLC PHONE: 217-3722
ADDRESS: 10400 WEST 18TH AVENUE FAX: 720-226-9402
CITY: LAKEWOOD STATE CO ZIP 80215 E-MAIL:
Proprietary interest in site: OWNER List all owners: JLF, LLC LMF, LLC SHB, LLC MARK, JENNIE AND ELSIE GONZALES

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS AND PRELIMINARY PLAT APPROVAL

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. TRACT 16A-1, PARADISE NORTH ~~TRACT E-1-A'~~, CRESTVIEW SUBD. Block: — Unit: —
Subdiv/Addn/TBKA: TO BE KNOWN AS McMAHON MARKET PLACE
Existing Zoning: SU-1 - C-1 Proposed zoning: SAME MRGCD Map No N/A
Zone Atlas page(s): A-11 UPC Code: 101106639929610416
101106626531010402

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1001279

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? N/A
No. of **existing** lots: 2 No. of **proposed** lots: 9 Total area of site (acres): 12.2538
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ UNSER BOULEVARD NW
Between: McMAHON BLVD NW and BANDELIER DRIVE NW

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

SIGNATURE [signature] DATE 6.28.07
(Print) RUSS HUGG Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70116	(4) VPE	✓	$ 180.00
07DRB - - 70117	PP	5(2)	$ 700.00
- -	CMD		$ 20.00
- -	ADV		$ 75.00
- -			$
			Total $ 975.00

Hearing date 8-1-07

[signature] 7/6/07
Planner signature / date

Project # 1005280

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)** (-4)

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

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

☐ **SIDEWALK VARIANCE (DRB20)**

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

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

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

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

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

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

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

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

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

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

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

RUSS HUGG
Applicant name (print)

6.28.07
Applicant signature / date

Form revised 4/07

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

Application case number
07DRB - - 70116
- -
- -

7/6/07
Planner signature / date

Project # 1005280

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- N/A Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Russ Hugg
Applicant name (print)

Douglas Clark for Russ Hugg 7.6.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - 70117
- -
- -

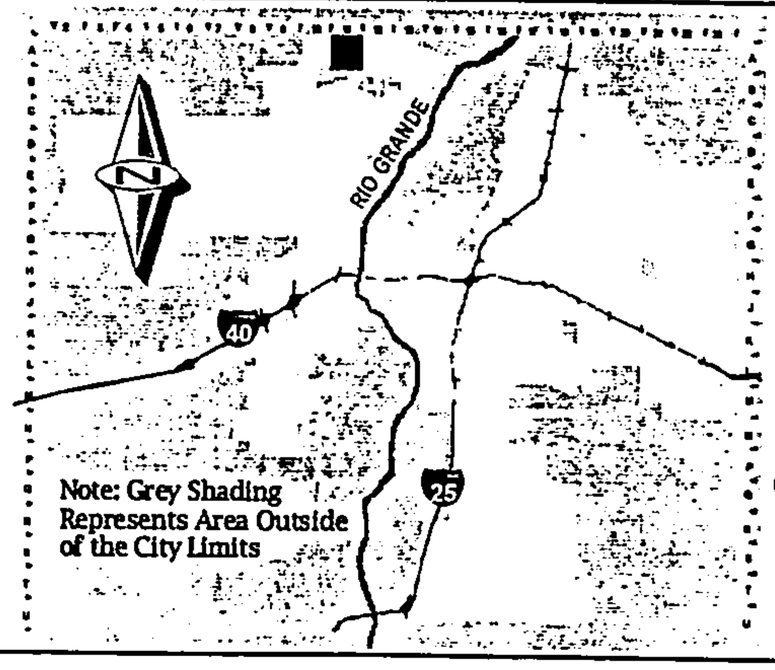
Kim Sis 7/6/07
Planner signature / date

Project # 1005280

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

Albuquerque Geographic Information System

Map amended through: 3/14/2006



Zone Atlas Page:

A-11-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

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

June 18, 2007

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

Dear Sheran,

The owners of the above captioned property, are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for:

a. Vacation of existing Public Easements.

b. Preliminary Plat approval to divide the Two (2) existing tracts into Nine (9) new Lots.

c. Dedicate additional public street right of way to the City of Albuquerque.

d. Grant new public utility easements.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: SCM Property Co LLC DATE OF REQUEST: 12/7/06 ZONE ATLAS PAGE(S): A-11

CURRENT:

ZONING SU-1/C-1 (RS: Approx zoning)

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # 16A-1 & E-A-1 BLOCK # _____

SUBDIVISION NAME Paradise North (Tract 16A-1) Crestview Sub (Tract E-A-1)

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[X]	A) SUBDIVISION	[X]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ]
				C) AMENDMENT	[ ]

BUILDING PERMIT [X]
ACCESS PERMIT [ ]
OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 6

BUILDING SIZE: ± 38,000 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Stephen A Durbin DATE 12/7/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER _____ DATE 12-7-06

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS.** ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT Stephen A Durbin DATE 12/7/06

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER _____ DATE _____

Revised June 27, 2005

New Mexico Utilities Inc.

January 03, 2007

Mr. Wyatt Popp
Olsson Associates
143 Union Blvd., Suite 700
Lakewood, CO 80228-1825

Re: McMahon Marketplace, Albuquerque, NM: OA Project No. 006-1497

Dear Mr. Popp:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission, the State of New Mexico Office of the State Engineer and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President
General Manager

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

June 15, 2007

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION, City of Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, we hereby authorize you to act as agent on our behalf for the purpose of vacation of easements and re platting of the above referenced real estate.

Sincerely,

~~TRACT 16A-1, PARADISE NORTH~~ Tract E-1-A Subdivision

JLF, LLC, a Florida limited liability company

Jeffery D. Fine, Managing Member

LMF, LLC, a Florida limited liability company

Larry M. Fine, Managing Member

SHB, LLC, a Florida limited liability company

~~Sharon~~ H. Bloom, Managing Member
SANDRA

~~TRACT E-1-A, CRESTVIEW SUBDIVISION~~ Tract 16A-1 Paradise North

Mark Gonzales

Jennie Gonzales, his wife

Elsie Gonzales, a single woman

CITY OF ALBUQUERQUE

TO: Wyatt Popp, PE
Fax 720-962-6195

April 13, 2007

Wyatt E. Popp, P.E.
Olsson Associates
143 Union Blvd, Suite 700
Lakewood, CO 80228

Re: McMahon Marketplace Conceptual Grading and Drainage Plan
Engineer's Stamp dated 3-22-07 (A11/D11)

Dear Mr. Popp,

Based upon the information provided in your submittal received 3-26-07, the above referenced plan is approved for Site Development Plan for Subdivision and Site Development Plan for Building Permit action by the DRB. Once that board approves the Grading Plan, please submit a mylar copy for signature in order to obtain a Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit.

The above referenced plan cannot be approved for Building Permit, because the plan does not contain enough detail. The above referenced plan will be used as the Master Drainage Plan for the site. Individual plans should be submitted to obtain Building Permit approval for each pad(s). In addition, drainage facilities will need to be constructed to support the pad site being built.

If you have any questions, you can contact me at 924-3695.

Sincerely,
Curtis A. Cherne
Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Brad Bingham

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

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: June 11, 2007

TO CONTACT NAME: Russ Hagg
COMPANY/AGENCY: Surv Tek, Inc.
ADDRESS/ZIP: 9384 Valley View NW Albuq. NM. 87114
PHONE/FAX #: (505) 897-3366 (505) 897-3377 fax

Thank you for your inquiry of June 11 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 16 A-1, Paradise North and Tract E-A-1, Crestview Subdivision.

zone map page(s) A-11.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Tuskany
Neighborhood Association
Contacts: Rachel Martinez
8220 Louisiana NE Ste B 87113
350-2323 (c)
Janelle Johnson
P.O. Box 6270 | 87197
341-0822 (h)

Skies West
Neighborhood Association
Contacts: Tom Skopay Ko
10523 Taurus Ct. NW 87114
792-9227 (h)
Dina Gilio
10656 Neptune NW 87114
899-4232 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO { }

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

Sincerely,

Stephen D. Carter
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87114 OFFICIAL USE

Postage	$ $1.82	0118
Certified Fee	$2.65	09
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	USPS JUN 27 2007 ALBUQUERQUE NM
Total Postage & Fees	$ $6.62	06/27/2007

7007 0220 0003 5028 2617

Sent To Dina Gilio / Skies West
Street, Apt. No.; or PO Box No. 10656 Neptune, NW
City, State, ZIP+4 Albuquerque, NM 87114
PS Form 3800, August 2006 See Reverse for Instructions

lco 87114
hugg@swcp.com

une 18, 2007

RETURN RECEIPT REQUESTED

Attention: Dina Gilio

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

The owners of the above captioned property, JLF, LLC; LMF, LLC; SHB, LLC; Mark Gonzales and Jennie Gonzales, his wife and Elsie Gonzales, a single woman are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Drainage and Utility Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to divide the existing tracts into Nine (9) lots as shown on the attached plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $6.62

0118
Postmark Here
JUN 27 2007
06/27/2007

Sent To Tom Skopayko/Skies West
Street, Apt. No.; or PO Box No. 10523 Taurino Ct. NW
City, State, ZIP+4 Albuquerque, NM. 87114
PS Form 3800, August 2006 See Reverse for Instructions

7007 0220 0003 5027 4944

[illegible]lco 87114
[illegible]hugg@swcp.com

June 18, 2007

RETURN RECEIPT REQUESTED

Attention: Tom Skopayko

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

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If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Postage	$ $1.82	0118
Certified Fee	$2.65	09
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.62	06/27/2007

USPS JUN 27 2007 ALBUQUERQUE

Sent To Janelle Johnson / Tuscany NM
Street, Apt. No.; or PO Box No. P.O. Box 6270
City, State, ZIP+4 Albuquerque NM 87197
PS Form 3800, August 2006 See Reverse for Instructions

7007 0220 0003 5028 2600

[redacted]

[redacted]lco 87114
[redacted]hugg@swcp.com

[redacted]une 18, 2007

RETURN RECEIPT REQUESTED

[redacted]
Albuquerque, NM 87197
Attention: Janelle Johnson

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

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The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

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Postage	$ $1.82
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $6.62

0118 09 USPS Postmark Here JUN 27 2007 06/27/2007

7007 0220 0003 5027 4957

Sent To RACHEL MARTINEZ / TUSCANY
Street, Apt. No.; or PO Box No. 8220 Louisiana, NE Ste. B
City, State, ZIP+4 ALBUQUERQUE NM 87113
PS Form 3800, August 2006 See Reverse for Instructions

[illegible] co 87114
[illegible]ugg@swcp.com

[illegible]une 18, 2007

[illegible]ETURN RECEIPT REQUESTED

Attention: Rachel Martinez

Re: Tract 16A-1, PARADISE NORTH and Tract E-1-A, CRESTVIEW SUBDIVISION City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page A-11 (To be known as McMahon Marketplace)

The owners of the above captioned property, JLF, LLC; LMF, LLC; SHB, LLC; Mark Gonzales and Jennie Gonzales, his wife and Elsie Gonzales, a single woman are hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Drainage and Utility Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to divide the existing tracts into Nine (9) lots as shown on the attached plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agen[illegible]

Surv-Tek, Inc.
9384 Valley View Drive
Albuquerque, New Mexic[illegible]
505 897 3366

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Rachel Martinez
C/o TUSCANY - N.A.
8220 Louisiana, NE
Suite B
Albuquerque, NM 87113

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☐ Agent ☐ Address
x [illegible]
B. Received by (Printed Name) C. Date of Delivery
RACHEL MARTINEZ 6/28/07
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandi[illegible]
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7007 0220 0003 5027 4957

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: McMahon Market Place

AGIS MAP # _____

LEGAL DESCRIPTIONS: _____

_____

_____

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 4/13/07 (date).

Douglas Clark for Russ Hugg — 7.6.07
Applicant/Agent — Date

[illegible] — 7/6/07
Hydrology Division Representative — Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on _____ (date).

_____ — _____
Applicant/Agent — Date

_____ — _____
Utilities Division Representative — Date

PROJECT # 1005280

Revised 4/03

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street; and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from JULY 17, 2007 To AUGUST 1, 2007

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Douglas Clark / Russ Hugg — 7-6-07
(Applicant or Agent) (Date)

I issued 3 signs for this application, 7/6/07 — KC SLS
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005280

Rev. 1/11/05

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/06/2007 Issued By: PLNTES

Permit Number: **2007 070 117** **Category Code 0910**

Application Number: 07DRB-70117, Major - Preliminary Plat Approval

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW

Project Number: 1005280

Applicant
Scm Property Company, Llc

10400 West 18th Avenue
Lakewood, CO 80215
217-3722

Agent / Contact
Surv-Tek Inc
Russ Hugg
8384 Valley View Dr Nw
Albuquerque, NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$700.00
	TOTAL:	**$700.00**

City Of Albuquerque
Treasury Division

7/6/2007 10:09AM LOC: ANNX
RECEIPT# 00084524 WS# 007 TRANS# 0018
Account 441006 Fund 0000
Activity 4983000 TRSMSP
Trans Amt $975.00
J24 Misc $700.00
CK $975.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/06/2007 Issued By: PLNTES

Permit Number: **2007 070 116** **Category Code 0910**

Application Number: 07DRB-70116, Vacation Of Public Easement

Address:

Location Description: UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW

Project Number: 1005280

Applicant
Scm Property Company, Llc

10400 West 18th Avenue
Lakewood, CO 80215
217-3722

Agent / Contact
Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque, NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$180.00
	TOTAL:	**$275.00**

City Of Albuquerque
Treasury Division
7/6/2007 10:09AM LOC: ANNX
RECEIPT# 00084522 WS# 007 TRANS# 0018
Account 441032 Fund 0000
Activity 3424000 TRSMSP
Trans Amt $975.00
J24 Misc $20.00
Thank You

City Of Albuquerque
Treasury Division
7/6/2007 10:09AM LOC: ANNX
RECEIPT# 00084521 WS# 007 TRANS# 0018
Account 441018 Fund 0000
Activity 4971000 TRSMSP
Trans Amt $975.00
J24 Misc $75.00
Thank You

City Of Albuquerque
Treasury Division
7/6/2007 10:09AM LOC: ANNX
RECEIPT# 00084521 WS# 007 TRANS# 0018
Account 441006 Fund 0000
Activity 4983000 TRSMSP
Trans Amt $975.00
J24 Misc $-0.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/30/2007 Issued By: PLNSDH

Permit Number: **2007 070 011** **Category Code 910**

Application Number: 07DRB-70011, Epc Approved Sdp For Build Permit

Address:

Location Description: MCMAHON NW BETWEEN BANDELIER NW AND UNSER BLVD NW

Project Number: 1005280

Applicant
Scm Property Co Llc

10400 West 18th Ave
Lakewood, CO 80215

sdunbar@ grharch.com

Agent / Contact
George Rainhart Architects
Stephen A Dunbar
2325 San Pedro Ne
Albuquerque, NM 87110

bjohnson@gra-arch.com

Application Fees

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

City Of Albuquerque
Treasury Division

7/30/2007 1:18PM LOC: ANNX
WS# 006 TRANS# 0014
RECEIPT# 00080236-00080236
PERMIT# 2007070011 TRSCCS
Trans Amt $50.00
DRB Actions $50.00
VI $50.00
CHANGE $0.00

Thank You

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

#8

INTER-OFFICE MEMO

DATE: May 25, 2007

TO: Sheran Matson, DRB Chair

FROM: Catalina Lehner, Senior Planner CL

RE: Project #1005280, Unser/McMahon Neighborhood Center

At a special hearing on April 12, 2007, the EPC approved a Zone Map Amendment, a Site Development Plan for Subdivision and a Site Development Plan for Building Permit (with conditions) for Tract 16-A-1, Paradise North & Tract E-1-A, Crestview Subdivision. Staff met with the applicant, Stephen Dunbar of George Rainhart Architects, on May 14 and May 21, 2007 to check for compliance with the Conditions of Approval.

The submittal does not demonstrate compliance with the EPC conditions of approval as elaborated in the Official Notification of Decision dated April 26, 2007. Note that the applicant's letter needs to be updated and resubmitted. The letter does not address the conditions in the Official Notice of Decision and corresponds to a previous version of the site development plans (dated Feb. 17, 2007). Also, the letter does not address the conditions of approval associated with the Zone Map Amendment (06EPC-01706).

The following are instances of non-compliance with the EPC conditions of approval:

Site Development Plan for Subdivision (06EPC-01704)

Condition #1: The letter does not specify all modifications that should have been made since the EPC hearing to meet the EPC conditions of approval.

Condition #5A: The first asterisk point under C6 of the design standards must eliminate the "plus 10%" to ensure compliance.

Condition #5B: The fifth asterisk point under C6 of the design standards must be modified to match that Zoning Code requirement that parking for offices, for stories other than the first, is calculated using 1 space per 300 sf.

Condition #5C: The phrase "shared parking shall be permitted" needs to be added to the design standards under Section C.

Condition #7A: The landscape theme needs to be mentioned in the narrative under Section D.

Condition #8A: Giant Sacaton grass shall be included in the plant palette in lieu of pampas grass.

Condition #9: The site development plan for subdivision sheet needs to indicate building height at 26 ft. max to top of parapet. The table at the top of the sheet still indicates 30 ft.

Condition #14C: The diagram of water catchment means needs to be reinstated on the design standards (in the blank space).

Note: Development Review Staff did not check for compliance with the conditions crafted by Transportation Development Staff (Condition #15, A-O).

Site Development Plan for Building Permit (06EPC-01705)

Condition #1: The letter does not specify all modifications that should have been made since the EPC hearing to meet the EPC conditions of approval.

Condition #4A: Giant Sacaton grass shall replace pampas grass.

Condition #7: The applicant will need to supply a narrative that addresses WSSP Policy 1.2, as a note on the site development plan for building permit.

Condition #8A: A detail for each outdoor seating area has not been provided. There is supposed to be a separate detail sheet.

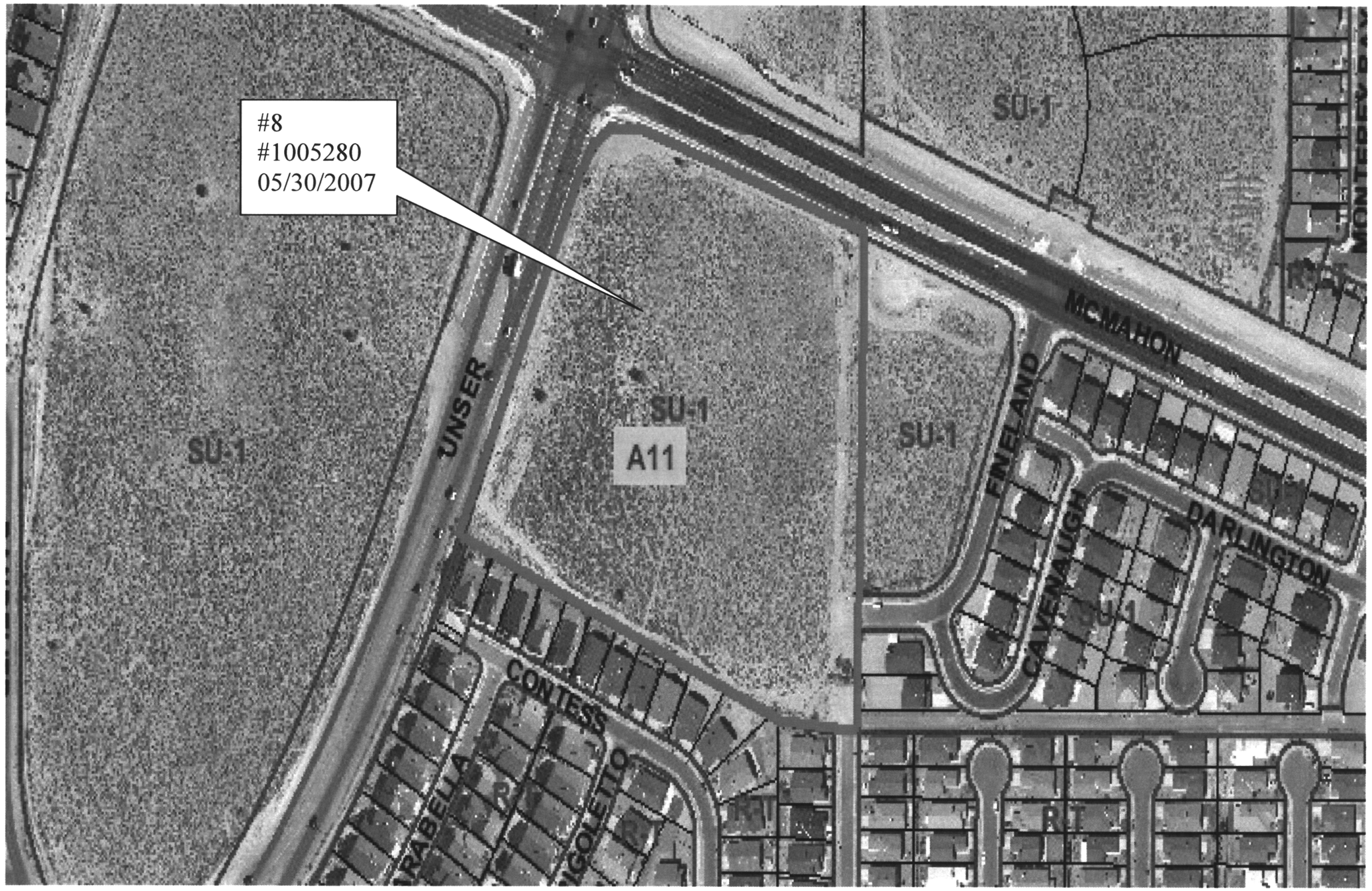
Condition #8B: There is supposed to be a separate detail sheet to show this. For now, compliance cannot be determined.

Condition #8D: There is supposed to be a separate detail sheet to show this. For now, compliance cannot be determined.

Condition #10: The smaller monument sign type, Type A, shall be used on Lots 1 and 6. The larger sign type is shown.

Note: Development Review Staff did not check for compliance with the conditions crafted by Transportation Development Staff (Condition #15, A-O).

If you have any questions regarding this case, please call me at 924-3935.


#8
#1005280
05/30/2007
SU-1
SU-1
A11
SU-1
SU-1
UNSER
CONTESS
RABELLA
RIGOLETTO
MCMAHON
ENGLAND
CAVENAUGH
DARLINGTON

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005280 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

What is the status of the plat? Concurrent platting action required.
An approved SIA with Financial Guarantee(s) is required prior to site plan sign off by City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 30, 2007

(A-11/D011)

.0. **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) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN, FIRE MARSHAL STAMP, REVISED WORK ORDER SETS AND PLANNING FOR 3 COPIES OF THE PLAN.**

11. **Project # 1002455**
06DRB-01648 Minor-SiteDev Plan Subd/EPC
06DRB-01649 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION,** zoned SU-1 for C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] **[Carmen Marrone, EPC Case Planner]** [*Indef deferred from 11/29/06]* [*Indef deferred from 5/30/07]* (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70004 VACATION OF PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION,** zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07]* (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIS. 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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REPLAT, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE PLAN.**

13. **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) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. Project# 1005182
07DRB-70014 AMENDMENT TO PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2,** zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

15. Project# 1004272
07DRB-70013 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a 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 DELGADO DR SW and 118TH ST SW containing approximately 2.9585 acre(s). [REF: 07DRB-00547, 07DRB-00548, 07DRB-00549, 07DRB-00550] (N-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

16. Project# 1000572
07DRB-70008 MAJOR - FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) E, H, R, S & T, **THE PRESIDIO, UNIT 2,** zoned SU-1 PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS STREET NE containing approximately 4.3225 acre(s). [REF: 06DRB-01778, 06DRB-01779, 06DRB-01781] (K-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004791**
07DRB-70002 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for LOMAS JACK LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF GREVEY,** zoned C-1, located on LOMAS BLVD NE between WALKER DR NE and EUBANK BLVD NE containing approximately 1.226 acre(s). [REF: 06EPC-00413] (J-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1004565**
06DRB-00908 Minor-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 SU-1 FOR PRD, 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) **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

19. **Project# 1006500**
07DRB-70010 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS, UNITS 4 & 6,** zoned R-D, located on 118TH ST SW between AMOLE MESA AVE SW and COLOBEL AVE SW containing approximately 55.274 acre(s). (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 23, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 5/23/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 30, 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: Noon
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 # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

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

2. **Project # 1005539**
07DRB-00580 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for MGM DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). [REF: 07DRB00561] (C-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

3. **Project # 1005540**
07DRB-00578 Major-Vacation of Public Easements
07DRB-00579 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3,** zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

4. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07 & 05/02/07 & 5/30/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

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

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

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** [*Indef deferred from 5/30/07]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project# 1005239**
07DRB-70009 EPC APPROVED SDP FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **GATEWAY INDUSTRIAL PARK,** zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 1.75 acre(s). [REF: 06EPC 01583] **[Catalina Lehner, EPC Case Planner]** (H-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS WITH PLAT 30 FEET AND MINOR SITE COMMENTS AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project# 1005240**
07DRB-70007 EPC APPROVED SDP FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) H-1, **GATEWAY INDUSTRIAL PARK,** zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 2.575 acre(s). **[Catalina Lehner, EPC Case Planner]**(H-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS, REMOVAL OF SIGNATURE BLOCK FROM UTILITY PLAN AND 3 COPIES OF THE SITE PLAN.**

8. **Project# 1005280**
07DRB-70011-EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70012 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for SC. PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE)** zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] **[Catalina Lehner, EPC Case Planner]** *[Indef deferred from 5/30/07]* (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1005498**
07DRB-70006 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12 and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELGATED TO CITY ENGINEER FOR SIA AND PLANNING TO CHANGE THE TITLE TO SITE PLAN FOR BUILDING PERMIT AND 3 COPIES OF THE PLAN.**

07DRB-70001 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12, and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

Current DRC
Project No. 726782

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approv
Date Site Plan for Sub. Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No. 1005280

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	McMAHON MARKETPLACE PHASE 1								
		PUBLIC ROADWAY IMPROVEMENTS							
		30'-36' F-F (East Half)	Unser Half Street Improvments 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 260' North of South PL	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
		12' Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			McMAHON MARKETPLACE PHASE 1 CONTINUED						
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	900' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive	/	/	/
		8"	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W	/	/	/
		8"	1,100' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC WATER IMPROVEMENTS						
		8"	860' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site			/	/	/
			McMAHON MARKETPLACE PHASE 2						
			PUBLIC ROADWAY IMPROVEMENTS						
		12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unser Blvd. (Start of Improvements)	705' End of Unser Blvd. (End of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fineland Drive	460' East of Fineland Drive	/	/	/
			Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fineland Drive			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
		12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unser Blvd	Bandelier	275' South of Bandelier	/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	130' Sanitary Sewer Main with MH's and Services	On-Site			/	/	/
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site			/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT J. STEFFEN, PE	10/21/2009				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		THE WATER UTILITY AUTHORITY	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project Number: 726782

FIGURE 12

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.:
DRB Application No.:
Universal Project No.: 1001279

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

McMahon Marketplace

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 -12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Fineland to 325' with new Transition, Median C&G	McMahon Blvd.	110' East of Fineland	460' East of Fineland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Fineland to 200' with new Transition, Standard C&G, Sidewalk	Fineland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Fineland to 50' with new Transition, Standard C&G	Fineland Drive	McMahon	150' South of McMahon	/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS Cont.							
			Traffic Signal, 3 legs with provision for 4th	McMahon/Fineland			/	/	/
		35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court			/	/	/
		12' Face to Edge	150' NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required	Unser Blvd.	Bandelier	275' South of Bandelier	/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond A	McMahon Blvd. Storm Drain	/	/	/
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon	McMahon	S. ROW	N. ROW	/	/	/
		8"	1230' Sanitary Sewer Main w/ MH's and Services	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	1600' Water Main w/ Appertances, Services, Meters, Fire Line Stub's	Onsite			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

WYATT E. POPP
NAME (print)

OLSSON ASSOCIATES
FIRM

Wyatt E Popp 7/17/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

7-17-07
NMUI - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Sandy Handley
Development Review Board
City of Albuquerque
Planning department
600 2nd St. N.W
Albuquerque NM 87103

Re: PROJECT #1005280
SITE PLAN FOR BILDING PERMIT, SITE PLAN FOR SUBDIVISION, ~~AND REQUEST FOR ZONE MAP AMENDMENT FOR A 1.66 ACRE PORTION OF A 13 ACRE SITE ON TRACT 16A-1~~ PARDISE NORTH LOCATED ON THE S.E.C OF UNSER BLVD. AND McMAHON BLVD N.W

Sandy:

The above referenced project has been indefinitely deferred since 5/30/07. We wish to reschedule the request to the August/8th hearing date.

Thank you,

Stephen Dunbar A.I.A
George Rainhart Architects and Associates P.C

APP. # PAID DEFERRAL FEE
70011
7-30-07 KS.

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 5/22/07
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1005380
DRB Application No.:_____
~~Universal Project No: 1001279~~

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

McMahon Marketplace

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMTNTS							
		40' (East Half)	UNSER HALF STEET IMPROVEMENTS 24' Wide Traffic Lane of Arterial Paving w/Std. C & G and 10' Asphalt Walk	Unser Blvd.	360' South of Site	Driveway "A"	/	/	/
			DRIVEWAY "A" 150' SB Left-Turn Lane and Median into Driveway "A"				/	/	/
			150' NB Right Turn Lane Into Driveway "A"				/	/	/
			DRIVEWAY "B" 150' EB Right Turn Lane Into Driveway "B"				/	/	/
			McMAHON BLVD. / UNSER BLVD. INTERSECTION Extend WB Left Turn Lane to 600'				/	/	/
			McMAHON BLVD. / FINELAND DR. INTERSECTION - Extend WB Left Turn Lane to 325' - Add 200' to NB Left Turn Lane - Add 50' to NB Right Turn Lane - Install Traffic Signal				/	/	/
		PUBLIC DRAINAGE IMPROVEMENTS							
		30"	RCP Storm Sewer Outfall with Manhole	Pond A	Pond A	McMahon Blvd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS							
		8"	900' Sanitary Sewer Main w/ MH's	Offsite (North of Site)	McMahon Blvd.	Pinnacle Peak Dr.	/	/	/
		8"	225' Sanitary Sewer Boring Under McMahon	McMahon	S. ROW	N. ROW	/	/	/
		8"	1230' Sanitary Sewer Main w/ MH's and Services	Onsite			/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
		8"	1600' Water Main w/ Appertances, Services, Meters, Fire Line Stub's	Onsite			/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

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

NOTES

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

Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

NAME (print) _____

FIRM _____

SIGNATURE - date _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date _____

TRANSPORTATION DEVELOPMENT - date _____

UTILITY DEVELOPMENT - date _____

CITY ENGINEER - date _____

PARKS & RECREATION - date _____

AMAFCA - date _____

5-18-07

NMUD - date _____

_____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(Rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): SCM PROPERTY CO. LLC PHONE: ___
ADDRESS: 10400 WEST 13th AVE FAX: ___
CITY: LAKEWOOD CO. STATE CO ZIP 80215 E-MAIL: ___

APPLICANT: GEORGE RAINHART ARCH & ASSOC PHONE: 884-9110 EXT 106
ADDRESS: 2325 SAN PEDRO NE FAX: ___
CITY: ABQ STATE NM ZIP 87110 E-MAIL: SDUNBAR@GRA-ARCH.COM
Proprietary interest in site: OWNER List all owners: RE: AGENT RELEASE LETTERS

DESCRIPTION OF REQUEST: Site plan for building permit | subdivision | zone map amendment of a portion of tract 16A-1 PARADISE NORTH.

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

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

Lot or Tract No. 16A-1 TBK McMahon Marketplace Block: ___ Unit: ___
Subdiv/Addn/TBKA: PARADISE NORTH AND TRACT E-A-1 Crestview Subd
Existing Zoning: RE: ZONE MAP SU-1 for C1 PURPOSES Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): A-11 UPC Code: ___

CASE HISTORY: Catalina Lehner EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
06EPC-01706, 06EPC-01705, 06EPC-01704

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? ___
No. of existing lots: 2 No. of proposed lots: 9 Total area of site (acres): ±12.3 | ±1 AC TO BE Rezoned
LOCATION OF PROPERTY BY STREETS: On or Near: McMAHON NW
Between: BANDELIER DR. NW and UNSER BLVD NW

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

SIGNATURE Stephen A. Dunbar DATE 5/22/07
(Print) STEPHEN A. DUNBAR Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-70011	SBP	P(3)	$0.00
07DRB-70012	SPS	P(3)	$0.00
	CMF		$20.00
			$
			$
			Total $20.00

Hearing date 05/30/07

Sandy Handley 05/22/07
Planner signature / date

Project # 1005280

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)**

1 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
1 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
1 Solid Waste Management Department signature on Site Plan for Building Permit
1 Zone Atlas map with the entire property(ies) clearly outlined
1 Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
1 Infrastructure List, if relevant to the site plan
1 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
1 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.

STEPHEN A DUNBAR
Applicant name (print)

Stephen A Dunbar 5/22/07
Applicant signature / date

Form revised **APRIL 2007**

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

Application case numbers
07DRB - - 70011
07DRB - - 70012
- -

Sandy Handley 05/22/07
Planner signature / date

Project # 1005280

Memo

To: City of Albuquerque Planning Department

From: SHB, LLC

Date: November 1, 2006

Re: Tract E-1-A, Crestview Subdivision, Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico

---

As owner of the above referenced property, I hereby provide authorization for SOM Property Company, LLC and George Rainhart Architect & Associates P.C. to act as agents on behalf of the owner of Tract E-1-A, Crestview Subdivision, Town of Alameda Grant, City of Albuquerque, Bernalillo County, State of New Mexico. I also hereby withdraw any previously submitted Site Development Plan for Subdivision and Site Development Plan for Building Permit previously submitted on this property.

SHB, LLC.

By: Sandra Bloom

Name: Sandra Bloom 11/21/06

Its: _____

Memo

To: City of Albuquerque Planning Department

From: LMF, LLC

Date: November 1, 2006

Re: Tract E-1-A, Crestview Subdivision, Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico

---

As owner of the above referenced property, I hereby provide authorization for SCM Property Company, LLC and George Rainhart Architect & Associates P.C. to act as agents on behalf of the owner of Tract E-1-A, Crestview Subdivision, Town of Alameda Grant, City of Albuquerque, Bernalillo County, State of New Mexico. I also hereby withdraw any previously submitted Site Development Plan for Subdivision and Site Development Plan for Building Permit previously submitted on this property.

LMF, LLC.

By: Lawrence M. Fine 11/21/2006

Name: LAWRENCE M. FINE

Its: Chief Operating Officer, LMF, LLC.

Attention: Larry WELLS

Memo

To: City of Albuquerque Planning Department

From: LMF, LLC

Date: December 15, 2006

Re: Tract E-1-A, Crestview Subdivision, Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico

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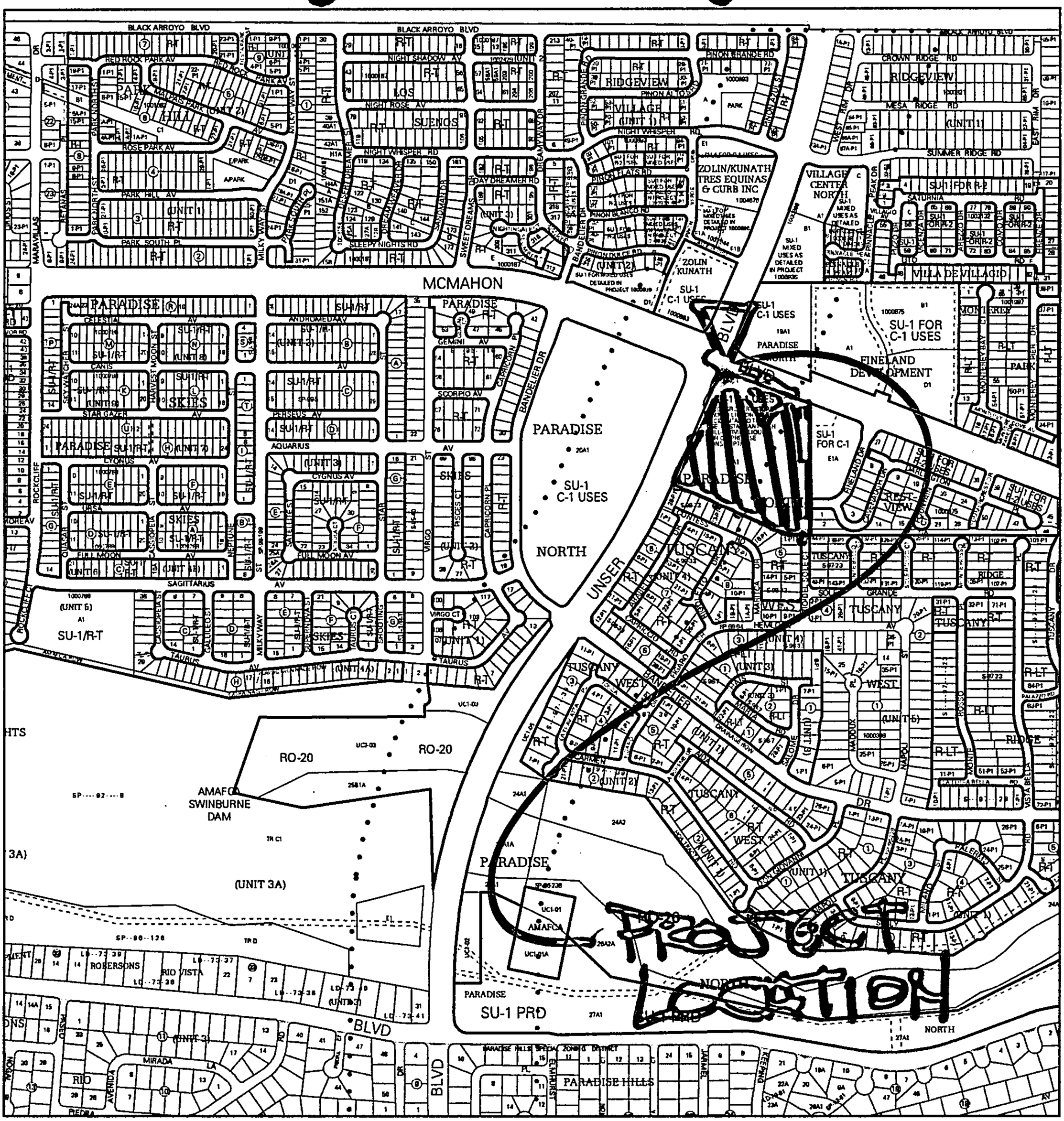
As owner of the above referenced property, I hereby provide authorization for SCM Property Company, LLC and George Rainhart Architect & Associates P.C. to act as agents on behalf of the owner of Tract E-1-A, Crestview Subdivision, Town of Alameda Grant, City of Albuquerque, Bernalillo County, State of New Mexico. I also hereby withdraw any previously submitted Site Development Plan for Subdivision and Site Development Plan for Building Permit previously submitted on this property.

LMF, LLC.

By: _____

Name: JLF. LLC

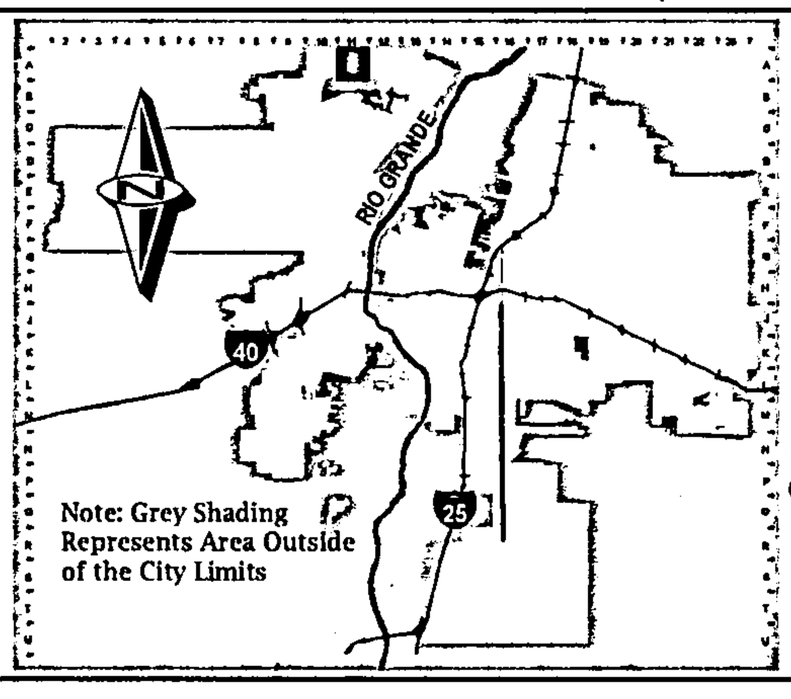
Its: MANAGING MEMBER



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

A-11-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

Catalina Lehner, MCRP, AICP
Planner
City of Albuquerque
Planning department
600 2nd St. N.W
Albuquerque NM 87103

letter does not correspond to observed N of D.
Ex.

Re: SITE PLAN FOR BUILDING PERMIT, SITE PLAN FOR SUBDIVISION, AND REQUEST FOR ZONE MAP AMENDMENT FOR A 1.66 ACRE PORTION OF A 13 ACRE SITE ON TRACT 16A-1, PARDISE NORTH LOCATED ON THE S.E.C OF UNSER BLVD. AND McMAHON BLVD N.W

Mrs. Lehner:

Below is a list of items in response to your alternate findings for approval which we hope will help in your analysis of the revised plans dated 2/17/07 within the revision column.

CONDITIONS OF APPROVAL-06EPC01704 Site Development Plan for Subdivision.

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

   1A. Action Taken:
   We have no objection, and will comply as the comment requests.

2. The subject site shall be concurrently replatted.

   2A. Action Taken:
   We have no objection, and will comply as the comment requests.

3. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that condition of approval are met.

   3A. Action Taken:
   We have no objection to this request, provided our modifications to the alternate findings for approval are met with agreement from staff and members of commission.?, hearing is over

4. Site Planning:
   A. Each parcel shall have an outdoor gathering space of at least 500sf.

   4A. Action Taken:
   We have no objection to the provision of outdoor gathering spaces. We would however like to modify this request to state "Each parcel with a

   cannot modify lang in Official N of D now but OK to go beyond the condit if you want.

restaurant or multi-tenant use shall have an outdoor gathering space of at least 600 sf and all other uses shall have an outdoor gathering space of at least 300 sf. It is important to note that the site currently contains individual tenant outdoor gathering spaces, an additional neighborhood gathering space, and plaza-like space that total an excess of 18,000 sf.

B. A plaza-like, common outdoor gathering area shall be provided in lieu of parking above what is required by the Zoning Code's parking regulations.

4B. Action Taken:
We have provided an outdoor plaza-like gathering space of 4,780 sf adjacent to shops buildings 2 and 1 within proposed lots 7 and 8. We have also provided an additional 5,000 sf of gathering area along the east /west pedestrian linkage in front of the junior 1 building on proposed lot 8 as requested by the neighborhood association. As currently proposed, the site contains 18,000 sf of pedestrian amenities.

C. Drive-thru uses shall be limited to a total of two, one fast-food and one non-fast-food.

4C. Action Taken:
We are in opposition to this request. We would like the drive thru uses approved as proposed on the current site plan. It is also important to note our neighborhood support concerning this issue.

D. Lot 1, adjacent to single-family homes, shall not have a drive-thru use.

4D. Action Taken:
We are in opposition to this request. We would like the drive thru use approved as proposed on the current site plan. It is important to note our neighborhood support, and the drive-thru window's distance from the adjacent residential area is in excess of 160 feet and screened from the adjacent residential area by the building itself.

5. Parking:

A. Parking shall not exceed the amount required in the Zoning Code.

5A. Action Taken:
The current site plan is within ten percent of the required parking ratios as required within the zone code. Currently the site is over parked by 3.7 percent, or 17 parking spaces.

B. Parking shall be calculated using the methodology in the Zoning Code.

5B. Action Taken:
The current site plan is calculated utilizing current parking methodology as provided within the zone code.

C. Future site development plans for building permit may contain the required parking on the respective parcel.

5C. Action Taken:

We have no objection, and will comply as the comment requests

D. Shared parking shall be permitted.

5D. Action Taken:

We have no objection, and will comply as the comment requests.

6. Pedestrianism:

A. Pedestrian circulation shall be discussed in a separate section of the design standards.

6A. Action Taken:

We have no objection, and will comply as the comment requests. Further discussion will be required concerning this issue to clarify staffs concerns.

B. All pedestrian crossings of drive aisles shall be at least 8 ft. wide and made of textured, colored concrete.

6B. Action Taken:

Eight-foot pedestrian pathways have been provided at all pedestrian crossing locations. Pedestrian pathways will be raised where grading allows. All crossings will be scored and textured with an integrally colored concrete.

C. Diagram 1 shall be deleted (to make room for the plant palette).

6C. Action Taken:

We have no objection, and will comply as the comment requests. Revised plant palette are provided within the landscape plan as required under the neighborhoods conditions of approval and will be added to the design standards..

D. Diagram 2 shall indicate that the pedestrian pathway is 8 ft. wide.

6D. Action Taken:

Pathway widths and materials have been noted within the site plan for building permit within the keyed note column as note number 1.

7. Landscape-General:

A. A landscape theme shall be developed based on low-water use (xeric) plants.

7A. Action Taken:

We have no objection, and will comply as the comment requests, however, it should be noted that specific requests for plant materials have been made by the neighborhood associations in conjunction with their conditions for approval. Refer to the current landscaping plan for plat types as required by the neighborhood associations.

B. High-water use turf shall be prohibited, except for when it constitutes no more than 20% of the turf blend.

7B. Action Taken:

We have no objection, and will comply as the comment requests.

C. The irrigation system must be adequate, as determined by the City Forrester, to maintain the quantity of trees and plants in a living, attractive condition.

7C. Action Taken:

We have no objection, and will comply as the comment requests.

D. Water provided by the water harvesting system shall be supplemental to the irrigation system.

7D. Action Taken:

We have no objection, and will comply as the comment requests.

E. The 80% living groundcover requirement of the landscape plan shall be included in the design standards.

7E. Action Taken:

We have no objection, and will comply as the comment requests.

F. Pursuant to Zoning Code §14-16-3-1, tree canopies shall not count toward the requirement for living, vegetative coverage.

7F. Action Taken:

We have no objection, and will comply as the comment requests.

8. Landscape-Plants:

A. A plant palette shall be included in place of Diagram 1 so the design standards can function as a stand-along document.

8A. Action Taken:

We have no objection, and will comply as the comment requests.

B. The property owner shall maintain street trees in a living, attractive condition.

8B. Action Taken:

We have no objection, and will comply as the comment requests.

C. The following plants shall be added back in to the plant palette: maidengrass, Indian hawthorne, regal mist, Russian sage, upright rosemary, threadgrass, honeysuckle, lavender and potentilla.

D. Autumn sage, Big sage (artemesia), bird-of-paradise, fernbush, stool, santolina, Perky Sue, and Mexican evening primrose, prairie coneflower shall be added to the plant palette.

E. Juniper (highly-allergenic) and sycamore (high water user) shall not be included.

this is old info!

8C.,8D., and 8E.. Action Taken:

We object to these conditions based on the specific requests for plant materials that have been made by the neighborhood associations in conjunction with their conditions for approval. Those conditions include:

-Add some turf area to the neighborhood gathering area to provide additional seating area as an alternate to the raised concrete benches.

-Remove the following trees/plants from the plant list:

Sycamore
Three-Leaf Sumac
Spearmint Juniper

-Add 3 tree species to the plant list:

Silver Maple
Globe Willow
Additional species at the discretion of Landscape Architect

-Add the following species to the plant list:

Maidengrass
Indian Hawthorne
Regal Mist
Threadgrass
Honeysuckle
Potentilla
Autumn Sage
Bird-of-Paradise
Fernbush
Sotol
Santolina
Perky Sue
Prairie Coneflower

9. Architecture/Building design:

A. Stucco shall be the required façade material.

9A. Action Taken:
We have no objection, and will comply as the comment requests.

B. The architectural theme shall be discussed.

9B. Action Taken:
The architectural theme shall be as described within the current design standards, and as provided on the architectural elevations.

C. Generic franchise architecture shall be prohibited.

9C. Action Taken:
The architectural theme shall be as described within the current design standards, and as provided within the architectural building elevations. All franchise architecture shall be required to respond to the design standards thru architectural details, massing, colors, and materials.

D. A color palette shall be included so the design standards can function as a stand-alone document.

9D. Action Taken:
We have no objection, and will comply as the comment requests. Reference to the elevations included with the Site Development Plan for Building Permit will still be made to ensure that future users of the

development plan will view the approved architectural elevation drawings as well as the color & material palette. This will serve to ensure conformity to both design standards and building elevation design.

E. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning.

9E. Action Taken:

We have no objection, and will comply as the comment requests. We would also like to clarify that our understanding of this request limits the main building parpapet structure to 26'. Architectural tower elements shall be allowed to be higher than this 26' height as depicted within the architectural building elevations.

F. Glass shall be clear and not bronze tinted.

9F. Action Taken:

We have no objection, and will comply as the comment requests.

10. Lighting

A. Parking lot light poles shall not exceed 16 ft., high from top to grade, within 130 ft. of a residential zone.

10A. Action Taken:

We have no objection, and will comply as the comment requests.

B. Pedestrian scale lighting shall be required to illuminate gathering areas and pedestrian areas and walkways.

C. Pedestrian scale lighting shall not exceed 4 ft. in height.

10B ,and10 C. Action Taken:

We would like to modify the following two conditions as follows; Pedestrian scale lighting shall be required to illuminate gathering areas, pedestrian areas, and walkways with lighting devices ranging from 4 to 16 feet as seen fit by the lighting designer to provide a safe environment for both pedestrian and vehicular activities.

D. Up-lighting of any kind shall be prohibited.

10D. Action Taken:

We have no objection, and will comply as the comment requests.

11. Screening/Buffering:

A. Chain link fencing, barbed wire and concertina wire shall be prohibited.

11A. Action Taken:

We have no objection, and will comply as the comment requests.

B. Transformers, utility pads and telephone boxes hall be appropriately screened with walls and/or vegetation.

11B. Action Taken:

We have no objection, and will comply as the comment requests.

12. Signage:

A. Free-standing signs shall be limited to monument signs.

12A. Action Taken:

We have no objection, and will comply as the comment requests.

B. Building-mounted signage shall not exceed 6% of the façade to which it is applied.

12B. Action Taken:

We object to this condition. We ask that this condition be modified to align with the signage allowance agreed to with the neighborhood associations as follows "Building-mounted signage shall not exceed 6% of the façade to which it is applied for single tenant buildings and 10% of the façade to which it is applied for multi-tenant buildings."

C. Awnings with signage and/or logos shall be included in the 6% signage allowance.

12C. Action Taken:

We object to this comment only on the basis of revision to match our modified condition for 12B.

D. Monument sign Type A shall not exceed 6ft. high with 24 SF of sign face.

12D. Action Taken:

We object to this condition. We ask that this condition be modified to align with the signage allowance agreed to with the neighborhood associations as follows "Monument sign Type A shall not exceed 9ft. high with 50 SF of sign face."

E. Monument sign Type B shall not exceed 9 ft. high with 50 SF of sign face.

12E. Action Taken:

We object to this condition. We ask that this condition be modified to align with the signage allowance agreed to with the neighborhood associations as follows "Monument sign Type B shall not exceed 11ft-6in. high with 75 SF of sign face."

F. Sign cases shall integrate with building architecture to create a unified signage

12F. Action Taken:

We have no objection, and will comply as the comment requests.

13. Each outdoor seating area shall have seating and provision of shade that covers a minimum of 30% of each area.

13 . Action Taken:

We have no objection, and will comply as the comment requests. We wish to further clarify this item by allowing the use shading devices other than landscaping such as building structures as an acceptable means of achieving this 30% shading request.

14. General:

A. Instances of "should" shall be changed to "shall".
B. Instances of "guidelines" shall be changed to "standards".

14. Action Taken:
We have no objection, and will comply as the comment requests

CONDITIONS OF APPROVAL – 06EPC01705, Site Development Plan for Building Permit

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

   1. Action Taken:
   We have no objection, and will comply as the comment requests.

2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are met.

   2. Action Taken:
   We have no objection to this request, provided our modifications to the alternate findings for approval are met with agreement from staff and members of commission.

3. The site plan for building permit, and any future site plans for building permit, shall comply with the McMahon Marketplace design standards (06 EPC-01704).

   3. Action Taken:
   We have no objection, and will comply as the comment requests.

4. Landscape-General:

   A. Additional landscape shall be added throughout the landscape plan to meet the design standards' requirement for 80% coverage with living, vegetative materials.

      4A. Action Taken:
      We have no objection, and will comply as the comment requests.

   B. In particular, additional landscape shall be added to the northwestern corner of Lot 3, an important focal point.

      4B. Action Taken:
      We have no objection, and will comply as the comment requests. We would like further clarification of this item.

   C. The irrigation system must be adequate, as determined by the City Forrester, to maintain the quantity of trees and plants in a living, attractive condition.

      4C. Action Taken:
      We have no objection, and will comply as the comment requests.

D. The 10 ft. landscape buffer along a portion of Lot 1 shall be increased to 15ft., consistent either the rest of the buffer.

4D. Action Taken:

The current site plan contains a buffer along the southern portion of lot one in excess of the comments request. We therefore feel this comment has no validity, and should be stricken as a condition of approval.

5. Landscape-Plants:
   A. Golden Raintree shall replace Sycamore (high water user).
   B. The following plants shall be re-instated: Upright rosemary, thread grass, honeysuckle and lavender.
   C. The following xeric plants shall also be used: santolina, Big sage (artemesia), stool, fernbush, bird of paradise and prairie coneflower.

5A,5B, and 5C. Actions Taken:

Refer to action item number 8 within the conditions of approval for subdivision. Please note that many of these items comply with the requested modification of the neighborhood associations.

6. Walls/Fences:
   A. A detail of the screen wall shall be provided.

6A. Action Taken:

We have no objection, and will comply as the comment requests.. All screen walls have been demarcated with a keyed note within the site plan for building permit as to size and material. A detail will be added to plans.

   B. CMU of another color and/or texture shall be incorporated into the design of the screen wall.

6B. Action Taken:

We have no objection, and will comply as the comment requests.

7. Pedestrian/Bicycle/Transit Circulation:
   A. A pedestrian crosswalk, at least 8 ft. wide, of textured, colored concrete, shall be provided on the western side of Fineland Drive, between Lots 6 and 7.

7A. Action Taken:

We have no objection, and will comply as the comment requests.

   B. A transit feasibility and access plan shall be provided to comply with WSSP Policy 1.2.

7B. Action Taken:

We have no objection, and will comply as the comment requests.

8. Sidewalks/Open Space:
   A. A detail shall be provided for each outdoor seating area.

8A. Action Taken:

Additional design detail has been added to each outdoor seating area as requested by this comment within the revised site plan for building permit and subdivision.

B. Each gathering area shall have at least one bench and/or tables with shading.

8B. Action Taken:

Fixed outdoor seating benches have been provided within plaza-like areas, and gathering areas adjacent retail areas that will not have food or drink associated with its use. Refer to the site plan for building permit for proposed locations. All other outdoor gathering areas shall be provided with movable seating and chairs.

9. Parking: Motorcycle parking shall be provided in a location in close proximity to the entrance of each building pursuant to Zoning Code §14-16-3-1.

9. Action Taken:

We have no objection, and will comply as the comment requests.

10. Signage:

A. The monument sign on Lot 4 shall be eliminated to comply with Zoning Code §14-16-3-2.

10A. Action Taken:

We have no objection, and will comply as the comment requests.

B. The monument signs on Lot 1 and Lot 6 (nearest to single-family homes) shall be of the smaller monument sign type.

10B. Action Taken:

We object to this comment. We ask that this condition be modified to align with the signage plan agreed to with the neighborhood associations as follows "Lots 1, 3, and 6 shall have Type B monument signs, Lot 5 shall have Type A monument sign."

11. Lighting: The three light poles along the subject site's southern side adjacent to single-family homes shall be replaced by pedestrian-scale lighting.

11. Action Taken:

We have no objection, however we feel this comment is in direct conflict with condition 10C of the site plan for subdivision conditions of approval, and should therefore be stricken as a condition of approval.

12. On Lot 3, the building shall be moved nearer to Unser Blvd. (Comprehensive Plan Table 10, WSSP p. 33-34).

12. Action Taken:

We object to this request. The current development plan has relocated three of the four structures along McMahon Blvd . within close proximity to the street frontage. The relocation of the fourth structure to the street would have an adverse impact on the project as a whole.

13. The applicant shall meet with a representative of the Solid Waste Management Department (SWMD) and integrate SWMD comments into the revised site plan, prior to submittal to DRB.

    13. Action Taken:

    We have no objection, and will comply as the comment requests.

We have also revised the plan to address the Traffic Departments conditions regarding the drive lane between Lot 4 & Lot 5.

Thank you,

Stephen Dunbar A.I.A
George Rainhart Architects and Associates P.C

SD File

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

Date: April 26, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005280**
06EPC-01706 Zone Map Amendment
06EPC-01705 EPC Site Development Plan-Building Permit
06EPC-01704 EPC Site Development Plan-Subdivision

SCM Property LLC
10400 West 18th Ave
Lakewood Co., 80215

LEGAL DESCRIPTION: for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, located at the southeast corner of Unser Blvd NW and McMahon Blvd NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner

On April 12, 2007 the Environmental Planning Commission voted to approve Project #1005280, 06EPC-01706, a Zone Map Amendment, based on the following Findings and Conditions:

FINDINGS:

1. This request is for a zone map amendment for a 1.66 acre portion of Tract 16-A-1 from "SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption" to "SU-1 for C-1 uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 sf", in order to develop a drug/retail use. The zoning on the remaining 11.34 acres of the subject site is not proposed to change.

2. The subject site is located at the southwest corner of the Unser Blvd./McMahon Blvd. intersection, in the McMahon/Unser Neighborhood Activity Center, in the Seven Bar Ranch Community. Applicable Plans are the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Westside-McMahon Land Use and Transportation Guide. No sector plans apply.

3. This request is accompanied by a request for a site development plan for subdivision (06EPC-01704) and a site development plan for building permit (06EPC-01705).

4. The request furthers the intent of relevant Comprehensive Plan policies. It will contribute to increased land use variety in the area (Policy II.B.5a) by facilitating development of a new service, infrastructure is already in place (Policy II.B.5e), and some jobs will be created for residents in the area (Policies II.D.6a and g).

5. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

   A. Section A: Because the request furthers applicable Comprehensive Plan policies and the West Side Strategic Plan's intent with respect to activity centers, it is consistent with the City's health, safety and general welfare.

   B. Section B: The request will facilitate commercial development in a neighborhood activity center designated in the West Side Strategic Plan and will not destabilize the land, which is already zoned for commercial uses. The applicant has satisfactorily demonstrated why the change should be made.

   C. Section C: The applicant cites a preponderance of Comprehensive Plan policies, specifically Land Use Policies II.B.5a, II.B.5d, II.B.5e, II.B.5i and II.B.5j and Economic Development Policy II.6.a. The demonstration of how policies are furthered is mostly acceptable; the request does not conflict significantly with applicable Plans.

   D. Section D: The proposed zoning is more advantageous to the community because it will facilitate development of a neighborhood center that will provide a variety of day-to-day services for the surrounding residential areas.

   E. Section E: The request will not be harmful to the adjacent property, the neighborhood or the community. Property adjacent to the 1.66 acre parcel is all zoned for commercial uses, and the requested zone does not allow any uses except for a pharmacy less than 14,000 sf.

   F. Section F: The proposed zone change requires no major or unprogrammed capital expenditures by the City in order to be developed.

   G. Section G: An economic consideration, such as the sale of alcohol, is a factor in the zone change request. However, it is not the determining factor and the applicant does not rely on it for approval of the request.

   H. Section H: The subject site's location on a major street is not used as justification for the zone change request.

   I. Section I: A request for SU-1 zoning creates a justified "spot zone" because of the SU-1 zone's site plan control nature. In this case, the subject site is already zoned SU-1 and other SU-1 zoned sites are adjacent to it.

   J. Section J: The request will not result in a strip of commercial zoning along a street ("strip zoning").

6. Two facilitated meetings were held. The Tuscany Neighborhood Association (NA) and the Skies West NA generally want services in the area. Their concerns are mostly related to traffic.

CONDITIONS:

1. The subject site shall be replatted to correspond to lot and zone lines.

2. The DRB shall sign-off on the accompanying site development plan for subdivision (06EPC-01704) and site development plan for building permit (06EPC-01705).

On April 12, 2007 the Environmental Planning Commission voted to approve Project #1005280, 06EPC-01704, a Site Development Plan for Subdivision based on the following Findings and Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Tract 16-A-1, Paradise North and Tract E-1-A, Crestview Subdivision, approximately 13 acres, located at the southeast corner of Unser Blvd. and McMahon Blvd. The proposed site plan for subdivision will reconfigure the subject site into nine smaller tracts. Design standards are proposed.

2. The subject site is located in the McMahon/Unser Neighborhood Activity Center, in the Seven Bar Ranch Community. Applicable plans are the Comprehensive Plan and the West Side Strategic Plan (WSSP). No sector plans apply.

3. This request is accompanied by a request for a zone map amendment for approximately 2 acres (06EPC-01706) and a site development plan for building permit (06EPC-01705).

4. The request *furthers* the intent of Comprehensive Plan policies with respect to a full range of urban land uses (Policy II.B.5a), programmed facilities/neighborhood integrity (Policy II.B.5e) and location of new commercial development (Policy II.B.5j). The proposal will increase land use variety in the area and will utilize existing urban infrastructure. This is an existing commercially-zoned site and the development will occur in a designated neighborhood center.

5. The proposal *partially furthers* Policy II.B.5d-neighborhood values/natural environmental conditions. Residents support services in the area, but are concerned about traffic problems which the vehicle-dominant site layout could exacerbate.

6. The Activity Centers Goal is *partially furthered.* Vehicle travel will be reduced for area residents because services will be provided closer to home, though the site layout heavily favors vehicles over transit users and pedestrians.

7. The proposal *furthers* the Economic Development Goal of achieving diversified economic development. The variety of retail, and possibly office uses, will result in various types of job opportunities for Westside residents.

8. The Transportation and Transit Goal is *partially furthered.* Pedestrian pathways link the development to nearby neighborhoods, though they cannot completely mitigate the effects of the underlying uses and the site design, which favors vehicles.

9. With respect to the West Side Strategic Plan (WSSP), Policy 1.1 is *furthered* because the request will facilitate development of a commercial use in a Neighborhood Center. The request also *furthers* Policy 3.4. Neighborhood scale commercial uses are intended for neighborhood centers.

10. WSSP Policy 1.16 is *partially furthered.* Safer and functional pedestrian and bicycle connections are needed for nearby neighborhoods. The proposal *partially furthers* Policy 3.4. The safety of the pedestrian and bicycle connections is questionable. Policy 1.5 is *partially furthered.* Pedestrian connections are secondary to vehicular circulation as opposed to a primary design consideration.

11. Two facilitated meetings were held. The Tuscany Neighborhood Association (NA) and the Skies West NA generally want services in the area. Their concerns are mostly related to traffic.

CONDITIONS:

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

2. The subject site shall be concurrently replatted to correspond to approved lot and zone lines.

3. Prior to DRB sign off, the applicant shall meet with the Staff planner to ensure that the conditions of approval are met.

4. Site Planning:

   A. Each parcel shall have an outdoor gathering space of at least 300 sf.

   B. Drive-thru uses shall be limited to a total of three, with one available for a restaurant.

5. Parking:

   A. Parking shall not exceed the amount required in the Zoning Code.

B. Parking shall be calculated using the methodology in the Zoning Code.

C. Shared parking shall be permitted.

6. Pedestrianism:

A. Pedestrian circulation shall be discussed in its own section of the design standards.

B. All pedestrian crossings of drive aisles shall be at least 8 ft. wide and be made of textured, colored concrete.

7. Landscape-General:

A. The landscape theme shall be based on low-water use (xeric) plants.

B. The irrigation system must be adequate, as determined by a qualified landscape architect or the City Forrester, to maintain the quantity of trees and plants in a living, healthy and attractive condition.

C. Water provided by the water harvesting system shall be supplemental to the irrigation system. Cisterns shall have a capacity of 85% of the adjacent rooftops at a 1" rain.

DESIGN.

D. The design standards shall require 80% coverage with living, vegetative material.

Remove from DESIGN STDS

E. Pursuant to Zoning Code §14-16-3-1, tree canopies shall not count toward the requirement for living, vegetative coverage.

F. The submittal shall note that the property owner shall maintain street trees in a living, healthy and attractive condition.

Put in DESIGN STD

G. Gravel, bark and river rock shall not be used as groundcover, but may be used as mulch.

8. Landscape-Plant Palette (in design standards):

A. Big sage (artemesia) and Giant Sacaton grass shall be included in the plant palette.

B. Juniper (highly-allergenic) and sycamore (high water user) shall be prohibited.

C. High-water use turf shall be prohibited, except for when it constitutes no more than 20% of the turf blend.

D. Kentucky Coffee trees shall be replaced with Linden trees.

9. Architecture/Building design:

IN STDS

A. Stucco shall be the required façade material.

DISCUSS Style DESIGN STDS

B. The architectural theme shall be described and discussed.

C. Maximum building height shall be 26 feet as allowed in the underlying C-1 zoning.

~~D. Glass shall be clear and not bronze tinted.~~

10. Lighting:

~~A. Parking lot light poles shall not exceed 16 ft. high from top to grade, within 130 ft. of a residential zone.~~

B. Pedestrian scale lighting shall be required to illuminate gathering areas and pedestrian areas and walkways.

C. Pedestrian scale lighting shall not exceed 16 ft. in height.

D. Uplighting of any kind shall be prohibited. (ADD TO 5) 6-5

11. Screening/Buffering: (ADD TO H)

A. Chain link fencing, barbed wire and concertina wire shall be prohibited.

B. Transformers, utility pads and telephone boxes shall be appropriately screened with architecturally compatible walls and/or vegetation.

12. Signage:

A. Free-standing signs shall be limited to monument signs.

B. Building-mounted signage shall not exceed 6% of the façade to which it is applied for single-tenant buildings or 10% of the façade to which it is applied for multi-tenant buildings.

C. Awnings with signage and/or logos shall be included in the 6% and 10% signage allowance.

D. Monument sign Type A shall not exceed 6 ft. high with 40 sf of sign face.

E. Monument sign Type B shall not exceed 9 ft. high with 60 sf of sign face.

F. Sign cases shall integrate with building architecture to create a unified signage theme.

13. Each outdoor gathering area shall have seating and provide shade that covers a minimum 30% of each area (ex. tree canopy). (UNDER LANDSCAPE

14. General:

A. Instances of "should" shall be changed to "shall".

B. Instances of "guidelines" shall be changed to "standards".

Put Back on Design Sheet

C. Diagram 5 (water catchment means) shall be reinstated.

15. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

a. 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).

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

c. Provide right turn deceleration lanes at site drives, as necessary, per DPM and TIS. Provide storage lengths per TIS or DPM, which ever is greatest.

d. Provide left turn bays at site drives per TIS. Provide storage lengths per TIS. Provide center median adjustments on McMahon and Unser as required.

e. Dual westbound left turn lanes in McMahon Boulevard at Unser Boulevard, including associated intersection improvements, will be required should the left turn-in access from McMahon to the sites McMahon drive be approved by the TCC. In addition, to facilitate the improvements in McMahon Boulevard will require widening of the road north into the Fineland Development property at the northeast corner of the intersection. Therefore, the necessary roadway easements and/or right-of-way will be required to construct the improvements.

f. Delete parking in main drive aisle, from McMahon, between Lots 4 and 5.

g. Widen drive aisle in Lot 8 to 30'. This width provides a consistent 30' drive aisle width through Lots 1 and 8 to Fineland Drive.

h. Provide cross access agreement.

i. Site plan shall comply and be designed per DPM Standards.

j. Platting must be a concurrent DRB action.

k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Boulevard a principal arterial as designated on the Long Range Roadway System map.

l. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.

m. Construction of the on-street bicycle lane and 10 foot multi-purpose trail along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.

n. Access to Unser Boulevard from the driveway along the southern boundary of the site shall be limited to right-in, right-out and left-in only consistent with the Long Range Roadway System access policy. Adjustments to center median and driveway required.

o. Approval of the proposed full access intersection on McMahon Boulevard mid-way between Unser Boulevard and Fineland Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09.

On April 12, 2007 the Environmental Planning Commission voted to approve Project #1005280, 06EPC-01705, a Site Development Plan for Building Permit based on the following Findings and Conditions:

FINDINGS:

1. This request is for a site development plan for subdivision for Tract 16-A-1, Paradise North and Tract E-1-A, Crestview Subdivision, approximately 13 acres, located at the southeast corner of Unser Blvd. and McMahon Blvd. The site development plan for building permit shows two drive-thru restaurants, a drive-thru bank, a drug/retail store with a drive-thru, a sit down restaurant, small shops and a suite of shops.

2. The subject site is located in the McMahon/Unser Neighborhood Activity Center, in the Seven Bar Ranch Community. Applicable plans are the Comprehensive Plan and the West Side Strategic Plan (WSSP). No sector plans apply.

3. This request is accompanied by a request for a zone map amendment for approximately 2 acres (06EPC-01706) and a site development plan for subdivision (06EPC-01704) to create the nine tracts.

4. The request *furthers* the intent of Comprehensive Plan policies with respect to a full range of urban land uses (Policy II.B.5a), programmed facilities/neighborhood integrity (Policy II.B.5e) and location of new commercial development (Policy II.B.5j). The proposal will increase land use variety in the area and will utilize existing urban infrastructure. This is an existing commercially-zoned site and the development will occur in a designated neighborhood center.

5. The proposal *partially furthers* Policy II.B.5d-neighborhood values/natural environmental conditions. Residents support services in the area, but are concerned about traffic problems which the vehicle-dominant site layout could exacerbate.

6. The Activity Centers Goal is partially furthered. Vehicle travel will be reduced for area residents because services will be provided closer to home, though the site layout heavily favors vehicles over transit users and pedestrians.

7. The proposal *furthers* the Economic Development Goal of achieving diversified economic development. The variety of retail, and possibly office uses, will result in various types of job opportunities for Westside residents.

8. The Transportation and Transit Goal is *partially furthered.* Pedestrian pathways link the development to nearby neighborhoods, though they cannot completely mitigate the effects of the underlying uses.

9. With respect to the West Side Strategic Plan (WSSP), Policy 1.1 is *furthered* because the request will facilitate development of a commercial use in a Neighborhood Center. The

request also *furthers* Policy 3.4. Neighborhood scale commercial uses are intended for neighborhood centers.

10. WSSP Policy 1.16 is *partially furthered.* Safer and functional pedestrian and bicycle connections are needed for nearby neighborhoods. The proposal *partially furthers* Policy 3.4. The safety of the pedestrian and bicycle connections is questionable. Policy 1.5 is *partially furthered.* Pedestrian connections are secondary to vehicular circulation as opposed to a primary design consideration.

11. Two facilitated meetings were held. The Tuscany Neighborhood Association (NA) and the Skies West NA generally want services in the area. Their concerns are mostly related to traffic.

CONDITIONS:

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

2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that the conditions of approval are met.

3. The site development plan for building permit, and any future site development plans for building permit, shall comply with the McMahon Marketplace design standards (06EPC-01704).

4. Landscape Plan:

   A. Pampas grass shall be replaced by Giant Sacaton grass.

   B. Planting beds shall achieve 80% coverage with living, vegetative materials.

   C. Pursuant to Zoning Code §14-16-3-10(F)(1), the pine trees shall be a minimum of 10 feet tall at time of planting.

   D. The irrigation system must be adequate, as determined by a qualified landscape architect or the City Forrester, to maintain the quantity of trees and plants in a living, healthy and attractive condition.

   E. The owner shall maintain the trees in the southern buffer, in an living, healthy and attractive condition.

   F. Kentucky Coffee trees shall be replaced with Linden trees.

5. Water Harvesting:
   A. Cross-hatching shall be used to denote the area where supplemental water harvesting will be used.
   B. The water harvesting plan shall indicate which locations, species and numbers of plants will receive rainwater.
   C. The designers of the water harvesting system shall coordinate with the irrigation system designers and landscape architects.
   D. Cisterns shall have a capacity of 85% of the adjacent rooftops at a 1" rain.

6. Walls/Fences:
   A. A detail of the screen wall shall be provided.
   B. CMU of a different color and/or texture shall be incorporated into the design of the screen wall.

7. Pedestrian/Bicycle/Transit Circulation: A transit feasibility and access plan shall be provided to comply with WSSP Policy 1.2.

8. Sidewalks/Open Space:
   A. A detail shall be provided for each outdoor seating area.
   B. Each outdoor seating area shall have at least one bench and one table and provide shade that covers a minimum 30% of each area.
   C. A bench shall be provided near the northwestern corner of the building on Lot 3.
   D. At least two tables with umbrellas shall be provided in the outdoor plaza area.

9. Parking: Motorcycle parking shall be provided in an area "that is visible from the entrance of the building" pursuant to Zoning Code §14-16-3-1.

10. Signage: The monument signs on Lot 1 and Lot 6 (nearest to single-family homes) shall be the smaller type of monument sign (Type A).

11. Lighting: The three light poles along the subject site's southern side adjacent to single-family homes shall be replaced by pedestrian-scale lighting.

12. The applicant shall meet with a representative of the Solid Waste Management Department (SWMD) and integrate SWMD comments into the revised site development plan prior to submittal to DRB.

13. Barrier curbing shall be added, and the pathway elevated, for the first 80 feet along the northern side of the pedestrian pathway that extends eastward from the Unser Blvd. entrance.

14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

A. 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).

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

C. Provide right turn deceleration lanes at site drives, as necessary, per DPM and TIS. Provide storage lengths per TIS or DPM, which ever is greatest.

D. Provide left turn bays at site drives per TIS. Provide storage lengths per TIS. Provide center median adjustments on McMahon and Unser as required.

E. Dual westbound left turn lanes in McMahon Boulevard at Unser Boulevard, including associated intersection improvements, will be required should the left turn-in access from McMahon to the sites McMahon drive be approved by the TCC. In addition, to facilitate the improvements in McMahon Boulevard will require widening of the road north into the Fineland Development property at the northeast corner of the intersection. Therefore, the necessary roadway easements and/or right-of-way will be required to construct the improvements.

F. Delete parking in main drive aisle, from McMahon, between Lots 4 and 5

G. Widen drive aisle in Lot 8 to 30'. This width provides a consistent 30' drive aisle width through Lots 1 and 8 to Fineland Drive.

H. Provide cross access agreement.

I. Site plan shall comply and be designed per DPM Standards.

J. Platting must be a concurrent DRB action.

K. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Boulevard a principal arterial as designated on the Long Range Roadway System map.

L. Dedication of an additional 6 feet of right-of-way along Unser Boulevard adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.

M. Construction of the on-street bicycle lane and 10 foot multi-purpose trail along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.

N. Access to Unser Boulevard from the driveway along the southern boundary of the site shall be limited to right-in, right-out and left-in only consistent with the Long Range Roadway System access policy. Adjustments to center median and driveway required.

O. Approval of the proposed full access intersection on McMahon Boulevard mid-way between Unser Boulevard and Fineland Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 11, 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 I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

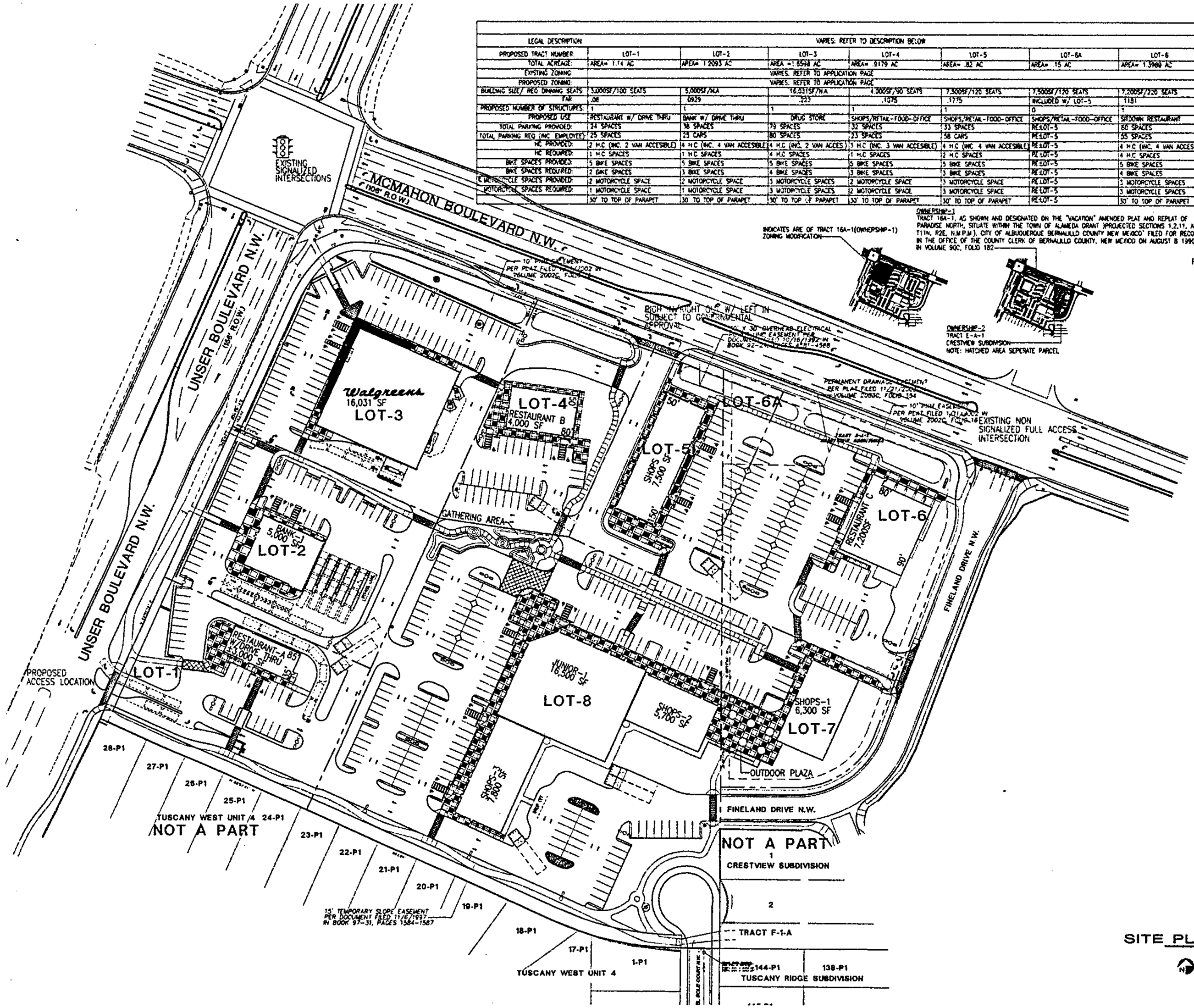
for Richard Dineen
Planning Director

RD/CL/bjf

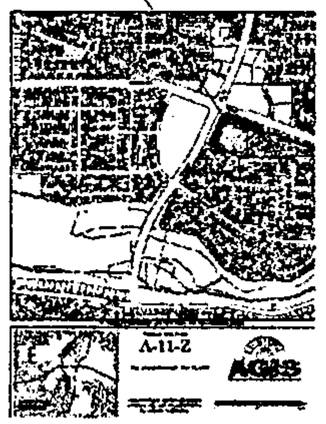
cc: George Rainhart Arch. & Assoc., 2325 San Pedro NE, Abq., NM 87110
Rachel Martinez, Tuscany NA, 8220 Louisiana NE, #B, Abq., NM 87113
Janelle Johnson, Tuscany NA, PO Box 6274, Abq., NM 87197
Tom Skopayko, Skies West NA, 10523 Taurus Ct NW, Abq., NM 87114
Dina Devon, Skies West NA, 10656 Neptune NW, Abq., NM 87114
Alan Schwartz, 4409 Rancho Centro Ct NW, Abq., NM 87120

LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
PROPOSED TRACT NUMBER:	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6A	LOT-6	LOT-7	LOT-8
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA =1.8598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= 15 AC	AREA= 1.3980 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES. REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BUILDING SIZE/ REQ DINING SEATS:	3,000SF/100 SEATS	5,000SF/N/A	16,031SF/N/A	4,000SF/90 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	8,300 SF/40 SEATS	30,000SF/100 SEATS
FAR	.06	.0929	.223	.1075	.1775	INCLUDED W/ LOT-5	.1181	.20	.17
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE	RESTAURANT W/ DRIVE THRU	BANK W/ DRIVE THRU	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SIT-DOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	38 SPACES	79 SPACES	32 SPACES	33 SPACES	RE:LOT-5	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC EMPLOYEE)	25 SPACES	25 CARS	80 SPACES	23 SPACES	58 CARS	RE:LOT-5	55 SPACES	37 SPACES	162 SPACES
HC PROVIDED:	2 H.C (INC. 2 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	4 H.C (INC. 2 VAN ACCES.)	3 H.C (INC. 3 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	RE:LOT-5	4 H.C (INC. 4 VAN ACCESIBLE)	2 H.C (INC. 2 VAN ACCESIBLE)	10 H.C (INC.10 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES	1 H.C SPACES	4 H.C SPACES	1 H.C SPACES	2 H.C SPACES	RE:LOT-5	4 H.C SPACES	1 H.C SPACES	8 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RE:LOT-5	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	6 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	RE:LOT-5	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET

1 SITE DATA TABLE
Scale: N.T.S



2 VICINITY MAP
Scale: N.T.S



PROJECT LOCATION

SITE PLAN FOR SUBDIVISION

REV	DATE	BY	REVISION
1			
2			
3	3/28/07	S	CITY COMMENTS
4	[illegible]	S	REV 1ST SUBMITTAL
5	[illegible]	S	CURBING SPACE ADDITION
6	[illegible]	S	REV. SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
McMAHON MARKET PLACE
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO. 0670
DRAWN BY: S
SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 12/6/06
SCALE: 1"=50'
sheet: A1.1
of:

LEGAL DESCRIPTION	VARIES. REFER TO DESCRIPTION BELOW								
PROPOSED TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-5A	LOT-6	LOT-7	LOT-8
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA = 1.6598 AC	AREA= 9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3989 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES. REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES. REFER TO APPLICATION PAGE								
BUILDING SIZE/ REQ. DINING SEATS:	3,000SF/100 SEATS	5,000SF/N.A	16,031SF/N.A	4,000SF/90 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	6,300 SF/40 SEATS	30,000SF/100 SEATS
FAR:	.06	.0929	.222	.1075	.1775	INCLUDED W/ LOT-5	.1161	.20	.17
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE	RESTAURANT W/ DRIVE THRU	BANK W/ DRIVE THRU	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SITDOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	38 SPACES	79 SPACES	32 SPACES	33 SPACES	RE:LOT-5	80 SPACES	21 SPACES	178 SPACES
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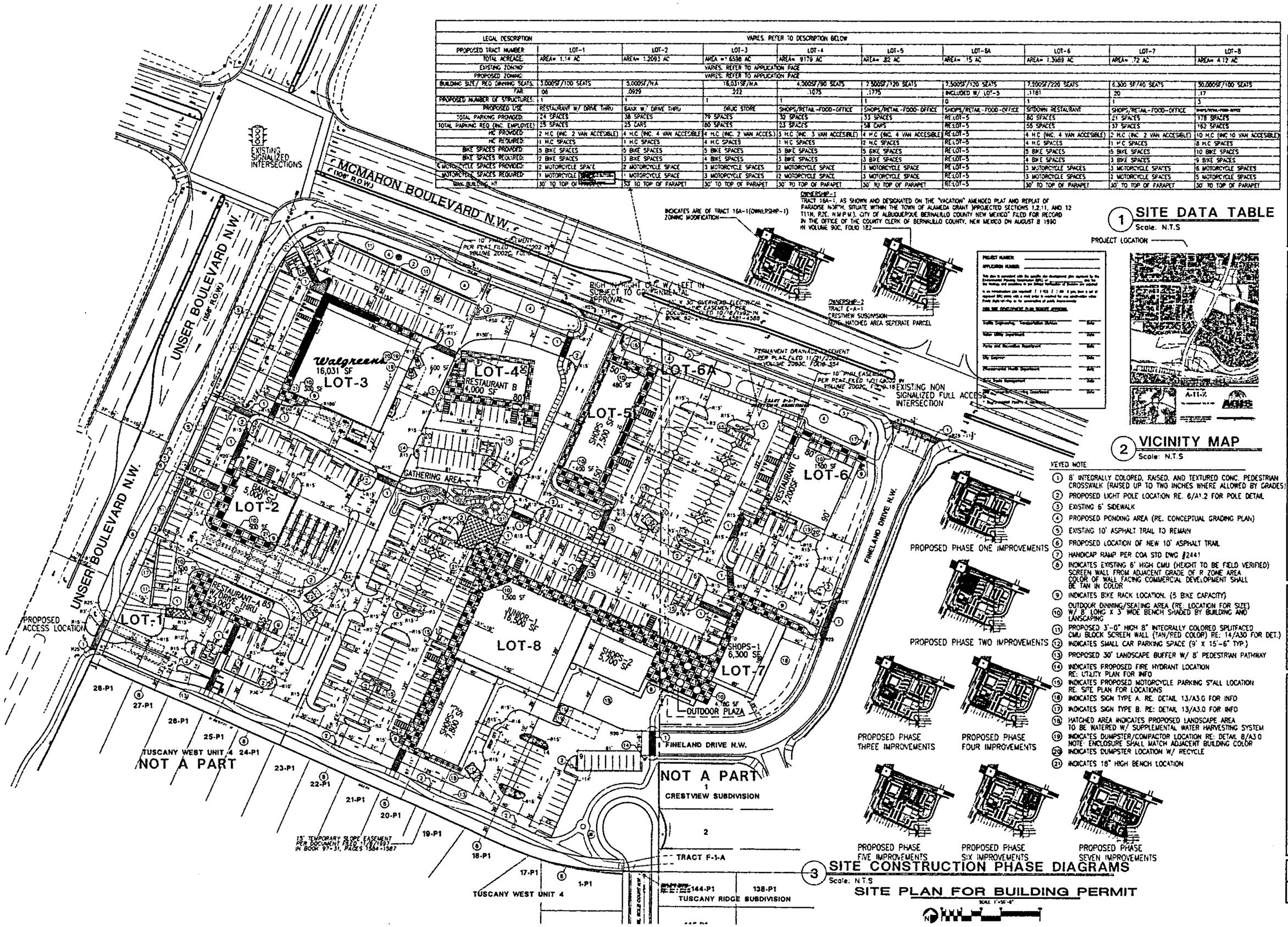
HC PROVIDED:	2 H.C (INC. 2 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE	4 H.C (INC. 2 VAN ACCES.)	3 H.C (INC. 3 VAN ACCESIBLE)	4 H.C (INC. 4 VAN ACCESIBLE)	RE:LOT-5	4 H.C (INC. 4 VAN ACCESIBLE)	2 H.C (INC. 2 VAN ACCESIBLE)	10 H.C (INC 10 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES	1 H.C SPACES	4 H.C SPACES	1 H.C SPACES	2 H.C SPACES	RE:LOT-5	4 H.C SPACES	1 H.C SPACES	8 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RE:LOT-5	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	6 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE [redacted]	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX. BUILDING HT	30' TO TOP OF [redacted]	33' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	RE:LOT-5	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET	30' TO TOP OF PARAPET

1 SITE DATA TABLE

Scale: N.T.S



2 VICINITY MAP

Scale: N.T.S

KEYED NOTE

1. 8' INTEGRALLY COLORED, RAISED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK (RAISED UP TO TWO INCHES WHERE ALLOWED BY GRADES)
2. PROPOSED LIGHT POLE LOCATION RE. 6/A1.2 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. PROPOSED PONDING AREA (RE. CONCEPTUAL GRADING PLAN)
5. EXISTING 10' ASPHALT TRAIL TO REMAIN
6. PROPOSED LOCATION OF NEW 10' ASPHALT TRAIL
7. HANDICAP RAMP PER COA STD DWG #2441
8. INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
9. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
10. OUTDOOR DINNING/SEATING AREA (RE. LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY BUILDING AND LANSCAPING
11. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLITFACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A30 FOR DET.)
12. INDICATES SMALL CAR PARKING SPACE (9' X 15'-6" TYP.)
13. PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
14. INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
15. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE. SITE PLAN FOR LOCATIONS
16. INDICATES SIGN TYPE A. RE: DETAIL 13/A3.0 FOR INFO
17. INDICATES SIGN TYPE B. RE: DETAIL 13/A3.0 FOR INFO
18. HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
19. INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 8/A3.0 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
20. INDICATES DUMPSTER LOCATION W/ RECYCLE
21. INDICATES 18" HIGH BENCH LOCATION

3 SITE CONSTRUCTION PHASE DIAGRAMS

Scale: N.T.S

SITE PLAN FOR BUILDING PERMIT

REV	DATE	BY	REVISION
1			
2			
3			
4	1/26/07	S	CITY COMMENTS
5	3/27/07	S	CANOPIES SPACE ADDITION
6	4/27/07	S	30% SUBMITTAL

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: McMAHON MARKET PLACE
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DAYNAR AIA
JOB NO. 0670
DRAWN BY: S

SHEET TITLE: SITE PLAN FOR BLDG PERMIT

DATE: 12/8/06
SCALE: 1"=50'
sheet- A1.0 of-

MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land User Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

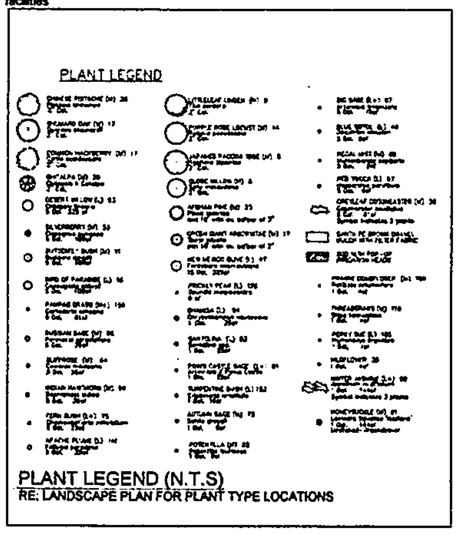
Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (re diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompasing uses other than drive up. Drive-thru uses shall be limited to a total of three, with one avaailable for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of stucture to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, a bank, coffee shop and fast food with drive-up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities



PLANT LEGEND (N.T.S)
RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

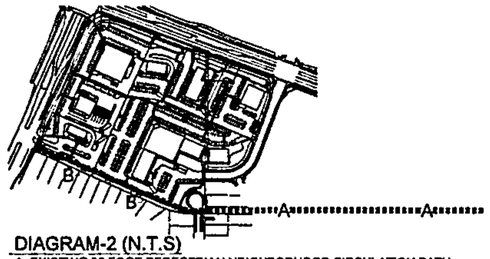


DIAGRAM-2 (N.T.S)
A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 5' IN WIDTH

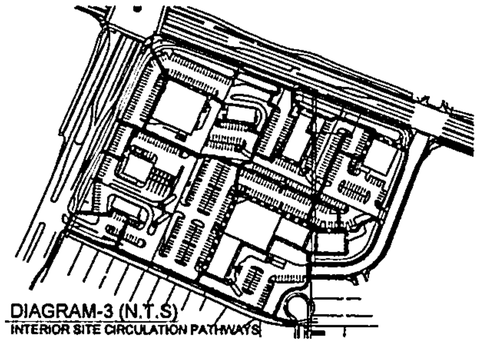


DIAGRAM-3 (N.T.S)
INTERIOR SITE CIRCULATION PATHWAYS

ARROW INDICATES FLOW OF WATER INTO LANDSCAPED AREA

DIAGRAM-5 (N.T.S)
SITE LANDSCAPE WATER CATCHMENT MEANS

B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

1) Freestanding restaurants shall provide a min 600 sf outdoor patio and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.
2) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.
3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sf for non restaurant uses. this area shall have a minimum of 30 % shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.
4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

B.1. PEDESTRIAN FEATURES

1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)
3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

C. PARKING

Future site plans for building permit must provided for required parking on its respective parcel, or provde cross parking agreements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.
2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided from off site circlation paths to structures within the McMahon Market Place pedestrian circulation network.
3) Parking areas shall be designed to include a pedestrian link to buildings.
4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.
5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.
6) Off-street parking requirements:
* Shall not exceed the City of Albuquerque Zoning Code plus 10%
* Retail and financial businesses shall be required to have five parking spaces per 1,000 sf of leased building area
*One bicycle parking space shall be provided for every 20 parking spaces for cars.
*Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
* Office use shall be required to have 5 parking spaces per 1,000 sf net leasable area on the ground floor

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

D. Landscape

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The genreal landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

The following are minimum standards for the development of specific landscape plans:

1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.
2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.
5) All planting areas not covered with turf shall have a ground topping of crushed rock, ,or similar material which extends completely under the plant material.
6) Landscape headers shall be used to separate any turf and groundcover areas.
7) To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking with no space being more than 100 feet from a tree.
8) 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet
9) An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
10) Minimum plant sizes at time of installation shall be as follows:
Trees 2 to 3 inch caliper (varies by species) or 8 to 10 feet in height
Shrubs and Groundcovers 1 gallon

High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.

11) Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and junior anchor 1
A.Water storage devices shall be above ground only,constructed of a material suitable for containment of harvested water.
B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.
C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.
D.Water provided by the water harvesting system shall be supplemental to the irrigation system.
12. Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re:diagram-5 for illustration)
13. Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures is that of the provided site plan for building permit elevations. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements.Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 26'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)	K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)	G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)	L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)	M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6149 (LIGHT TAN COLOR)	I	STOREFRONT	CLEAR ANNODIZED ALUMINUM (SILVER COLOR)			
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL			

E. BUILDING COLOR SCHEDULE

The following are minimum architectural standards for the commercial development:

1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.
3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.
4) Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.
5) No plastic or vinyl building panels, awnings, or canopies are allowed.

F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

1) Minimum building setbacks for the commercial parcels include:
* Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.
* Adjacent residential lot lines.: 30 foot minimum.
* Internal rear-side yards: 0 foot minimum

G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.

The following minimum standards shall be required for the design of the lighting system:

1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.
4) Pedestrian scale light fixtures for pedestrian walks and plaza areas that to exceed 16' high.
5) Comply with State of New Mexico Dark Sky Ordinance.Uplight of any kind shall be prohibited.
6) Pedestrian scale lighting shall be required to illuminate gathering , pedestrian areas and walkways within the planned development.

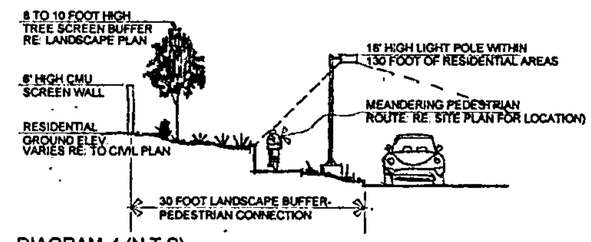


DIAGRAM-4 (N.T.S)
RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

SERVICE AREAS (LOADING AREAS)

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

SCREENING OF UTILITIES

1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
3) Chain link fencing, barbed wire and concertina wire shall be prohibited.

I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone.

Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions.:

1. No off-premises signs are allowed
2. On-premises signs shall meet the following standards:
a. Location:
1. Signs shall be limited to wall signs and free-standing signs.
b. Number:
1. One wall sign shall be permitted per facade per business.
2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing le permitted on any given street frontage greater than 1,500 linear feet.
c. Size:
1. The size of wall signs shall not exceed the following:
Single tenant buildings shall not exceeed 5% of facade area to which they are applied.
Multi tenant buildings shall not exceeed 10% of facade area to which they are applied.
1A. awnings w/ signage and or logos shall be included in the 6 and 10 percent signage allowance.
2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 60 sf for sign type B.
d. Height:
1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A
3. Sign cabinets shall be consistent with building architectural theme.
3. Signs that are portable, fixed on a moveble stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
4. Signs located on rocks, trees or other natural features are not permitted.
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar Structures are not permitted.
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

REV	DATE	BY	REVISION
1			
2			
3			
4	5/10/07	S	NOTICE OF DECISION COMMENTS
5	10/07	S	PER OFFICAL NOTICE OF DECISION COMMENTS
6	4/07	S	RFT SUBMITTAL

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2325 SAN PEDRO N.E. SUITE 2-B
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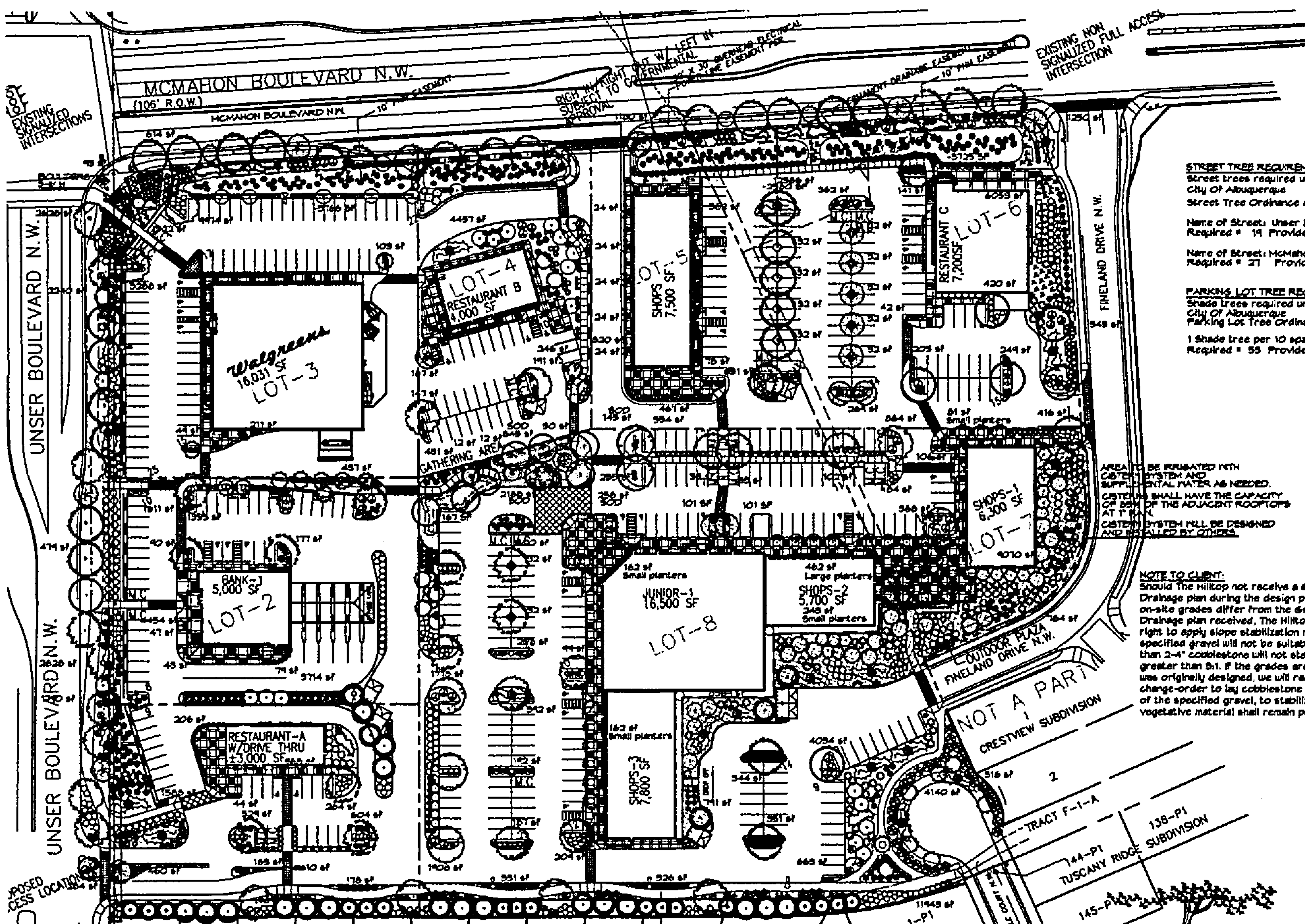
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: McMAHON MARKET PLACE
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUNGAR AIA
JOB NO. 0670
DRAWN BY: S

SHEET TITLE: DESIGN GUIDELINES

DATE: 12/6/06
SCALE: 1"=50'
SHEET A1.2 of-



PLANT LEGEND

- CHINESE PISTACHE (M) 36 — Pistacia chinensis — 2" Cal.
- SHUMARD OAK (M) 17 — Quercus shumardii — 2" Cal.
- COMMON HACKBERRY (M) 17 — Celtis occidentalis — 2" Cal.
- CHITALPA (M) 20 — Chilopsis X Catalpa — 2" Cal.
- DESERT WILLOW (L) 66 — Chilopsis linearis — 5 Gal. 225 sf
- SILVERBERRY (M) 59 — Elaeagnus pungens — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 11 — Buddleia davidii — 5 Gal. 100sf
- BIRD OF PARADISE (L) 16 — Caesalpinia gilliesii — 5 Gal. 100sf
- PAMPAS GRASS (M+) 156 — Cortaderia selloana — 5 Gal. 81sf
- RUSSIAN SAGE (M) 56 — Perovskia atriplicifolia — 5 Gal. 36sf
- CLIFFROSE (M) 64 — Cowania mexicana — 5 Gal. 36sf
- INDIAN HAWTHORN (M) 46 — Raphiolepis indica — 5 Gal. 36sf
- FERN BUSH (L+) 73 — Chamaebatiaria millefolium — 5 Gal. 25sf
- APACHE PLUME (L) 141 — Fallugia paradoxa — 5 Gal. 25sf
- BIG SAGE (L+) 87 — Artemisia tridentata — 5 Gal. 16sf
- BLUE SOTOL (L) 40 — Dasylirion wheeleri — 5 Gal. 4sf
- REGAL MIST (M) 80 — Muhlenbergia capillaris — 5 Gal. 4sf
- RED YUCCA (L) 47 — Hesperaloe parviflora — 5 Gal. 4sf
- GREYLEAF COTONEASTER (M) 30 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 3 plants
- SANTA FE BROWN GRAVEL MULCH WITH FILTER FABRIC
- SOD WITH POP-UP IRRIGATION HEADS
- LITTLELEAF LINDEN (M) 4 — Tilia cordata — 2" Cal.
- PURPLE ROBE LOCUST (M) 14 — Robinia pseudoacacia — 2" Cal.
- JAPANESE PAGODA TREE (M) 8 — Sophora japonica — 2" Cal.
- GLOBE WILLOW (M) 8 — Salix matsudana — 2" Cal.
- AFGHAN PINE (M) 25 — Pinus eldarica — min 10' with av. caliper of 3"
- GREEN GIANT ARBORVITAE (M) 17 — Thuja plicata — min 10' with av. caliper of 2"
- NEW MEXICO OLIVE (L) 47 — Forestiera neomexicana — 15 Gal. 225sf
- PRICKLY PEAR (L) 126 — Opuntia macrocentra — 9 sf
- CHAMISA (L) 44 — Chrysothamnus nauseosus — 1 Gal. 25sf
- SANTOLINA (L) 82 — Santolina spp. — 1 Gal. 25sf
- POWIS CASTLE SAGE (L+) 81 — Artemisia X Powis Castle — 1 Gal. 25sf
- TURPENTINE BUSH (L) 162 — Ericameria laricifolia — 1 Gal. 16sf
- AUTUMN SAGE (M) 73 — Salvia greggii — 1 Gal. 4sf
- POTENTILLA (M) 52 — Potentilla fruticosa — 1 Gal. 4sf
- PRAIRIE CONEFLOWER (M) 106 — Ratibida columnifera — 1 Gal. 4sf
- THREADGRASS (M) 118 — Stipa tenuissima — 1 Gal. 4sf
- PERKY SUE (L) 185 — Hymenoxys argentea — 1 Gal. 1sf
- WILDFLOWER 35 — 1 Gal. 4sf
- WINTER JASMINE (L) 60 — Jasminum nudiflorum — 1 Gal. 144sf — Symbol indicates 3 plants
- HONEYSUCKLE (M) 81 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover

STREET TREE REQUIREMENTS
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:
Name of Street: Unser Blvd. Required = 14 Provided = 22
Name of Street: McMahon Blvd. Required = 27 Provided = 30

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance:
1 Shade tree per 10 spaces
Required = 55 Provided = 59

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner, and property owner shall maintain street trees and trees in the southern buffer in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity using a majority of low-water (xeric) plants. Tree canopies shall not count toward the requirement for living, vegetative coverage.

Santa Fe Brown Gravel Mulch over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

8 5-21-07 RMM comments
7 5-10-07 RMM comments & revised site

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

It is determined that the irrigation system mentioned above will maintain the quality of trees and plants in a living, healthy, and attractive condition. The irrigation system has been determined to be adequate by the City Forester and the landscape architects at the Hilltop.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

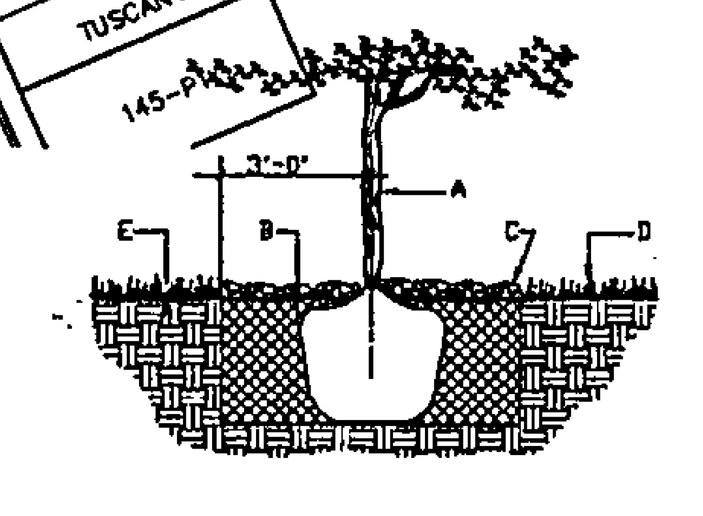
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	593647	square feet
TOTAL BUILDINGS AREA	71676	square feet
OFFSITE	14706	square feet
NET LOT AREA	456021	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	68408	square feet
TOTAL BED PROVIDED	99741	square feet
GROUNDCOVER REQ.	80% per comments	
TOTAL GROUNDCOVER REQUIREMENT	74693	square feet
TOTAL GROUNDCOVER PROVIDED	87170 (87%)	square feet
TOTAL SOD PROVIDED	3416 (3%)	square feet
TOTAL LANDSCAPE PROVIDED * INCLUDES OFFSITE	*114447 (25%)	square feet

Water provided by the water harvesting system shall be supplemental to the irrigation system. Cisterns shall have a capacity of 85% of the adjacent rooftops to a 1" rain. Cistern to be designed and installed by others.

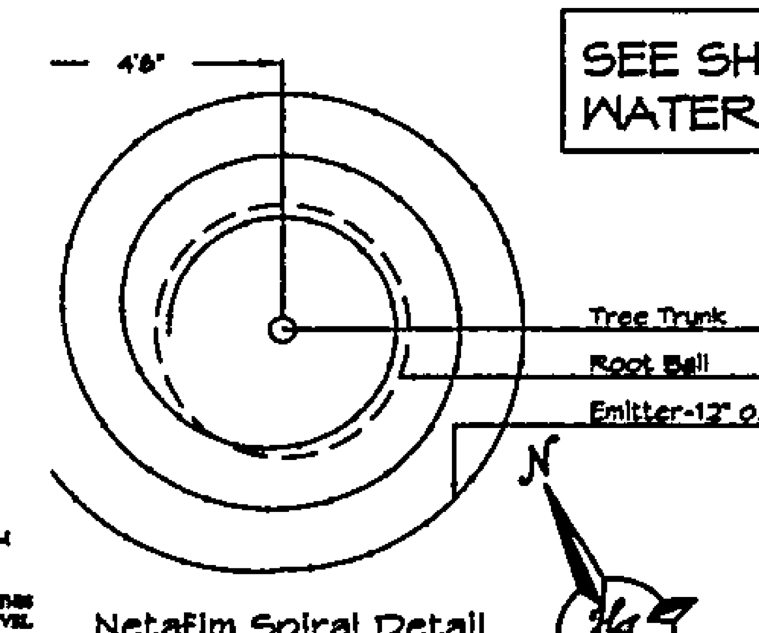
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



GENERAL NOTES:
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:
A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF BARK MULCH.
D. TURF AT FINISH GRADE.
E. UNDISTURBED SOIL.



Netafim Spiral Detail

SEE SHEET L1.2 FOR WATER HARVESTING DETAIL

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1" = 50'

The Hilltop
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Albuquerque, NM 87184
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em@thehilltoplandscaping.com

REV	DATE	BY	REVISION
6	3-29-07	rmm	revised site plan and comments from arch
5	3-22-07	rmm	revised site plan and comments
4	3-8-07	CJ	REVISED SITE PLAN
3	1-24-07	rmm	site revision
2	12-4-06	sdf	site revision
1	11-20-06		revision

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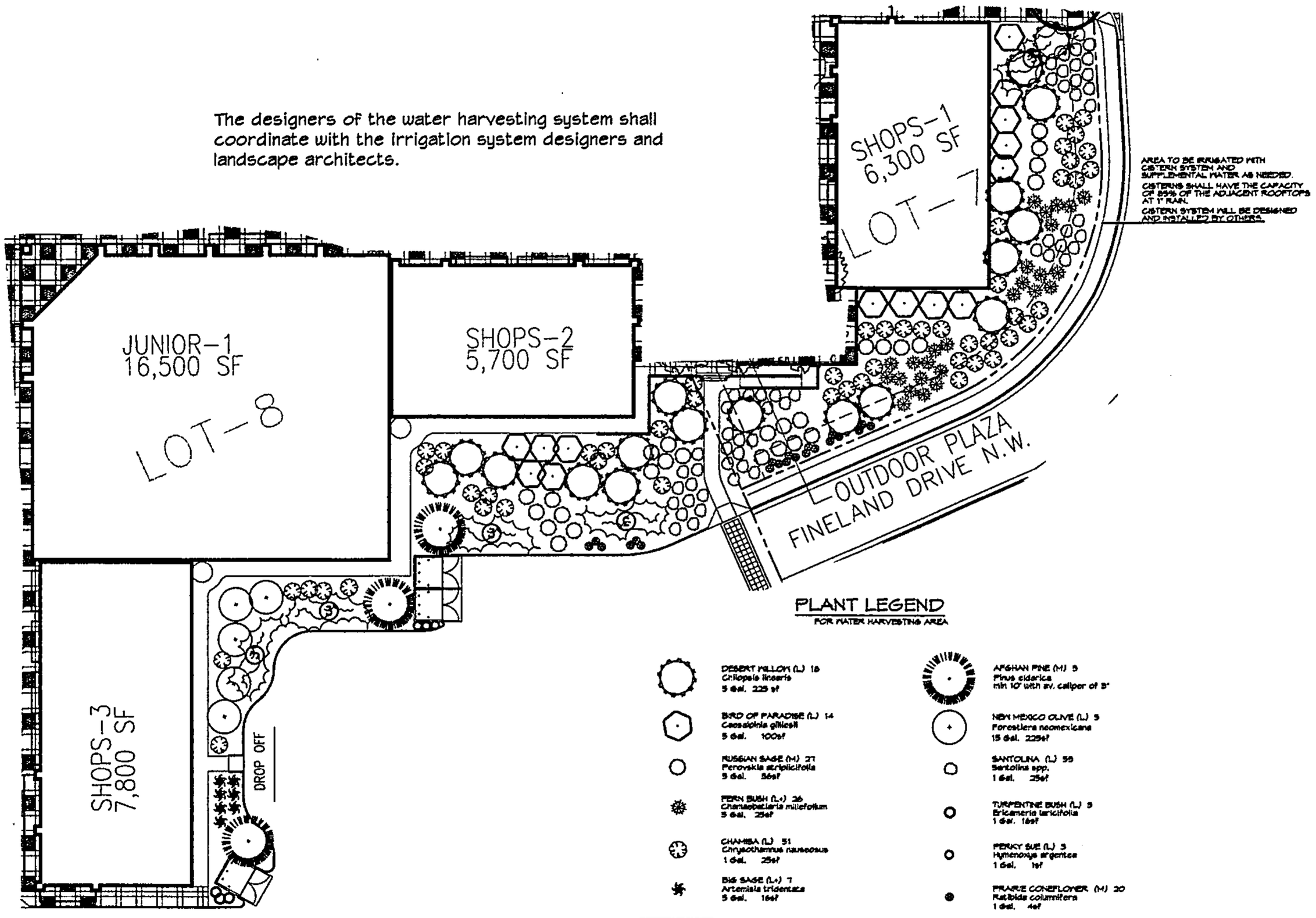
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: McMahon Marketplace
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.:
DRAWN BY: rmm 10-19-06
SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN
DATE: 061506
SCALE: 1"=50'
SHEET: L1.1 of L1.2

The designers of the water harvesting system shall coordinate with the irrigation system designers and landscape architects.



DETAIL OF WATER HARVESTING AREA

N

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1" = 20'

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cm@thehilltoplandscaping.com

REV	DATE	BY	REVISION
1	3-26-07	rmm	revised site plan and comments from mrb
2	3-29-07	rmm	revised site plan and comments
3	3-8-07	CJ	REVISED SITE PLAN
4	1-31-07	rmm	site revision
5	12-4-06	rmf	site revision
6	11-28-06		site revision

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PRELIMINARY NOT FOR CONSTRUCTION

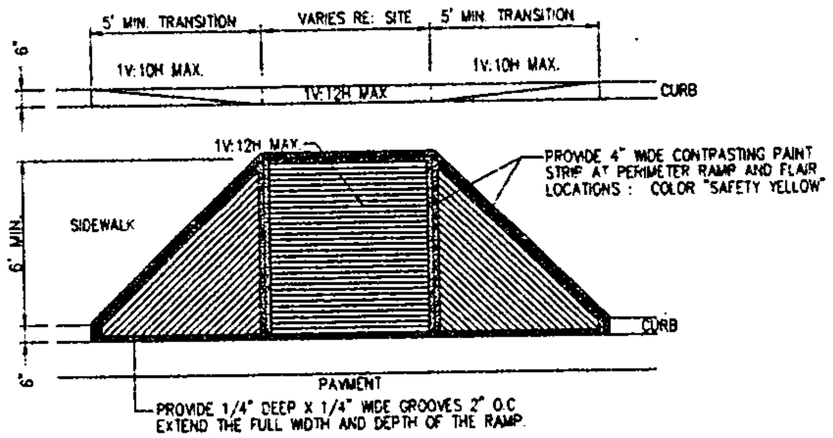
PROJECT TITLE
McMahon Marketplace
S.E.C. OF UNSER AND MCMAHON
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN TALBAN MA
JOB NO.
DRAWN BY: rmm 10-19-06

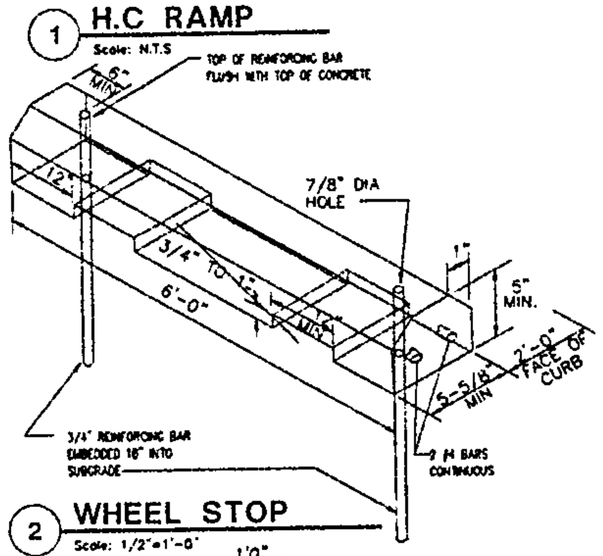
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

DATE: 061506
SCALE: 1"=60'
SHEET: L1.2
of: L1.2

7 5-10-07 RMM comments & revised site



1 H.C RAMP
Scale: N.T.S



2 WHEEL STOP
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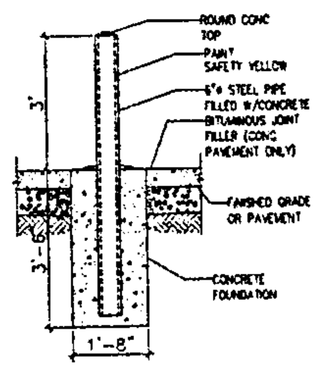

5 BOLLARD DETAIL
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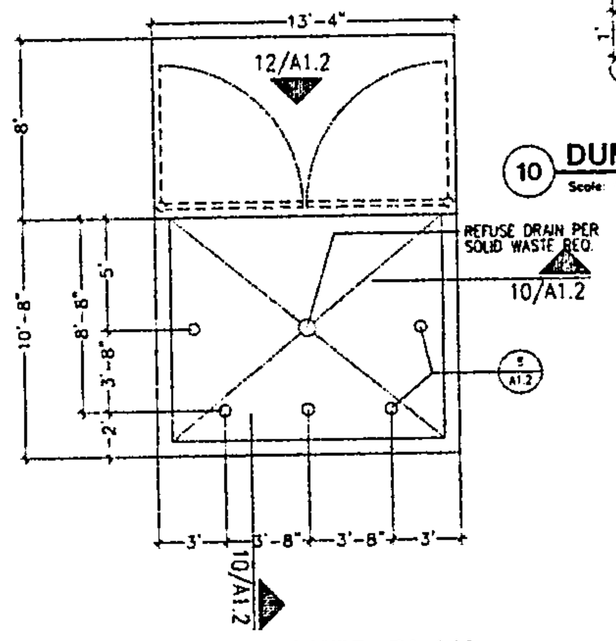
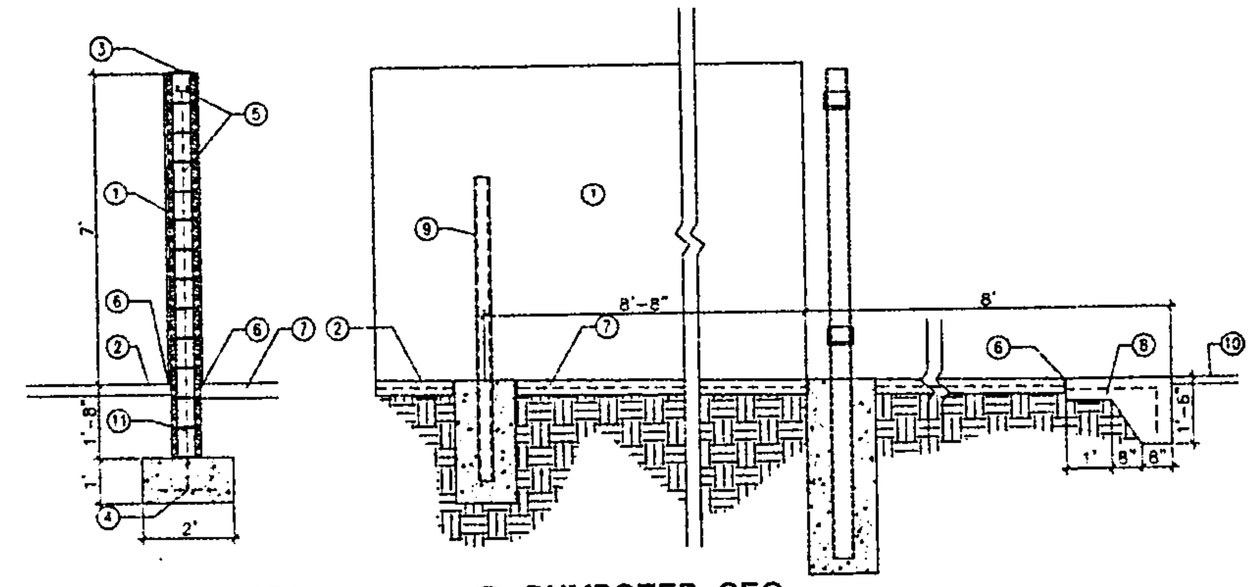
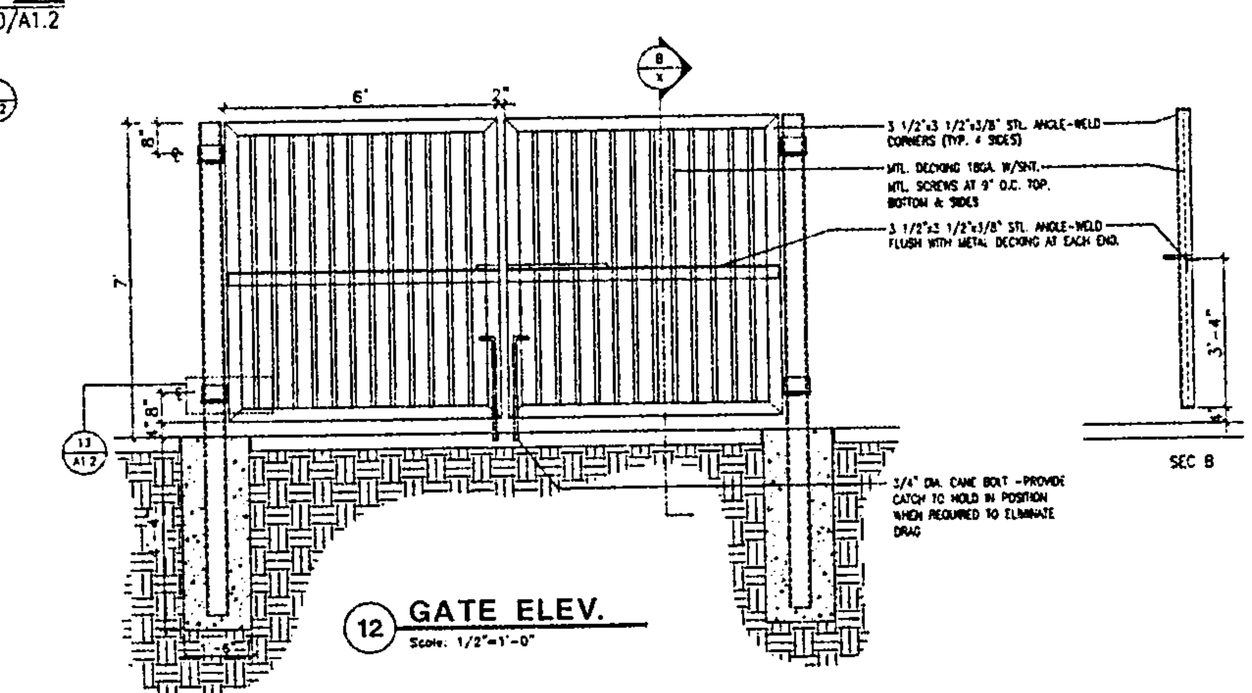


8 DUMPSTER PLAN
Scale: 1/2"=1'-0"



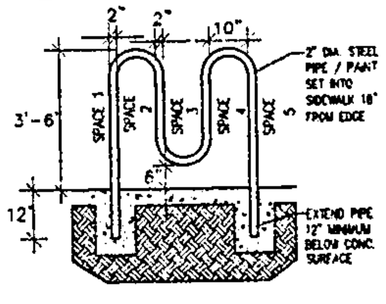
10 DUMPSTER SEC
Scale: 1/2"=1'-0"

11 DUMPSTER SEC
Scale: 1/2"=1'-0"

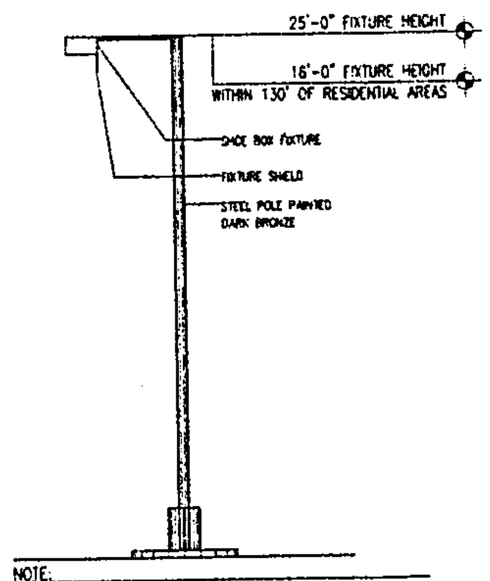


12 GATE ELEV.
Scale: 1/2"=1'-0"

14 SCREEN WALL ELEV (TYP 30' SECTION).
Scale: 1/2"=1'-0"

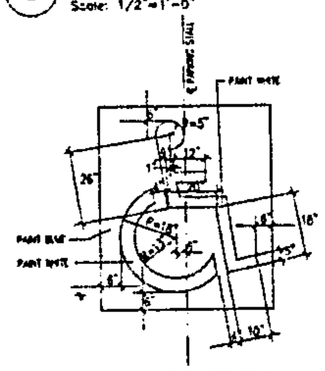


4 BIKE RACK
Scale: 1/2"=1'-0"

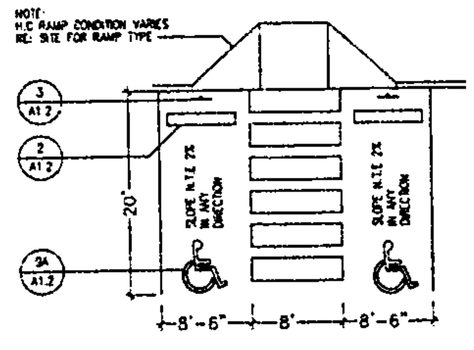


NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL LIGHTING INFORMATION

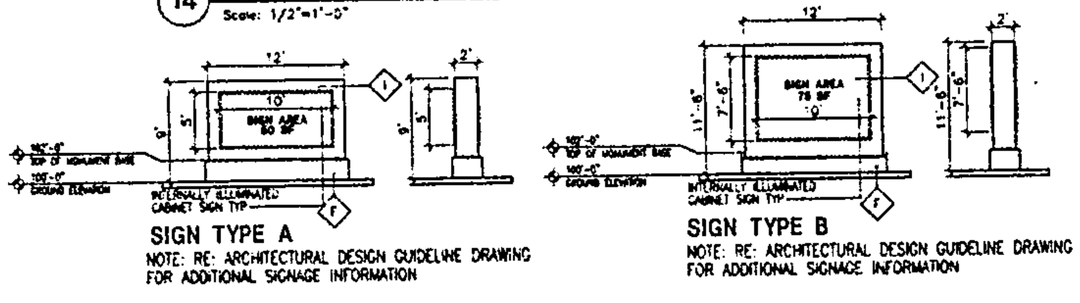
6 LIGHT POLE DETAIL
Scale: N.T.S



9A H.C SYMBOL
Scale: N.T.S



9 H.C TYP. PARKING DET.
Scale: 1"=1'-0"



SIGN TYPE A
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

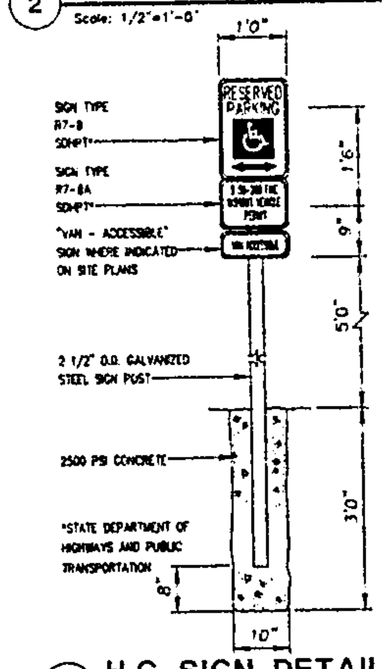
SIGN TYPE B
NOTE: RE: ARCHITECTURAL DESIGN GUIDELINE DRAWING FOR ADDITIONAL SIGNAGE INFORMATION

13 MONUMENT SIGN ELEVATIONS
Scale: N.T.S

KEYED NOTES

1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH ADJACENT BUILDING, COLOR
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

7 ENCLOSURE NOTES
Scale: N.T.S



3 H.C SIGN DETAIL
Scale: N.T.S

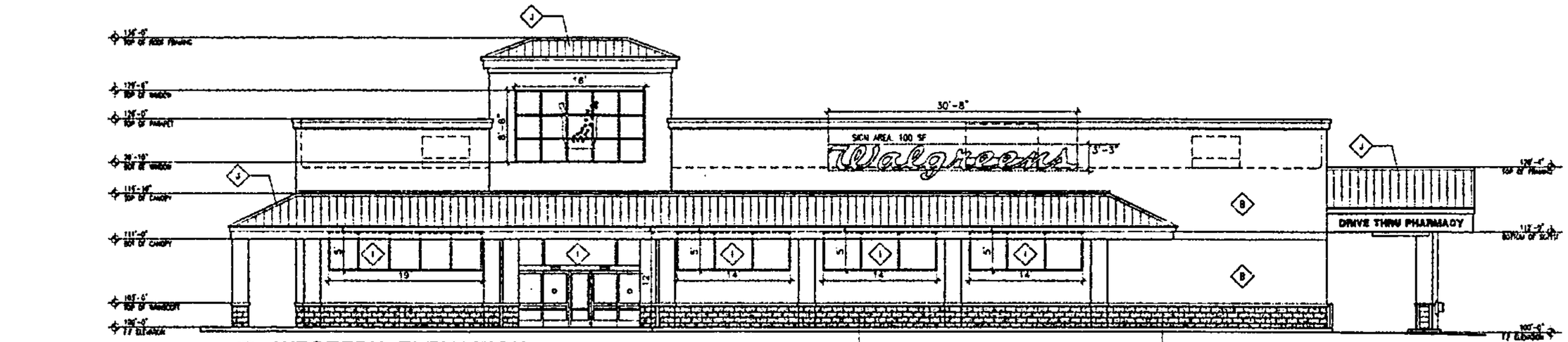
REV	DATE	BY	REVISION
1			CITY COMMENTS
2			REV SUBMITTAL SET

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO. 0670
DRAWN BY: SD
SHEET TITLE: SITE DETAILS

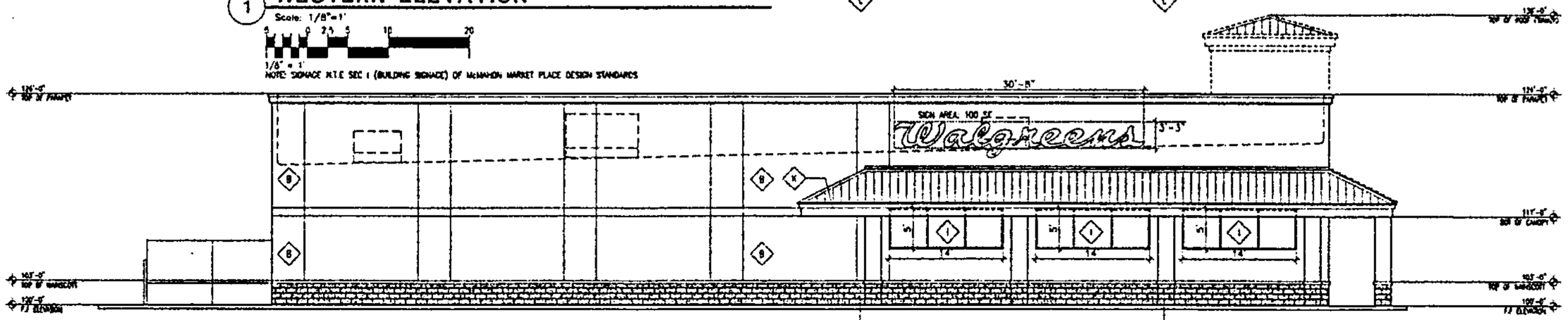
DATE: 12/6/06
SCALE: 1/8"=1'-0"
SHEET A3.0
of-



1 WESTERN ELEVATION

Scale: 1/8"=1'

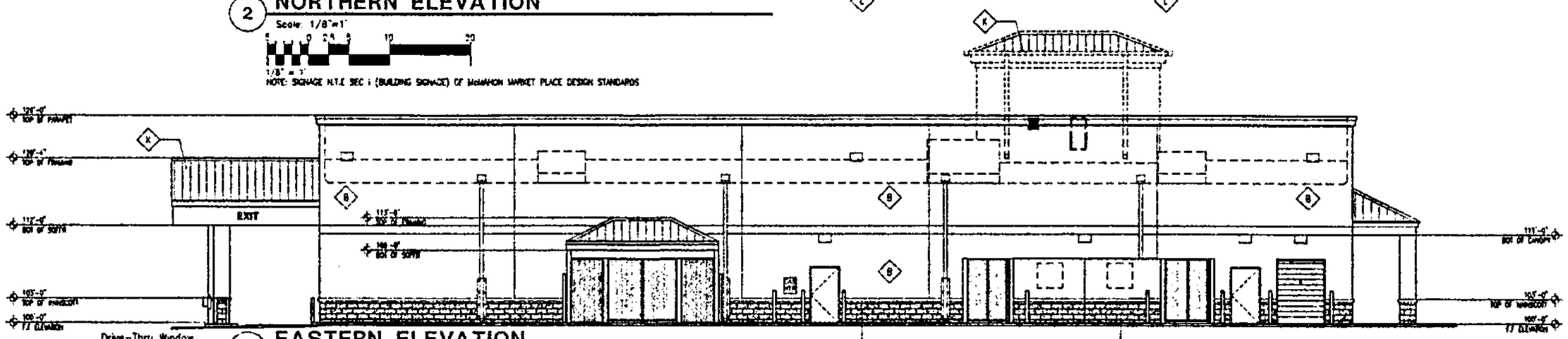
NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



2 NORTHERN ELEVATION

Scale: 1/8"=1'

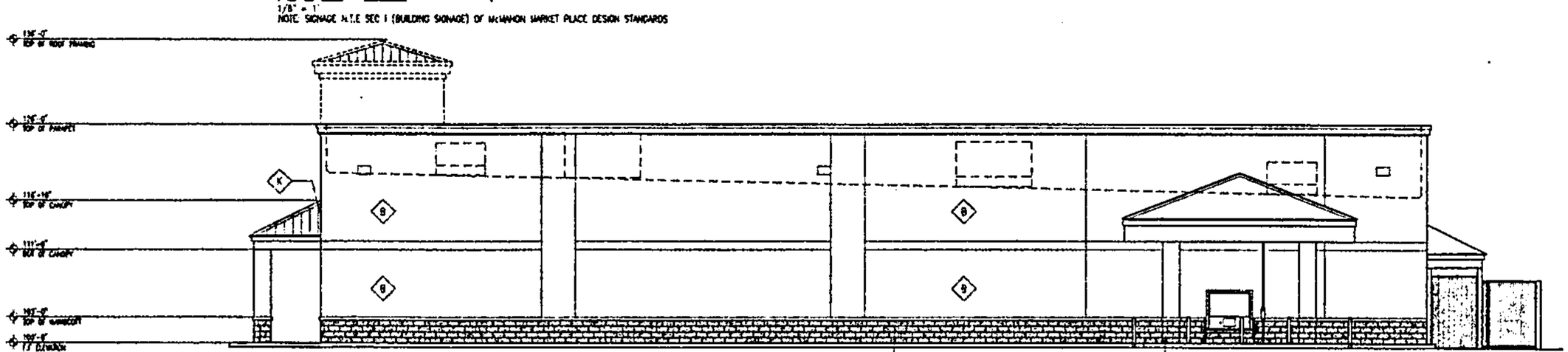
NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



3 EASTERN ELEVATION

Scale: 1/8"=1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 SOUTHERN ELEVATION

Scale: 1/8"=1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

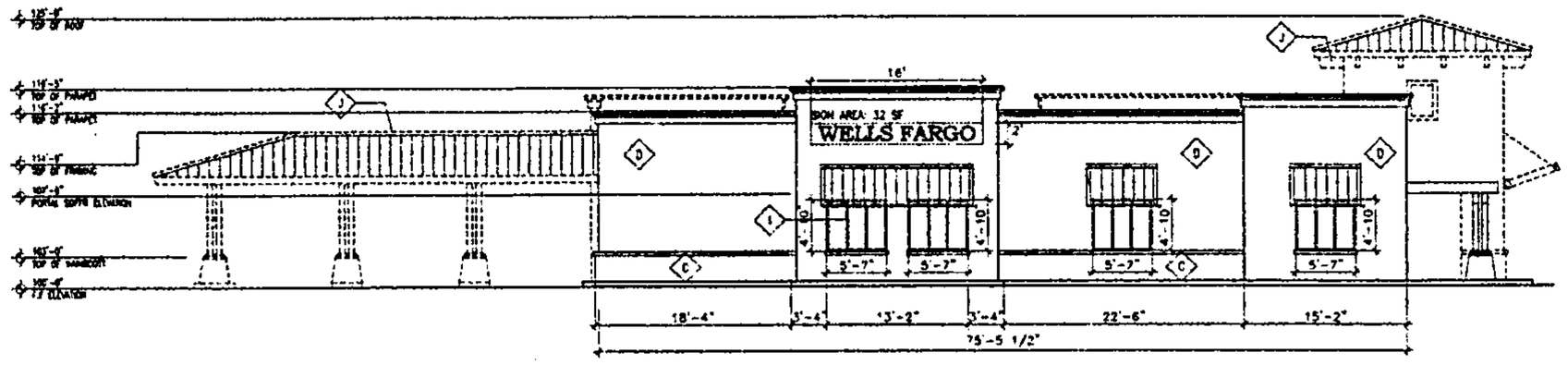
REV	DATE	BY	REVISION
1			
2			
3			
4			
5	07	S	CITY COMMENTS
6	07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-8110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.:
DRAWN BY: SD
SHEET TITLE: WALGREENS ELEVATIONS

DATE: 10/10/04
SCALE: 1/8"=1'-0"
sheet: A4.0
of:

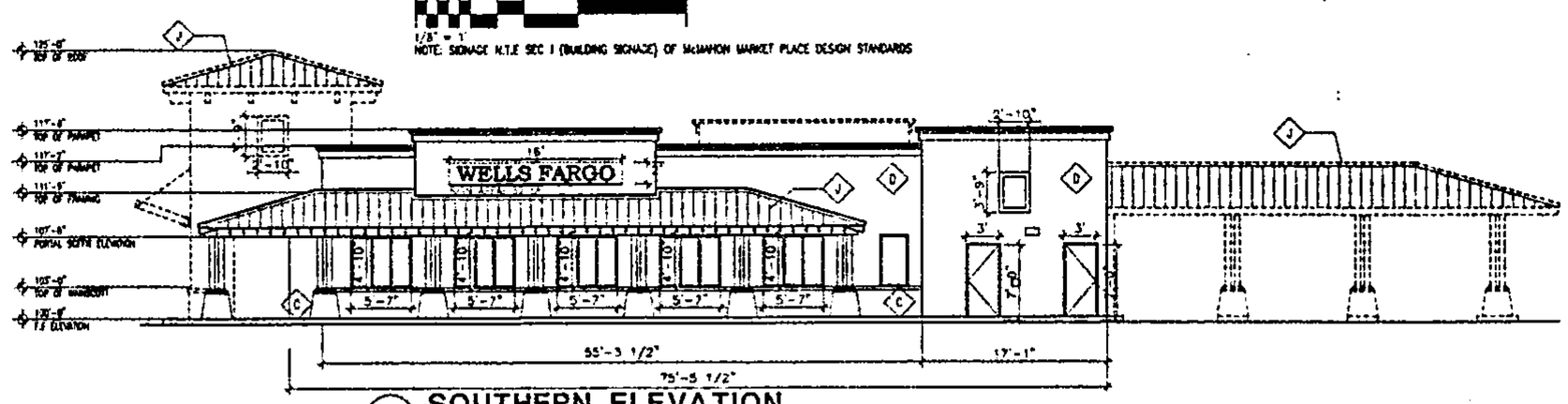


1 NORTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

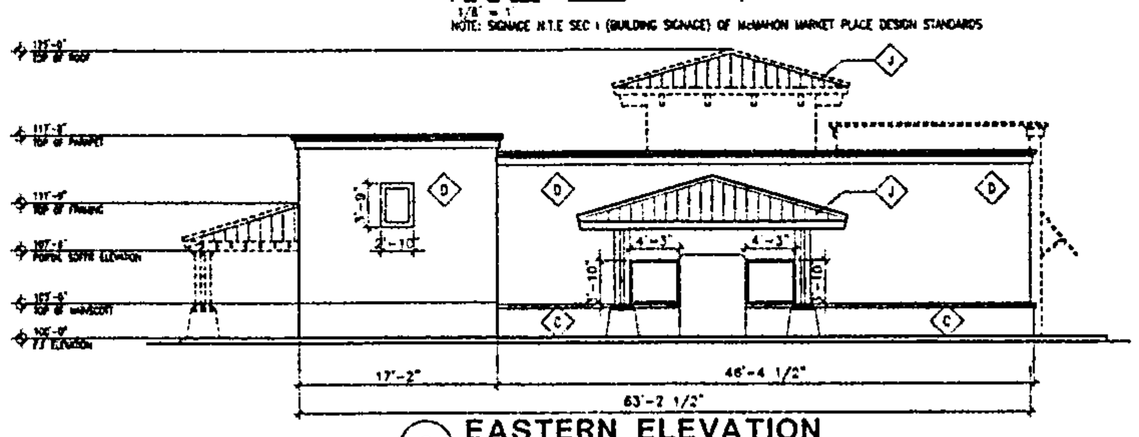


2 SOUTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

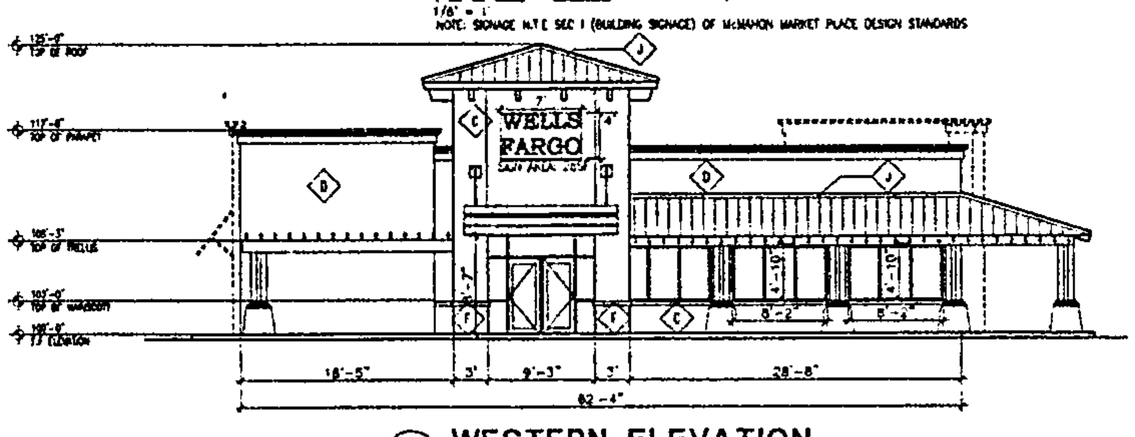


3 EASTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 WESTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION
1			
2			
3			
4			
5	10/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: McMAHON MARKETPLACE
S.E.C. OF UNSER AND McMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNSAR AIA

JOB NO.

DRAWN BY: SD

SHEET TITLE: BANK ELEVATIONS

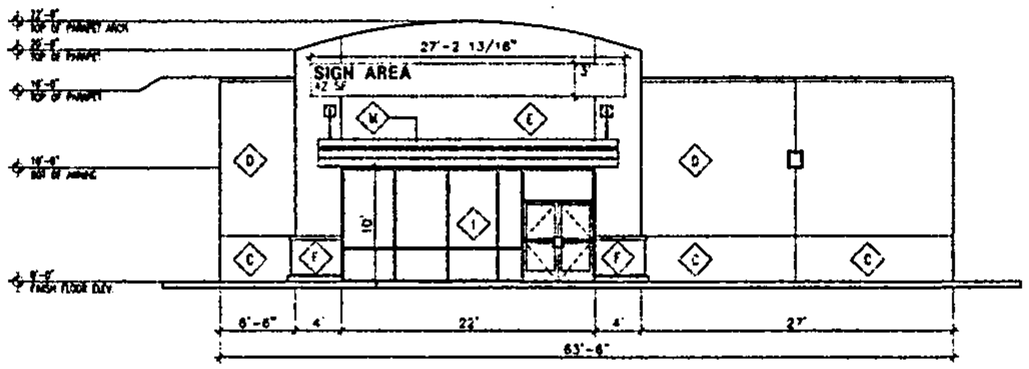
DATE: 10/10/04

SCALE: 1/8"=1'-0"

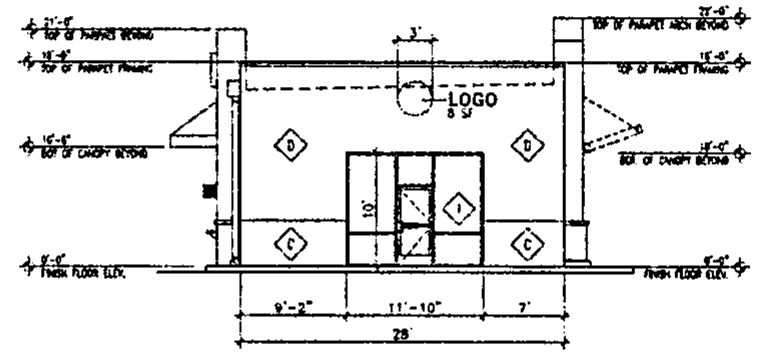
sheet: A4.1

of:

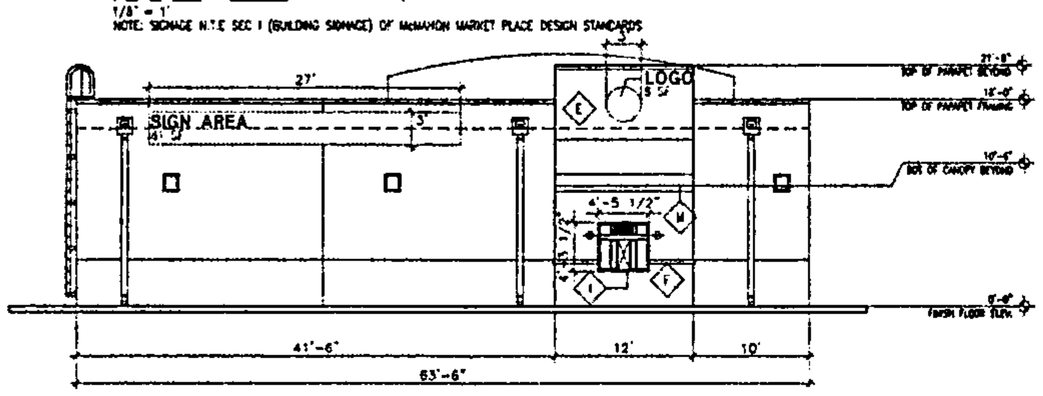
1/8" = 1'



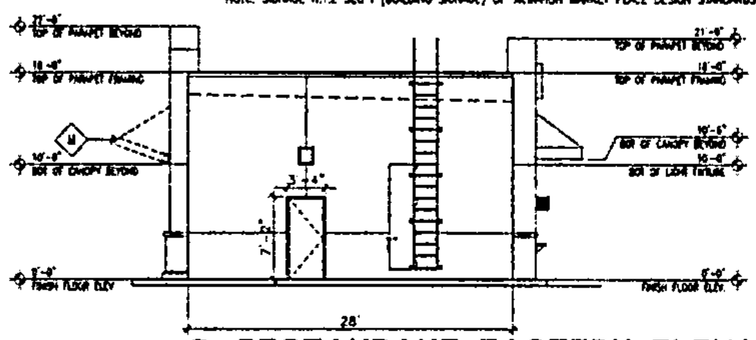
1 RESTAURANT SOUTHERN ELEVATION
Scale: 1/8"=1'



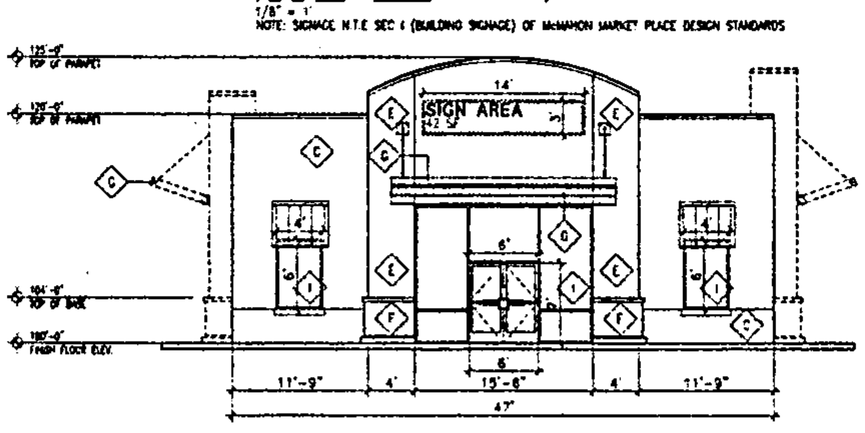
2 RESTAURANT WESTERN ELEVATION
Scale: 1/8"=1'



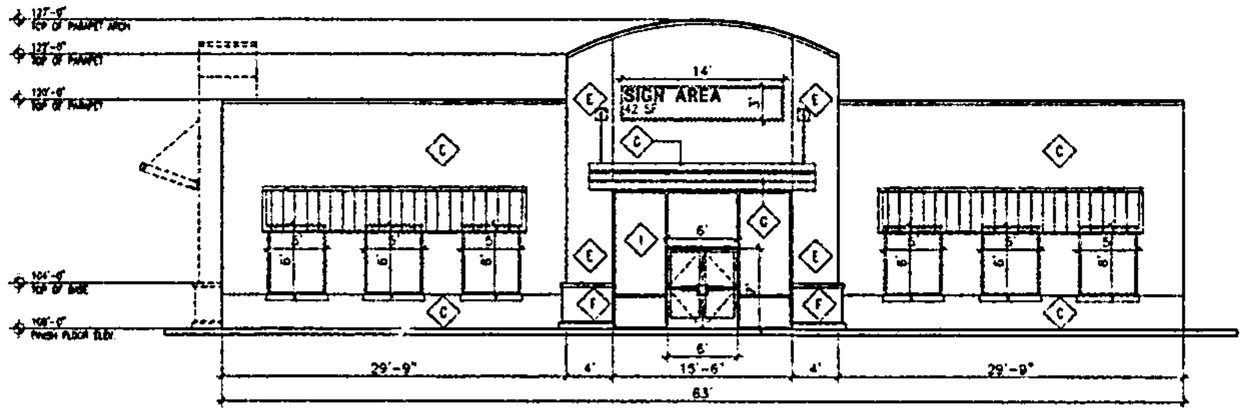
3 RESTAURANT NORTHERN ELEVATION
Scale: 1/8"=1'



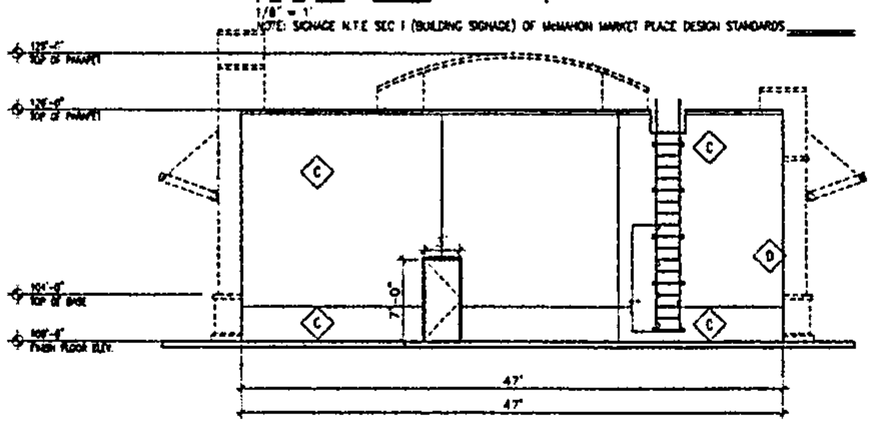
4 RESTAURANT EASTERN ELEVATION
Scale: 1/8"=1'



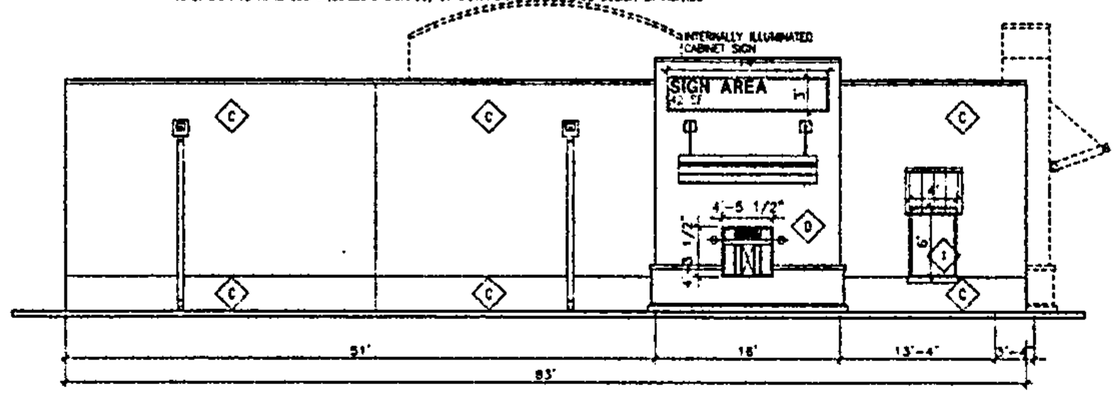
5 FASTFOOD FRONT ELEVATION
Scale: 1/8"=1'



6 FAST FOOD FRONT ELEVATION
Scale: 1/8"=1'



7 FAST FOOD REAR ELEVATION
Scale: 1/8"=1



8 FAST FOOR DRIVE THRU ELEVATION
Scale: 1/8"=1'

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
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G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4405 AWNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION
A			
	10/07	S	REV SUBMITTAL

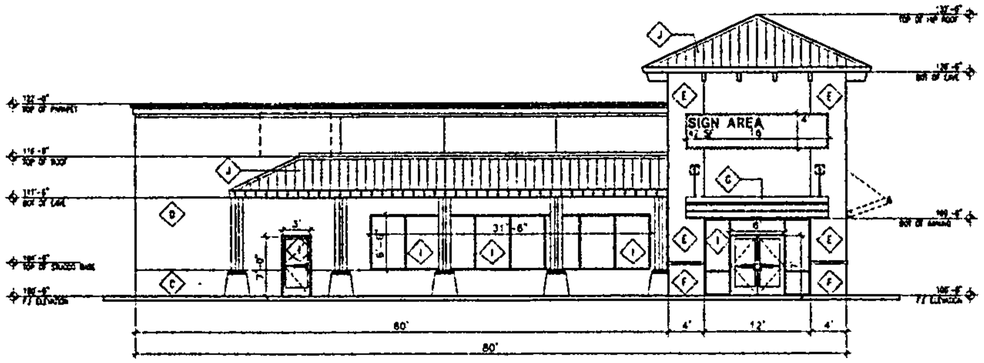
GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE NEW MEXICO

DRAWN BY: SD
JOB NO.
PROJECT MANAGER: STEPHEN DUNBAR AIA

SHEET TITLE
COFFEE-DRIVE THRU FOOD ELEV

DATE: 10/10/04
SCALE: 1/8"=1'-0"
sheet: A4.2
of:

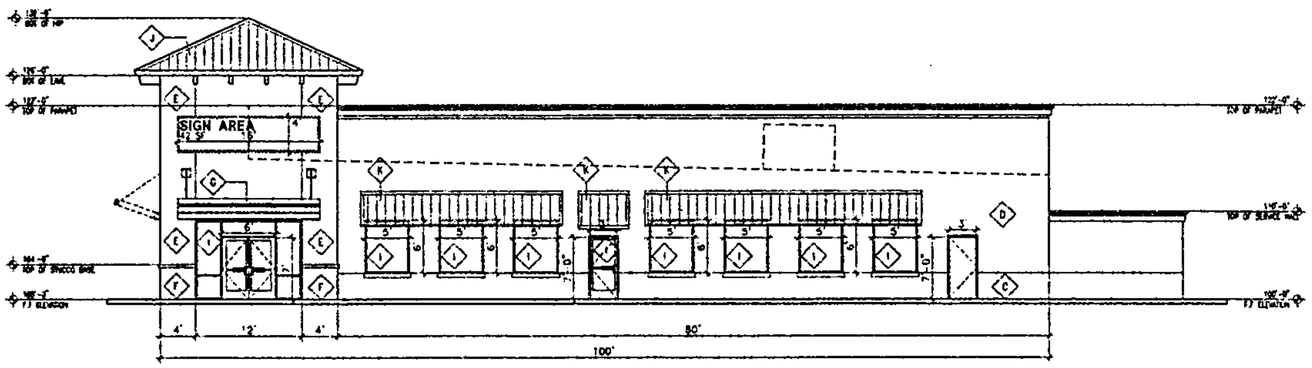


1 NORTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

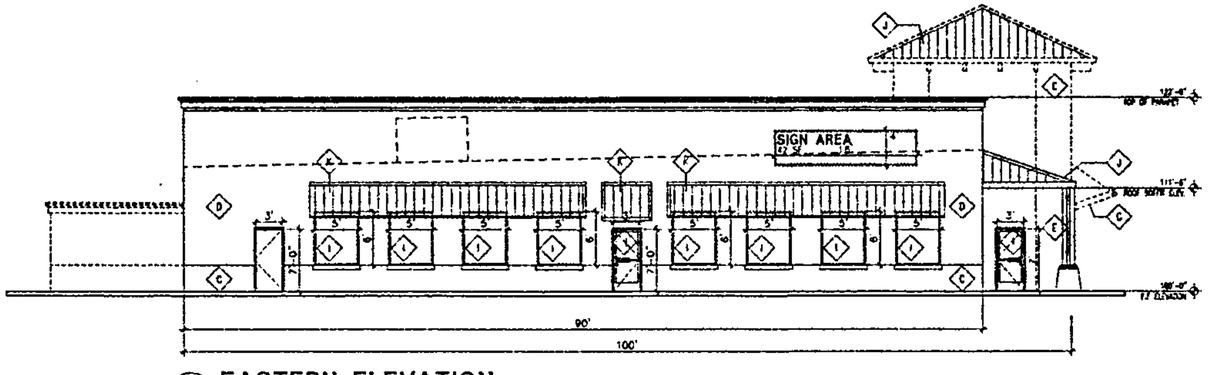


2 WESTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

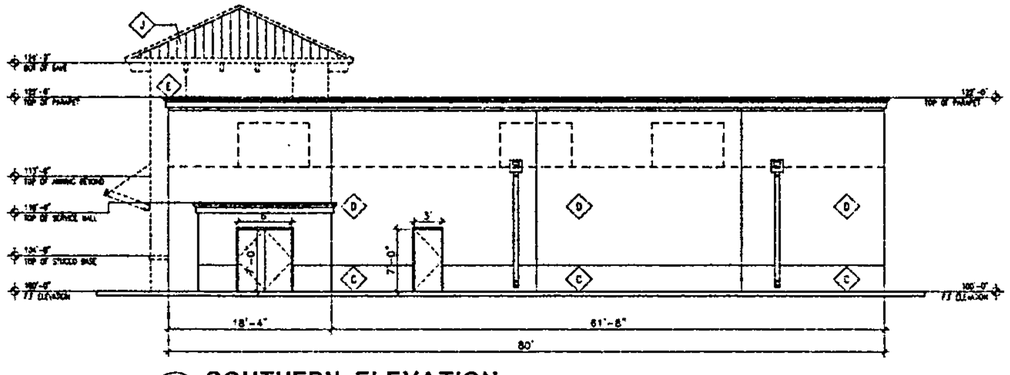


4 EASTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



3 SOUTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
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H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION
1			
2			
3			
4			
5	6/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA

JOB NO.

DRAWN BY: SD

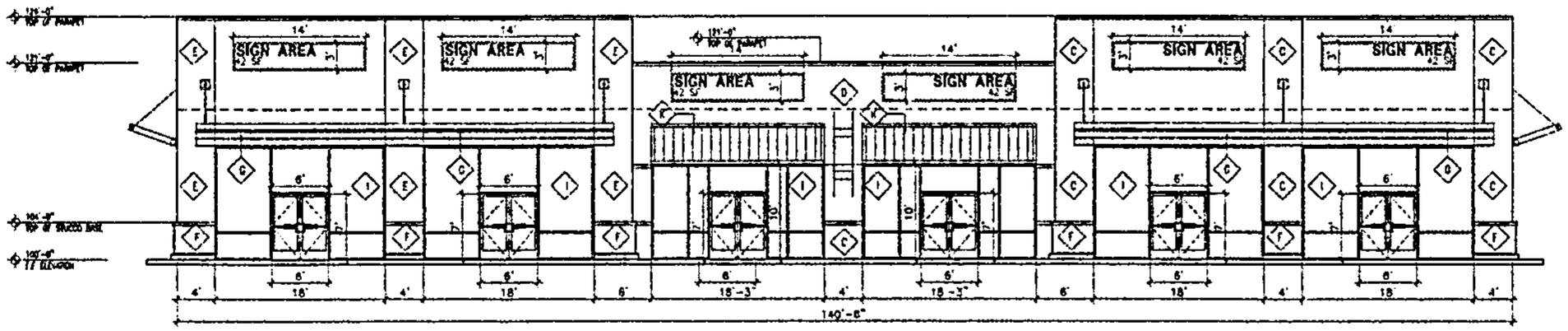
SHEET TITLE
RESTAURANT-1 ELEVATIONS

DATE: 10/10/04

SCALE: 1/8"=1'-0"

sheet- A4.3 of-

1/8" = 1'

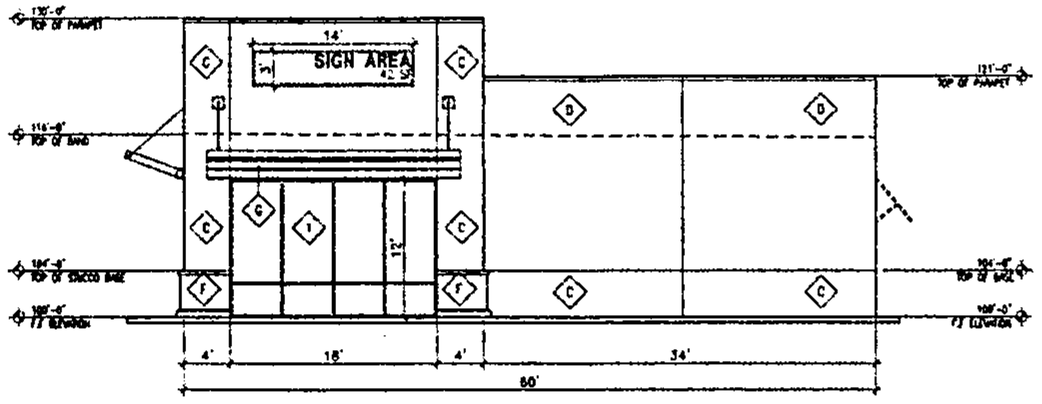


1 SHOPS WESTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

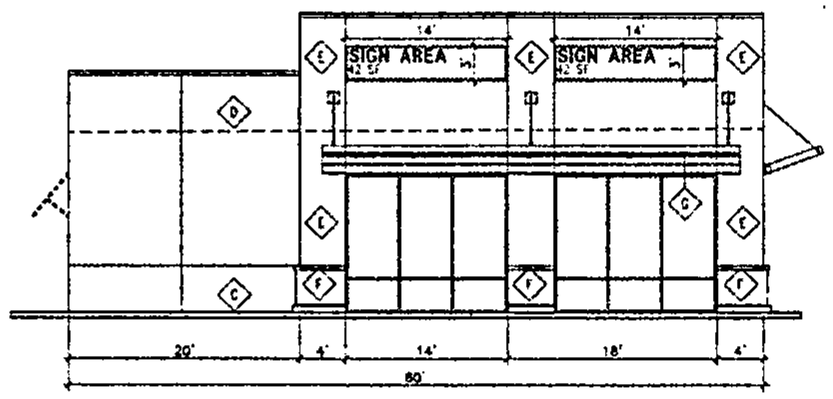


2 SHOPS SOUTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

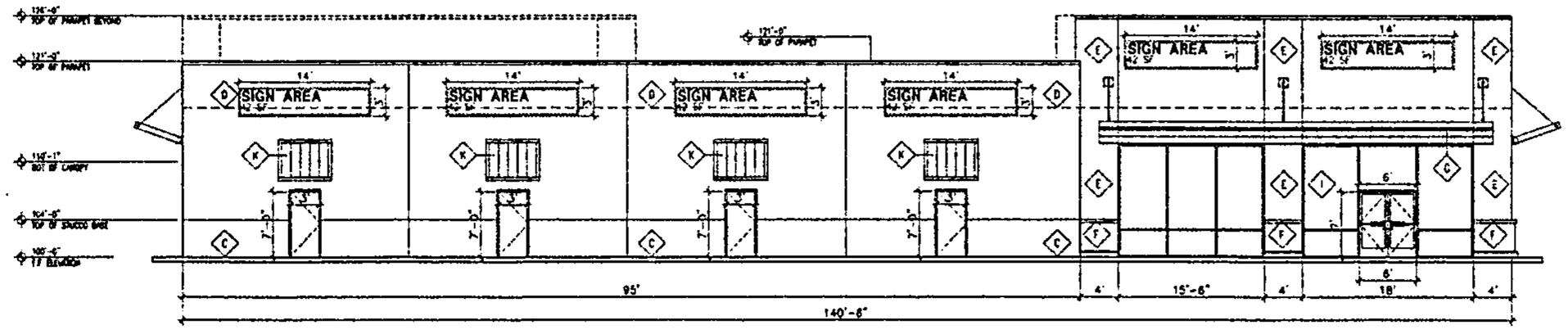


3 SHOPS NORTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 SHOPS EASTERN ELEVATION

Scale: 1/8"=1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

1/8" = 1'

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6347 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6096 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION
A			
B			
C			
D			
E			
F			REV SUBJECTAL

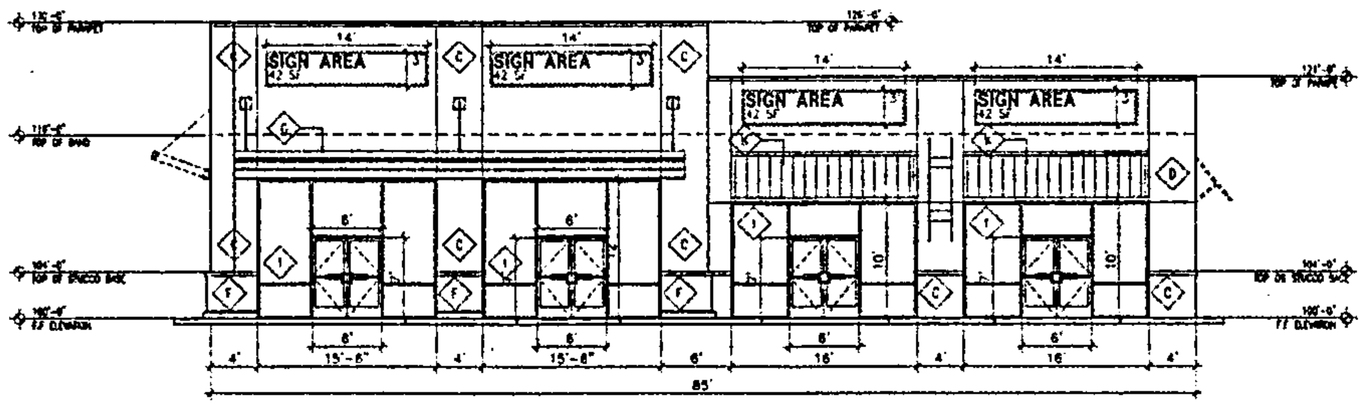
GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: McMAHON MARKETPLACE
S.E.C. OF UNSER AND McMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO.
DRAWN BY: SD

SHEET TITLE: SHOPS ELEVATIONS

DATE: 10/10/04
SCALE: 1/8"=1'-0"
sheet- A4.4 of-

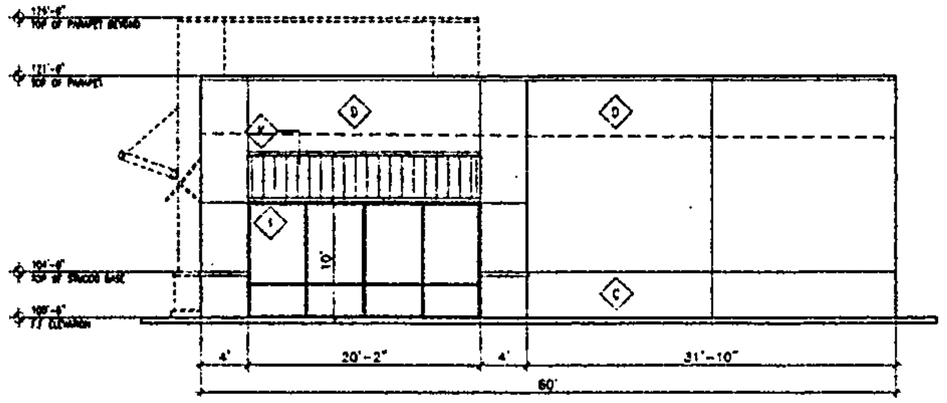


1 SHOPS 1 NORTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

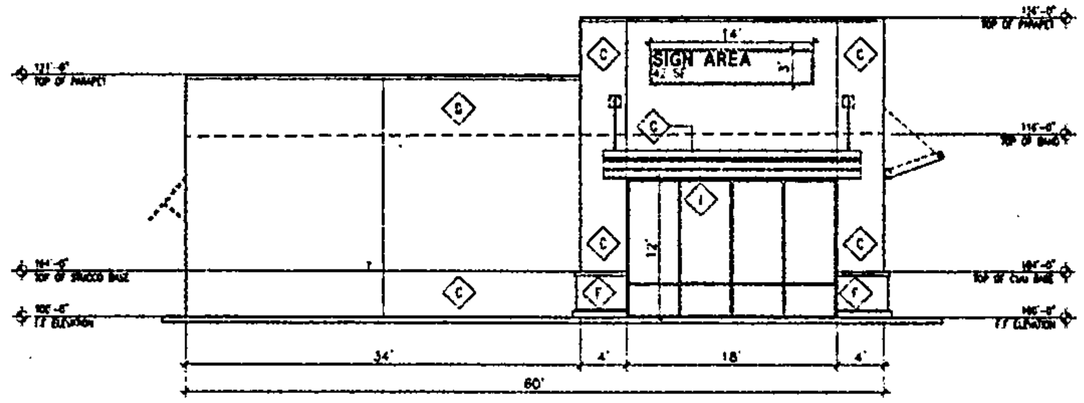


2 SHOPS 1 WESTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

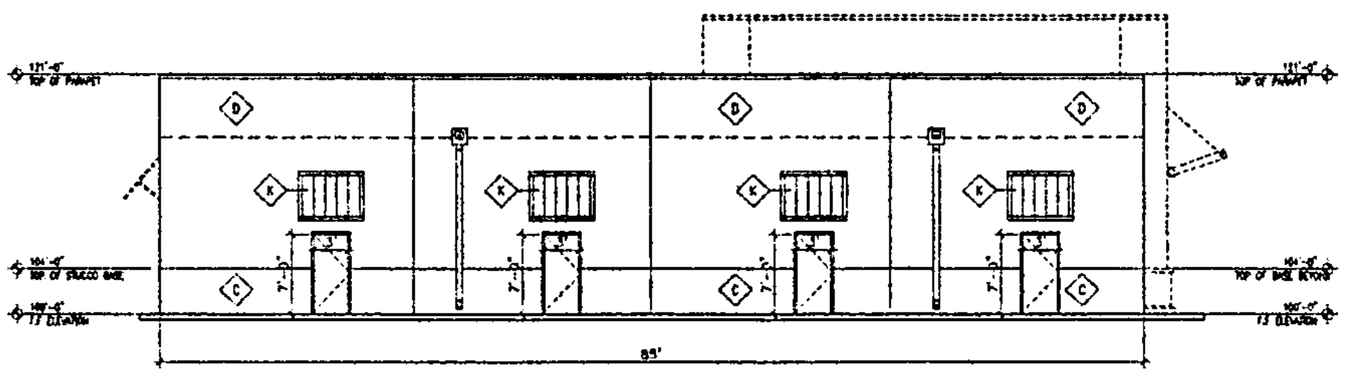


3 SHOPS 1 EASTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



4 SHOPS 1 SOUTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #995 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6068 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSLY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION
A			
	5/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA

JOB NO.

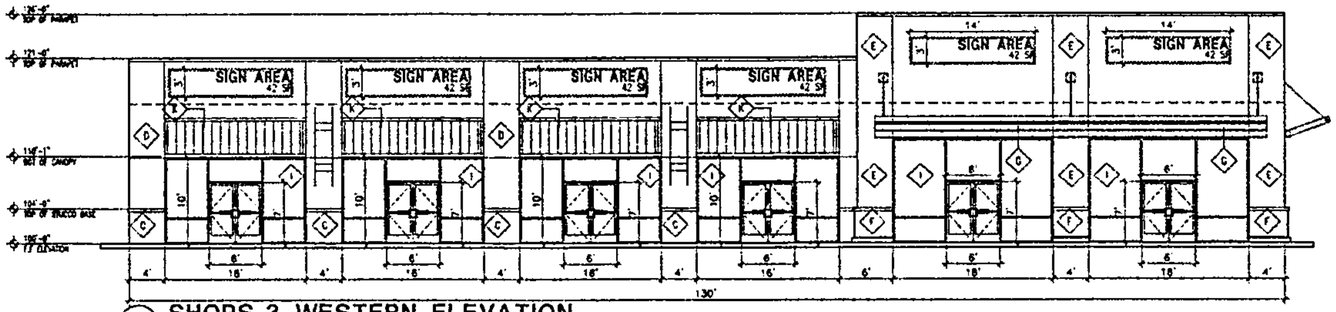
DRAWN BY: SD

SHEET TITLE
SHOPS 1 ELEVATIONS

DATE: 10/10/04

SCALE: 1/8"=1'-0"

sheet: A4.5 of:

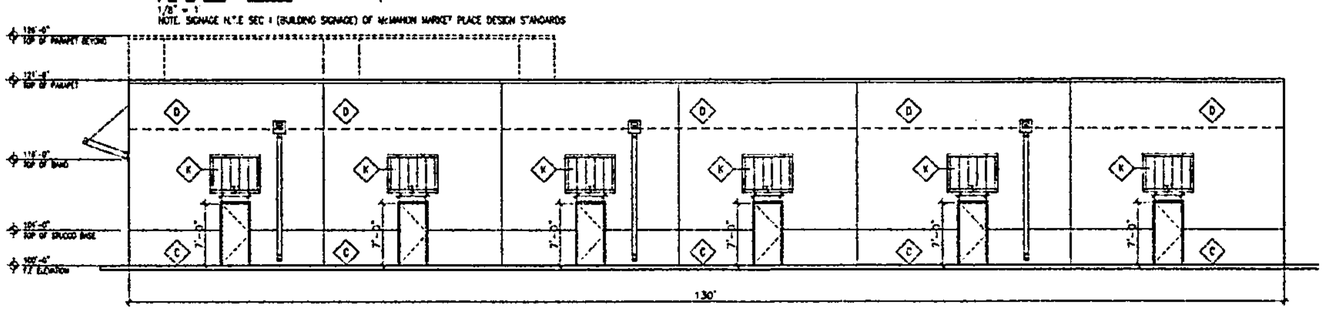


1 SHOPS-3 WESTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

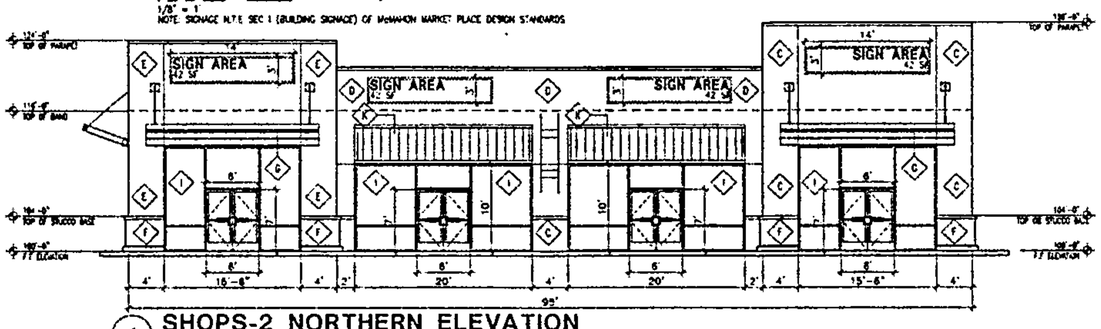


3 SHOPS-3 EASTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

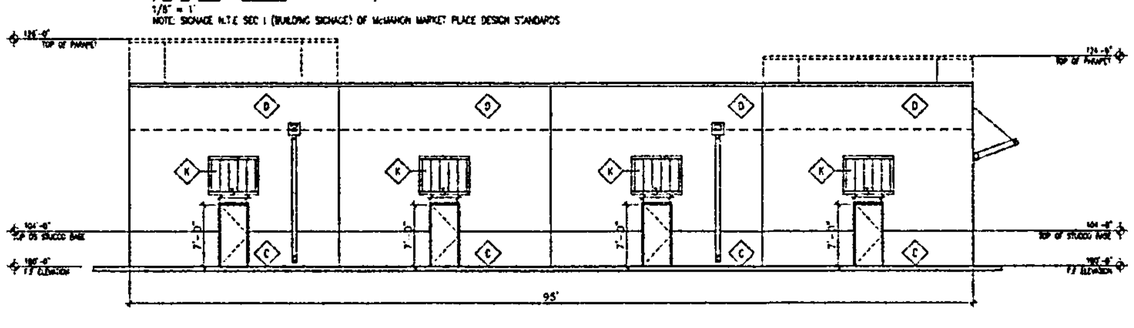


4 SHOPS-2 NORTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



6 SHOPS-2 SOUTHERN ELEVATION

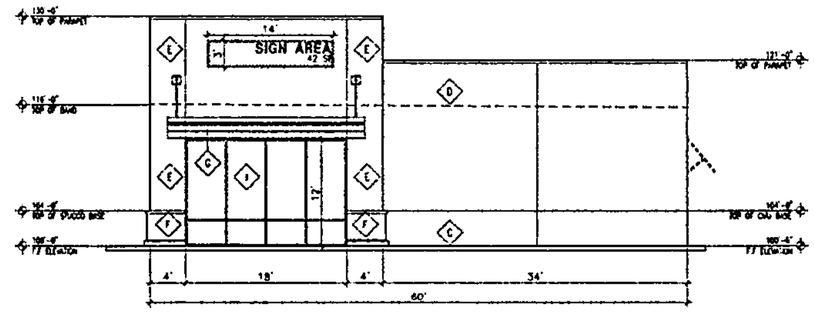
Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CEDAR SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4805 AWNING FABRIC (DARK GREEN)

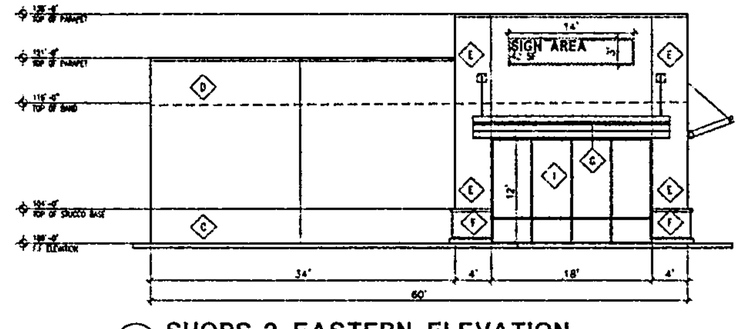


2 SHOPS-3 SOUTHERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS



5 SHOPS-2 EASTERN ELEVATION

Scale: 1/8"=1'

1/8" = 1'

NOTE: SIGNAGE N.T.E SEC 1 (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

1/8" = 1'

REV	DATE	BY	REVISION
A			
B			
C			
D			
E	07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E.
SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA

JOB NO.:

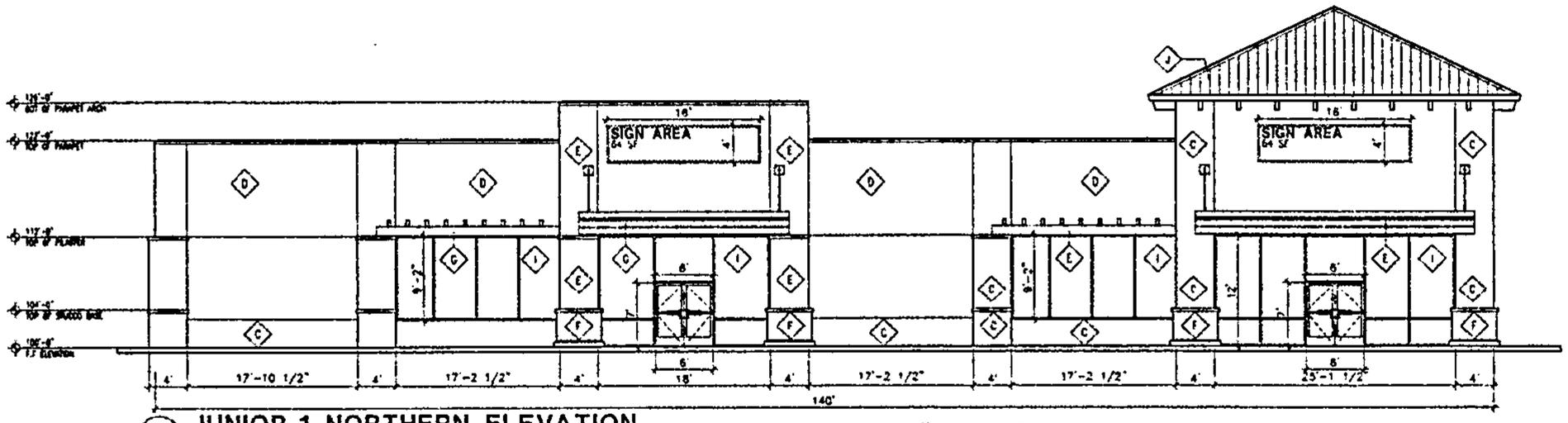
DRAWN BY: SD

SHEET TITLE: SHOPS-2-3

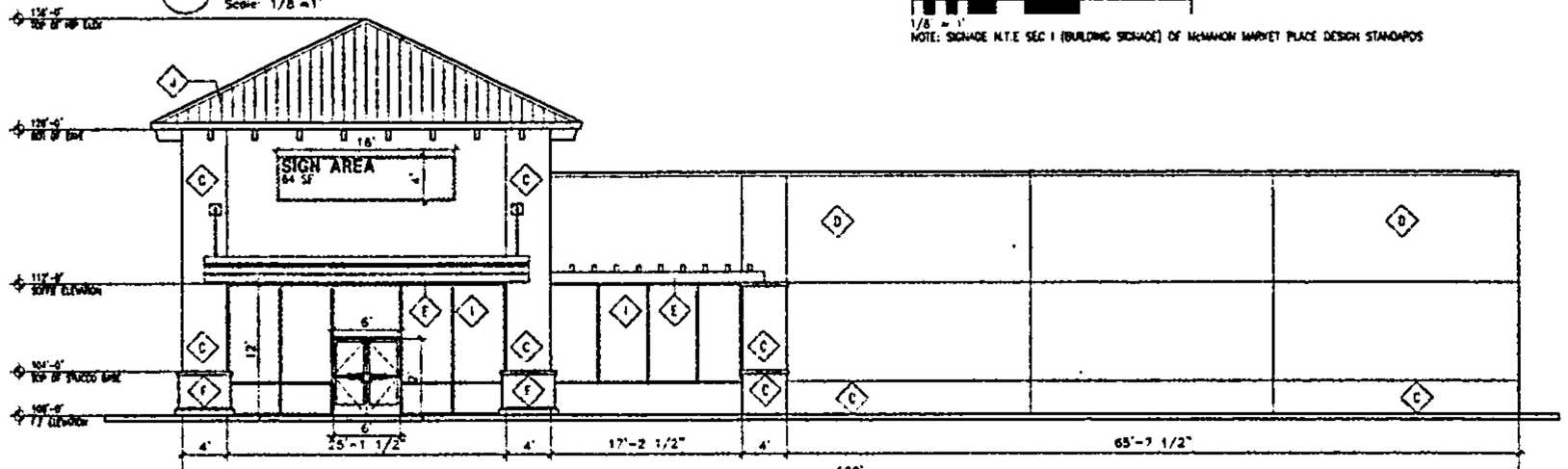
DATE: 10/10/04

SCALE: 1/8"=1'-0"

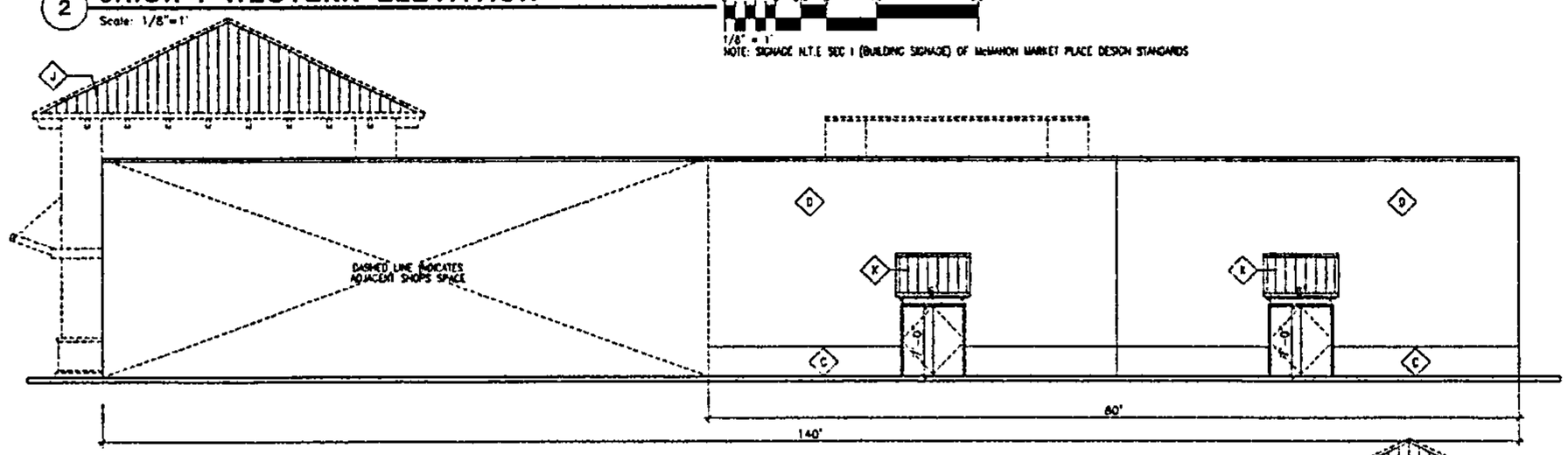
sheet- A4.6 of-



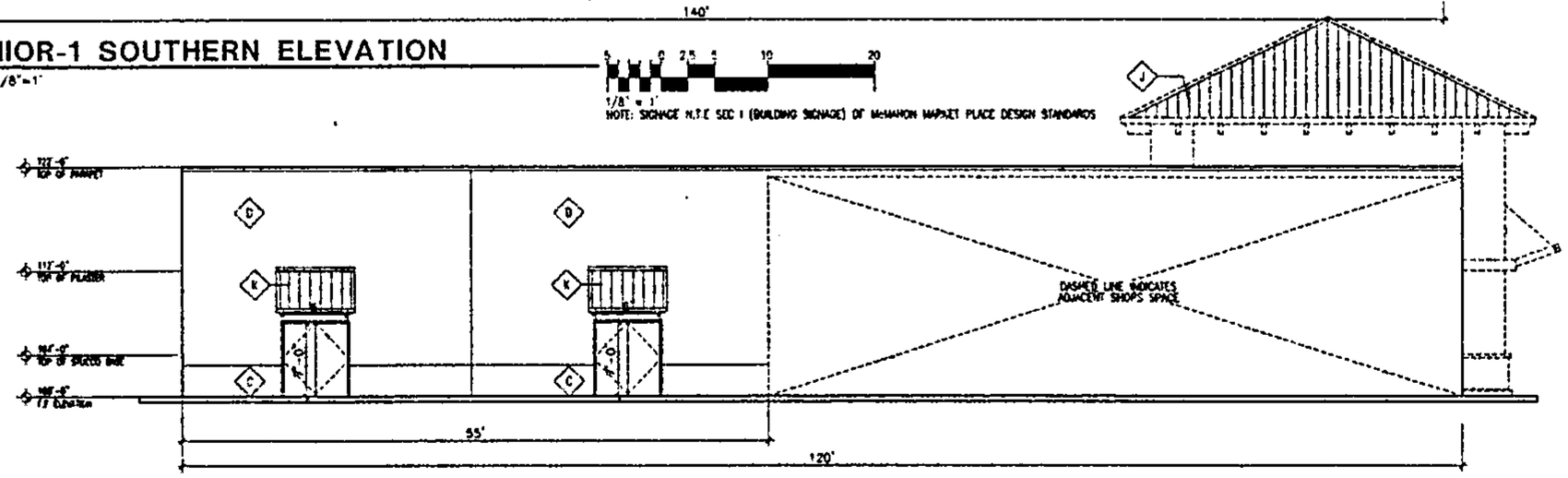
1 JUNIOR-1 NORTHERN ELEVATION
Scale: 1/8"=1'



2 JNIOR-1 WESTERN ELEVATION
Scale: 1/8"=1'



3 JUNIOR-1 SOUTHERN ELEVATION
Scale: 1/8"=1'



4 JUNIOR-1 EASTERN ELEVATION
Scale: 1/8"=1'

1/8" = 1'
NOTE: SIGNAGE N.T.E SEC I (BUILDING SIGNAGE) OF McMAHON MARKET PLACE DESIGN STANDARDS

Keyed Color / Material Schedule

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)
B	WALL FINISH COLOR	BENJAMIN MOORE #1951 (LIGHT TAN)
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 8143 (TAN COLOR)
D	WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 8148 (LIGHT TAN COLOR)
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CEDAR SW 6341 (TERRA-COTTA RED)
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVESALE SW 7018 (GREY COLOR)
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
H	WALL FINISH COLOR MISC METAL	SHERWIN WILLIAMS PACER WHITE SW 8098 (OFF WHITE COLOR)
I	STOREFRONT	CLEAR ANNODIZED ALUMINUM(SILVER COLOR)
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K	AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
M	AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

REV	DATE	BY	REVISION
1			
2			
3			
4			
5	07	S	REV SUBMITTAL

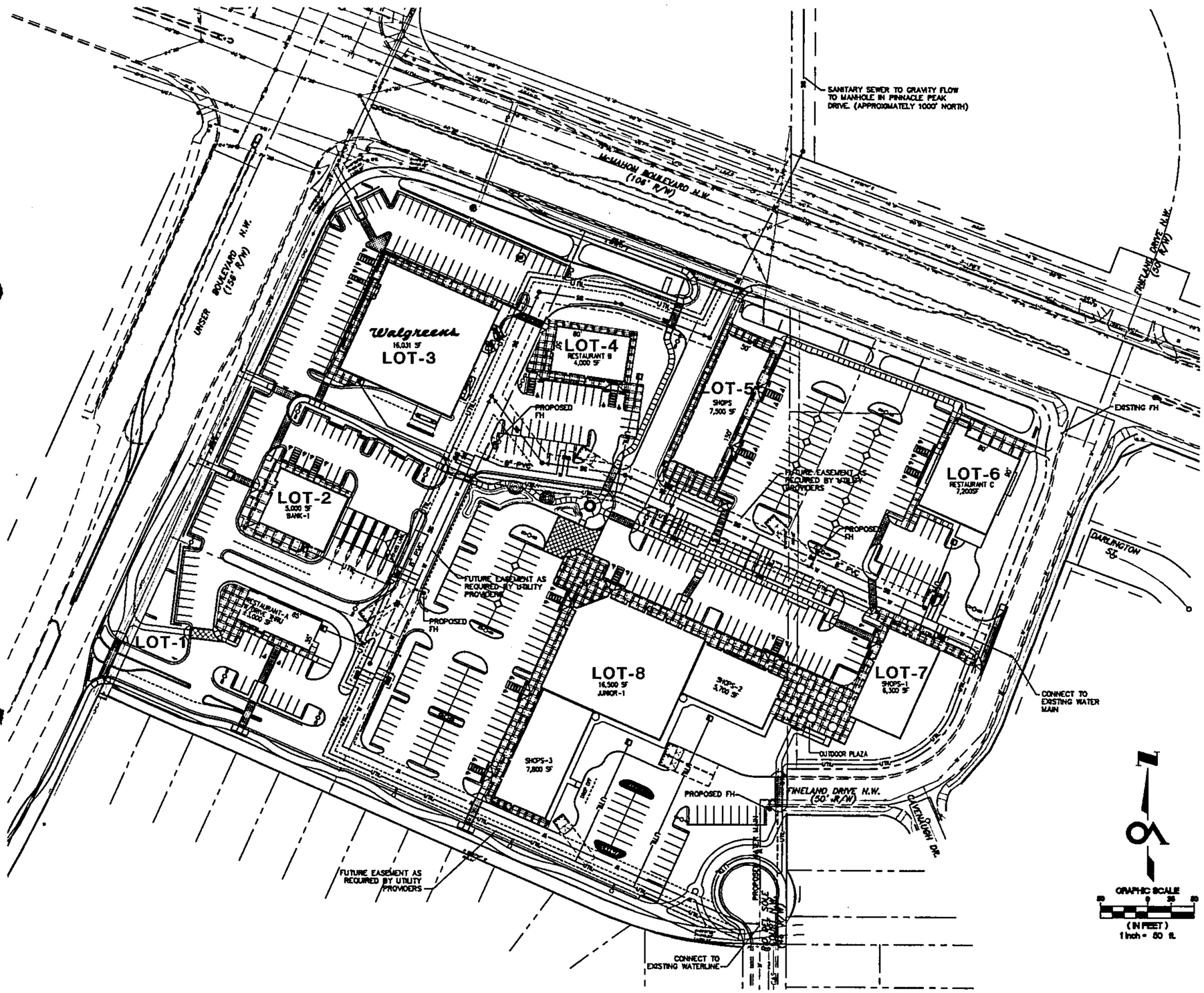
GEORGE RAINHART ARCHITECT AND ASSOCIATES P
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

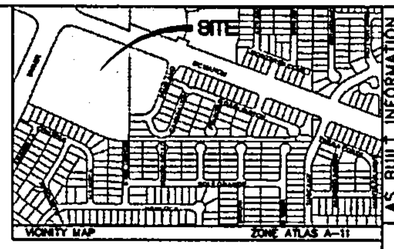
PROJECT TITLE
MCMAHON MARKETPLACE
S.E.C. OF UNSER AND MCMAHON BLVD
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNSAR AIA
JOB NO.
DRAWN BY: SD

SHEET TITLE
JUNIOR 1 ELEVATIONS

DATE 10/10/04
SCALE 1/8"=1'-0"
sheet A4.7
of-





LEGAL DESCRIPTION

TRACT 18A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

LEGEND

- SS — SAN SEWER
- SAN MANHOLE
- W — WATER MAIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- UTIL — JOINT DRY UTILITY TRENCH
- F — FIRELINE

UTILITY SERVICE TABLE

LOT	DESCRIPTION	DOMESTIC WATER	FIRELINE	SANITARY
1	RESTAURANT-A	1 1/2"	4"	6"
2	BANK-1	1 1/2"	4"	6"
3	WALGREEN'S	2"	6"	6"
4	RESTAURANT-B	1 1/2"	4"	6"
5	SHOPS	1 1/2"	4"	6"
6	RESTAURANT-C	2"	4"	6"
7	SHOPS-1	1 1/2"	4"	6"
8	JUNIOR-1	2"	4"	6"
8	SHOPS-2	1 1/2"	4"	6"
8	SHOPS-3	1 1/2"	4"	6"

UTILITY NOTES

1. UTILITY EASEMENT TO BE DEDICATED AS REQUIRED BY UTILITY PROVIDERS.

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
AS-BUILTS PREPARED BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO. — BY

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. — BY — DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: DS — DATE: 05-10-07
DRAWN BY: DS — DATE: 05-10-07
DRAWN NAME: DPC/UTL.DWG — JOB NO.: D06-1497
CHECKED BY: WEP — DATE: 05-10-07

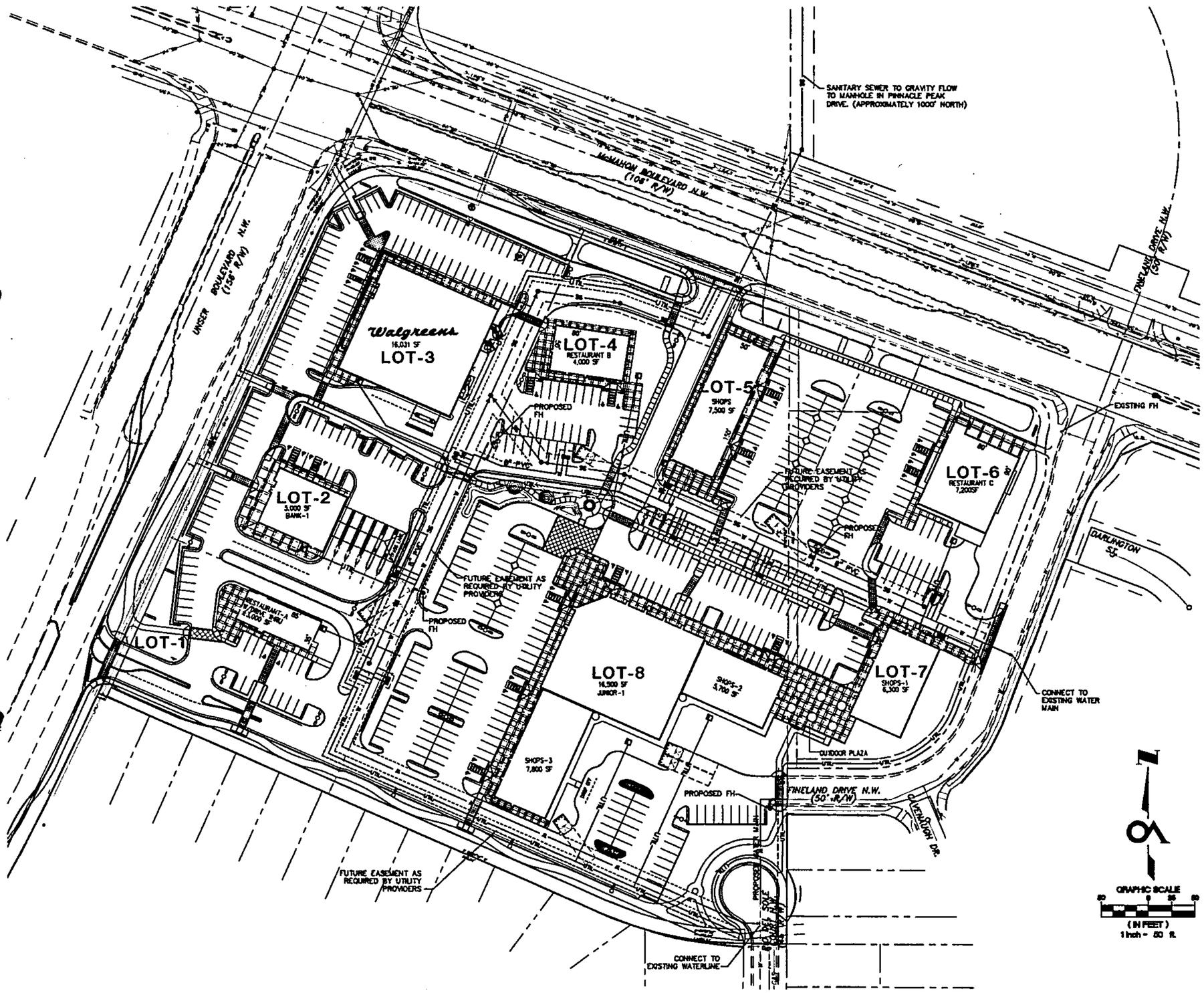
OLSSON ASSOCIATES
143 Union Boulevard, Suite 700
Lakewood, CO 80228-1825
TEL 720.922.0077
FAX 720.922.0135
www.olssonassociates.com

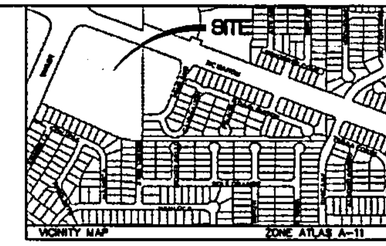
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: McMAHON MARKETPLACE
PRELIMINARY UTILITY PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. A-11 | SHEET 1 OF 2 | UT1





LEGAL DESCRIPTION

TRACT 18A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

LEGEND

- SAN SEWER
- SAN MANHOLE
- WATER MAIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- JOINT DRY UTILITY TRENCH
- FIRELINE

UTILITY SERVICE TABLE

LOT	DESCRIPTION	DOMESTIC WATER	FIRELINE	SANITARY
1	RESTAURANT-A	1 1/2"	4"	6"
2	BANK-1	1 1/2"	4"	6"
3	WALGREEN'S	2"	6"	6"
4	RESTAURANT-B	1 1/2"	4"	6"
5	SHOPS	1 1/2"	4"	6"
6	RESTAURANT-C	2"	4"	6"
7	SHOPS-1	1 1/2"	4"	6"
8	JUNIOR-1	2"	4"	6"
8	SHOPS-2	1 1/2"	4"	6"
8	SHOPS-3	1 1/2"	4"	6"

UTILITY NOTES

1. UTILITY EASEMENT TO BE DEDICATED AS REQUIRED BY UTILITY PROVIDERS.

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
AS-BUILTS REVIEWED BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO. — BY

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. — BY — DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: DS — DATE: 05-10-07
DRAWN BY: DS — DATE: 05-10-07
DRAWN NAME: EPC/UT1.DWG — JOB NO.: 006-1467
CHECKED BY: WCP — DATE: 05-10-07

OLSSON ASSOCIATES
143 Union Boulevard, Suite 700, Lakewood, CO 80228-1826
TEL 720.962.5672 FAX 720.962.5156 www.olssonassociates.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: McMAHON MARKETPLACE
PRELIMINARY UTILITY PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. A-11 | SHEET 1 OF 2 | UT1

Memo

To: City of Albuquerque Planning Department

From: Mark Gonzales and Jennie T. Gonzales, husband and wife, and Elsie Gonzales, a single woman

Date: October 30, 2006

Re: Tract 16A-1, Paradise North, Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico

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As owner of the above referenced property, I hereby provide authorization for SCM Property Company, LLC and George Rainhart Architect & Associates P.C. to act as agents on behalf of the owner of Tract 16A-1, Paradise North, Town of Alameda Grant, City of Albuquerque, Bernalillo County, State of New Mexico. I also hereby withdraw any previously submitted Site Development Plan for Subdivision and Site Development Plan for Building Permit previously submitted on this property.

By: _____

Name: Mark Gonzales

By: _____

Name: Jennie T. Gonzales

By: _____

Name: Elsie Gonzales

COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS AGREEMENT

This Covenants, Conditions, Restrictions and Cross-Easements Agreement ("**Agreement**") is made as of the _____ day of _____, 2009, by and between Peterson Inv -McMahon, LLC, a New Mexico limited liability company ("**Peterson**"); JMD - McMahon, LLC, a New Mexico limited liability company ("**JMD**"); and Mark Gonzales, Jennie Gonzales, and Elsie Gonzales (collectively "**Gonzales**"). The foregoing shall hereinafter sometimes be collectively referred to as the "Parties" or individually as a "Party".

PREAMBLE

A. Whereas, Peterson is, or will become, the fee owner of that certain parcel of real property located at the southeast corner of Unser Blvd. and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 1**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-1" attached hereto and by this reference incorporated herein.

B. Whereas, JMD is the fee owner of that certain parcel of real property located at the southwest corner of Fineland Drive and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 2**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-2" attached hereto and by this reference incorporated herein.

C. Whereas, Gonzales is the fee owner of that certain parcel of real property located near the southeast corner of Unser Blvd. and McMahon Blvd. in the City of Albuquerque, County of Bernalillo, State of New Mexico ("**Parcel 3**"), which real property is shown on Exhibit "A" and more particularly described in Exhibit "B-3" attached hereto and by this reference incorporated herein.

D. Whereas, Parcels 1, 2, and 3 (collectively, the "**Property**") are located adjacent to each other at the southeast corner of Unser Blvd. and McMahon Blvd.

E. Whereas, the Parties desire to enter into this Agreement to place certain restrictions upon the Property, and to establish cross-easements within the common areas of each Parcel for the mutual benefit of each Parcel.

NOW THEREFORE, in consideration of the above premises and the mutual covenants and conditions herein contained, the Parties hereby grant and establish the following covenants, conditions, restrictions and cross-easements for the mutual benefit of Parcels 1, 2, and 3.

ARTICLE I

DEFINITIONS

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for all purposes of this Agreement have the meaning herein specified.

Section 1.01. Common Area. "**Common Area**" shall mean all of those areas on the Property which are not from time to time, and at any applicable time, occupied by buildings or planned (in accordance with the government-approved site plan) to be occupied by buildings (specifically excluding, however, drive-thru and loading/unloading areas located on Parcel 1). By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. Except for the Access Easements granted in Section 2.01 below, the Owner of each Parcel shall have the right to change that portion of the Common Area located on its Parcel at any time and from time to time, provided access as hereinafter granted is not adversely affected.

Section 1.02. Mortgage/Mortgagee. "**Mortgage**" shall mean a mortgage, deed of trust or other security device affecting all or any portion of or interest in the Property and which has been recorded in the real property records of Bernalillo County (hereinafter "Official Records") and "**Mortgagee**" shall mean and refer to the mortgagee, beneficiary or other holder of any of the foregoing instruments, provided the name and address of such mortgagee, beneficiary or other holder shall appear among the aforesaid Official Records.

Section 1.03. Owner. "**Owner**" shall mean any Person having any fee simple estate in any portion of the Property, excluding any Person who holds such interest as security for the payment of an obligation, but including any Mortgagee or other security holder in actual possession of any portion of the Property by foreclosure or otherwise, and any Person taking title from any such security holder.

Section 1.04. Person. "**Person**" shall mean artificial persons or legal entities (such as corporations, limited liability companies, partnerships, trusts, etc.) as well as natural persons.

Section 1.05. CVS. "**CVS**" shall mean an entity which owns or controls, is owned or controlled by, or under common ownership or control with CVS Caremark Corporation, a Delaware corporation, proposed occupant of Parcel 1.

ARTICLE II
EASEMENTS

Section 2.01. Ingress and Egress.

(A) Peterson hereby grants to and conveys for the benefit of Parcels 2 and 3, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 1 crosshatched and designated "**Common Access Driveways**" as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 1 as such Common Area may exist from time to time. The Common Access Driveways on Parcel 1 may be adjusted by the Owner thereof to be the same as the drive aisles on Parcel 1 consistent with a revised building layout on Parcel 1 as may be set forth by the Owner of Parcel 1.

(B) JMD hereby grants to and conveys for the benefit of Parcels 1, and 3, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 2 crosshatched and designated "**Common Access Driveways**" as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 2 as such Common Area may exist from time to time.

(C) Gonzales hereby grants to and conveys for the benefit of Parcels 1 and 2, the Owners thereof, their lessees, customers and invitees a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Blvd., McMahon Blvd. and Fineland Drive (i) over, upon and across those areas of Parcel 3 crosshatched and designated "**Common Access Driveways**" as shown on Exhibit "C" hereto; and (ii) over, upon and across the Common Area of Parcel 3 as such Common Area may exist from time to time.

(D) The easement rights created in this Section 2.01 are collectively referred to as "**Access Easements**".

(E) No Owner of any Parcel shall construct or permit any barrier, fence, wall, building or any other structure of any kind which prevents or materially and adversely affects access over the Common Area and or the Common Access Driveways.

(F) Nothing contained herein shall be construed as a grant by Parcel 1 Owner of any vehicular parking rights in Parcel 1 for the benefit of any other Parcel or a grant by the Owners of Parcels 2 and 3 of any vehicular parking rights in Parcels 2 and 3 for the benefit of Parcel 1, and the Owner of Parcel 1 and the Owners of Parcels 2 and 3 shall at all times provide sufficient parking on its/their Parcel(s) or portion thereof to satisfy any and all governmental parking requirements applicable thereto. Additionally, no facility on any Parcel containing a vehicular drive-up or drive-thru in which the stopping or standing of motor vehicles in line at a location for drop off and or pickup is intended (as, for example, at a restaurant, car wash or bank) shall be designed, constructed, used or operated in any manner such that motor vehicles in line at such facility stop or stand onto any other Parcel or otherwise interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across any other Parcel.

(G) In the event the development of any Parcel precedes the development of any other Parcel(s), the Owner first commencing construction on its Parcel shall have the right to construct, erect and install, the Common Access Driveways (in whole or in part) located on the other Parcels as are approximately shown on Exhibit "C", together with any off- and/or on-site improvements on the Property that may be required in conjunction therewith by any governmental authority with jurisdiction ("Early Access Construction"). Early Access Construction shall be commenced and thereafter

completed, if at all: (i) in accordance with the government-approved site development plan for the Property; (ii) executed in a good and workmanlike manner using new materials and in accordance with all applicable codes and ordinances; (iii) so as to minimize any interference with any construction activities occurring on the other Parcels; and (iv) only after providing twenty (20) days prior written notice together with a complete set of plans to each of the other Owners.

(H) Such Common Access Driveways shall be constructed to the extent deemed necessary by the Owner first commencing construction on its Parcel in its sole discretion. Thereafter, the Owners of each of the other Parcels, concurrent with the development of their respective Parcels, shall complete construction of all those portions of the Common Access Driveways as exist on their respective Parcel, and which were not previously constructed by the Owner first commencing construction on its Parcel. Grades shall be required to match existing Common Access Driveways grades at the boundary of any other Parcel. During the development of any Parcel the existing Common Access Driveways shall at all times remain open, except that during the construction of improvements on Parcel 2, the Owner of such Parcel(s) shall have the right to close, to the extent and for the period reasonably necessary due to construction activities, that particular portion of Common Access Driveway which fronts, is parallel to, and is closest to Unser Blvd. (provided that, if construction of the building on Parcel 1 has begun, the portion of the Common Access Driveways immediately east of and parallet to such temporarily closed portion must be constructed prior to such temporary closing). Notwithstanding anything to the contrary herein, in no event shall such closure extend for a period in excess of six (6) months.

(I) After construction, the Owner of each Parcel, its successors, assigns, lessees or occupants, shall maintain those portions of the Common Access Driveways as exist on its Parcel, each at their sole cost and expense, in good condition and repair, clean and free of all rubbish and obstructions. Notwithstanding anything to the contrary contained herein, the improvements constructed by the Owners of each Parcel may differ from those shown on the attached Exhibit "C" except the Common Access Driveways (other than the adjustment permitted for Parcel 1 as set forth in Section 2.01(A), provided they comply with all applicable governmental approvals and

requirements. Notwithstanding anything to the contrary contained herein, the Common Access Driveways shall be increased or decreased in length, as necessary, to directly connect with the median and/or curb cuts along Unser Blvd. and McMahon Blvd., and to directly connect with Fineland Drive. In the event it is requested by a governmental entity with appropriate authority or by a utility company in order to accommodate the development of an Owner's Parcel, the other Owner(s) shall, in good faith, execute such documentation as is reasonably necessary to allow easements to be granted to such authority or utility company for underground improvements in the Common Access Driveways, but only if the purpose of such easement could not be accomplished by using the ten (10) foot wide public utility easement existing on the Property by way of plat. In the event of (i) blockage or material impairment of the easement rights over the Access Easements by an Owner, its agents, employees, or tenants and / or (ii) the unauthorized parking of vehicles on Parcel 1 (by any other Owner, its employees, agents or tenants), Owner of Parcel 1 may cure the same. [TO BE DISCUSSED]

Section 2.02. Utilities. (A) The Parties hereby jointly establish, grant and convey for the benefit of the entire Property, each Owner thereof, its successors, assigns and lessees, a perpetual, non-exclusive, reciprocal underground easement across the Common Area of each Parcel (as may exist from time to time), for the purpose of installing, maintaining, operating, repairing, replacing and renewing any and all utility lines and related facilities, including without limitation, electricity, water, gas, sewer, telephone, cable television and storm drains ("**Utilities**"), but only if the purpose of such easement could not be accomplished by using public utility easements existing on the Property [CONFIRM THE LOCATION OF THE UTILITY EASEMENTS]. To the extent required by any applicable utility provider, each Owner, its successors, assigns and lessees, does hereby warrant and covenant that it will, within ten (10) business days of receiving a written request therefore together with all documents necessary for proper review, including legal description and drawings, execute, at no cost to such executing Owner, a commercially reasonable agreement or easement necessary to provide utility service to all or any portion of the Property, provided any such easement shall only be located within the Common Area of each Parcel (as may exist from time to time), and

provided the form and location of any such easement shall be reasonably acceptable to the Owner of the burdened Parcel.

(B) Unless otherwise required by a utility provider, all Utilities shall be installed and maintained below the ground level or surface of the Parcel (except for such parts thereof that cannot and are not intended to be placed below the surface, such as transformers and control panels) and shall be placed within easements granted as a part of the development plan or within easements granted by the Owner of the burdened Parcel. No such Utilities shall be located within any existing or reasonably planned building footprint, or encroach upon any existing or reasonably planned permanent improvements located on the Property from time to time, and all such easements, shall (if practical) be located along perimeters or boundary lines of the Property, but in any event shall be situated so as to minimize damage, diminution in value or other negative impacts upon the burdened Parcel or Common Areas.

(C) If a utility installed shall serve only the party installing the same, it shall be the responsibility of that party to maintain that utility to the extent not maintained by the utility provider, wherever located on the Property.

(D) The utility easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner(s) at least twenty (20) days prior written notice together with a drawing of any proposed installation or relocation of any Utilities; (ii) cause such use of its utility easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner(s), their tenants, and the customers and invitees of each of them; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such property or Common Area, and (iv) cause, at its expense, any damage to any other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement.

(E) Each such Owner shall be liable to such other Owners and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such other Owners and tenants and hold such other Owners and tenants free, clear and harmless

from any and all claims, actions, demands, causes of action, costs and expenses whatsoever (including attorneys fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a utility easement upon such other Owner's property or Common Area. Except as set forth hereinabove relating to utilities serving a single party, the Owner of each Parcel shall maintain, each at its sole cost and expense, in good condition and repair, those portions of the Utilities as exist on its respective Parcel.

Section 2.03. Drainage. (A) The Parties hereby jointly establish, grant and convey for the benefit of the entire Property, each Owner thereof, its successors, assigns and lessees, a perpetual, non-exclusive, reciprocal drainage easement over, upon, under and across the Common Area of each Parcel for the benefit of each other Parcel, for the purposes of drainage of storm and surface water. The Parties also hereby agree to establish, grant and convey non-exclusive and perpetual easements to each other to install, maintain, operate, repair and replace storm water collection, retention, detention and distribution lines, conduits, pipes and other drainage apparatus (the "**Drainage Facilities**") [CONFIRM THE LOCATION OF THE DRAINAGE FACILITIES] under and across the Common Area of each Parcel.

(B) The drainage easements granted hereby are solely for the purposes set forth above, provided, however, that in using the easements granted hereby, any Owner who goes, or causes its agent or any utility company to go, upon any other Owner's property or Common Area shall (i) give the other Owner(s) at least twenty (20) days prior written notice together with a drawing of any proposed installation or relocation of any Drainage Facilities; (ii) cause such use of its drainage easement to be conducted in a manner which, under the circumstances, is the least disruptive to the other Owner(s), their tenants, and the customers and invitees of each of them; (iii) cause such use to be completed with due regard for the safety of all persons coming onto such property or Common Area, and (iv) cause, at its expense, any damage to any other Owner's or its tenant's improvements (including without limitation, pavement) to be promptly repaired and restored as near as practicable to the prior condition of such improvement.

(C) Each such Owner shall be liable to such other Owners and tenants for any breach of the foregoing obligations, and each such Owner shall indemnify such

other Owners and tenants and hold such other Owners and tenants free, clear and harmless from any and all claims, actions, demands, causes of action, costs and expenses whatsoever (including attorneys fees and court costs) for any personal injury or property damage arising from or as a result of such Owner's use of a drainage easement upon such other Owner's property or Common Area.

(D) Once constructed, (i) the Drainage Facilities shall not be modified, altered or otherwise changed, without the prior written consent of all Owners; and (ii) each Owner shall operate and maintain, or cause to be operated and maintained, in good order, condition and repair, the Drainage Facilities located upon its Parcel and make any and all repairs and replacements that may from time to time be required with respect thereto.

ARTICLE III
RESTRICTIONS

Section 3.01. Drugstore Exclusive. No portion of Parcel 2 or 3 shall be used for any of the following (which shall collectively be referred to hereinafter as the "**Drugstore Exclusive**"):

1. a prescription pharmacy or the sale of items requiring dispensing by or through a registered or licensed pharmacist, whether such dispensing is in connection with the operation of a mail order facility;
2. the operation of a business in which greeting cards or gift wrap are offered for sale (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcels 2 and 3 shall be permitted and this restriction shall not apply to a Hastings, Barnes & Noble, or Best Buy store);
3. the operation of a business in which photofinishing services (including digital photographic processing or printing, or the sale of any other imaging services, processes or goods) or photographic film are offered for sale (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S.

F.] of floor area per individual business on Parcel 2 and 3 shall be permitted and except further that a shop with the primary use of a photography studio or providing copying services such as Fed Ex/Kinko's or Minuteman Press shall be permitted provided such operator does not contain a photo lab and does not have an area for digital photoprocessing directly by consumers;

4. a vitamin store (except that the incidental sale of vitamins in an area which does not exceed two hundred square feet [200 S.F.] of floor area per individual business on Parcel 2 and 3 shall be permitted;

5. the sale of so-called health and beauty aids or drug sundries (except that the incidental sale of said items in an area which does not exceed two hundred square feet [200 S.F.] of floor area within a business on Parcel 2 or 3 shall be permitted, and

6. any one of the following so-called dollars stores: Family Dollar Store, Fred's, Dollar Tree, Variety Wholesale, Dollar General, $.99 Only, Deals, Big Lots or Dollar Bills.

Notwithstanding the foregoing, in the event CVS does not operate a pharmacy on the Parcel 1 or otherwise offer for sale on the Parcel 1 pharmaceutical products requiring the services of a registered pharmacist for a period of thirty six (36) consecutive months, other than any period of closure due to reasonable periods for remodeling, repairs, alterations or due to fire, casualty, catastrophe or condemnation, then the Drugstore Exclusive granted to CVS shall cease and be of no further force and effect.ARTICLE IV

GENERAL

Section 4.01. Notices. All notices required to be given pursuant to the provisions of this Agreement shall be in writing and delivered in accordance with the following accepted forms of delivery: (a) hand delivery with a signature and date to verify receipt; (b) via Federal Express (or similar overnight carrier) for priority overnight delivery; (c) via United States Postal Service postage prepaid, by Certified or Registered Mail, return

receipt requested; or (d) via facsimile (together with a copy sent by regular United States mail) to:

If to Peterson:	Peterson INV – McMahon, LLC c/o Peterson Properties Real Estate Services, Inc. 2325 San Pedro NE, Suite 2A Albuquerque, NM 87110 PH: 505.884.3578 FAX: 505.884.6793
If to JMD:	JMD – McMahon, LLC c/o Peterson Properties Real Estate Services, Inc. 2325 San Pedro NE, Suite 2A Albuquerque, NM 87110 PH: 505.884.3578 FAX: 505.884.6793
If to Gonzales:	Mark, Jennie, & Elsie Gonzales 1100 Juan Tabo Blvd. NE Albuquerque, NM 87112
If to CVS:	CVS Caremark Corporation One CVS Drive Woonsocket, RI 02895 Attn: Property Administration Department, Store No. _____.
If to any other Owner or occupant:	To such address as such Owner or occupant shall designate in writing to the other Parties, or to the Owner's or occupant's address in the Property, if no other address is designated;

or to such address as is thereafter provided by the parties hereto. If written notice is hand delivered it shall be deemed received upon delivery. If written notice is sent via Federal Express, it shall be deemed received the next business day following the date of sending. If written notice is mailed via United States Certified or Registered Mail, it shall be deemed received upon the earlier of actual receipt or on the third business day following the date of mailing. If written notice is sent via facsimile, it shall be deemed received upon transmission provided successful transmission has been confirmed by a

printed confirmation sheet. In addition, all notices sent by facsimile shall also be mailed via regular United States Mail.

Section 4.02. Maintenance. Each Owner shall at all times maintain its portion of the Property and all improvements thereon in a safe, clean, neat, attractive and sanitary condition as appropriate for a first class commercial property, and in all respects in compliance with all governmental zoning, health, fire and police requirements. By way of illustration and not limitation, such maintenance shall include (i) maintaining the surfaces of all driveways and parking areas of its portion of the Property in a level, smooth and evenly covered condition with asphalt pavement or similarly appropriate surfacing material; (ii) planting, weeding, irrigating, pruning and otherwise maintaining landscaping on all of its portions of the Property (including any landscaping within the adjacent public right-of-way, to the extent the same is not maintained by the city or another governmental entity) which are not covered by a structure or paving; (iii) repainting, cleaning and repairing the exterior of all buildings and other improvements on a regular basis; (iv) removing all trash, refuse, papers and debris; (v) placing and keeping in repair and replacing as necessary directional signs, markers, lines and striping; and (vi) operating, keeping in repair and replacing as necessary such artificial lighting facilities as shall be reasonably required for the safe and attractive condition of its portion of the Property.

Section 4.03. Taxes. As to any portion of the Property, it is intended that all real estate taxes and assessments by public authority relating to said land and improvements thereon or the ownership thereof, shall be paid prior to delinquency by the respective Owner thereof.

Section 4.04. Default. This Agreement shall create privity of contract and estate with and among all grantees of all or any part of the Property and their respective heirs, executors, administrators, successors and assigns. In the event of a breach, or attempted or threatened breach by any Owner of any part of the Property, in any of the terms, covenants, and conditions hereof, any one or all such other Owners of any part of the Property shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach. In addition to all other remedies available at law or in equity, upon the failure of

a defaulting party to cure a breach of this Agreement within thirty (30) days following written notice thereof by another party (unless, with respect to any such breach the nature of which cannot reasonably be cured within such thirty (30) day period, the defaulting party commences such cure within such thirty (30) day period and thereafter diligently pursues such cure to completion) the non-defaulting party or parties shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting party and be reimbursed by such defaulting party, upon demand, for the reasonable costs incurred in the course of curing such default together with interest thereon at the prime rate for Wells Fargo Bank (or any successor institution) plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). The remedies permitted at law or equity of any one or all such Owners specified herein shall be cumulative as to each and as to all.

Section 4.05. Insurance. Each Owner shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than $2,000,000.00 with respect to all personal injuries suffered in an accident, and $500,000.00 with respect to property damage, unless otherwise agreed to in writing by the then record Owners. Upon request, annually each Owner shall provide the other Owner(s) with a certificate of insurance, evidencing the existence of a valid policy of insurance in conformity with the above specifications.

Section 4.06. Covenants Running With The Land. The easements and covenants established by this Agreement shall run in perpetuity and are intended to be and shall be construed as covenants running with the land, binding upon, and inuring to the benefit of and enforceable by the Parties and all subsequent Owners of the Property or any part thereof, provided however, that nothing contained herein shall be construed as a grant for the benefit of any other Owner of any right or easement in any part of its property for parking purposes. If during the existence of this Agreement, an Owner of all or any part of the Property shall sell or transfer or otherwise terminate its interest as Owner, then from and after the effective date of such sale, transfer, or termination of interest, such party shall be released and discharged from any and all obligations, responsibilities and liabilities under this Agreement as to the parts sold or transferred provided that the transferee assumes all of said obligations, responsibilities and

liabilities, except those obligations, responsibilities and liabilities (if any) which have already accrued as of such date, and any such transferee by the acceptance of the transfer of such interest shall thereupon become subject to the covenants contained herein to the same extent as if such transferee were originally a party hereto. The covenants and easements established hereby are not intended and shall not be construed as a dedication of such rights in the Property for public use, and this Agreement shall not be deemed to vest any rights in any customers, invitees or the public at large, but are solely for the benefit of the Owners of the Property and their lessees, customers and invitees to the extent heretofore established.

Section 4.07. Attorneys Fees. In the event any Owner (or CVS as the case may be) is required to enforce the provisions hereof through judicial proceedings, the prevailing party shall be entitled to reasonable attorneys fees and court costs from the non-prevailing party.

Section 4.08. Estoppel Certificates. Any Owner of any Parcel shall execute and deliver to any other Owner or its Mortgagee within fifteen (15) days from receipt of such other Owner's request from time to time, an estoppel certificate, in a form reasonably acceptable to the Owner to whom such request is made, which certificate shall include information as to any modification of this Agreement and to the best knowledge of the Owner to whom such request is made, whether or not the requesting Owner is in Default of this Agreement.

Section 4.09. Effective Date. The covenants, conditions, restrictions and cross-easements contained herein shall be effective commencing on the date of recordation of this Agreement in the Official Records and may be modified, amended or canceled by recordation in the Official Records of a writing executed by all of the fee Owners of the land area of the Property (less any area dedicated for right of way, etc) at the time of such modification, amendment or cancellation.

Section 4.10. Severability. Each provision of this Agreement and the application thereof to each Parcel are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement.

Section 4.11. Waiver. No waiver of any default of any obligation by any Owner of all or any part of the Property shall be implied from any omission by the other Owner or Owners to take any action with respect to such default.

Section 4.12. Relationship of the Owners. Nothing in this Agreement shall be deemed or construed by any Party or by any third person to confirm, create or imply the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the Parties.

Section 4.13. Jurisdiction. The laws of the State of New Mexico shall govern the interpretation, validity, performance and enforcement of this Agreement.

Section 4.14. Subdivision. Nothing contained herein shall be construed as limiting the right of the Owner of any Parcel to subdivide and or sell all or any portion of its Parcel to any third party, so long as such third party assumes the rights and obligations established hereunder (such assumption need not be express and shall, in the least, be in accordance with Article V below).

Section 4.15. Legal Descriptions. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the Owners of each Parcel or any portion thereof, shall agree to promptly cause such legal description to be prepared and made a part hereof.

Section 4.16. Liens. All persons doing work for or furnishing labor or materials to any Parcel on the order of or on behalf of such Parcel's Owner shall look solely to that Party for payment. Other than as may be set forth specifically to the contrary below, the interests of each Party shall not be subject to liens for improvements made by any other Party as allowed under this Agreement. If any mechanic's and/or other liens, or order for the payment of money, shall be filed against any Parcel as a result of work performed by or on behalf of any other Owner, the Owner performing or causing such work shall cause the same to be canceled and discharged of record, by bond or otherwise, and shall also defend on behalf of the burdened Owner, any action, suit or proceeding which may be brought for the enforcement of such lien, liens or orders, and said Owner will pay any damage and satisfactorily discharge any judgment entered, and save harmless the burdened Owner from any associated claims, attorney's fees or damages. Notwithstanding anything to the contrary herein, in the event the Owner of any Parcel

shall construct all or any portion of the Common Access Driveways located on the Property, the provisions of this Section 4.16 shall not be applicable with respect to the reimbursement obligations of the Owners benefited as set forth in Section 2.01(H).

Section 4.17. Legally Platted Parcels. The Parties acknowledge and agree that at such time as the Property is legally subdivided by the recording of a plat, the legal descriptions attached hereto shall be substituted and replaced with new legal descriptions created by and specifically referencing such recorded plat.

Section 4.18. Non-Disturbance. JMD represents that, as of the execution of this Agreement, there is no Mortgage against Parcel 2.

ARTICLE V
GRANTEE'S COVENANT

Each grantee, tenant or other person in interest, accepting either a deed or any other interest in any Parcel, whether or not the same incorporates or refers to this Agreement, covenants for himself, his heirs, successors and assigns to observe, perform and be bound by this Agreement and to incorporate this Agreement by reference in any deed or other document of conveyance of all or any portion of its interest in any real property subject hereto.

EXECUTED as of the date first above written.

Peterson Inv -McMahon, LLC

By: Peterson Properties Investments, LLC, Managing Member
By: James A. Peterson and Mary B. Peterson Revocable Trust (created 8/18/1998), Managing Member

By: _____
James A. Peterson, Trustee

JMD – McMahon, LLC, a New Mexico limited liability company
By JMD Partnership limited liability co., a New Mexico limited liability company

By: _____
Douglas H. Peterson, Managing Member

By: _____
Mark Gonzales

By: _____
Jennie Gonzales

By: _____
Elsie Gonzales

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this _____ day of _____, 2009 by James A. Peterson, Trustee of the James A. Peterson and Mary B. Peterson Revocable Trust (dated 8/18/1998), Managing Member of Peterson Properties Investments, LLC, Managing Member of Peterson Inv -McMahon LLC, on behalf of said limited liability company.

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 2009, by Douglas H. Peterson, Managing Member JMD Partnership limited liability Co., Managing Member of of JMD – McMahon, LLC, on behalf of said limited liability company.

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 2009, by Mark Gonzales.

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 2009, by Jennie Gonzales.

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF _____)

) SS
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 2009, by Elsie Gonzales.

_____
NOTARY PUBLIC
My Commission Expires:

CONSENT AND SUBORDINATION

The undersigned is currently the lienholder of the beneficiary of a certain Deed of Trust filed against Parcel 3 on _____, at Document No. _____ ("Deed of Trust"). The undersigned hereby expressly consents to, and subordinates the Deed of Trust and beneficial interest thereunder to the foregoing Agreement.

_____
a _____

By: _____
Its: _____

STATE OF _____

_____, ss.

On this _____ day of _____, _____, before me, the undersigned notary public, personally appeared_____, proved to me through satisfactory evidence of identification which was: [ ] personally known to me to have the identity claimed; or [ ] examination of _____ driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as _____and authorized signatory of_____--.

_____ (official signature and seal of notary)
My Commission Expires:_____

Exhibit

"A"

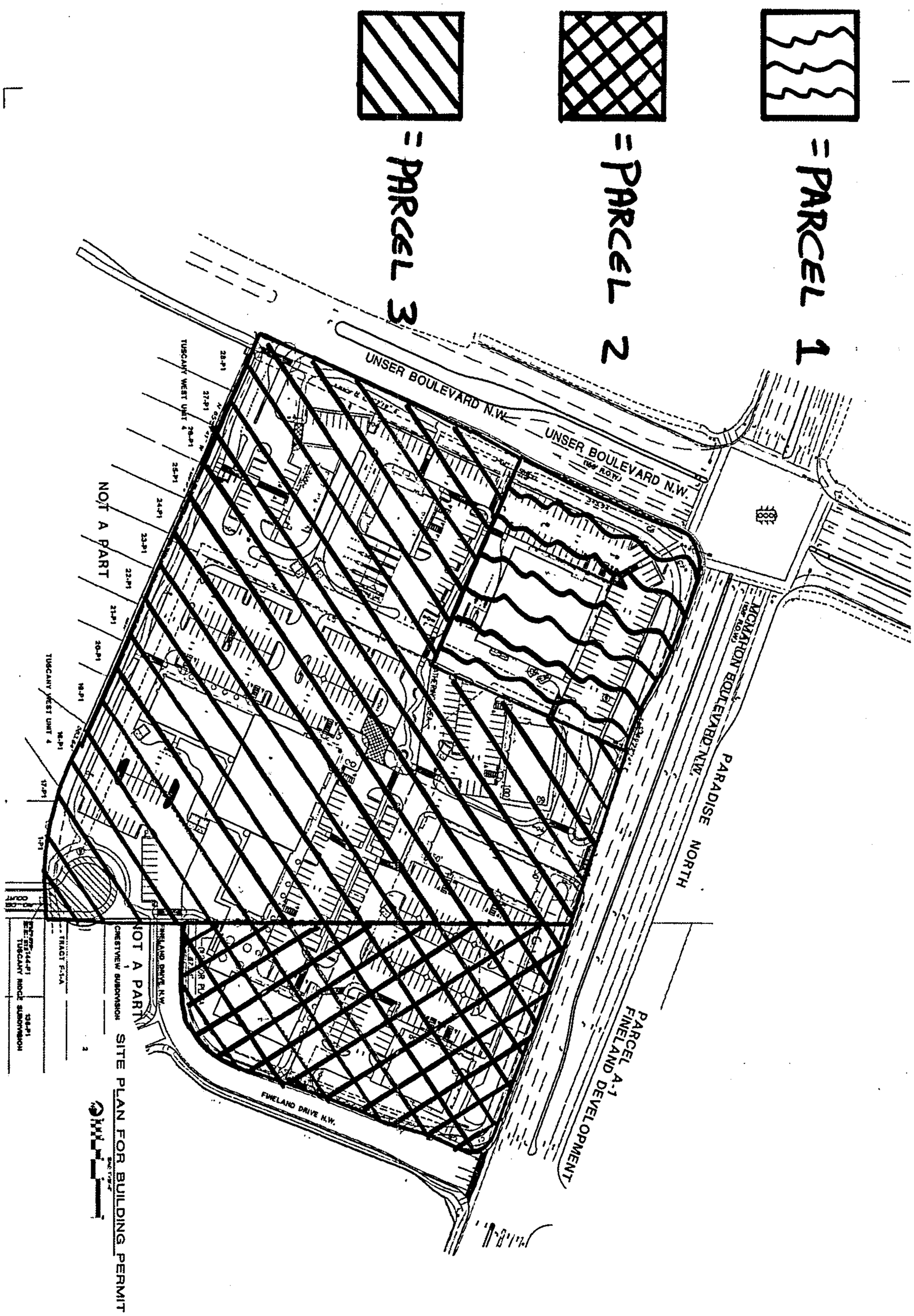

= PARCEL 1
= PARCEL 2
= PARCEL 3
UNSER BOULEVARD N.W.
UNSER BOULEVARD N.W.
MCMAHON BOULEVARD N.W.
PARADISE NORTH
PARCEL A-1
FINELAND DEVELOPMENT
FINELAND DRIVE N.W.
NOT A PART
NOT A PART
TUSCANY WEST UNIT 4
TUSCANY WEST UNIT 4
CRESTVIEW SUBDIVISION
TRACT F-1-A
TUSCANY RIDGE SUBDIVISION
SITE PLAN FOR BUILDING PERMIT

EXHIBIT "B-1"

PARCEL 1 LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being and comprising a Northwesterly portion of Tract 16A-1, as the same is shown and designated on the plat entitled "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, a point on the Southerly right of way line of McMahon Boulevard N.W. and a point on the Northerly line of said Tract 16A-1 whence the Northeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 9750" found in place) bears S 69° 22' 14' E, 233.99 feet distant; Thence,

S 24° 02' 19" W ,	284.94 feet to the Southeast corner of the parcel herein described; Thence,
N 65° 57' 41" W ,	267.16 feet to a point on the Easterly right of way line of Unser Boulevard N.W. and the Southwest corner of the parcel herein described; Thence Northeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:
N 24° 02' 19" E ,	163.42 feet to a point of curvature; Thence,
Northeasterly ,	60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears N 33° 43' 00" E, 60.52 feet) to a point of compound curvature; Thence,
Northeasterly ,	54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47° 53' 03" and a chord which bears N 67° 09' 36" E, 52.76 feet) to a point of compound curvature; Thence,

Northeasterly ,	60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears S 79° 02' 55" E, 60.52 feet) to a point of tangency on said Southerly right of way line of McMahon Boulevard N.W.; Thence,
S 69° 22' 14" E ,	162.26 feet along said Southerly right of way line of McMahon Boulevard N.W. to the Northeast corner and point of beginning of the parcel herein described.

EXHIBIT "B-2"

PARCEL 2 LEGAL DESCRIPTION

Tract E-1-A-1 Crestview Subdivision (Being a replat of Tract E-1-A, Crestview Subdivision) within The Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on 8/25/08 as document #2008095504 Plat Book 2008C, p: 0192.

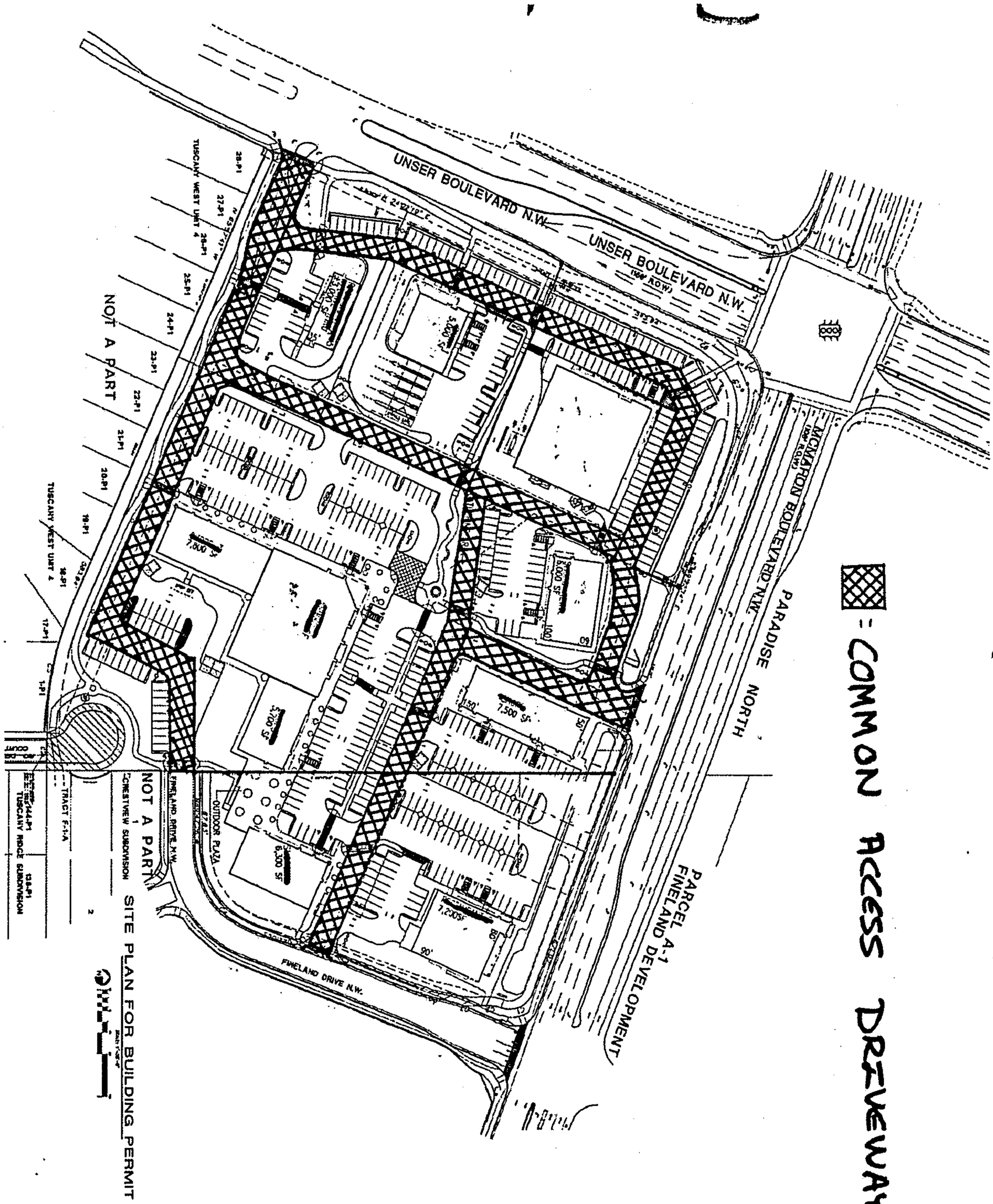
EXHIBIT "B-3"

PARCEL 3 LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being and comprising Tract 16A-1, as the same is shown and designated on the plat entitled "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182;

LESS AND EXCEPTING THEREFROM PARCEL 1 AS DESCRIBED IN EXHIBIT "B-1"

Exhibit "C"



SITE PLAN FOR BUILDING PERMIT

#8

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/22/2007 Issued By: PLNSDH

Permit Number: **2007 070 011**

Application Number: 07DRB-70011, Epc Approved Sdp For Build Permit

Address:

Location Description: UNSER NW BETWEEN ~~UNSER~~ MCMAHON BLVD NW AND BANDELIER DR NW

Project Number: 1005280

Applicant
Sam Property Co Llc

Agent / Contact
George Rainhart Architects
Stephen A Dunbar

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

5/22/2007 11:43AM LOC: ANNX
RECEIPT# 00082422 WS# 007 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSMSP
Trans Amt $20.00
J24 Misc $20.00
VI $20.00
CHANGE $0.00

Thank You

Complete 1/14

DRB CASE ACTION LOG - BLUE SHEET

☒ *Preliminary/Final Plat [FP]*
☐ *Site Plan - Subdivision [SPS]*
☐ *Site Plan - Building Permit [SBP]*

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1005280** *Application #:* 13DRB-70726/ 13DRB-70728/ 13DRB-70724

Project Name: **MCMAHON MARKET PLACE**

Agent: CONSENSUS PLANNING INC. *Phone #:*

****Your request was approved on** 10-30-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☒ **CITY ENGINEER / AMAFCA:** confirmation of adequacy of drainage easement SBP, FP

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** landscape note on SBP & FP
Outstanding FP

PLATS:

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

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

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

ALL SITE PLANS:

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