



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

July 25, 2007

9:00 A.M.

MEMBERS:

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

Nilo Salgado Fernandez, 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:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project# 1000965**
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) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. **Project# 1000351**
07DRB-70112 VACATION OF
PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP
FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**
07DRB-70100 VACATION OF
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**
07DRB-70101 VACATION OF
PUBLIC EASEMENT
07DRB-70109 VACATION OF
PRIVATE EASEMENT
07DRB-70137 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**

5. **Project# 1006608**
07DRB-70113 VACATION OF
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1006610**
07DRB-70114 VACATION OF
PUBLIC EASEMENT
07DRB-70115 VACATION OF
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005564**
07DRB-00619 MAJOR-PRELIMINARY
PLAT APPROVAL

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, RIO PERLES ADDITION, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, MESA DEL SOL, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

9. **Project# 1000976**
07DRB-70042 MAJOR -
PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT CO.,INC., zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53- FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**

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

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

10. **Project# 1002651**
07DRB-70125 AMENDED SDP FOR
BP
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 07/18/07]* (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. **Project# 1003612**
07DRB-70136 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, **SUNDORO SOUTH, UNIT 9**, zoned SU-2 R-LT, located on ENDEE RD NW BETWEEN 98th ST NW AND 94th ST NW containing approximately 6.4 acre(s). (J-9) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLY.**
12. **Project # 1006683 should have been # 1006586 and was heard with Item # 4.**
13. **Project# 1004941**
07DRB-70135 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- LARKIN GROUP NM INC. agent(s) for BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) B & C, FOOTHILL ESTATES, Tract A-1, **TRAMHILL TOWNHOMES**, zoned C-1 & R-3, located on TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE containing approximately 11.2448 acre(s). (K-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

4. **Project# 1005364**
07DRB-70132 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, EL DORADO CENTER, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project# 1006685**
07DRB-70138 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**

16. **Project# 1006687**
07DRB-70142 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70143 MINOR - TEMP DEFR
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, (to be known as **EAGLE'S PERCH SUBDIVISION, UNIT 3**), zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). [Deferred from 07/25/07] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

19. **Project# 1006681**
07DRB-70134 SKETCH PLAT
REVIEW AND COMMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for QUANA HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY**, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project# 1006656**
07DRB-70131 SKETCH PLAT
REVIEW AND COMMENT

VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006537**
07DRB-70133 SKETCH PLAT
REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3**, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project# 1004414**
07DRB-70130 SKETCH PLAT
REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4th ST NW AND 2nd ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1002120**
07DRB-70129 SKETCH PLAT
REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4th ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 11:15 AM

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

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

07DRB-70105 MINOR - SDP FOR
BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [*Deferred from 07/11/07*] (L-15/16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

18. **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*] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005364

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 25, 2007

(G-22/D020)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 25, 2007
DRB Comments

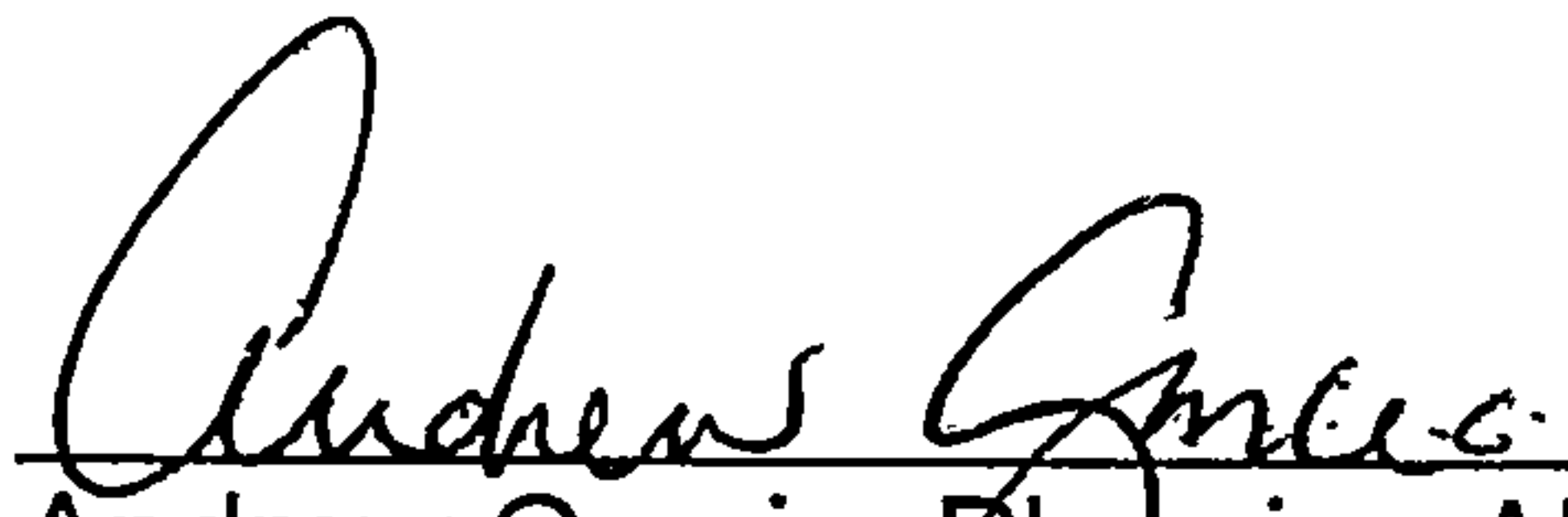
Item # 14

Project # 1005364 Application # 07-70132

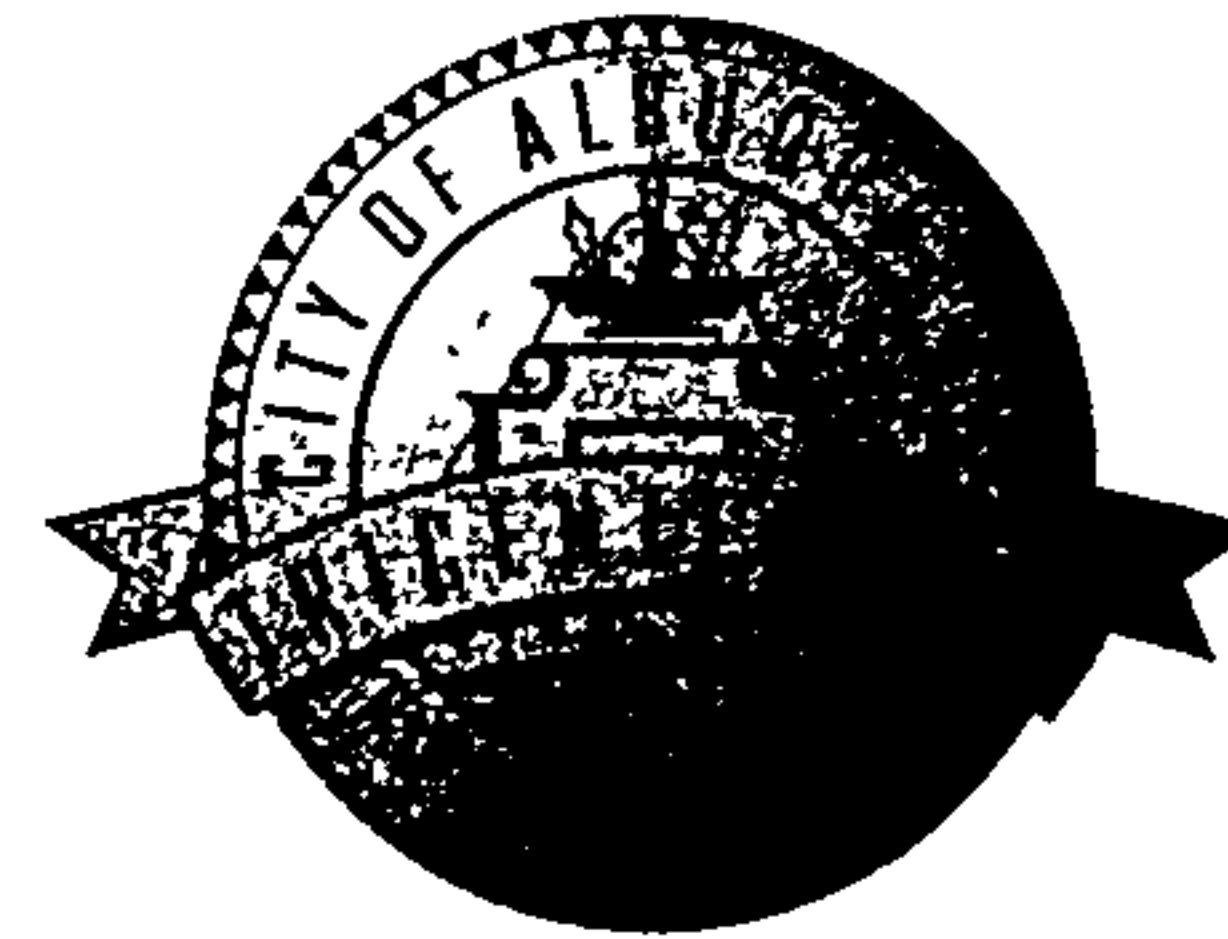
RE: Parcels A & B/El Dorado Center/p&f

The AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval, and to record the plat.



Andrew Garcia, Planning Alternate
924-3858 Agarcia@cabq.gov



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005364

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 25, 2007

(G-22/D020)



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005364

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 25, 2007

(G-22/D020)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 25, 2007
DRB Comments

Item # 14

Project # 1005364

Application # 07-70132

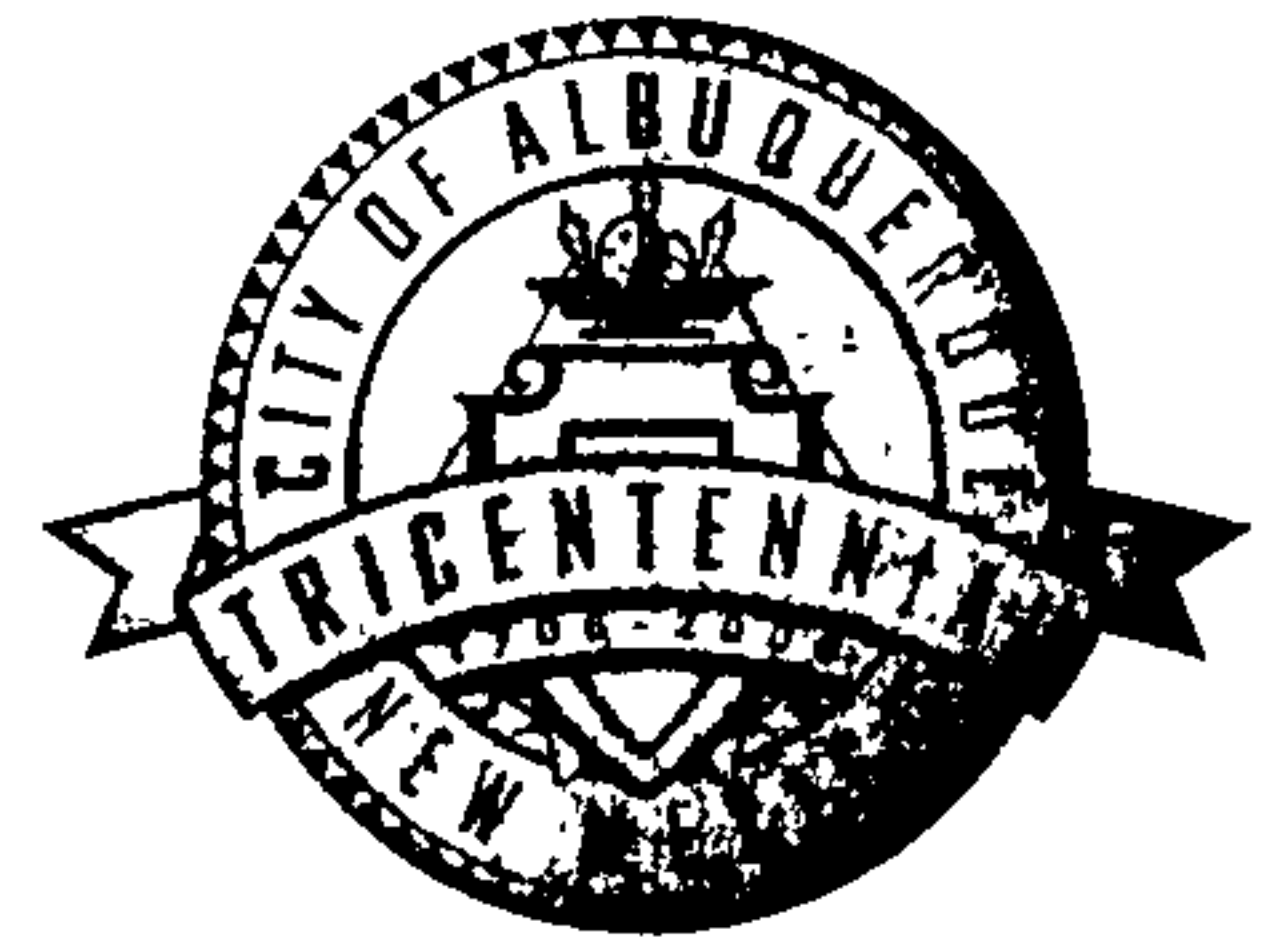
RE: Parcels A & B/EI Dorado Center/p&f

The AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval, and to record the plat.



Andrew Garcia, Planning Alternate
924-3858 Agarcia@cabq.gov



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005364

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293 No adverse comments.

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
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 25, 2007

(G-22/D020)

5364

DXF Electronic Approval Form

DRB Project Case #: 1005364

Subdivision Name: EL DORADO CENTER PARCELS A1 & B1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 7/27/2007

Hard Copy Received: 7/27/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

8-7-07
Date

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

AGIS Use Only		
Copied fc 5364	to agiscov on 8/7/2007	Contact person notified on 8/7/2007



#14

Comp & S 8/17/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70132 (P&F)	Project # 1005364
Project Name: EL DORADO CENTER	
Agent: Douglas Peterson	Phone No: 884-3578

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/25/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGU dxg
 record

- 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 1005364

5364

DXF Electronic Approval Form

DRB Project Case #: 1005364

Subdivision Name: EL DORADO CENTER PARCELS A1 & B1

Surveyor: RUSS P HUGG

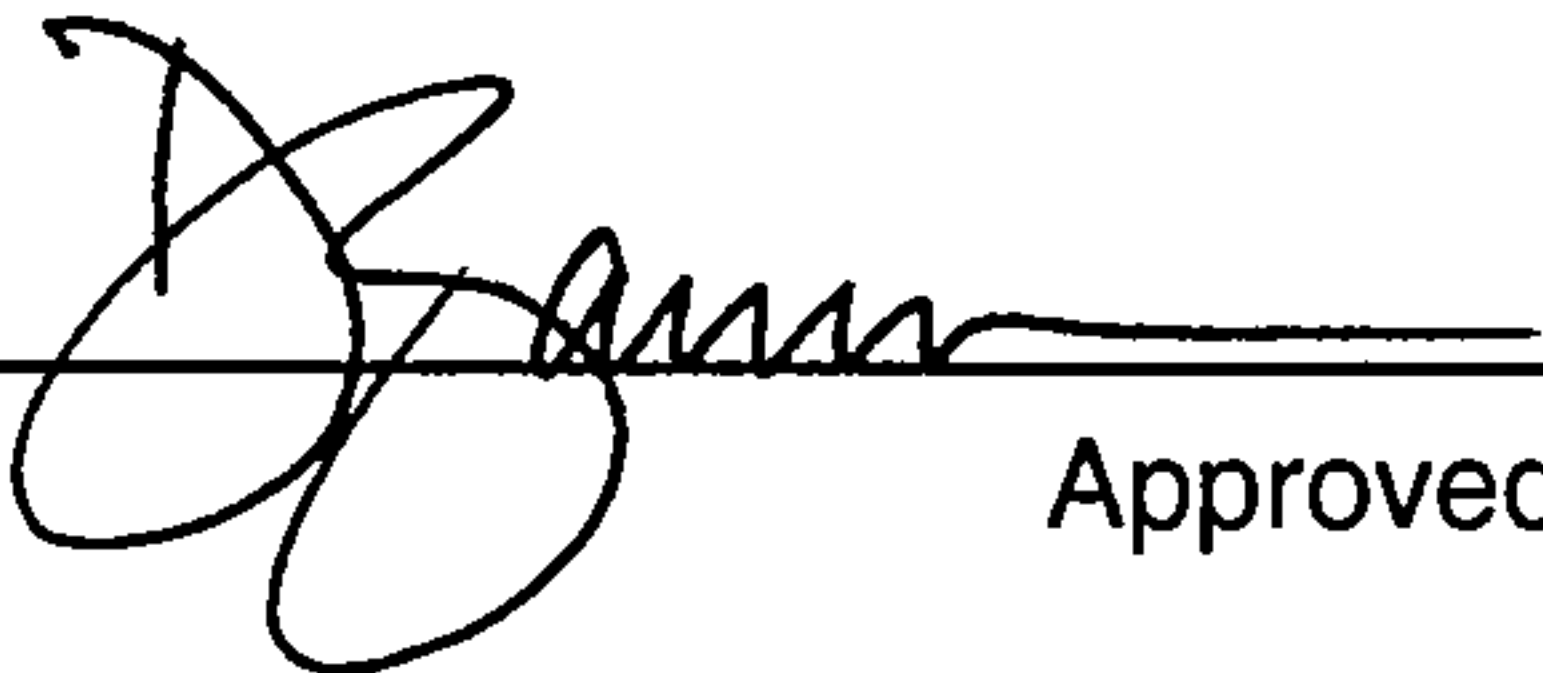
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 7/27/2007

Hard Copy Received: 7/27/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

07.27.2007
Date

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

AGIS Use Only
Copied fc **5364** to agiscov on **7/27/2007** Contact person notified on **7/27/2007**



#14

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number

1005364

DRB Application No.: <u>07DRB-70132 (P&F)</u>	Project # <u>1005364</u>
Project Name: <u>EL DORADO CENTER</u>	
Agent: <u>Douglas Peterson</u>	Phone No: <u>884-3578</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/25/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxp
 records

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



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

July 25, 2007

9:00 A.M.

MEMBERS:

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

Nilo Salgado Fernandez, 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:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000965**
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) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. **Project# 1000351**
07DRB-70112 VACATION OF
PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP
FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**
07DRB-70100 VACATION OF
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**
07DRB-70101 VACATION OF
PUBLIC EASEMENT
07DRB-70109 VACATION OF
PRIVATE EASEMENT
07DRB-70137 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**

5. **Project# 1006608**
07DRB-70113 VACATION OF
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1006610**
07DRB-70114 VACATION OF
PUBLIC EASEMENT
07DRB-70115 VACATION OF
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005564**
07DRB-00619 MAJOR-PRELIMINARY
PLAT APPROVAL

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

9. **Project# 1000976**
07DRB-70042 MAJOR -
PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53- FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**

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

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

10. **Project# 1002651**
07DRB-70125 AMENDED SDP FOR
BP
- ADVANCED ENGINEERING AND CONSULTING
LLC agent(s) for DEVALMONT VINEYARDS INC
request(s) the above action(s) for all or a portion of
Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH
ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP,
located on I-25 NORTH BOUND FRONTAGE RD NE
BETWEEN CARMEL AVE NE AND CORONA AVE
NE [REF: DRB-93-78] [Deferred from 07/18/07] (C-
18) **THE AMENDED SITE PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. **Project# 1003612**
07DRB-70136 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,
SUNDORO SOUTH, UNIT 9, zoned SU-2 R-LT,
located on ENDEE RD NW BETWEEN 98th ST NW
AND 94th ST NW containing approximately 6.4
acre(s). (J-9) **THE ONE-YEAR EXTENSION OF
THE PRELIMINARY PLAT WAS APPROVED. THE
CONDITIONS OF FINAL PLAT STILL APPLY.**
12. **Project # 1006683 should have been # 1006586 and was heard with Item # 4.**
13. **Project# 1004941**
07DRB-70135 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- LARKIN GROUP NM INC. agent(s) for BRIDGE
PARTNERS request(s) the above action(s) for all or a
portion of Tract(s) B & C, FOOTHILL ESTATES,
Tract A-1, **TRAMHILL TOWNHOMES**, zoned C-1 &
R-3, located on TRAMWAY BLVD NE BETWEEN
COPPER AVE NE AND LOMAS VERDES NE
containing approximately 11.2448 acre(s). (K-22)
**THE PRELIMINARY AND FINAL PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO PLANNING FOR AGIS DXF FILE AND TO
RECORD THE PLAT.**

14. Project# 1005364
07DRB-70132 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, **EL DORADO CENTER**, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. Project# 1006685
07DRB-70138 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**

16. Project# 1006687
07DRB-70142 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70143 MINOR - TEMP DEFR
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3)**, zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

07DRB-70105 MINOR - SDP FOR
BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [*Deferred from 07/11/07*] (L-15/16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

18. **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*] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

19. **Project# 1006681**
07DRB-70134 SKETCH PLAT
REVIEW AND COMMENT
MARK GOODWIN & ASSOCIATES PA agent(s) for QUANA HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY**, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project# 1006656**
07DRB-70131 SKETCH PLAT
REVIEW AND COMMENT
VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project# 1006537**
07DRB-70133 SKETCH PLAT
REVIEW AND COMMENT
TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3**, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project# 1004414**
07DRB-70130 SKETCH PLAT
REVIEW AND COMMENT
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4th ST NW AND 2nd ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project# 1002120**
07DRB-70129 SKETCH PLAT
REVIEW AND COMMENT
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4th ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. ADJOURNED: 11:15 AM

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/14/07	El Dorado Center Proj 1005364	Sketch Plan	Comments Given

**CITY OF ALBUQUERQUE
Planning Department
February 14, 2007
DRB Comments**

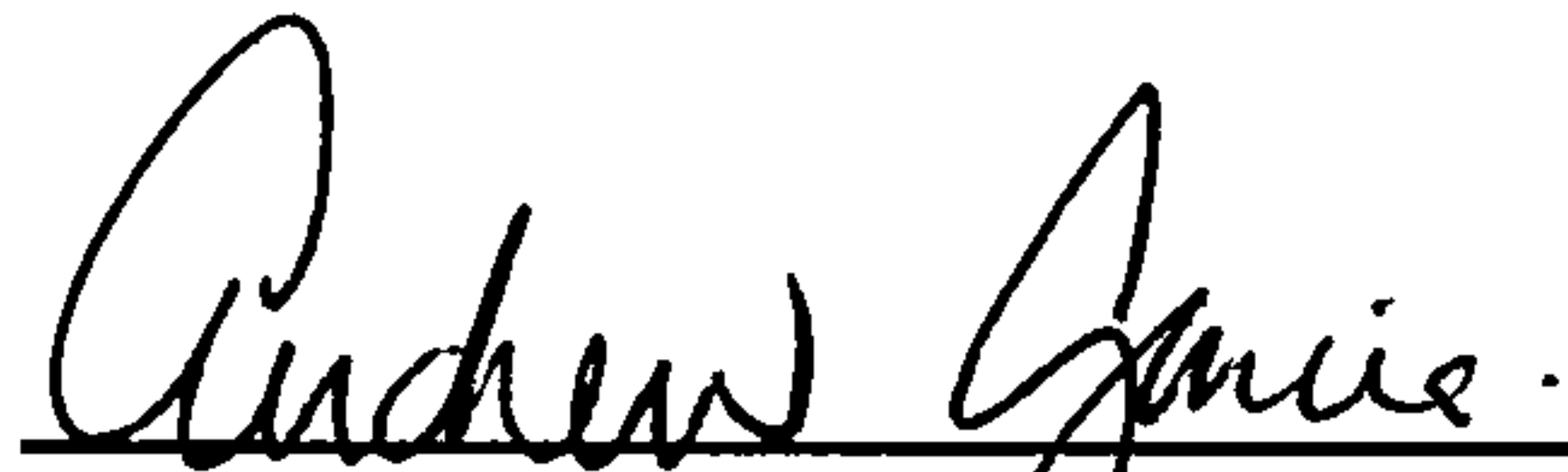
ITEM # 15

Project # 1005364

Application # 07DRB-00138

RE: Parcels A & B of Tract 1, El Dorado Center/sketch

Planning has no adverse comments to this request.



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



IMPACT FEES – # 1005364

Development Review Board 2/14/07 Agenda Item #14
Sketch Plat: Parcels A & B, Tract 1, El Dorado Center
Subdivision

Construction for new retail use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$455 / 1,000 sq ft; all other fees are \$0).

JACK CLOUD
IMPACT FEE ADMINISTRATOR



F21

SU-1

11201

F22

MONTGOMERY

CONWAY

G21

15
1005364
02/21/2007

G22

2/ELGORAD

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1005364 Item No. 15 Zone Atlas G-22

DATE ON AGENDA 2-14-07

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Dedication may be required to accommodate this requirement.
- 2) Cross sections of both Juan Tabo and Montgomery are needed to evaluate dedications and infrastructure.
- 3) A radius dedication is required at the corner.
- 4) The ADA ramps need to be placed within right-of-way or a public sidewalk easement.
- 5) Has the site plan been through EPC?
- 6) Modifications to the existing access points may be required.
- 7) The plat will require x-access for the tracts.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005364

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross lot drainage easement is required.

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
City Engineer / AMAFCA Designee**

DATE: FEBRUARY 14, 2007

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

APPLICANT INFORMATION:

Professional/Agent (if any): DOUGLAS PETERSON PHONE: 505.884.3578
 ADDRESS: 2325 San Pedro N.E. #2A FAX: 505.884.6793
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DOUG@PETERSONPROPERTIES.NET

APPLICANT: PETERSON PROPERTIES PHONE: 505.884.3578
 ADDRESS: 2325 San Pedro N.E. #2A FAX: 505.884.6793
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DOUG@PETERSONPROPERTIES.NET

Proprietary interest in site: TENANT List all owners: HINKLE INCOME PROPERTIES, LLC

DESCRIPTION OF REQUEST: RE-PLAT OF 4.95 ACRE SITE

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. PARCELS A & B, EL DORADO CENTER Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SECTION 3, TOWNSHIP 10 North, Range 4 East
 Existing Zoning: C-2 Proposed zoning: N/A (NO ZONE CHANGE)
 Zone Atlas page(s): BLVA, G-22 UPC Code: 100905704506230105 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
PROJECT #1005364, APP. # 07 DRB-00138

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 4.95 BLVD NE
 LOCATION OF PROPERTY BY STREETS: On or Near: Southeast Corner Juan Tabo / Montgomery
 Between: MONTGOMERY BLVD NE and _____

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 2/14/07

SIGNATURE Doyle DATE 7/16/07
 (Print) DOUGLAS PETERSON Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-70132</u>	<u>PF</u>	<u>5(3)</u>	\$ <u>285.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>7-25-07</u>			Total <u>305.00</u>

K. S. S. 7/16/07
 Planner signature / date

Project # 1005364

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.**

- 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.
- 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.

DOUGLAS PETERSON, PETERSON PROP.

Applicant name (print)

Douglas Peterson

7/16/07

Applicant signature / date

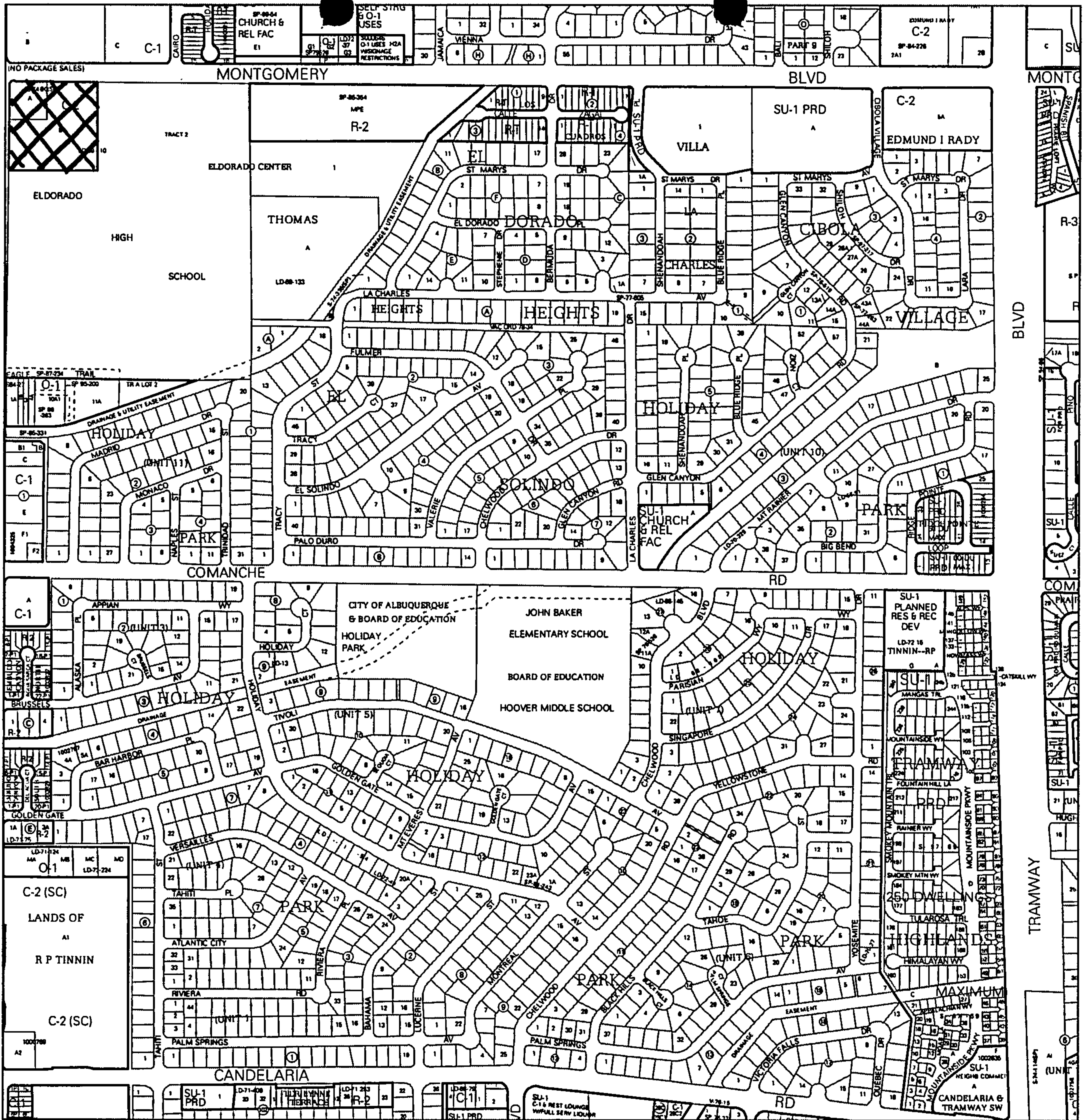


Form revised 4/07

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

Application case numbers
 07DRB - 70132

Vic Sols 7/16/07
 Planner signature / date
Project # 1005364



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

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-22-Z

Selected Symbols

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

0 750 1,500
Feet



PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED
July 16, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

ATTN: Claire Senova, DRB Administrative Assistant c/f the following DRB members:

1. Sheran Matson, AICP, Chair, Planning Department
2. Wilfred Gallegos, Transportation Development, Planning Dept.
3. Brad Bingham, Alternate City Engineer, Planning Department
4. Roger Green, Utility Development, Water Utility Department
5. Christina Sandoval, Parks & Recreation

RE: PROJECT #1005364; APPLICATION #07DRB-00138
PROPOSED REPLAT OF EXISTING PARCELS A AND B, EL DORADO CENTER,
SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST
SOUTHEAST CORNER OF JUAN TABO / MONTGOMERY

ENC: (5 SETS OF EACH OF THE FOLLOWING)
PROPOSED SKETCH PLAT OF PARCELS A-1 AND B-1 EL DORADO CENTER
(BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER)
JUAN TABO AND MONTGOMERY STREET CROSS SECTIONS DATED 2/28/07
TRIP GENERATION ANALYSIS DATED APRIL 16, 2007
SITE PLAN SHEET A1.0 DATED REV. 7/9/07 + SAME SITE PLAN LAID OVER
CURRENTLY PROPOSED PLAT
DECLARATION OF COVENANTS, CONDITIONS, AND CROSS-EASEMENTS
RECORDED APRIL 23, 2007 AS DOCUMENT NUMBER 2007058778, BOOK A135,
PAGE 8659
COPY OF DRB MEMBER WRITTEN COMMENTS FOR 2/14/07 HEARING

Dear Claire and DRB Members,

Enclosed herewith, please find the above-referenced items submitted in follow up to the DRB hearing on the referenced case on 2/14/07 and in anticipation of their re-hearing on the next available meeting date. Responses below correspond to the comments of the board members:

Planning

Planning's comment states "*Planning has no adverse comments to this request.*"

Transportation

1. Comment 1 states "*Dedication may be required to accommodate this requirement*". I met with Mr. Gallegos on March 23rd and got more detail on this

- and other comments. The required dedication is provided by fee-simple dedication or roadway easement on the enclosed proposed plat.
2. Comment 2 states "*Cross sections of both Juan Tabo and Montgomery are needed to evaluate dedications and infrastructure.*" The requested cross sections were provided to Mr. Gallegos via email on March 21st, and are also enclosed herewith.
 3. Comment 3 states "*A radius dedication is required at the corner.*" The radius restriction is reflected on the enclosed proposed plat.
 4. Comment 4 states "*The ADA ramps need to be placed within right-of-way or a public sidewalk easement.*" Easement area for the necessary ADA ramps is included within the roadway and/or sidewalk easements reflected on the enclosed proposed plat.
 5. Comment 5 states "*Has the site plan been through EPC?*" As discussed in the above-referenced meeting, the site is 4.95 acres; being less than the 5 acre requirement, the site plan does not need to go to EPC.
 6. Comment 6 states "*Modifications to the existing access points may be required.*" Mr. Gallegos and I discussed point 6 at the March 23rd meeting. Mr. Gallegos requested a trip generation study, which was prepared by engineer Terry Brown, was sent directly to Mr. Gallegos by Mr. Brown per letter dated April 16th, and a copy is enclosed herewith. For reference, applicant also encloses applicant's currently planned site plan and points out that applicant currently plans to close off an existing right in/right out curb cut that is closest to the intersection along Juan Tabo.
 7. Comment 7 states "*The plat will require x-access for the tracts.*" Cross-access is provided by the enclosed Declaration of Covenants, Conditions, and Cross-easements.

Engineering

Engineering's comment states "*A cross lot drainage easement is required.*" Section 2.02 of the above-referenced Declaration of Covenants, Conditions, and Cross-easements provides for such cross-drainage.

Utility Development

My records show no written comment from Utility Development.

Parks and Recreation

My records show no written comment from Parks and Recreation.

My records also include a note from Jack Cloud, Impact Fee Administrator stating "*Construction for new retail use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$455 / 1,000 sq. fet; all other fees are \$0).*" Applicant acknowledges that its retail development will be subject to these or the then current City of Albuquerque Impact Fees.

Sincerely,



Doug Peterson
Peterson Properties

DECLARATION OF COVENANTS, CONDITIONS, AND CROSS-EASEMENTS

This Declaration of Covenants, Conditions, and Cross-Easements ("Declaration") is made as of the 26th day of April, 2007, by Hinkle Income Properties, LLC, a New Mexico limited liability company (hereinafter "Declarant").

PREAMBLE:

A. Declarant is the fee owner of those certain Parcels of real estate described as Parcel 1 and Parcel 2 located at the Southeast corner of Montgomery Boulevard and Juan Tabo Boulevard in the City of Albuquerque, County of Bernalillo, State of New Mexico, which Parcels are designated "Parcel 1" and "Parcel 2" on Exhibit "A" and more particularly described in Exhibits "B" and "C" respectively, which Exhibits are attached hereto and by this reference incorporated herein. Parcel 1 and Parcel 2 are hereinafter collectively referred to as the "Property" and sometimes individually as a "Parcel".

B. Declarant wishes to establish cross-easements between Parcels 1 and 2 for the mutual benefit of the Property.

C. This Declaration shall run in perpetuity and is intended to be and shall be construed as covenants running with the land and shall be binding upon Declarant, each Owner, and all other persons acquiring any right, title or interest in and to the Property or any part thereof, and shall inure to the benefit of Declarant and each person who becomes an Owner of any part of the Property, as well as their respective successors-in-interest.

Declarant hereby declares, grants and establishes the following covenants, conditions, and easements for the mutual benefit of each Parcel.



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ARTICLE I
DEFINITIONS

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for all purposes of this Declaration have the meaning herein specified.

Section 1.01. Common Area. "Common Area" shall mean all of those areas on each Parcel which are not from time to time, and at any applicable time, occupied by buildings. 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.

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 either Parcel 1 or Parcel 2 and which has been recorded in the real property files 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, providing the name and address of such mortgagee, beneficiary or other holder shall appear among the aforesaid Official Records.



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Section 1.03. Owner. "Owner" shall mean any Person having any fee simple estate in any portion of either Parcel 1 or Parcel 2, 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, partnerships, trusts, etc.) as well as natural persons.

Section 1.05. Access Point "A". "Access Point "A"" shall mean the area indicated as such on Exhibit "A".

Section 1.06. Access Point "B". "Access Point "B"" shall mean the area indicated as such on Exhibit "A".

Section 1.07. Access Point "C". "Access Point "C" shall mean the area indicated as such on Exhibit "A".

ARTICLE II

EASEMENTS

Section 2.01. Ingress and Egress. Declarant hereby grants and establishes for the benefit of the Owner of Parcel 1, its lessees, customers and invitees, mutual non-exclusive cross-easements of ingress and egress for vehicular and pedestrian traffic at Access Point "A" and Access Point "B" and Access Point "C", over and across the Common Areas of Parcel 2 as such may exist from time to time to and from the Parcel 2 curb cuts on Juan Tabo Boulevard and Montgomery Boulevard, as they may exist from time to time.



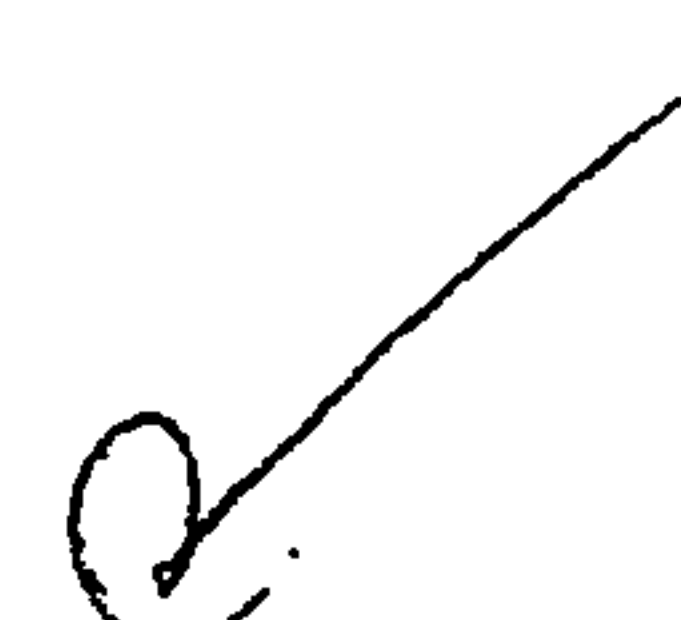
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Declarant hereby grants and establishes for the benefit of the owners of Parcel 2, its lessees, customers and invitees, mutual non-exclusive cross-easements of ingress and egress for vehicular and pedestrian traffic at Access Point "A" and Access Point "B" and Access Point "C" over and across the Common Areas of Parcel 1 to all curb cuts on Juan Tabo Boulevard and Montgomery Boulevard, as they may exist from time to time.

Section 2. 02. Drainage. Declarant hereby establishes and grants for the benefit of each Parcel and the Owners thereof and their successors and assigns and their lessees, a perpetual drainage easement either by natural flow or through pipelines or otherwise to detention or retention facilities over, upon, under and across the Common Area of each Parcel for the benefit of the other Parcel, for the sole purpose of drainage of storm and surface water. Notwithstanding the foregoing, no Parcel may retain its water upon another Parcel without the express written consent of the Owner of the Parcel upon which retention area is located. Each Parcel shall be developed and maintained so as to retain or discharge its own normal on-site rain fall in accordance with the requirements of the appropriate governmental entity with jurisdiction, including the City of Albuquerque.

ARTICLE III
GENERAL

Section 3.01. Notices. All notices required to be given pursuant to the provisions of this Declaration 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 over-night carrier) for priority over-night delivery; (c) United States Postal Service



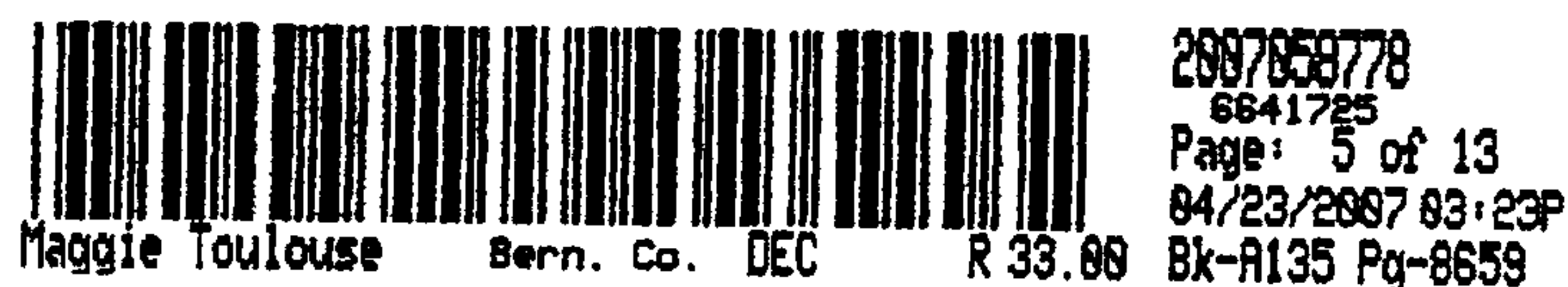
postage prepaid, by Certified or Registered Mail, return receipt requested; or (d) via facsimile (together with a copy sent by regular United States class mail) to:

If to Declarant: Hinkle Income Properties, LLC; P.O. Box 14934, Albuquerque, NM 87191; Gene Hinkle, Trustee of the Gene Hinkle Trust, 1005 Four Hills Court SE, Albuquerque, New Mexico 87123; Bryan Hinkle, 13604 Embudo Court NE, Albuquerque, New Mexico 87112; and Doug Hinkle, 10504 Kielich NE, Albuquerque, New Mexico 87111

If to any other Owner or occupant: To such address as such Owner or occupant shall designate in writing to Declarant, 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.

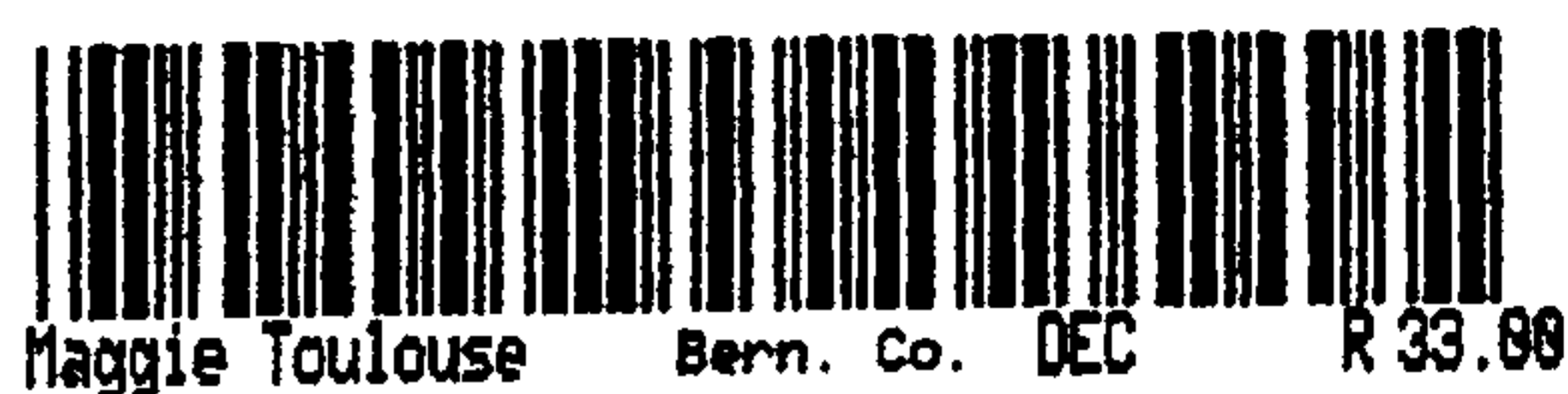
If written notice is hand delivered it shall be deemed received upon delivery. If written notice is sent via Federal Express, it shall be deemed received the next business day. If written notice is mailed via United States Certified or Registered Mail, it shall be deemed received upon the earlier of 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 when 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 3.02. Default. This Declaration shall create privity of contract and estate with and among all grantees of all or any part of the Property and their respective heirs, personal representatives, successors and assigns. In the event of a breach, or attempted or threatened breach by any Owner, tenant or occupant, 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 Declaration 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. Notwithstanding the previous sentence in this Section, in the event of an emergency, the non-defaulting party shall only have to give reasonable notice under the circumstances before undertaking a cure of the default. 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 3.03. Covenants Running With The Land. The easements and covenants established by this Declaration 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 Declarant and all subsequent Owners of the Property or any part thereof. If during the existence of this Declaration, 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 Declaration as to the parts sold or transferred, 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



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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 Declaration 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 3.04. Estoppel Certificates. Any Owner and/or tenant of either Parcel 1 or Parcel 2 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 Declaration and to the best knowledge of the Owner and/or tenant to whom such request is made, whether or not the requesting Owner is in default of this Declaration.

Section 3.05. Effective Date. The covenants, conditions, restrictions and cross-easements contained herein shall be effective commencing on the date of recordation of this Declaration in the Official Records and may be modified, amended or canceled by a writing executed by the fee Owners of the Property (less any area[s] dedicated to a governmental entity, such as for Right of Way, etc.).

Section 3.06. Severability. Each provision of this Declaration and the application thereof to Parcels 1 and 2 are hereby declared to be independent of and severable from the remainder of this Declaration. 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 Declaration.

Section 3.07. Waiver. No waiver of any default of any obligation by any Owner of all or a 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.

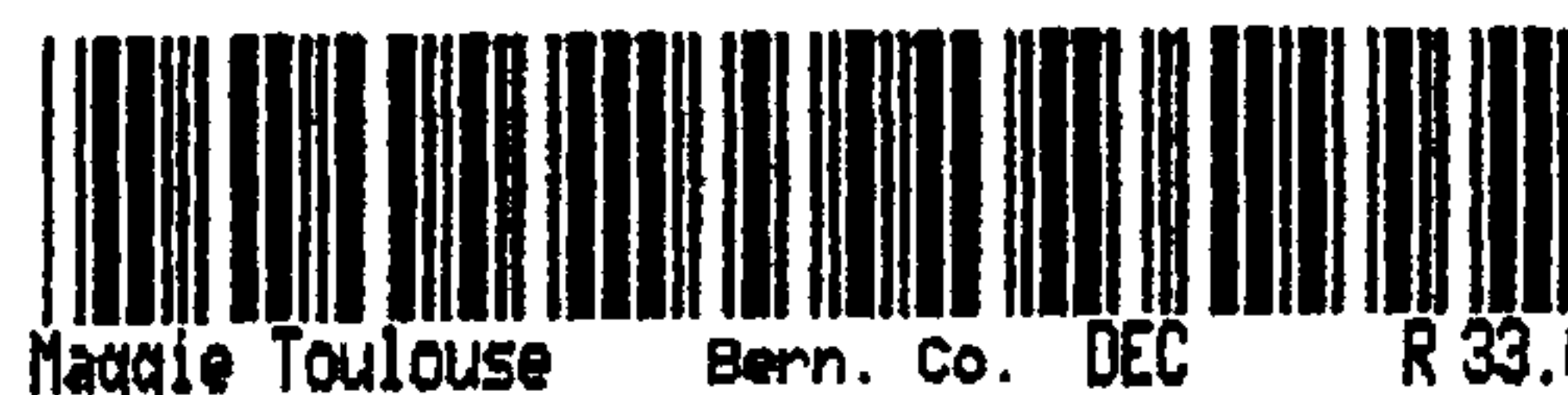
Section 3.08. Relationship of the Owners. Nothing in this Declaration shall be deemed or construed by any party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the Owners.

Section 3.09. Jurisdiction. The laws of the State of New Mexico shall govern the interpretation, validity, performance and enforcement of this Declaration.

Section 3.10. Subdivision. Nothing contained herein shall be construed as limiting the right of the Owner(s) of the Property to subdivide and/or sell all or any portion of the Property to third parties, so long as any third party assumes the rights and obligations established hereunder.

Section 3.11. Legal Descriptions. In the event the validity or enforceability of any provision of this Declaration is held to be dependent upon the existence of a specific legal description, the Owner(s) of the Property or any portion thereof, shall agree to promptly cause such legal description to be prepared and made a part hereof.

Section 3.12. Attorney's Fees. In the event any party is required to enforce the provisions of this Declaration by judicial proceedings, the prevailing party shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

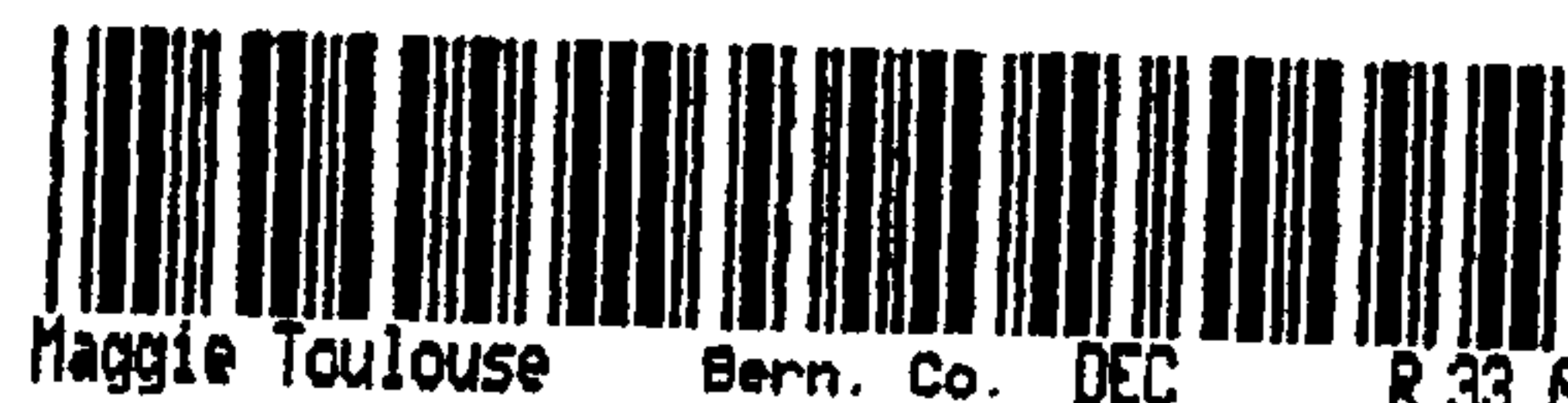


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ARTICLE IV

GRANTEE'S COVENANT

Each grantee, tenant or other person in interest, accepting either a deed or any other interest in the Property, whether or not the same incorporates or refers to this Declaration, covenants for himself, his heirs, personal representatives, successors and assigns to not violate and be bound by this Declaration (but not by any amendment[s] hereto made after the date upon which such grantee, tenant, or other person in interest acquires such interest, unless such grantee, tenant, or other person in interest approves of such amendment in writing).



Maggie Toulouse

Bern. Co. DEC

R 33.00

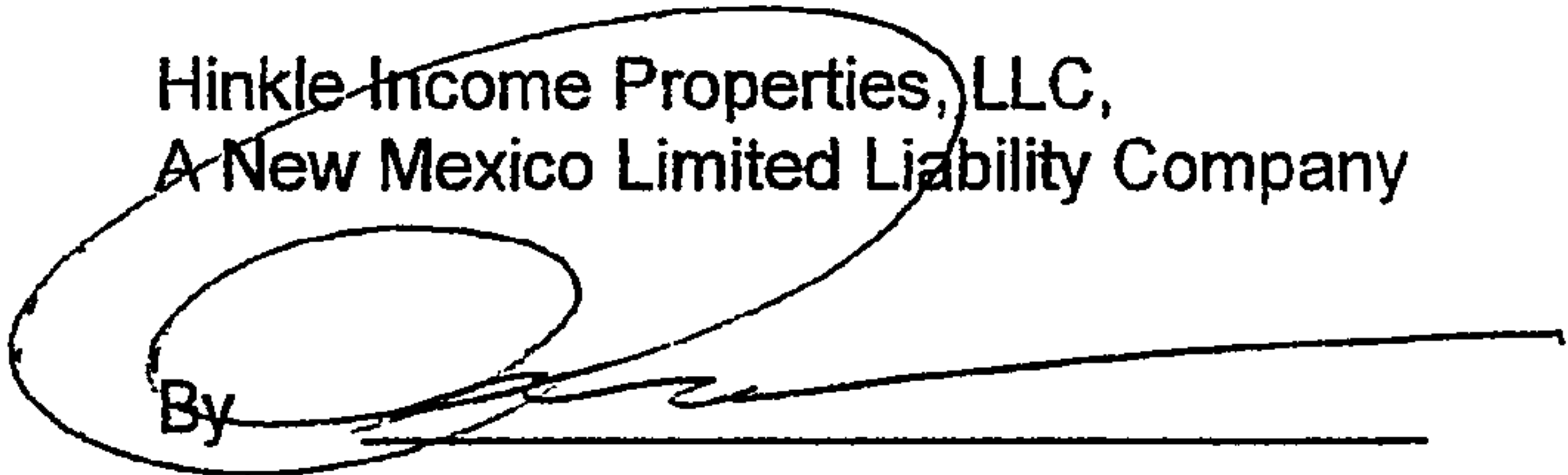
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Page: 9 of 13
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Bk-A135 Pg-0659

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EXECUTED as of the date first above written.

"DECLARANT"

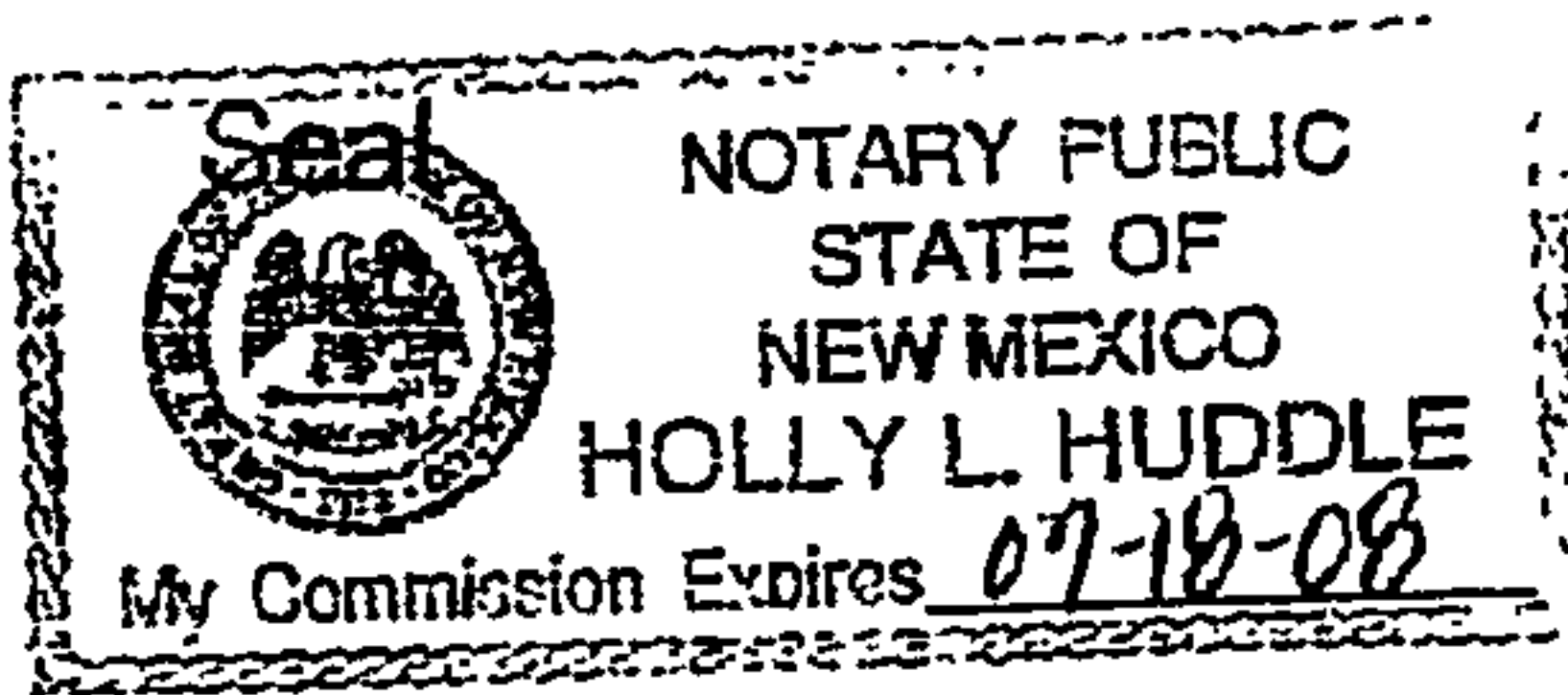
Hinkle Income Properties, LLC,
A New Mexico Limited Liability Company

By 

Its: Managing Member

STATE OF New Mexico)
COUNTY OF Bernalillo) SS)

On this 20th day of April, 2007, before me appeared Gene E. Hinkle, Managing Member of Hinkle Income Properties, LLC, a New Mexico limited liability company, and signed said instrument on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.




Notary Public

My commission expires


Maggie Toulouse Bern. Co. DEC R 33.80
2007058778
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Page: 18 of 13
04/23/2007 03:23P
BK-R135 Pg-8659



Exhibit "A"

(the northeastern-most Access Point is "Access Point "A""; the southeastern-most Access Point is "Access Point "B"", and the southwestern-most Access Point is "Access Point "C"")

UNATDUMERS PORLEVARH AK 2124 COM

 = ACCESS DRIVES

 = ACCESS POINT

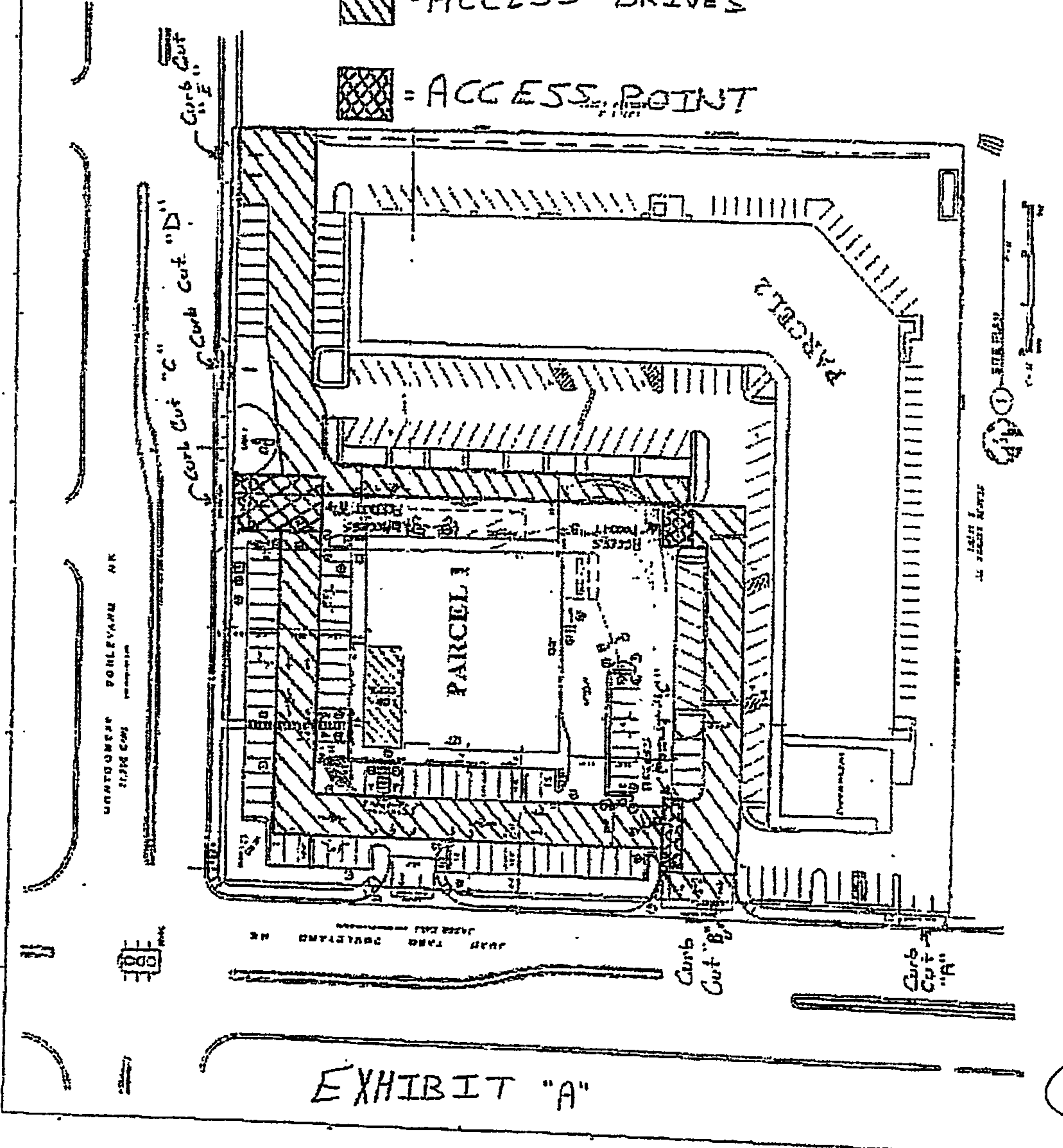
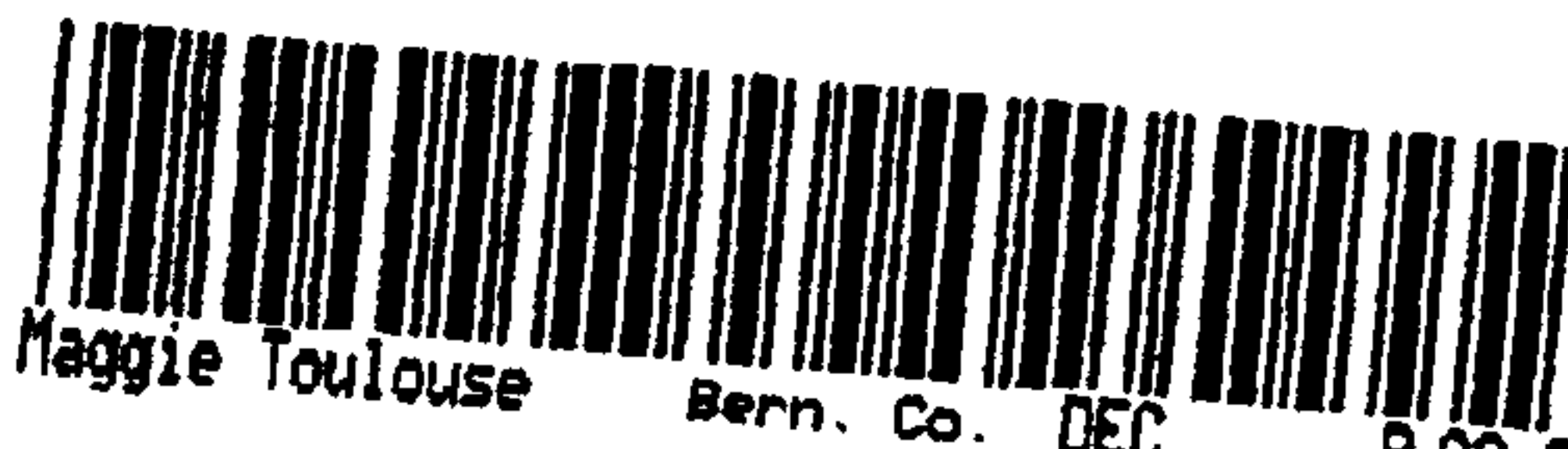


EXHIBIT "A"

C3



Maggie Toulouse

Bern. Co. DEC

R 33.00

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Page: 11 of 13
04/23/2007 03:23P
Bk-A135 Pg-8659

Exhibit B - Legal Description of Parcel 1

That certain tract of land situate within Section 3, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Parcel "A" and a Northwesterly portion of Parcel "B", El Dorado Center as the same are shown and designated on the plat entitled "REPLAT SHOWING PARCELS "A" & "B" OF TRACT ONE (1) OF THE EL DORADO CENTER, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1974 in Volume C9, Folio 169 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Land Surveyor Number 9750 using New Mexico State Plane Coordinate System, central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of said Parcel "A", El Dorado Center, a point of intersection of the Southerly right of way line of Montgomery Boulevard N.E. with the Easterly right of way line of Juan Tabo Boulevard N.E.; Thence,

S 89° 46' 50" E , 239.23 feet along said Southerly right of way line of Montgomery Boulevard N.E. to the Northeast corner of the tract herein described; Thence,

S 00° 14' 04" W , 285.78 feet to the Southeast corner of the tract herein described; Thence,

N 89° 46' 50" W , 239.23 feet to a point on said Easterly right of way line of Juan Tabo Boulevard N.E. and the Southwest corner of the tract herein described; Thence,

N 00° 14' 04" E , 285.78 feet along said Easterly right of way line of Juan Tabo Boulevard N.E. to the Northwest corner and point of beginning of the tract herein described.

Said tract contains 1.5695 acres or 68,367 square feet, more or less.

SEC Juan Tabo / Montgomery
Declaration
03/31/07



2007058778
6841725
Page: 12 of 13
04/23/2007 03:23P
Bk-A135 Pg-8659

Exhibit C - Legal Description of Parcel 2

That certain tract of land situate within Section 3, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising the major Southeastern portion of Parcel "B", El Dorado Center as the same is shown and designated on the plat entitled "REPLAT SHOWING PARCELS "A" & "B" OF TRACT ONE (1) OF THE EL DORADO CENTER, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1974 in Volume C9, Folio 169 more particularly described by survey performed by Russ F. Hugg, New Mexico Professional Land Surveyor Number 9750 using New Mexico State Plane Coordinate System, central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of said Parcel "B", El Dorado Center, a point on the Easterly right of way line of Juan Tabo Boulevard N.E.; Thence;

N 00° 14' 04" E , 179.34 feet along said Easterly right of way line of Juan Tabo Boulevard N.E. to a point; Thence,

S 89° 46' 50" E , 239.23 feet to a point; Thence,

N 00° 14' 04" E , 285.78 feet to a point on the Southerly right of way line of Montgomery Boulevard N.E. and the Northwest corner of the tract herein described; Thence,

S 89° 46' 50" E , 225.97 feet along said Southerly right of way line of Montgomery Boulevard N.E. to the Northeast corner of said Parcel "B" and Northeast corner of the tract herein described; Thence,

S 00° 14' 43" W , 463.51 feet along the Easterly line of said Parcel "B" to the Southeast corner of said Parcel "B" and the Southeast corner of the tract herein described; Thence,

N 89° 58' 45" W , 465.11 feet along the southerly line of said Parcel "B" to the Southwest corner and point of beginning of the tract herein described.

Said tract contains 3.3687 acres or 147,611 square feet, more or less.

SEC Juan Tabo / Montgomery
Declaration
03/31/07



Maggie Toulouse

Bern. Co. DEC

R 33.00

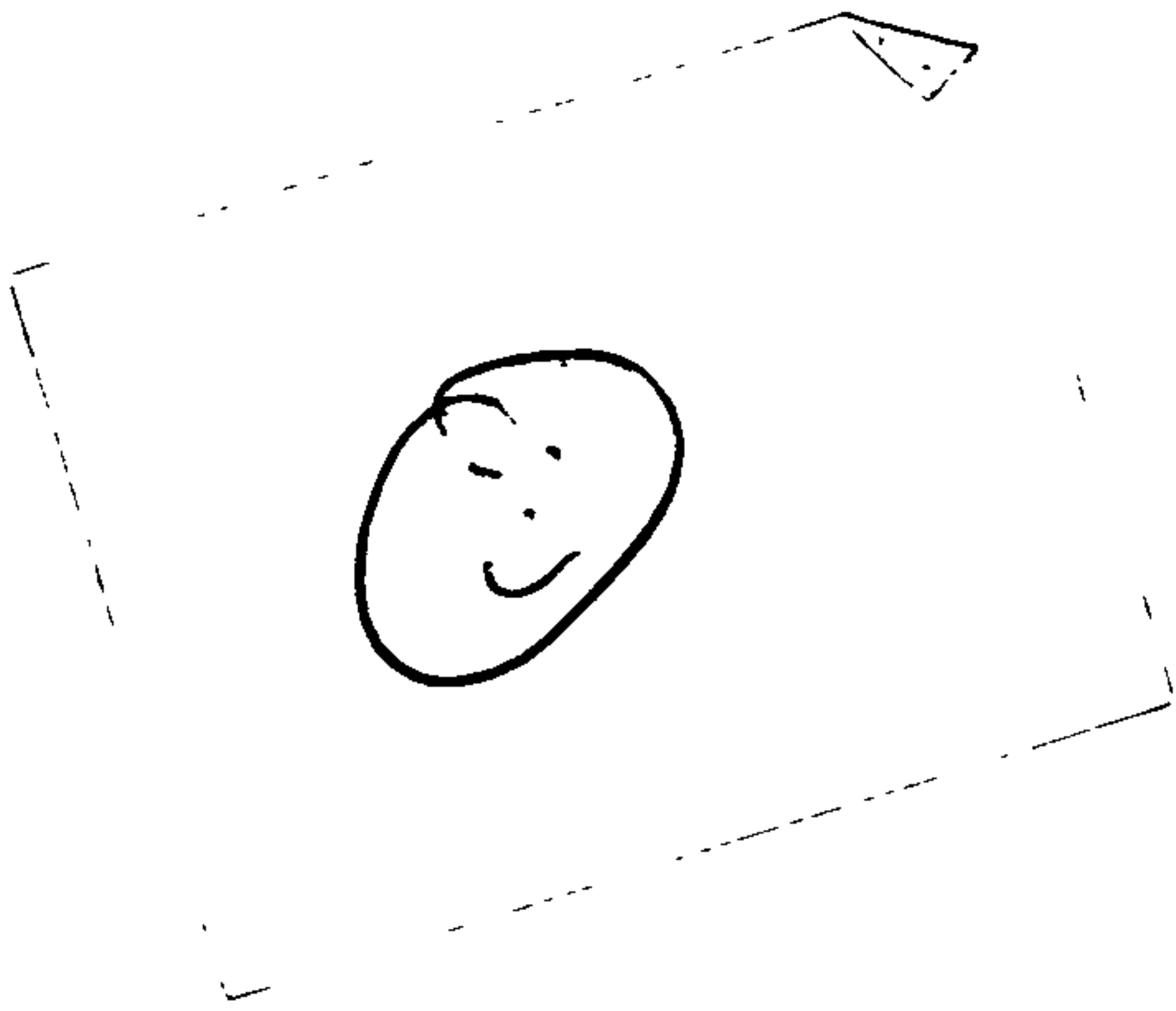
2007058778

6641725

Page: 13 of 13

04/23/2007 03:23P

Bk-R135 Pg-8659



7/14/07 - This exhibit shows applicant's current site plan laid over the currently proposed plat.

PLAT OF

PARCELS KEYED NOTES B-1

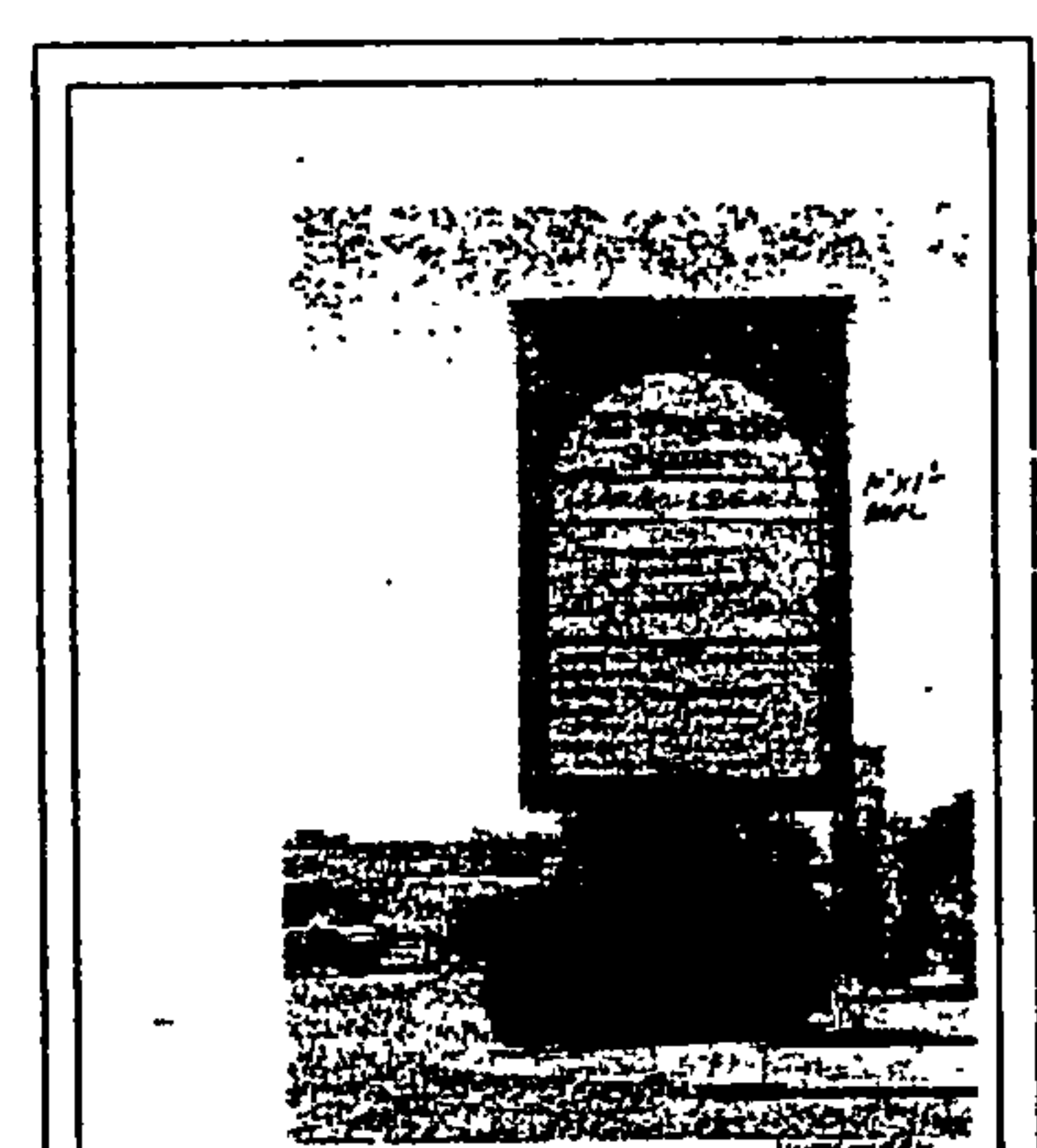
EL DORADO CENTER
(BEING A REPLAT OF PARCEL 17171)

SITUATION 3, TOWNSHIP 10 NORTH RANGE 4 EAST
NEW MEXICO COUNTY

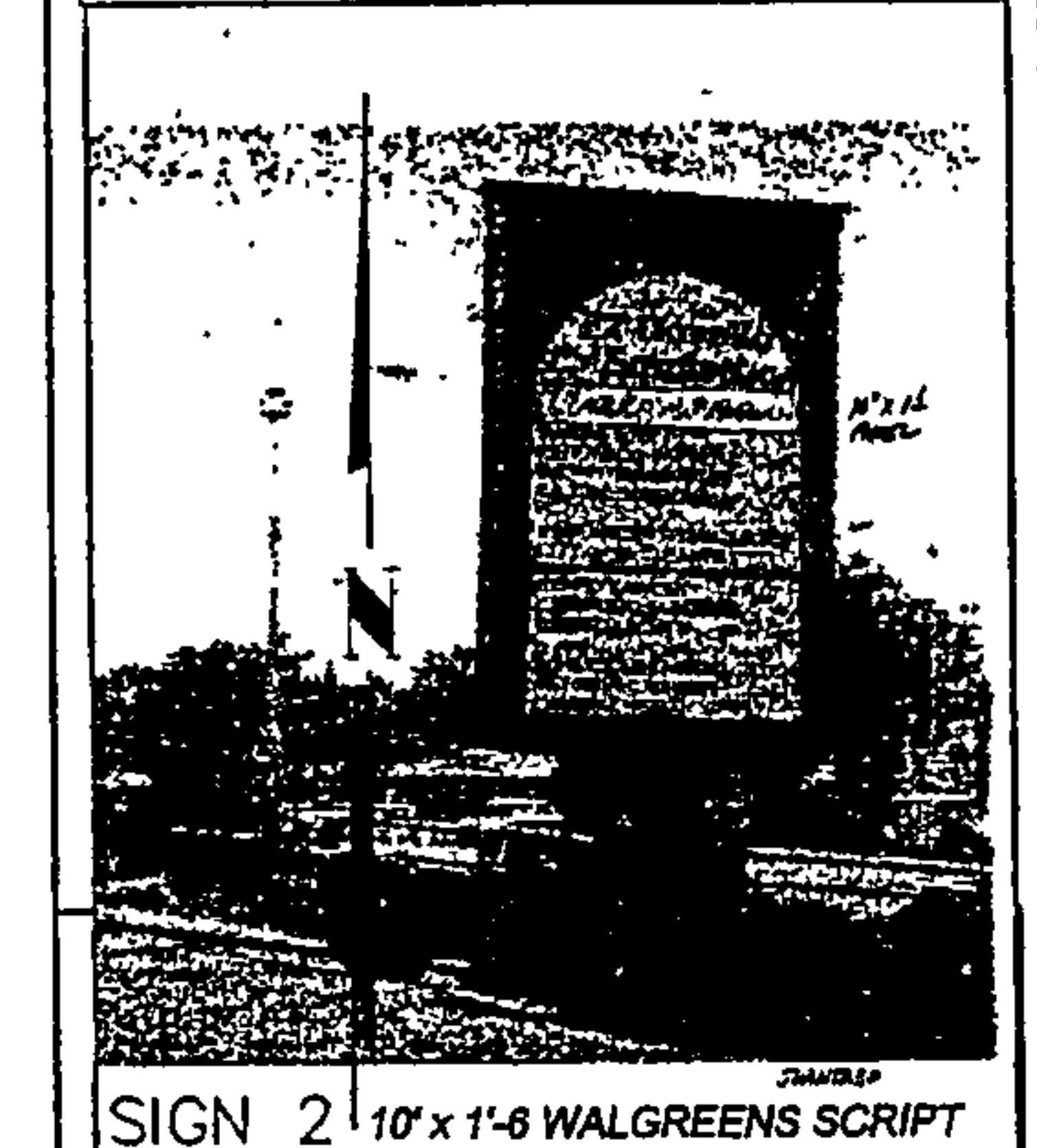
CITY OF BERNALILLO COLLEGE AVENUE

JUL 12 2004

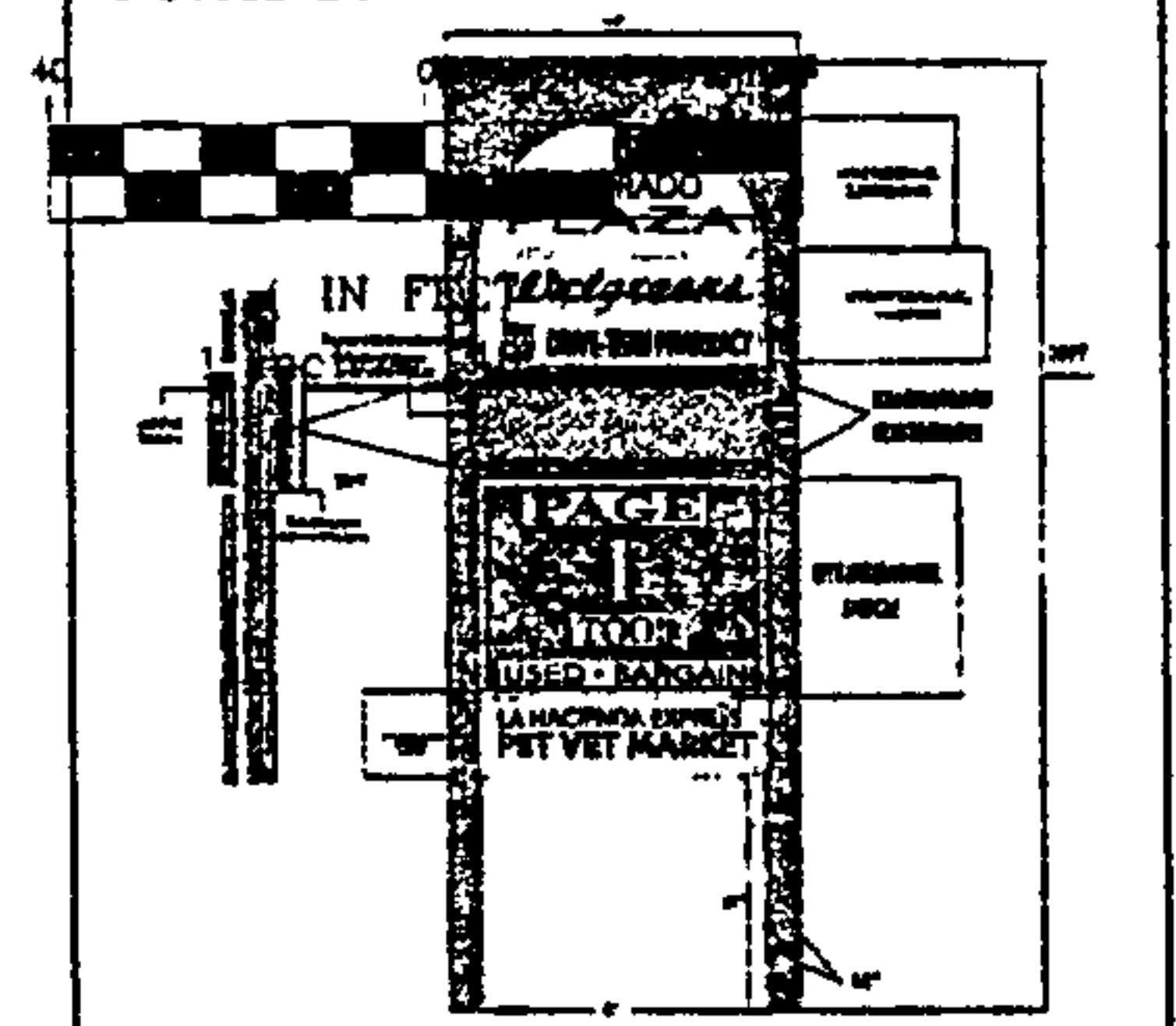
- RADIUS INFORMATION:**
- 1 RADIUS = 2'-0"
 - 2 RADIUS = 3'-0"
 - 3 RADIUS = 5'-0"
 - 4 RADIUS = 10'-0"
 - 5 RADIUS = 15'-0"
 - 6 RADIUS = 20'-0"
 - 7 RADIUS = 25'-0"
 - 8 RADIUS = 30'-0"
 - 9 RADIUS = 40'-0"
 - 10 RADIUS = 50'-0"
 - 11 RADIUS = 60'-0"
 - 12 RADIUS = 100'-0"



SIGN 3 10' x 1'-6" WALGREENS SCRIPT



SIGN 2 10' x 1'-6" WALGREENS SCRIPT



SIGN 1 8' x 3'-0" WALGREENS SIGN PANEL PLUS 18'-0" x 2'-8" READERBOARD

Walgreens

FACILITIES PLANNING AND DESIGN
230 WILMOT ROAD DEERFIELD, IL 60015
708-940-2530

PROJECT TYPE
DRAWINGS/SPECIFICATIONS BY
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE BUILDING
NEW EXISTING
REMODELING EXISTING
RELOCATION EXISTING
OTHERS NEW SHELL ONLY

PROJECT INFORMATION
LOCATION: DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF MONTGOMERY AND JUAN TABO ALBUQUERQUE, NEW MEXICO

TRAFFIC COUNTS
MONTGOMERY: 40 MPH.
JUAN TABO: 40 MPH.
MONTGOMERY = 21,200 CARS
JUAN TABO = 34,800 CARS

PROJECT DATA
PARCEL SIZE: 68,367 S.F.
1.57 A.C. +/-
WALGREENS: 16,510 S.F.

PARKING ANALYSIS
PROVIDED: 71 SPACES INCLUDING 68 STANDARD SPACES AND 3 ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE)

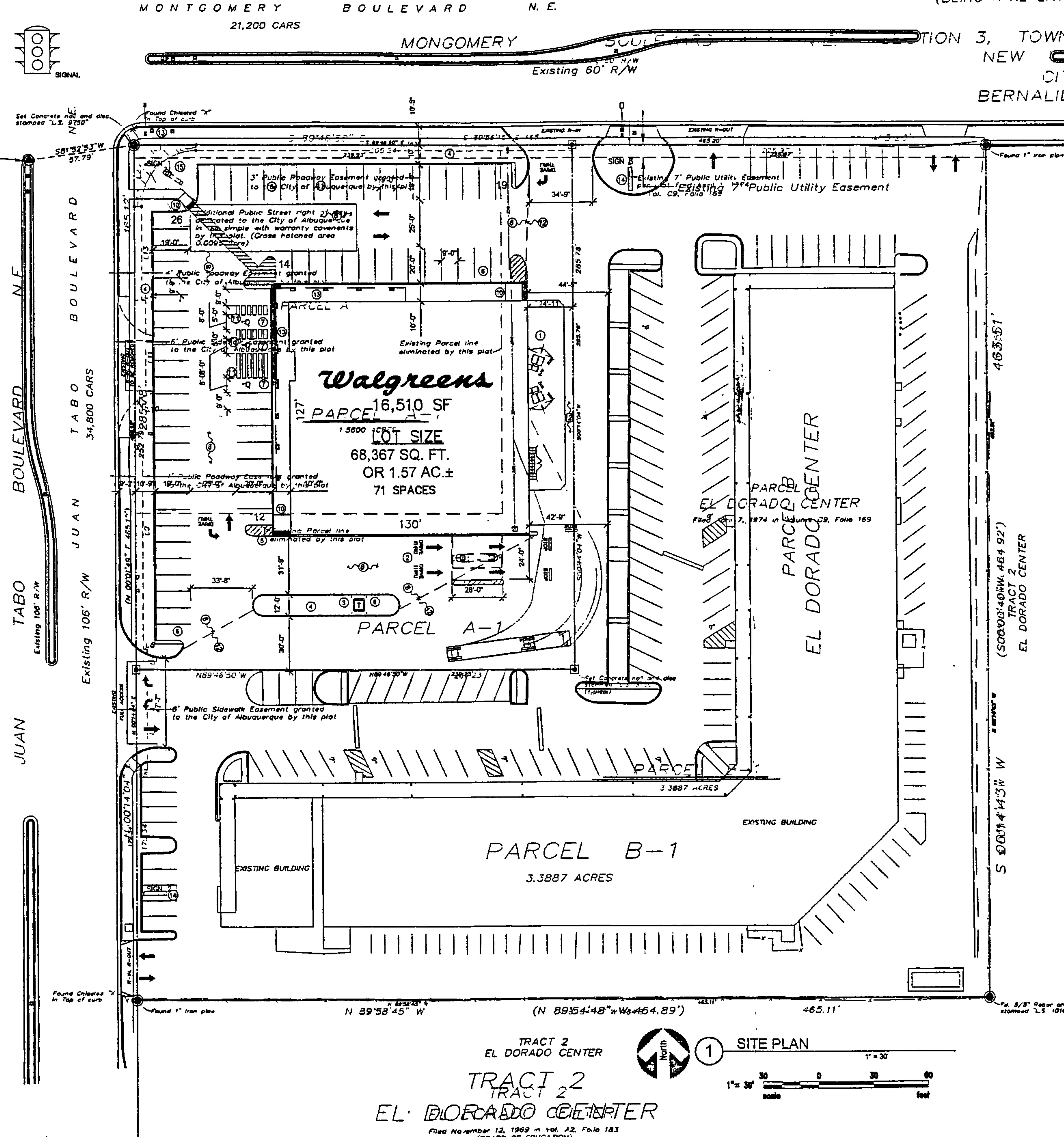
NO	DATE	BY	DESCRIPTION	CONST
8				
7				
6				
5	7 9 07	JS	WAG COMMENTS, SIGN 1 DIMS	
4	8 21 07	JS	DELETE DRIVEWAY, PARKING REV	
3	8 11 07	JS	EASEMENT TRANSFORMER RELO	
2	2.2.07	JS	TO WALGREENS REVIEW	
1	10 25 06	JS	16510 SF WALGREENS ORIENTATION	

REVISIONS
CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.

PROJECT NAME
WALGREENS STORE
(SEC) MONTGOMERY AND JUAN TABO
ALBUQUERQUE, NEW MEXICO

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
www.gra-arch.com

DRAWING TITLE
SITE PLAN
DATE 12/20/04 STORE NO XXXX DRAWING NO
DRAWN BY: AOB SCALE: 1"=30' A1.0
REVIEWED BY: RELEASED TO CONSTRUCTION OF DWG.



TRACT 2 EL DORADO CENTER
TRACT 2 EL DORADO CENTER
FILED NOVEMBER 12, 1969 IN VOL. 22, FOLIO 183 (BOARD OF EDUCATION)

1 SITE PLAN
1" = 30' SCALE

Survey Monument
Same Coordinates as published
(SLD 29)
P.M. 0.9996336

D1473

Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD IL 60015
708-940-3500

PROJECT TYPE
DRAWINGS SPECIFICATIONS BY:
 WALGREENS CONSULTANT
 LANDLORDS CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
 WALGREENS CONTRACTOR
 LANDLORDS CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHER <input type="checkbox"/>	

PROJECT INFORMATION

LOCATION: DEVELOPMENT IS LOCATED AT THE SOUTH-EAST CORNER OF MONTGOMERY AND JUAN TABO ALBUQUERQUE, NEW MEXICO

TRAFFIC COUNTS

MONTGOMERY : 40 MPH.
JUAN TABO : 40 MPH.
MONTGOMERY = 21,200 CARS
JUAN TABO = 34,800 CARS

PROJECT DATA

PARCEL SIZE: 68,367 S.F.
1.67 A.C. ±
WALGREENS: 16,510 S.F.

PARKING ANALYSIS

PROVIDED: 71 SPACES INCLUDING 66 STANDARD SPACES AND 5 ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE)

NO.	DATE	BY	DESCRIPTION	CONS.
1	12/25/07	JS	16510 SF WALGREENS/ ORIENTATION	
2	2/2/07	JS	TOWALGREENS REVIEW	
3	8/1/07	JS	EASEMENT TRANSFER ORIENT	
4	9/27/07	JS	DELETE DRIVEWAY PARKING REV	
5	7/8/07	JS	WAG COMMENTS SIGN 1 DIMS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO, AS SIGNIFIED BY MY HAND AND SEAL.

PROJECT NAME
WALGREENS STORE
(SEC) MONTGOMERY AND JUAN TABO
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8877
www.gra-arch.com

DRAWING TITLE
SITE PLAN

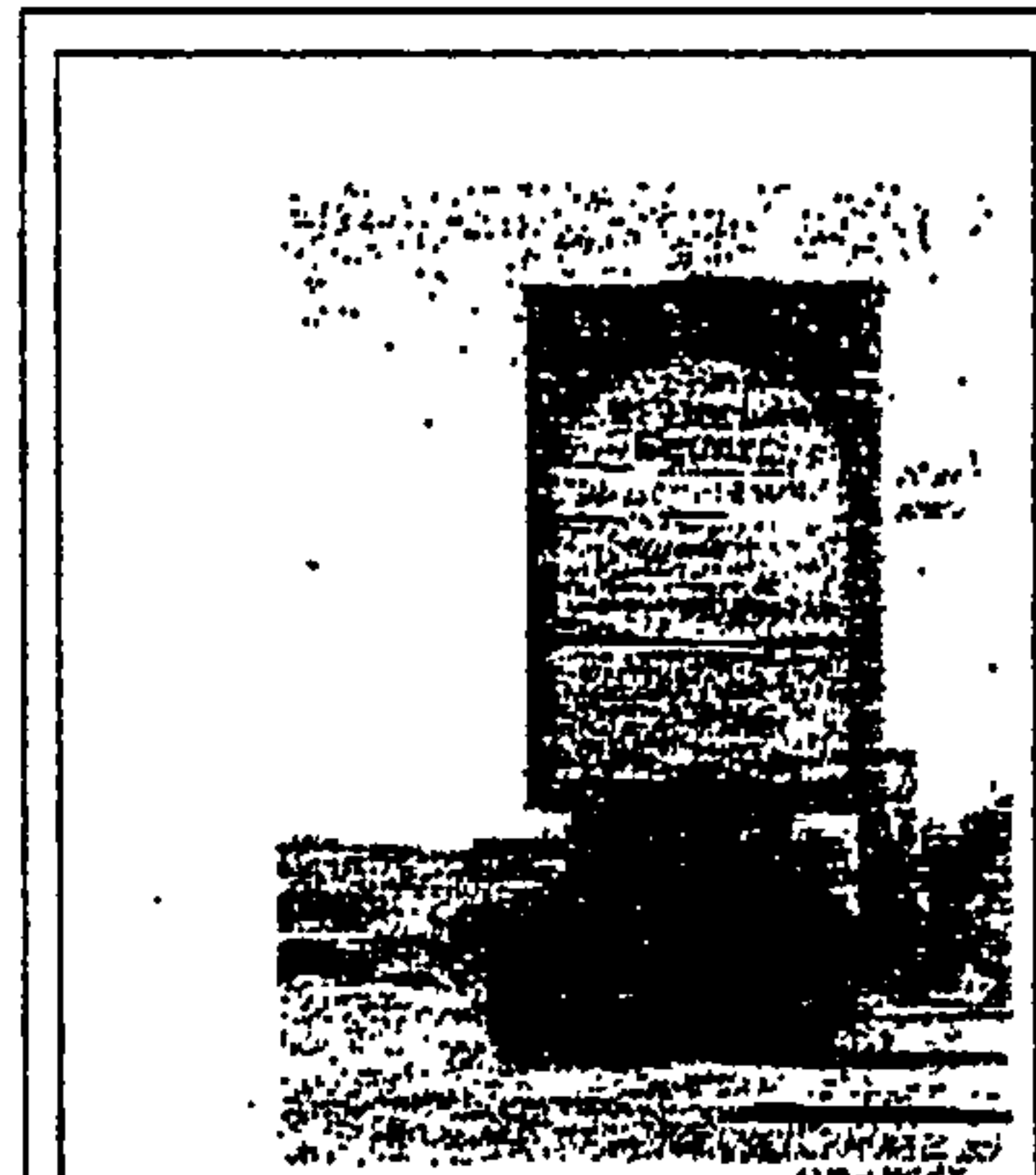
DATE: 12/20/07	STORE NO: XXXX	DRAWING NO:
DRAWN BY: AOP	SCALE: 1/32	A1.0
REVIEWED BY:	RELEASE TO: CONSTRUCTION	
		OF DWGS

KEYED NOTES

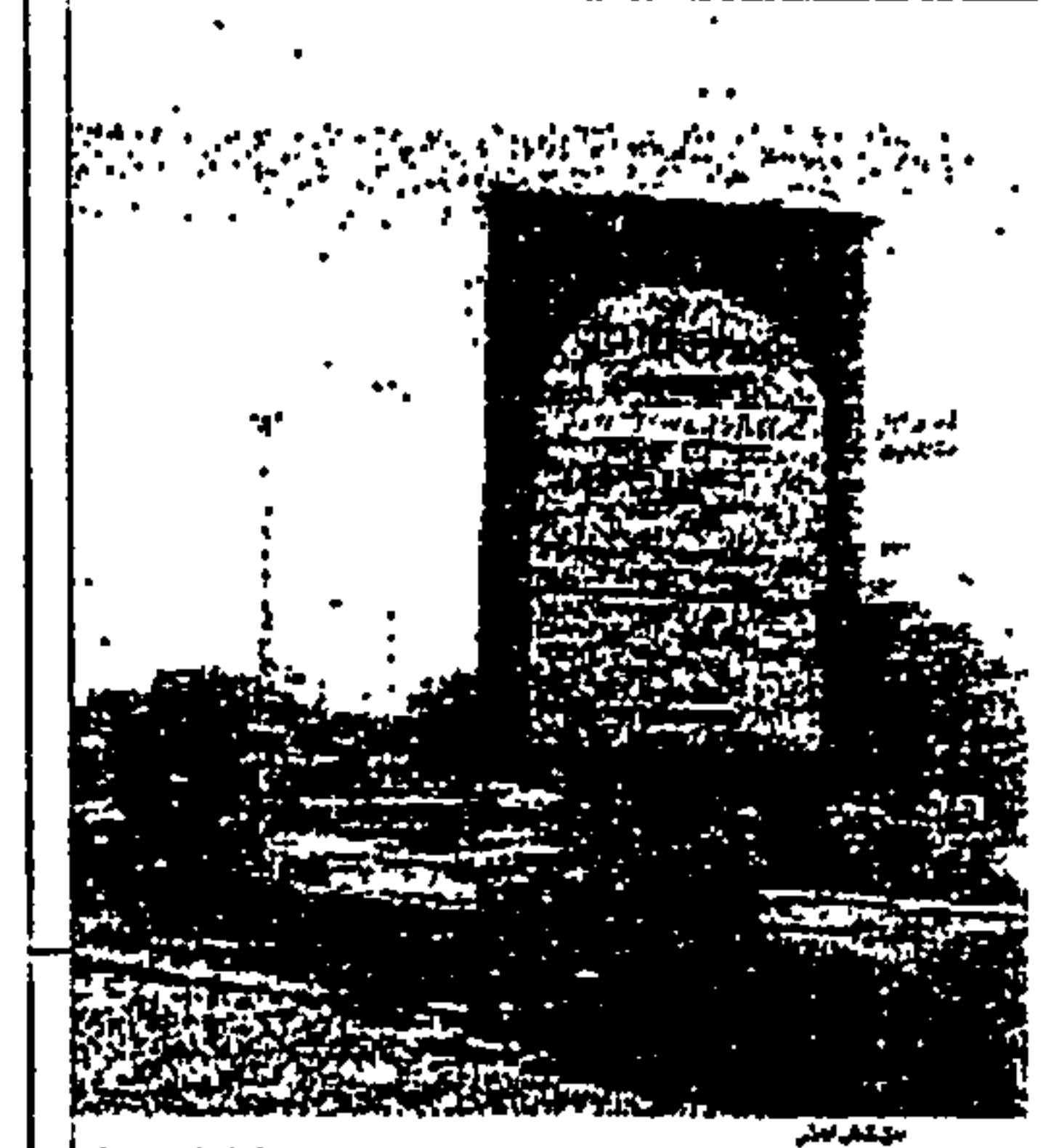
1. COMPACTOR LOCATION - PAD AND ENCLOSURE TO CURRENT CITY OF ALBUQUERQUE AND WALGREENS REQUIREMENTS
2. YELLOW PAINTED ARROW AND 24" HIGH LETTERS
3. TRANSFORMER
4. NEW OR REVISED LANDSCAPE BUFFERS/ISLANDS
5. BICYCLE RACK LOCATIONS - 7 BIKES
6. STRIPING, YELLOW 4" WIDE (TYPICAL)
7. ACCESSIBLE SPACE WITH PAINTED SYMBOL AND SIGN
8. STANDARD PAVING, SEE GEOTECHNICAL REPORT
9. 2-LANE PHARMACY DRIVE-THRU
10. ACCESSIBLE RAMP, INTEGRALLY COLORED RED CONCRETE W/ DETECTABLE WARNING STRIP
11. STRIPED ACCESSIBLE AISLE
12. HEAVY DUTY ASPHALTIC PAVING FOR TRUCK TRAFFIC, SEE GEOTECHNICAL REPORT
13. FLUSH CURB W/ DETECTABLE WARNING SURFACE AND BOLLARDS
14. EXISTING MONUMENT SIGN, WALGREENS ADDED
15. EXISTING MONUMENT SIGN, WALGREENS AND READER BOARD ADDED

RADIUS INFORMATION:

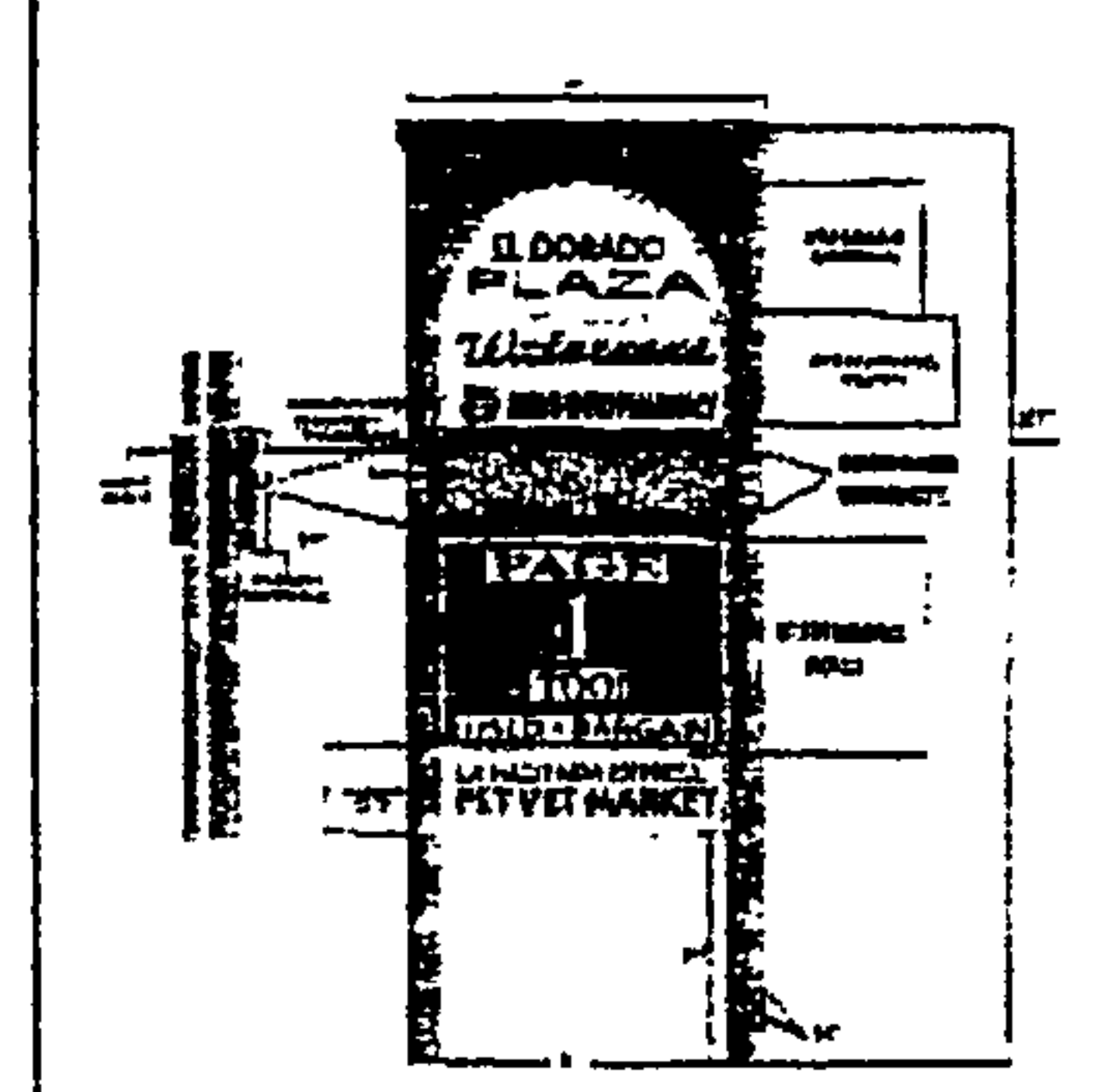
- | | |
|-------------------|--------------------|
| ① RADIUS = 2'-0" | ⑦ RADIUS = 25'-0" |
| ② RADIUS = 3'-0" | ⑧ RADIUS = 30'-0" |
| ③ RADIUS = 5'-0" | ⑨ RADIUS = 40'-0" |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 50'-0" |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 60'-0" |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 100'-0" |



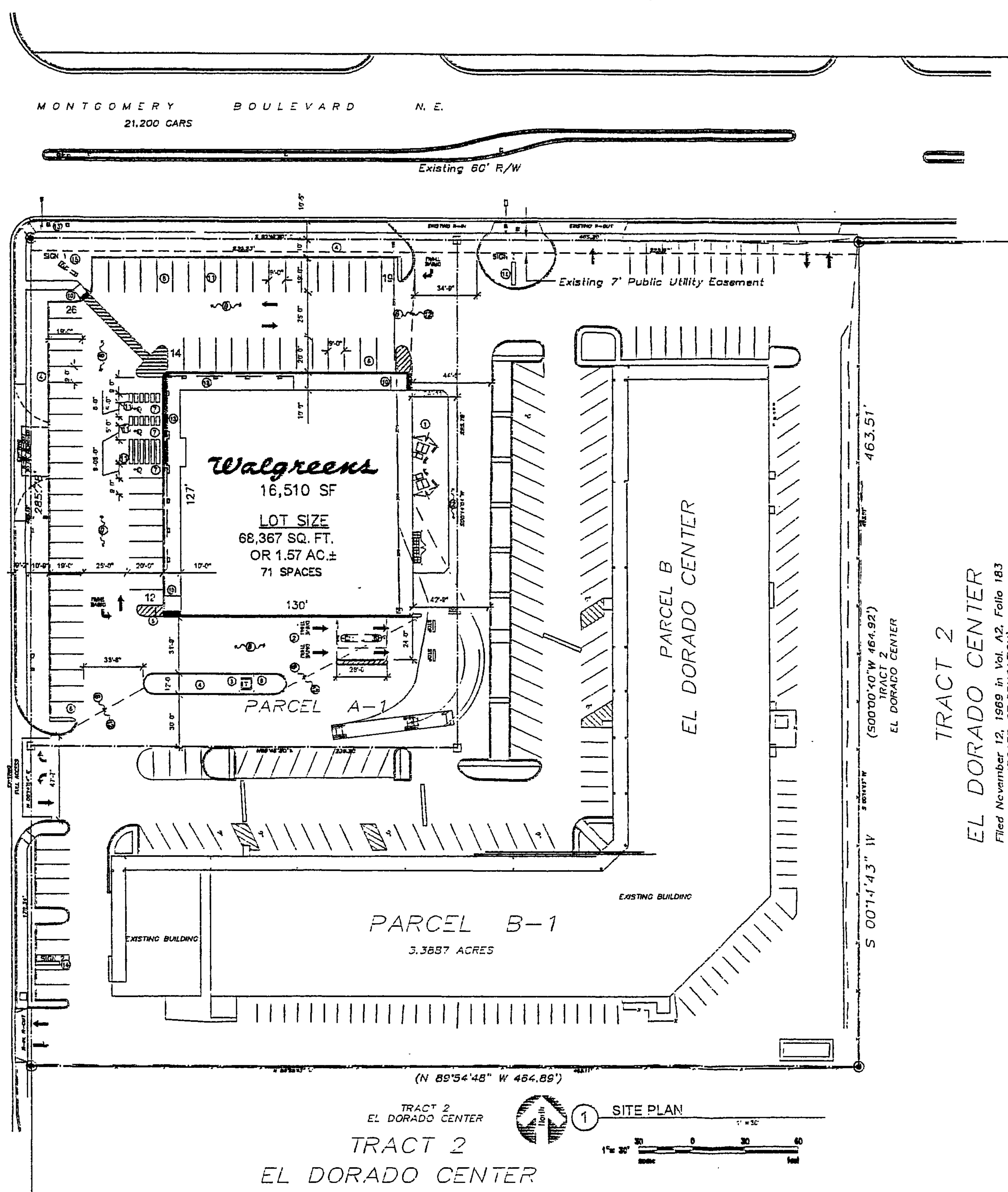
SIGN 3 10' x 1'-8" WALGREENS SCRIPT



SIGN 2 10' x 1'-8" WALGREENS SCRIPT

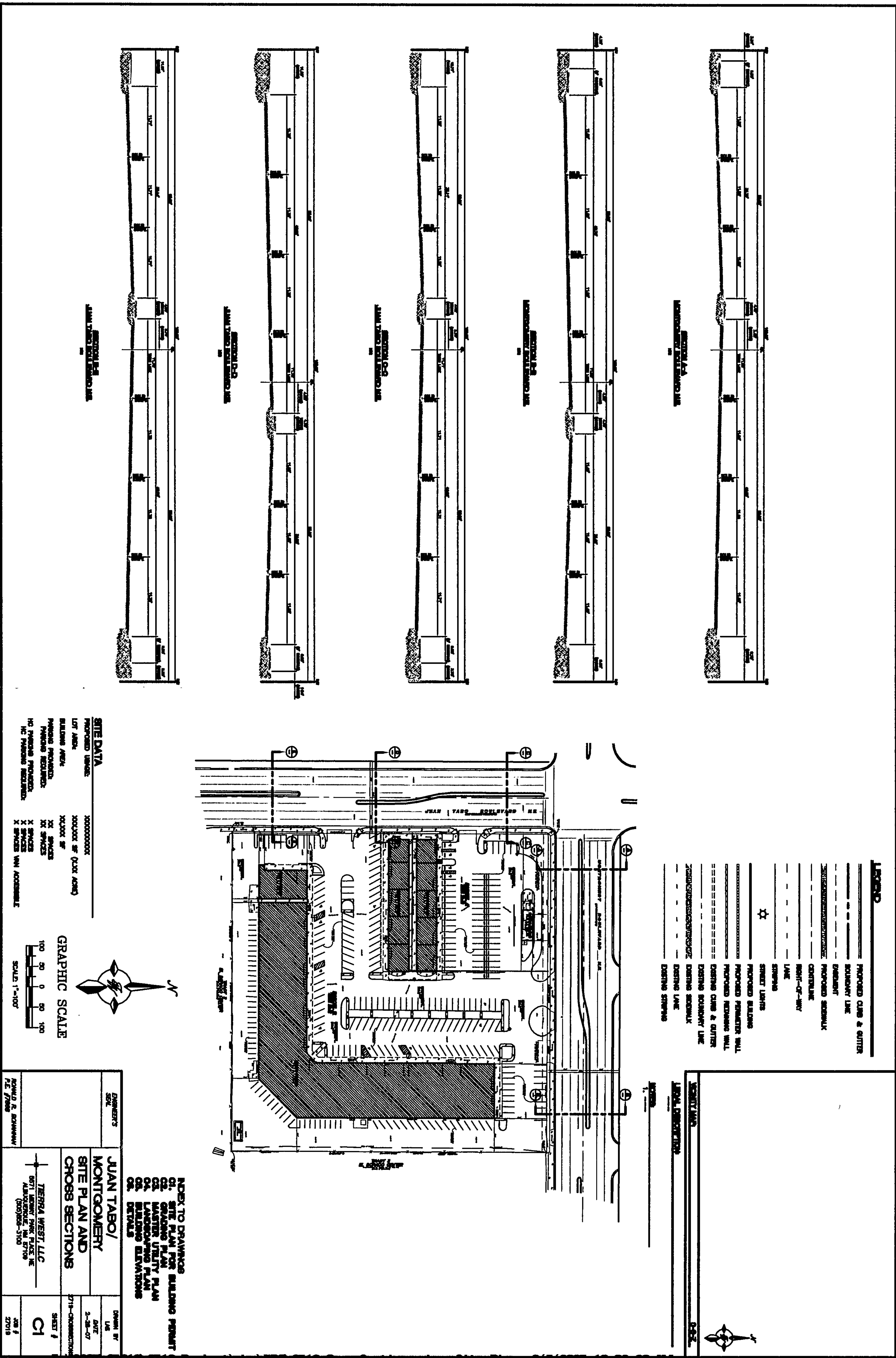


SIGN 1 8' x 3' WALGREENS SIGN PANEL PLUS 8'-2" x 2'-8" READERBOARD



TRACT 2
EL DORADO CENTER

TRACT 2
EL DORADO CENTER
Filed November 12, 1969 in Vol. A2, Folio 183
(BOARD OF EDUCATION)



LEGEND

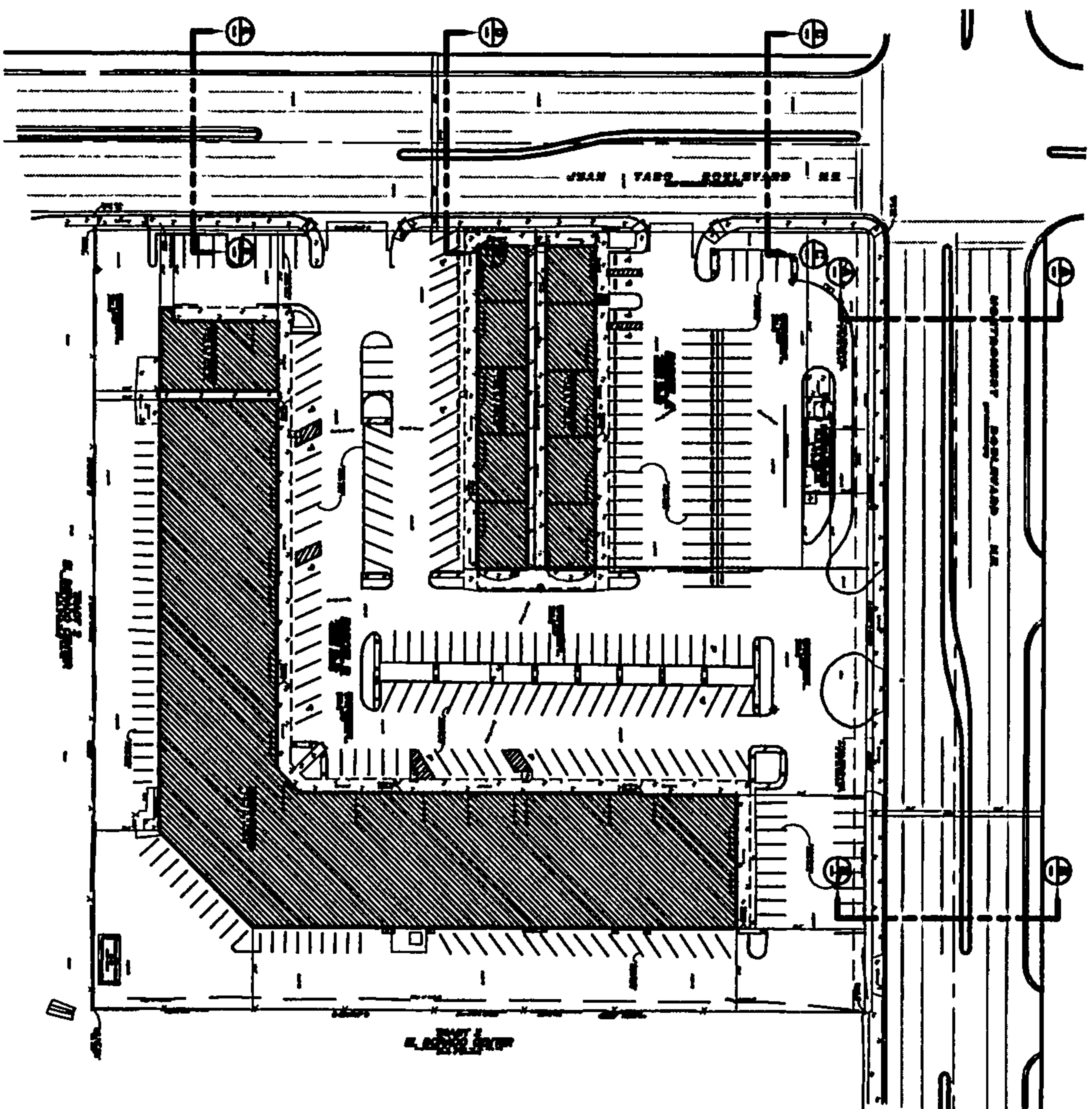
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	ALLEYWAY
	PROPOSED SIDEWALK
	CENTRALLINE
	RIGHT-OF-WAY
	LANE
	STREET
	STREET LIGHTS
	PROPOSED BUILDING
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STREET

NOTES

LOCAL COORDINATES

DATE: 2/2/07

SCALE: 1"=100'



SITE DATA

PROPOSED GARAGE: 10000000000

LOT AREA: 100000 SF (4.33 ACRES)

BUILDING AREA: 10000 SF

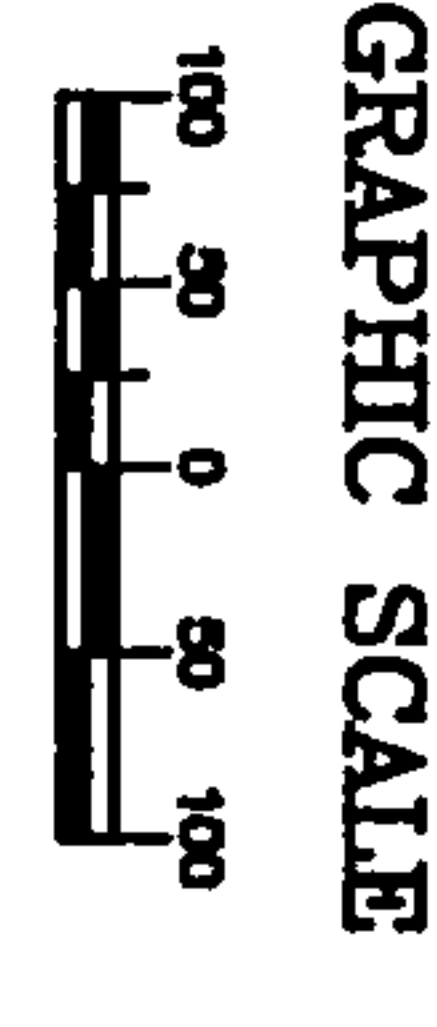
PARKING PROVIDED: X SPACES

PARKING REQUIRED: X SPACES

NO PARKING PROVIDED: X SPACES

NO PARKING REQUIRED: X SPACES

NO PARKING SIGNAGE: X SPACES



ENGINEER'S SEAL	DATE
RONALD R. BOHANNAN	2-2-07
CLIENT	PROJECT
TERRA WEST, LLC 8071 MONTGOMERY PARK PLACE NE ALBUQUERQUE, NM 87110 (505)555-1100	2719-CORRECTIONAL
C1	05 / 27018

Jan 22/2007 Monday
govt 201
A32

CITY OF ALBUQUERQUE
Planning Department
February 14, 2007

DRB Comments to Sketch Plat Submittal

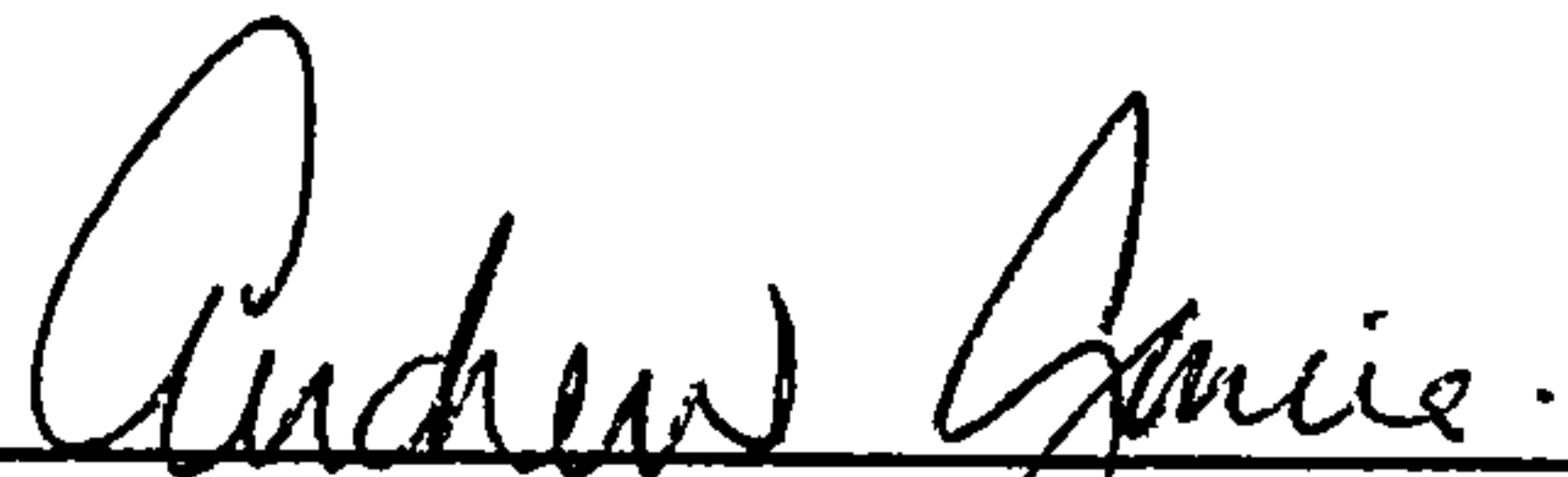
ITEM # 15

Project # 1005364

Application # 07DRB-00138

RE: Parcels A & B of Tract 1, El Dorado Center/sketch

Planning has no adverse comments to this request.



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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1005364 Item No. 15 Zone Atlas G-22

DATE ON AGENDA 2-14-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Dedication may be required to accommodate this requirement.
- 2) Cross sections of both Juan Tabo and Montgomery are needed to evaluate dedications and infrastructure.
- 3) A radius dedication is required at the corner.
- 4) The ADA ramps need to be placed within right-of-way or a public sidewalk easement
- 5) Has the site plan been through EPC?
- 6) Modifications to the existing access points may be required.
- 7) The plat will require x-access for the tracts,

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005364

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross lot drainage easement is required.

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
City Engineer / AMAFCA Designee

DATE: FEBRUARY 14, 2007



IMPACT FEES – # 1005364

Development Review Board 2/14/07 Agenda Item #14 ~~15~~
Sketch Plat: Parcels A & B, Tract 1, El Dorado Center
Subdivision

Construction for new retail use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$455 / 1,000 sq ft; all other fees are \$0).

JACK CLOUD
IMPACT FEE ADMINISTRATOR

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(505) 212-0267 - FAX
e-mail: tobe@swcp.com



Monday, April 16, 2007

Wilfred A. Gallegos

City of Albuquerque Transportation Development Section
600 2nd St. NW
Albuquerque, NM 87102

Re: Proposed Walgreen's (Montgomery Blvd. / Juan Tabo Blvd.)

Dear Wilfred:

Attached is the trip generation rate comparison demonstrating the increase (decrease) in the projected number of trips generated by the proposed Walgreen's facility as compared to the calculated number of trips generated by the existing shopping center. Also attached are the two plans (existing and the new Walgreen's) for your review.

Trip generation rate calculations in this report are based on Institute of Transportation Engineers' (ITE) Trip Generation Manual, 7th Edition (2003) except for the proposed Walgreen's. The trip generation rate for Walgreen's is based on local data collected at existing Walgreen's in the Albuquerque / Santa Fe area over the past six years.

The current shopping center consists of two primary building areas. The first area is a 45,592 S.F. L-shaped building along the south and east side of the property. It is proposed to remain unchanged under the new plan. Currently, it is occupied by retail commercial uses and restaurants.

The second area is a 11,580 S.F. rectangular shaped building and a 671 S.F. satellite building located in the northwest quadrant of the property. The 11,580 S.F. building is currently occupied by retail commercial uses. The 671 S.F. satellite building is currently occupied by a fast food restaurant with a drive-up windows and no indoor seating. Both the 11,580 S.F. building and the 671 S.F. building are proposed to be replaced with a new 16, 510 S.F. Walgreen's Pharmacy with a drive-thru window.

Page 2 of 2

Wilfred A. Gallegos

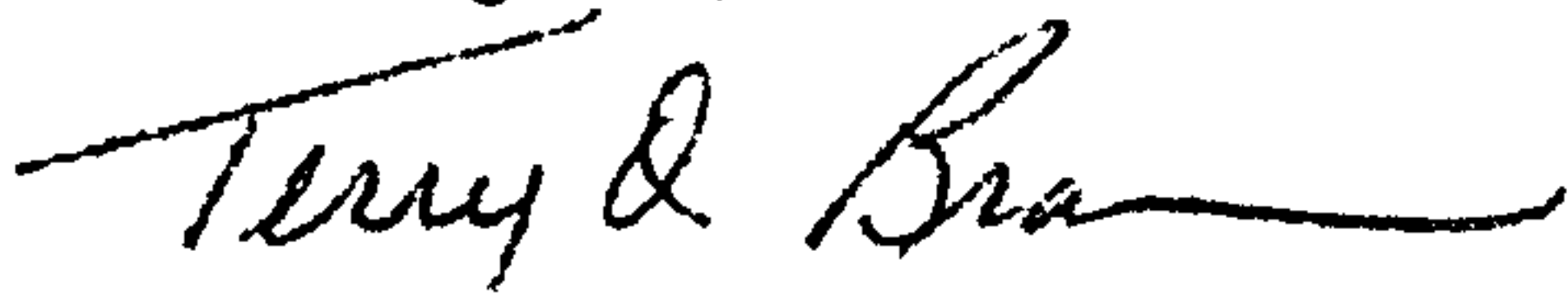
Monday, April 16, 2007

Re: Proposed Walgreen's (Montgomery Blvd. / Juan Tabo Blvd.)

The results of this analysis indicate that there is no significant projected increase in the volume of traffic being generated by this shopping center either during the AM Peak Hour, the PM Peak Hour, or daily.

Please call me if you have questions or if you need additional information.

Best Regards,

A handwritten signature in black ink that reads "Terry O. Brown". The signature is written in a cursive, flowing style.

Terry O. Brown, P.E.

cc: Tony Loyd, City of Albuquerque Transportation Development w/1 copy of report via e-mail
Doug Peterson, Peterson Properties w/1 copy of report via e-mail

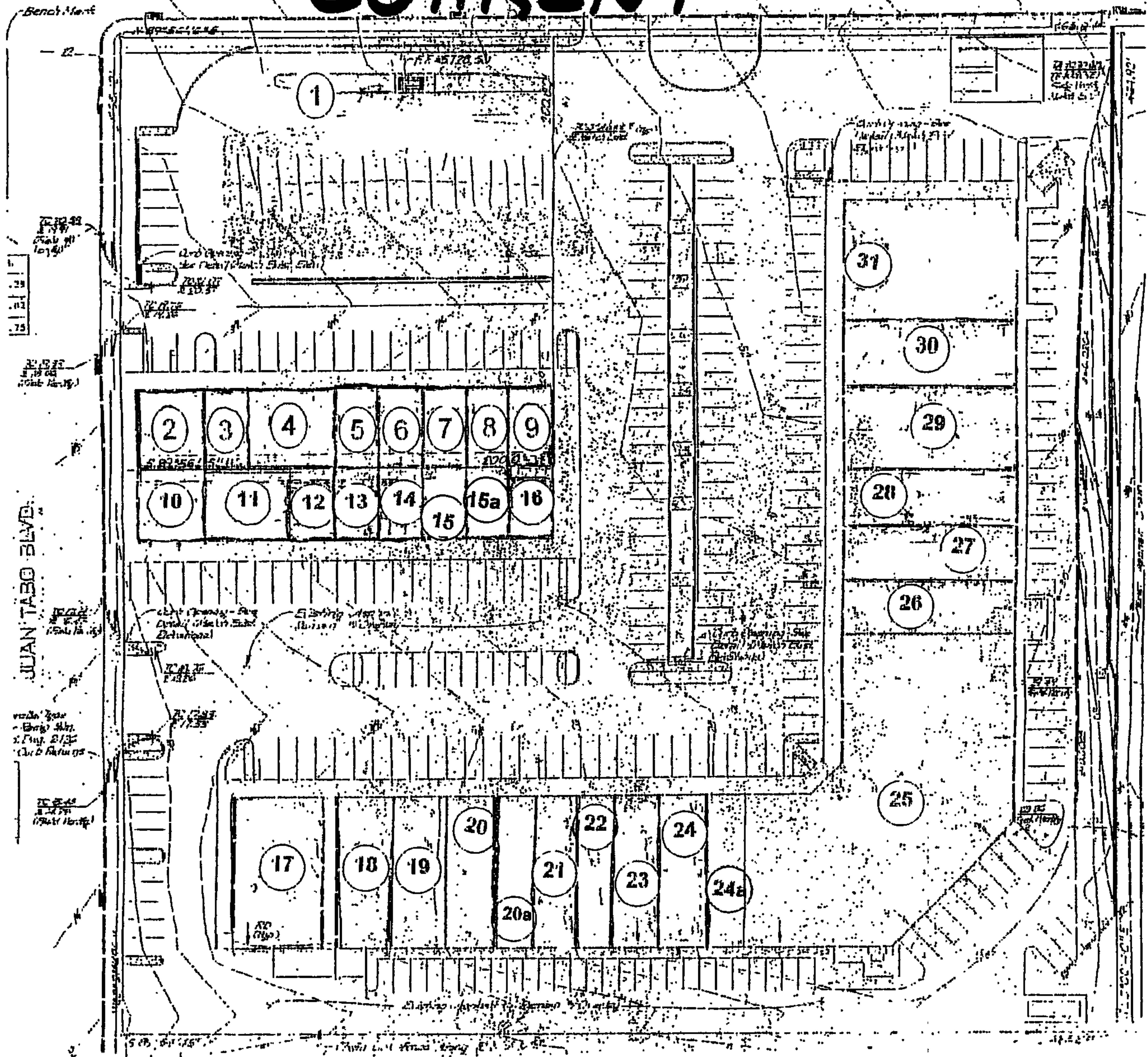
Attachments as noted

R. Wilson Proj. 2A

OVERLAY TYPICAL EVERYWHERE

MONTGOMERY BLVD.

CURRENT

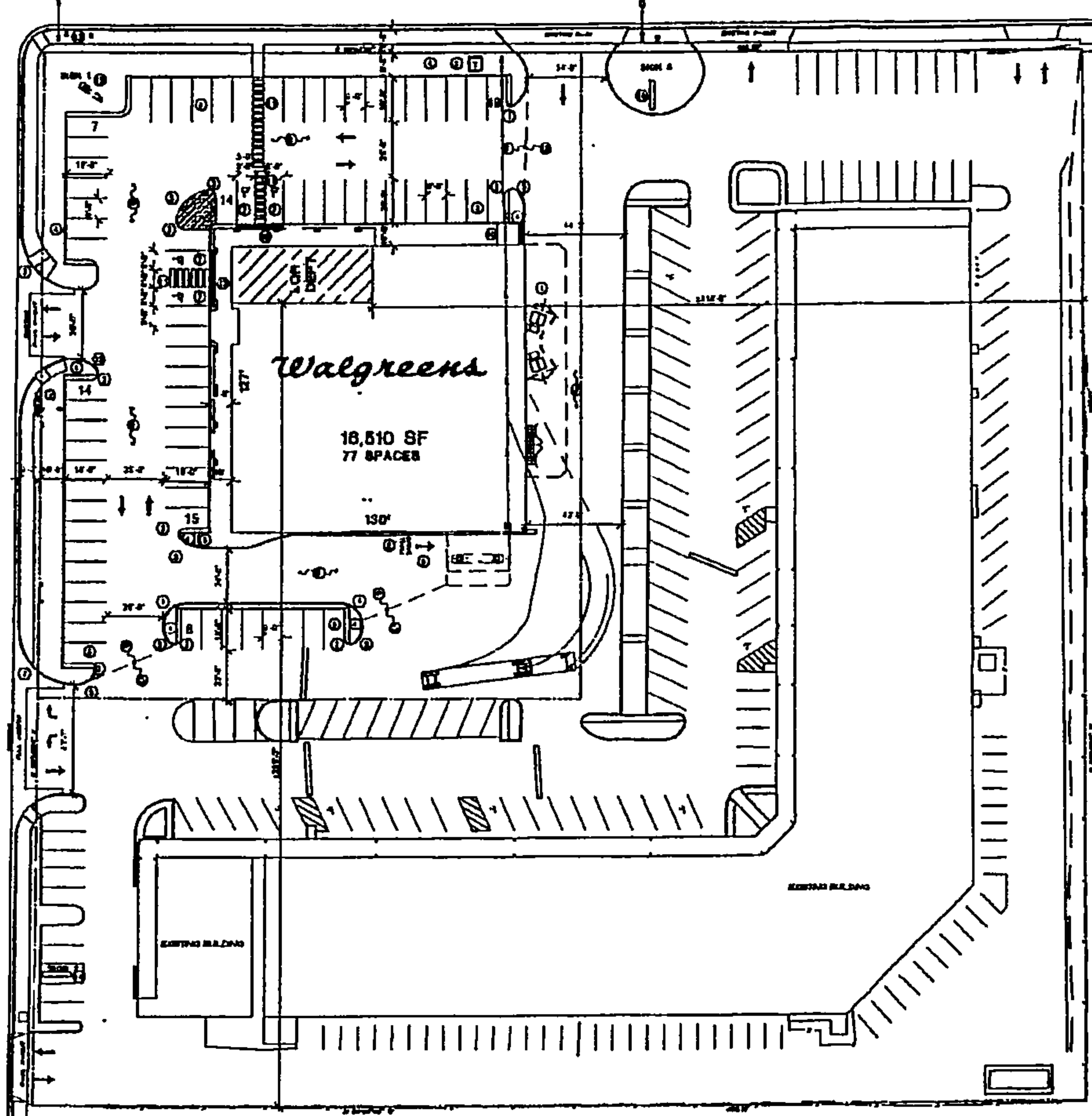


- | | |
|---|----------------------------|
| 1. Burrito Express | 19. Pretty Pet Grooming |
| 2. Mr. Tokyo Japanese Restaurant | 20. Pure Water |
| 3. Valhalla Massage & Bodyworks | 20a. El Dorado Tailoring |
| 4. Hinkle Offices | 21. Clara's Country Cafe |
| 5. Phonz Plus (Cell Phones) | 22. Coffee & More Diner |
| 6. City Cleaners (Dry Cleaning) | 23. Vacant |
| 7. Vacant | 24. ABQ Color TV |
| 8. Pop-Pop's Original Italian Water Ice | 24a. Sun-Licious Tanning |
| 9. US Air Force Recruiting | 25. Page 1 Too |
| 10. STAG Tobacconist | 26. Active Imagination |
| 11. Vacant | 27. Picture it Framed |
| 12. El Dorado Square Barbershop | 28. Southwest Gift Baskets |
| 13. Vacant | 29. Sole Comfort Shoe Shop |
| 14. El Dorado Boot & Shoe Repair | 30. Great Harvest Bread |
| 15. Jérôme Hair Studio | 31. Pet & Vet Market |
| 15a. La Nail Boutique | |
| 16. Pastrami & Things NY Style Deli | |
| 17. NE Cyclery Bike Shop | |
| 18. Vacant | |

PROPOSED

MONTGOMERY BOULEVARD NE
21,200 CARS

JUAN TABO BOULEVARD NE
34,800 CARS



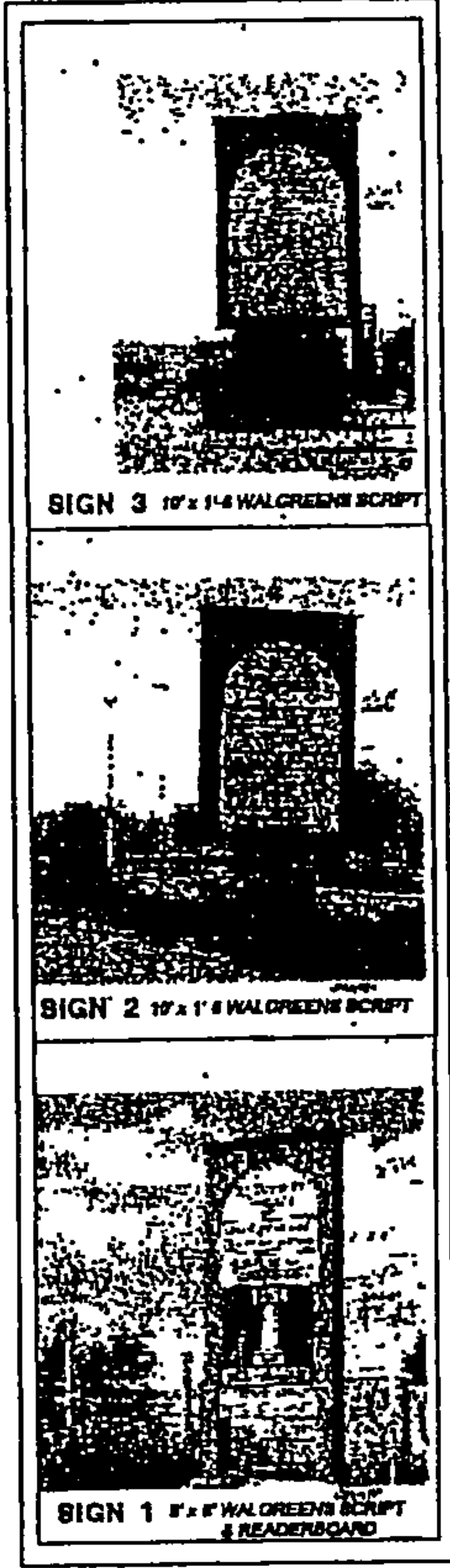
① SITE PLAN
1" = 30'

KEYED NOTES

1. COMPACTOR LOCATION - PAD AND ENCLOSURE TO CURB/CITY OF ALBUQUERQUE AND WALGREENS REEL/DRUMS
2. YELLOW PAINTED ARROW AND 24" HIGH LETTERS
3. TRANSFORMER
4. NEW OR REVISED LANDSCAPE BUFFERS/BARLANDS
5. BICYCLE RACK LOCATIONS - 7 BIKES
6. STRIPING, YELLOW, 4" WIDE (TYPICAL)
7. ACCESSIBLE SPACE WITH PAINTED SYMBOL AND SIGN
8. STANDARD PAVING SEE GEOTECHNICAL REPORT
9. 1-LANE PHARMACY DRIVE THRU
10. ACCESSIBLE RAMP, 8" TO 12" GRAY COLORED RED CONCRETE W/TEXTILE WARNING STRIP
11. STRIPED ACCESSIBLE AISLE
12. HEAVY DUTY ASPHALTIC PAVING FOR TRUCK TRAFFIC. SEE GEOTECHNICAL REPORT
13. PLUMB CUBES W/ DETECTABLE WARNING SURFACE AND COLLARS
14. EXISTING MONUMENT SIGN, WALGREENS ADDED.
15. EXISTING MONUMENT SIGN, WAL GREENS AND READER BOARD ADDED.

RADIUS INFORMATION:

- | | |
|-------------------|--------------------|
| ① RADIUS = 2'-0" | ⑦ RADIUS = 28'-0" |
| ② RADIUS = 3'-0" | ⑧ RADIUS = 30'-0" |
| ③ RADIUS = 5'-0" | ⑨ RADIUS = 40'-0" |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 50'-0" |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 60'-0" |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 100'-0" |



Walgreens

FACILITY PLANNING AND DESIGN
300 WALDOFF ROAD
TOLEDO, OH 44017
DREW KELLER
2008

PROJECT TYPE
DRAWING SPECIFICATIONS BY:
 WALGREENS CORPORATION
 LAND DESIGNS CONSULTANT

ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH:
 WALGREENS CORPORATION
 LAND DESIGNS CONSULTANT

STORE	BUILDING
NEW <input type="checkbox"/>	NEW <input type="checkbox"/>
RENOVATION <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
DEMOLITION <input type="checkbox"/>	

PROJECT LOCATION

LOCATION: DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF MONTGOMERY AND JUAN TABO ALBUQUERQUE, NEW MEXICO

TRAFFIC COUNTS

MONTGOMERY: 48 MPH
JUAN TABO: 48 MPH
MONTGOMERY = 21,200 CARS
JUAN TABO = 34,800 CARS

PROJECT DATA

PARCEL SIZE: 66,150 S.F.
1.87 A.C. +/-
WALGREENS: 16,510 S.F.

PARKING ANALYSIS

REQUIREMENTS: 1 SPACE PER 300 SF OF GROSS FLOOR AREA
LESS 20% OF FLOOR AREA FOR STORAGE
16,510 SF x .80% = 13,208 SF GROSS AREA
13,208 SF / 300 = 44 SPACES

PROVIDED: 77 SPACES
INCLUDING 73 STANDARD SPACES
AND 4 ACCESSIBLE SPACES
(1 VAN ACCESSIBLE SPACE)

NO.	DATE	BY	DESCRIPTION	EDITS
1				
2				
3				
4				
5				
6				
7	2.2.08	JR	TOWNSHIP REVIEW	
8	11.26.08	JR	REVISED BY WALGREENS DESIGN TECH	

REVISIONS

CERTIFY TO CITY AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO. I SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

PROJECT NAME
WAL GREENS STORE
CROSSING MONTGOMERY AND JUAN TABO
ALBUQUERQUE, NEW MEXICO

GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
2025 SAN PEDRO NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0877
www.gra-arch.com

DRAWING TITLE
SITE PLAN

DATE	ISSUED	STORE NO.	SCALE	DRAWING NO.
		2008	1:50	C1

DESIGN BY: JR SCALE: 1:50
WALGREENS CORPORATION
REVISIONS: BY DATE

Walgreen's (Montgomery Blvd. / Juan Tabo Blvd.) Trip Generation Data

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION		GROSS	ENTER	EXIT	ENTER	EXIT
	Summary Sheet		Units				
Existing	Fast Food Restaurant w/ Drive-Thru Window - No Indoor Seating (935)	0.69	106	18	17	57	49
Existing	Shopping Center (820)	11.58	1,672	26	17	73	79
Existing	Shopping Center (820)	45.59	4,076	60	38	179	194
	Subtotal (Existing Development) - Total Shopping Center Trips		5,854	104	72	309	322
Proposed Plan	Walgreen's (Local Data)	16.51	2,064	37	26	136	142
Proposed Plan	Shopping Center (820)	45.59	4,076	60	38	179	194
	Subtotal (Proposed Plan Development) - Total Shopping Center Trips		6,140	97	64	315	336
	Increase (Decrease) in Trips Realized by Proposed Plan		286	(7)	(8)	6	14

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

APPLICANT INFORMATION:

NAME: CAP II - JUAN TABO/MONTGOMERY, LLC PHONE: 505-884-3578
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2-A FAX: 505-884-6793
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: LEASEHOLD List all owners: HINKLE WYOMING PROPERTIES, LLC
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: APPROVAL OF SUBDIVISION PLAT TO RECONFIGURE THE TWO EXISTING LOTS

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

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

Lot or Tract No. PARCELS A & B OF TRACT ONE Block: _____ Unit: _____
 Subdiv. / Addn. EL DORADO CENTER (RECORDED 4/1/74 IN BOOK C9, PAGE 169)
 Current Zoning: C-2 Proposed zoning: (NO CHANGE)
 Zone Atlas page(s): G-22-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 4.96 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SOUTHEAST CORNER JUAN TABO/NE
 Between: MONTGOMERY BLDG NE and EAGLE NE

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE _____
 (Print) DOUGLAS H. PETERSON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00138</u>	<u>SK</u>	<u>P(3)</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02/14/07</u>			Total <u>\$0.00</u>

Sandy Handley 02/10/07 Project # 1005364

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

SKETCH PLAN REVIEW AND COMMENT

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

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

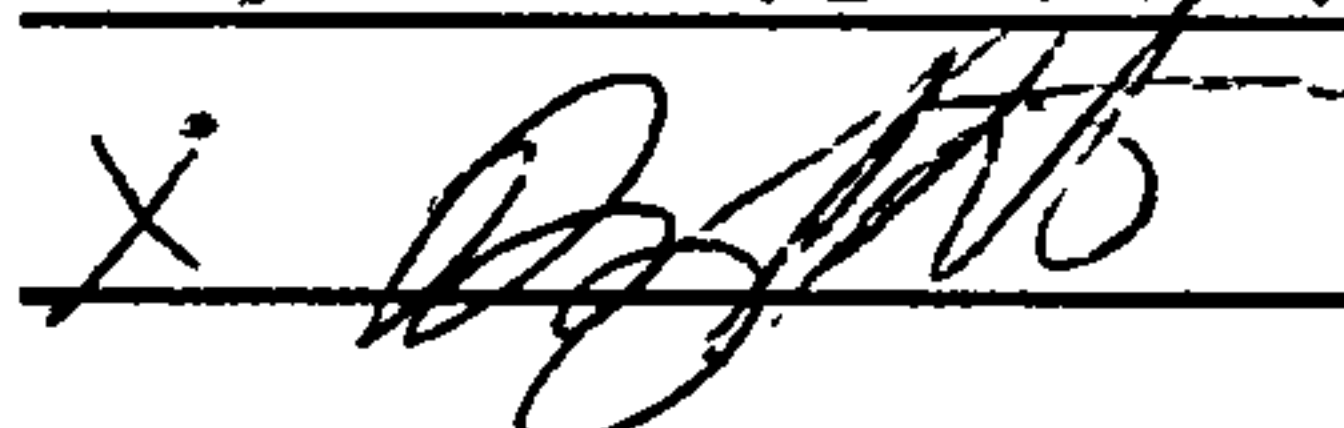
D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

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

DOUGLAS H. PETERSON
 Applicant name (print)

 Applicant signature / date

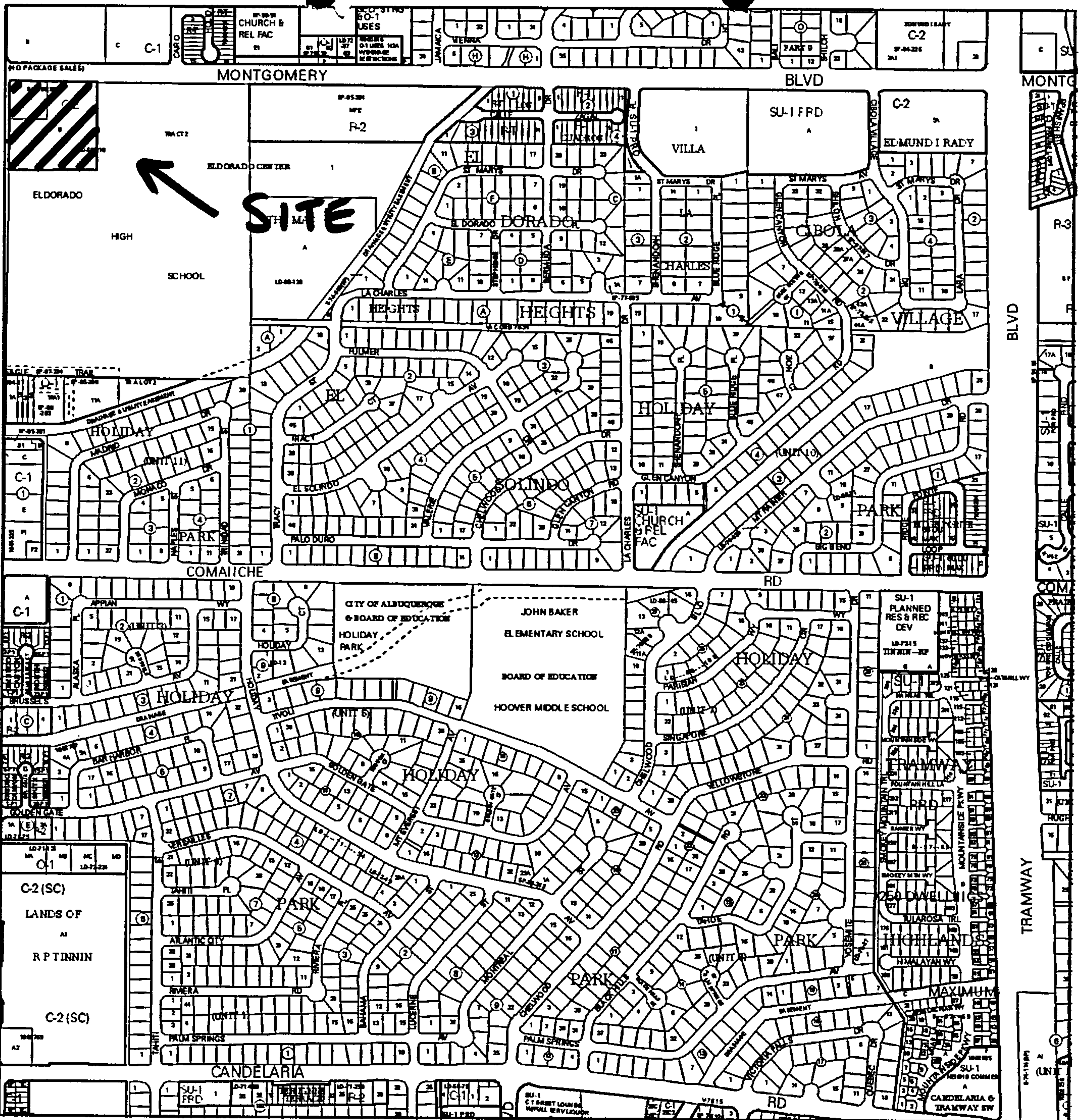


Form revised JUNE 2005

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

Application case numbers
07DEB - - 00138
 - - -
 - - -

Sandy Handley 02/06/07
 Planner signature / date
 Project # 1005364



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

Map amended through: 1/9/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-22-Z

Selected Symbols

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

0 750 1,500 Feet



PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED
February 6, 2007

Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: PROPOSED SUBDIVISION: EL DORADO CENTER
SEC JUAN TABO/MONTGOMERY BLVDS.
ALBUQUERQUE, NM
EXPLANATION AND DESCRIPTION OF REQUEST

Dear Development Review Board:

This letter accompanies Applicant's application for Minor Subdivision Preliminary/Final Plat approval with respect to the proposed subdivision referenced above, which is a request to reconfigure the boundaries of the two existing lots (Parcels A and B of "Replat Showing Parcels "A" and "B" of Tract One (1) of the El Dorado Center, Albuquerque, NM", filed April 7, 1974 in Volume C9, Folio 169). The two lots comprise a total of approximately 4.96 acres of real property and are located at the southeast corner of the intersection of Juan Tabo Blvd. and Montgomery Blvd.

The requested subdivision will create a larger corner lot, which is necessary to facilitate the redevelopment of that lot with a free-standing Walgreens pharmacy, which will replace the existing in-line Walgreens pharmacy across the street. This proposed development will offer greater convenience to the community including popular drive-thru pharmacy service. The proposed subdivision will enable Walgreens to occupy a single legal parcel and will facilitate the allocation and payment of real property taxes.

Thank you for your consideration and assistance. Please contact me at the number below if there are any questions or concerns.

Sincerely,

Douglas H. Peterson

cc: Jim Peterson